NEW ALBANY
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Council Minutes – Regular Meeting

October 6, 2026

Mayor Spalding called to order the New Albany City Council Meeting of October 6, 2026, at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Deputy City Manager Adrienne Joly, Law Director Benjamin Albrecht, Director of Finance Bethany Staats, Management Analyst Ethan Barnhardt, Police Chief Greg Jones, Director of Development Jennifer Chrysler, Economic Development Manager Sara Zeigler, Director of Public Service Ryan Ohly, Director of Strategic Initiatives Abbey Brooks, Communications & Marketing Manager Adrienne Mayfield, Professional Standards Coordinator Noel Dickson, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Marlene Brisk	P
CM Michael Durik	P
CM Kasey Kist	P
CM John McClelland	P
CM Matt Shull	P
CM Andrea Wiltrout	P

ACTION ON MINUTES:

Clerk Mason reported that, after distribution of the minutes, Director Staats requested a few changes for clarity that didn't change the substance. Those changes were made to the original. Council approved the November 13, 2025, Annual Budget Program meeting minutes.

Council approved the September 1, 2026, regular meeting minutes by consensus.

Clerk Mason reported that the September 15, 2026, Capital Projects Workshop minutes were not yet completed, and she would put their approval on the next agenda.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

Mayor Spalding reported staff had suggested eliminating the executive sessions for the various items listed under item 18 of the agenda. Clerk Mason requested the removal of the Plain Township Update noting she had put that on the schedule prematurely. Plain Township representatives were scheduled for the October 20 meeting. Mayor Spalding moved to amend the agenda to remove the executive sessions and the Plain Township Update. Council Member Shull seconded and council voted with 7 yes votes to amend the agenda to remove those items.

HEARING OF VISITORS:

Proclamation Congratulating NAHS Diver Samantha Petroff 2026 OHSAA Division I State Diving Champion - Mayor Spalding read the proclamation aloud. Samantha Petroff described working toward the championship and how meaningful it was to be recognized by the community. She thanked her coaches, teammates, parents, sisters, and all who had supported her along the way. She was looking forward to giving back to the younger divers in the community by coaching at the New Albany Country Club in the summer, noting that having great coaches and role models throughout her career made the opportunity especially meaningful.

Lifesaving Awards – Chief Jones explained that, in the spring, 2 individuals had overdosed at the New Albany Sheetz gas station. Emma Johnson and Taylor Pineda acted before officers and fire fighters could arrive. Mayor Spalding commended Ms. Johnson and Ms. Pineda for having the courage to step into an uncomfortable situation with a positive outcome. Mayor Spalding presented the first lifesaving award to Emma Lynn Johnson. Upon recognizing what was happening, Ms. Johnson had responded immediately, obtained naloxone, and administered it appropriately. Her quick thinking and willingness to get involved played an essential role in saving a life, and that her actions exemplified compassion, community responsibility, and a willingness to help someone in a moment of crisis. Mayor Spalding presented the second lifesaving award to Taylor Pineda. He noted that Ms. Pineda had administered naloxone and remained with the woman, continuing to provide support and monitoring her condition until first responders arrived. Her decisive actions, compassion, and commitment to the individual's wellbeing made a profound difference.

Proclamation Declaring October as Hindu Heritage Month – Mayor Spalding read the proclamation aloud.

Arjun Ohri, 7417 New Albany Links Drive, a senior at New Albany High School, thanked the mayor, members of city council, and those present for making the declaration of Hindu Heritage Month possible. He reflected on what his Hindu heritage meant to him, describing it as a collection of stories, food, music, and culture passed down through his family and the moments in which that family, spanning continents, was able to come together. He described the value of being exposed early to different lenses through which to view the world. Hinduism was comprised of many beliefs that had coexisted and melded over centuries. Growing up around these beliefs had taught him to look beyond any single viewpoint and embrace the diversity of beliefs in the world. He expressed gratitude for the community of New Albany and for the many different backgrounds that had helped shape him. He encouraged all residents to celebrate their own heritage and to become curious about the heritage of those around them.

Angad Rajpal, 7012 Cunningham Drive, a sixth-grade student at New Albany High School, stated as he had grown older, he had come to recognize that many of his values had originated from the faith and culture that shaped him. He spoke about conversations he had with family members when trying to understand Hinduism. Their inability to fit Hinduism into one perfect box was actually the right answer, and this realization was the first thing that led him to appreciate his faith. He described his brothers' differing experiences and how his older brother would soon leave for college, and someone might hear his name, see his skin color, or know little about his faith and make assumptions. A Hindu temple was vandalized in Cleveland This was why Hindu Heritage Month mattered - to celebrate culture, build understanding, and help others see the people behind the names, faces, and faiths they may not know. New Albany had been a place where he and his brothers had felt they belonged, and he hoped that belonging was not something a community only demonstrated on its best days, but also on harder days when someone was misunderstood. He asked that the members of council speak clearly in those moments, regardless of party or politics, because they represented all residents.

Dr. Nipen Katel, a Blacklick resident and a family physician working in New Albany, thanked council for the invitation and stated the recognition was very personal to him. He came from a Nepali Buddhist background and Hinduism had been an important part of his family, culture, and the values with which he was raised. His family's story was shaped by displacement, having been forced to leave Bhutan and rebuild their lives in Nepal. That experience taught his family resilience, the importance of community, and the value of holding on to culture and traditions when circumstances change. One Hindu principle especially meaningful to him was Seva, or selfless service, a value he was fortunate to live out daily as a family physician caring for people from all different backgrounds. He expressed pride in his Hindu faith and his Bhutanese-Nepali heritage, and gratitude for the opportunity to serve the community.

Mayor Spalding thanked all three speakers. It warmed his heart to see young people who cared so deeply about their community, heritage, culture, and family, and who had the courage to stand before a room full of people and share their stories. He thanked Dr. Katel for his service, acknowledging the tremendous hardship faced by the Bhutanese people.

Proclamation Declaring October 1-7, 2026, as Stormwater Awareness Week – Mayor Spalding read the proclamation aloud. Jennifer Fish, director, Franklin County Conservation District, formerly the Franklin County Soil and Water Conservation District, noted the organization was rebranding to reflect the broader scope of work carried out in Franklin County. The Stormwater Awareness Week was to discuss what residents, businesses, and the broader community could do to improve water quality. New Albany sat within 2 watersheds - the Big Walnut Watershed, encompassing approximately 85-87% of the city, and the Licking River Watershed. Pollutants from all land uses drained into nearby streams and that stormwater runoff ran directly to a stream without treatment. The increasing frequency and intensity of storm events contributed to stream erosion and flooding. The prevalence of impervious surfaces reduced the amount of water filtering down through the soil into groundwater. Director Fish recommended solutions including native plants, rain gardens and bioswales, proper disposal of waste, keeping storm drains clear of fall leaves.

Mayor Spalding thanked Director Fish, noting that the current year had really tested stormwater management systems. New Albany had been strategic in addressing stormwater on both the commercial and residential sides, and it was taken very seriously in the planning phases. Leaf pickup would begin very soon as another way to manage stormwater runoff.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): No meeting.

PARKS AND TRAILS ADVISORY BOARD (PTAB): No meeting.

ARCHITECTURAL REVIEW BOARD (ARB): Council Member Brisk reported the ARB approved a Certificate of Appropriateness (COA) for a new BP gas station sign. The ARB approved a COA for the Infinity Church design. The ARB approved a COA for the school athletic complex, which included concession stands, dugouts, a press box, restrooms, and batting facilities.

BOARD OF ZONING APPEALS (BZA): Council Member Shull reported the BZA approved a reconsideration for an application seeking to allow a garage addition to be constructed within the side yard and rear yard setbacks. This was the first reconsideration he had seen come before the BZA The application would be heard again at the next BZA meeting.

SUSTAINABILITY ADVISORY BOARD (SAB): No meeting.

INCLUSION DIVERSITY EQUITY AND ACCESSIBILITY IMPLEMENTATION PANEL (IDEA): Council Member Wiltrout reported the IDEA Panel attended the New Albany 101 event and was working on Diwali.

CEMETERY RESTORATION ADVISORY BOARD (CRAB): Clerk Mason reported that the CRAB discussed the quotes to recreate headstones and moved that she contact R-A-R and Adamson about 8 headstones in white marble with rounded tops with 30" above ground and 18" in the ground, and no

foundations. Aboveground work is underway at Wagnor Cemetery. Wreaths Across America would take place on Saturday, December 19 at New Albany and Wagnor cemeteries. The Daughters of the American Revolution agreed to fund the wreaths. Mayor Spalding agreed to buy the American flags from the mayor's discretionary funds. Guests, Perry and Kim Doran, presented original contracts and deeds from the mid-1800's related to his family's ownership of land and part in establishing Maplewood Cemetery. Maplewood took on many reinterments from the historic New Albany Cemetery which repeatedly flooded.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:
NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:
NONE

INTRODUCTION AND FIRST READING OF ORDINANCES:
NONE

READING AND PUBLIC HEARING OF RESOLUTIONS:
RESOLUTION R-38-2026
Mayor Spalding read by title A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR FRANKLIN COUNTY.

Management Analyst Ethan Barnhardt stated the TIRC met on July 13, 2026, to review the annual reports for the Community Reinvestment Area (CRA) program. The TIRC reviewed 16 CRA agreements and recommended the continuation of 15 of them, all of which had met the terms and conditions of their respective agreements. The CRA abatement term for the Encova Insurance Data Center had concluded with tax year 2025 and did not require further action. The Franklin County TIRC report had been previously distributed to council in September. Staff recommended adoption.

Mayor Spalding noted a change in state law had delayed the council's acceptance of the report, but that the matter had been resolved and council could proceed.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the resolution. Council Member Wiltrout seconded and council voted with 7 yes votes to approve Resolution R-38-2026.

RESOLUTION R-39-2026
Mayor Spalding read by title A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR LICKING COUNTY.

Management Analyst Ethan Barnhardt stated the Licking County TIRC convened on July 20, 2026, to review the annual reports for the Community Reinvestment Area (CRA) program. The TIRC reviewed 27 CRA agreements and recommended the continuation of 26, all of which had met the terms and conditions of their agreements. The CRA abatement term for Herm Wango Investments LLC had concluded with tax year 2025 and did not require

further action. He confirmed that the Licking County TIRC report had been previously distributed to council mailboxes in September. Staff recommended adoption.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the resolution. Council Member Shull seconded and council voted with 7 yes votes to approve Resolution R-39-2026.

RESOLUTION R-40-2026
Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND MEMORANDUM OF UNDERSTANDING WITH VTRE DEVELOPMENT, LLC AND MAKING RELATED AUTHORIZATIONS.

Economic Development Manager Sara Zeigler stated the resolution authorized the city manager to execute a Community Reinvestment Area agreement and Memorandum of Understanding with VTRE Development, LLC. The agreement provided for a 100% real property tax abatement for 15 years. VTRE Development LLC was an affiliate of VanTrust Real Estate. VanTrust Real Estate was a full-service real estate development firm. The project included the construction of a 250,000 +/- square foot, state-of-the-art logistics facility on Worthington Road. The building was being developed on a speculative basis and might accommodate a single tenant or multiple tenants. The approved uses for this project included office, laboratory and research, manufacturing and warehouse. Due to efforts to continue to diversify the city's Business Park, data center was not a contemplated use. The expected project investment exceeded $20 million. Due to the speculative nature of the project, the job numbers were estimated to range from 100 to 175 full-time jobs. Project construction was expected to begin in June 2027. The benchmarks for compliance would be measured using the revenue-per-square-foot formula established for the specific building type and previously approved by city council.

Mayor Spalding noted the city's long track record with the company, the quality of their projects in the community, and that this particular area had been anticipated for development for some time.

Chris Knezevic, partner, Vorys, Sater, Seymour and Pease LLP, expressed appreciation to council for their continued support, acknowledging the long partnership between VanTrust and the city. The company was looking forward to continued positive development in New Albany.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Shull moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-40-2026.

RESOLUTION R-41-2026
Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND MEMORANDUM OF UNDERSTANDING WITH NA INNOVATION 100 LLC AND MAKING RELATED AUTHORIZATIONS.

Economic Development Manager Sara Zeigler stated this resolution authorized the city manager to execute a Community Reinvestment Area agreement and Memorandum of Understanding with NA Innovation 100 LLC. The agreement provided for a 100% real property tax abatement for 15 years. NA Innovation 100 LLC was an affiliate of Tenby Group, a vertically integrated real estate organization specializing in commercial real estate development, construction, brokerage, and property management. The company was headquartered in Columbus. The project included the construction of a 110,000 +/- square foot flex-tech industrial manufacturing facility located on Innovation Campus Way. The building was being developed on a speculative basis and might ultimately accommodate a single tenant or multiple tenants. The approved usages for this project included office, laboratory and research, manufacturing and warehouse and it would not be eligible for data center development. The expected project investment was over $14 million. At full buildout, the company was estimating 80 full-time jobs. Project construction was expected to begin in October 2026 and to be completed by June 2027. The benchmarks for compliance would be measured using the revenue-per-square-foot formula established for the specific building type and previously approved by city council.

Mayor Spalding asked and Economic Development Manager Sara Zeigler answered the entrance was only at the south side of the property.

Ben Shuen, vice president at Tenby Partners, appreciated the ability to develop in New Albany and be a small part of what was going on. This would be the company's fourth building located in New Albany.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Kist moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-41-2026.

RESOLUTION R-42-2026
Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN ANNEXATION AGREEMENT WITH JERSEY TOWNSHIP TO FACILITATE THE ANNEXATION OF APPROXIMATLEY 1.0 +/- ACRES OWNED BY THE CITY OF NEW ALBANY IN LICKING COUNTY.

City Manager Stefanov stated this legislation was intended to clean up an unincorporated island below the Worthington Road right-of-way and highway easement. The property had been dedicated to the city when SR 161 was converted to a highway. All surrounding property had since been annexed, but this remaining piece had not. It was consistent with the city's policy to annex property under an Expedited Type 1 procedure. Jersey Township intended to consider the agreement at their next meeting in 2 weeks. Once that occurred, the city, as the property owner, would serve as the applicant to file the annexation petition with the county. All terms and conditions of the annexation agreement were consistent with the city's prior agreements.

Mayor Spalding asked whether there had been any progress on the proposed master annexation agreement with Jersey Township that would consolidate multiple parcels into 1 document. City Manager Stefanov replied there was one remining point of differing language to resolve, which he hoped to have sorted within the next month.

Council Member Shull asked and City Manager Stefanov confirmed that this property was road right-of-way or highway easement, comprised of the road surface, plus ditches, and related infrastructure. The triangular piece of land adjacent to the subject parcel had already been annexed into New Albany.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the resolution. Council Member Wiltrout seconded and council voted with 7 yes votes to approve Resolution R-42-2026.

COUNCIL SUBCOMMITTEE REPORTS:
NONE

REPORTS OF REPRESENTATIVES:

A. Council Representative to MORPC: City Manager Stefanov reported the 2026 Salary and Fringe Benefits Survey had been released in September. MORPC's Summit on Sustainability would be held in October. The MORPC board accepted the population projections for 2055, and the regional population had increased by approximately 16,900 people in the past year. Projections indicated the region could reach approximately 2.9 million people by 2055. Mayor Spalding stated that while the region continued to grow, there was a continuing decline in birth, with population growth being driven significantly be migration from outside the state. Council Member Kist stated the city had a table reserved at the Summit on Sustainability and council was welcome to join them.

B. Council Representative to Joint Park District (JPD): No report.

C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Wiltrout reported the school board approved the Continuous Improvement Plan. NAPLS received a 5-star rating from the Ohio Department of Education. Council Member Kist congratulated NAPLS Board Member Wilson present at this meeting. Mr. Wilson credited the NAPLS teachers.

D. Council Representative to Plain Township: Council Member Durik commended the Plain Township Fire Station on a great Open House event.

OTHER BUSINESS:
NONE

REPORTS OF CITY OFFICIALS:

A. Mayor Spalding: Mayor Spalding reported riding the Pelotonia gravel route and remarked that it was a great event. He had the opportunity to speak with Doug Ulman, vice chair at Pelotonia, and Joe Apgar, CEO at Pelotonia, both of whom went out of their way to compliment New Albany, the New Albany Police Department, and the broader community for their support of the event. Mayor Spalding praised Oktoberfest, and commended staff and volunteers for taking the event to another level. He congratulated Council Member Brisk for wining the stein holding contest and being named the "Stein Queen." Council Member Shull was pleased to see that Rose Run stream was packed with kids.

B. Clerk of Council: Clerk Mason reminded council that the Rose Run 2 site tour on October 20 was canceled.

C. Finance Director: Director Staats reviewed the August financial report. Income tax remained strong and was tracking above the same period from the prior year. Staff remained cautious about projecting the full level of growth into future budgets given that a significant portion was attributable to construction activity. Director Staats reported the city had spent 45.7% of the operating budget with 67% of the year elapsed. Council Member Durik commended the financial performance, noting the figures represented a marked improvement in the city's financial position and reflected well on both revenue growth and the discipline applied to spending. Director Staats reported the General Fund had added approximately $16 million to its cash balance since the beginning of the year. Approximately $99 million in outstanding encumbrances remained for projects currently underway. There were significant additional commitments and grant funds outstanding. Capital projects were not slowing down. Citywide cash and investments totaled approximately $349.5 million. The city had added 2 new custody accounts tied to Rose Run project proceeds in order to track those funds. The city's focus remained on preserving principal and maintaining strategic liquidity for operating needs and project payment.

D. City Manager: City Manager Stefanov reported sending council an outline of planned events for Christmas and Hanukkah and requested feedback. Director Brooks stated the Christmas tree and menorah would both be placed at the end of the Raines Crossing Bridge.

E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:
NONE

POLL FOR COUNCIL COMMENT:
NONE

EXECUTIVE SESSION:
Clerk's note: Council voted to remove all executive sessions during Additions and Corrections to the Agenda.

OTHER BUSINESS:
Board Appointment
Clerk's note: Council did not discuss or take action on this item.

ADJOURNMENT:
With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Kist seconded to adjourn the October 6, 2026, regular council meeting at 7:45 p.m.

ATTEST:

Jennifer H. Mason, Clerk of Council | Sloan T. Spalding, Mayor | Date