

THE NEW ALBANY COMMUNITY AUTHORITY

Minutes of the September 8, 2021  
Fiscal and Special Meeting of the Board of Trustees

The Board of Trustees (the “Board”) of The New Albany Community Authority (the “Authority”) held a Fiscal and Special Meeting commencing at 4:00 p.m. on Wednesday, September 8, 2021, at the Plain Township Fire Station, 9500 Johnstown Road, New Albany, Ohio, pursuant to notice of meeting duly given pursuant to the Bylaws.

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

Ms. Cooke called the meeting to order. Secretary Greg Stype conducted a roll call at Ms. Cooke’s request. The following Board members were present for the roll call and the remainder of the meeting:

Ted Adams	(Developer Member)
Brent Bradbury	(Developer Member)
Saundra Cooke	(Citizen Member)
Jana T. Croom	(Citizen Member)
David Martin	(Citizen Member)

Board Secretary Gregory Stype (of Barnes & Thornburg LLP) was also present throughout the meeting. Developer Member William Ebbing provided prior notice that he would not be attending the meeting.

Mr. Stype stated that the Certificate of Posting\* was on file showing compliance with the applicable posting requirements of the Authority under the Ohio open meeting laws. He confirmed that all six public posting locations normally used by the Board were open and the notice was timely posted at each. In addition, Mr. Stype reported a copy of the meeting notice was posted on the Authority’s website and that courtesy copies of that notice were emailed to reporters at the Columbus Dispatch and This Week News.


Ms. Cooke then requested the Board consider for approval the minutes from its March 25, 2021 Organizational and Special Meeting. There being no discussion, Mr. Martin made a motion to approve the minutes as submitted to the Board and Ms. Croom seconded the motion. Upon roll call vote, the motion was approved as follows: Ayes – Adams, Bradbury, Cooke, Croom, and Martin; Nays – None. The motion was declared passed and the minutes of the March 25, 2021 meeting approved.

Ms. Cooke then asked if there were any reports or communications from the Officers of the Board. Ms. Cooke, as Chair, and Mr. Adams, as Vice Chair, did not have any reports or communications. Treasurer Bradbury provided an update on Authority financial matters, noting that income tax collections through August 31 are \$5,942,000 which compares favorably to 2020 collections for the same period of \$4,136,705 and collections for the same period of 2019 of \$4,874,527. Treasurer Bradbury also noted that Community Development Charge collections through August 31 were \$3,603,384 compared to collections of \$3,578,462 for the same period in 2020.

Ms. Cooke then requested the Board consider Resolution No. 2021-2: "Determining the Community Development Charge for 2021 (for receipt for 2022) and Providing for its Expenditure."\* At Ms. Cooke's request, Treasurer Bradbury handed out and reviewed for the Trustees the attached five spreadsheets which include options for setting the Community Development Charge for 2021 (for receipt for 2022) at 3.4, 2.9 and 2.8 mills. Treasurer Bradbury then recommended the Charge be reduced to 2.9 mills. He explained that setting the Charge at 2.9 mills would slightly reduce the Authority's cash reserve but there would still be sufficient collections to pay all debt serve and provide the required coverage. After discussion, Mr. Adams made a motion to approve Resolution No. 2021-2, and Mr. Martin seconded the motion. There being no further discussion, upon roll call vote, the motion was approved as follows: Ayes – Adams, Bradbury, Cooke, Croom, and Martin; Nays – None. The motion was declared passed and Resolution No. 2021-02 approved.

Ms. Cooke then asked whether there was any other business to come before the Board. There being no further business, Mr. Adams made a motion to adjourn, Mr. Martin seconded the motion and the meeting was adjourned by unanimous consent of the Trustees present.

Dated: September 8, 2021



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Gregory W. Stype, Secretary  
The New Albany Community Authority

