

THE NEW ALBANY COMMUNITY AUTHORITY

Minutes of the September 4, 2012
Special Meeting of the Board of Trustees

The Board of Trustees (the "Board") of The New Albany Community Authority (the "Authority") held a Special Meeting commencing at 4:17 p.m. on Tuesday, September 4, 2012, at City Hall Council Chambers, 99 West Main Street, New Albany, Ohio, pursuant to notice of meeting given by the Secretary pursuant to the Bylaws.

(Copies of the items marked * are attached hereto and made a part of these minutes.)

Ms. Bartley called the meeting to order and requested that Ms. Williamson, as Secretary, conduct a roll call. The following Board members were present for the roll call and the remainder of the meeting:

Ted Adams	(Developer Member)
Trudy Bartley	(Citizen Member)
Brent Bradbury	(Developer Member)
Sandra Cooke	(Citizen Member)
Harry Ryan	(Citizen Member)

Among others present were Joe Stefanov, City Manager (City of New Albany); Theresa Williamson (Secretary); Greg Stype (Assistant Secretary) and Carol Modlich (Squire Sanders (US) LLP). William Ebbing, Developer Member, was absent with prior notice.

Mr. Stype confirmed that notice of the meeting was posted in the required public locations and that the certificate of posting* was filed in compliance with the Ohio open meeting laws and the Authority's Bylaws.

Ms. Bartley advised the Board that the first order of business was the submission for the Board's approval of the minutes of its Special Meeting held May 3, 2012. There being no discussion, Ms. Bartley moved to approve the minutes of the meeting as submitted, and Mr. Ryan seconded the motion. Upon roll call vote, the motion to approve the minutes was approved as follows: Ayes – Adams, Bartley, Bradbury, Cooke, and Ryan; Nays – None. The motion was declared passed and the minutes of the May 3, 2012 Special Meeting approved.

Ms. Bartley, as Chair, reported that upon Mr. Morris' resignation from the Board, information for two potential replacement Board members has been submitted to the Franklin County Administrator for consideration. Mr. Bradbury, as Treasurer, briefly updated the Board on local income tax projections and trends. Mr. Bradbury also reported that the audit for 2010-2011 has been completed and that e-mail copies were sent out.

Ms. Bartley then requested consideration of new motions or resolutions, and presented Resolution No. 2012-5* entitled "Resolution Determining the Community Development Charge for 2012." At Ms. Bartley's request, Mr. Stype discussed the community development charge

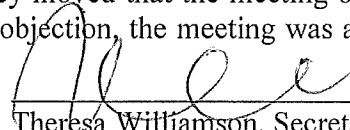
terms pursuant to the resolution. Mr. Bradbury then presented a memorandum and accompanying exhibits* relating to the community development charge including a comparative summary, assessment summaries, and projections of Authority operations. Mr. Bradbury recommended maintaining the charge at 4.75 mills. A lengthy discussion followed among the Board members with questions answered by Mr. Bradbury. There being no further discussion, Mr. Ryan moved for adoption of Resolution No. 2012-5, and Ms. Cooke seconded the motion. Upon roll call vote, the motion was approved as follows: Ayes – Adams, Bartley, Bradbury, Cooke, and Ryan; Nays - None. Ms. Bartley declared the motion passed and Resolution No. 2012-5 approved.

Ms. Bartley then presented a “Motion authorizing the Authority’s Chair and Treasurer to take all actions necessary to procure liability insurance and public official’s bonds for the Board of Trustees of the Authority for the period commencing September 1, 2012, and approving the payment of not to exceed \$5,500 for the premiums on those bonds and that insurance.” Mr. Bradbury briefly explained the aggregate coverage and deductible amounts of \$1 million and \$5,000. In response to Board member questions, Mr. Stype explained that the public body insurance primarily guards against substantial legal expenses should the Authority be named as a party in a law suit. There being no further discussion, Mr. Adams moved to adopt the Motion, and Mr. Ryan seconded the motion. Upon roll call vote, the motion was approved as follows: Ayes – Adams, Bartley, Bradbury, Cooke, and Ryan; Nays – None. Ms. Bartley declared the motion passed and the Motion adopted.

Ms. Bartley then presented a “Motion approving the renewal of a contract with Inter-Connect Web Designs for website hosting and design updates for the Authority’s website, and authorizing the Authority’s Chair and Treasurer to execute, and approving the payment of not to exceed \$1,500 for, that contract.” Mr. Bradbury discussed and explained the updates and, in response to Board member questions, confirmed that the website is utilized. There being no further discussion, Ms. Cooke moved to adopt the Motion, and Mr. Ryan seconded the motion. Upon roll call vote, the motion was approved as follows: Ayes – Adams, Bartley, Bradbury, Cooke, and Ryan; Nays – None. Ms. Bartley declared the motion passed and the Motion adopted.

Joe Stefanov, City Manager of the City of New Albany, then initiated a discussion regarding the Economic Development Fund and sought guidance as to what information the Board would like the City to provide with respect to the Economic Development Fund. In response to Board member requests, Mr. Stefanov stated that the City would provide information regarding existing incentive payments, future payments, and potential projects payable from the Economic Development Fund. Mr. Stefanov also reported that the City is interviewing for the position of Finance Director and offered Board members the opportunity to refer candidates to the City for that position. Mr. Stefanov then briefly discussed the City’s potential water tower and business park projects as well as options for how to pay costs of those projects. Ms. Williamson, as Secretary, requested new current contact information from the Board. Mr. Bradbury asked the Board whether there should be a press release announcing the amount of the community development charge for 2013, and upon agreement from the Board, agreed to prepare a press release.

There being no further business, Ms. Bartley moved that the meeting be adjourned, and Ms. Cooke seconded the motion. There being no objection, the meeting was adjourned at 5:02 p.m.



Theresa Williamson, Secretary
The New Albany Community Authority