
NEW ALBANY

FOUNDED 1837

Community Update

Fall 2024

Dear New Albany Neighbors,

It's officially fall, a beautiful time of year in our community. As the leaves begin to change and the mornings grow cooler, I hope you can enjoy the season's transformation with family and friends.

New Albany continues to thrive and we certainly have seen a lot of activity in 2024. I'm pleased to share these updates with you.

New Albany-Plain Local School District Receives 5 Out of 5 on Ohio State Report Card



Earlier in September, the Ohio Department of Education announced that the New Albany-Plain Local School District was one of only 18 public districts in the state to earn 5 out of 5 on the 2023-2024 State Report Card, indicating the district "significantly exceeds state standards" across all categories including achievement, progress, gap closing, graduation and early literacy.

We are so proud of our school district and congratulate the students, teachers, Superintendent Sawyers, his staff and the Board of Education on this significant achievement.

New Albany Community Authority Assessment Ended on October 1

In 1992, New Albany Company led the effort to do something that was relatively new at the time. We established a *New Community Authority District* covering land in the city and school district that would administer a special assessment on new residents and businesses to help fund important community projects without burdening existing residents and businesses. The New Albany Company placed all of its holdings in the assessment district as well. This allowed the community to stay ahead of future growth and be proactive.

Over the years, I've had the pleasure of watching New Albany grow into a vibrant place where the excellence of our school district continuously has been supported and celebrated by the community. With the November 5 election, we face a critical decision that will impact the future of our schools and, by extension, our entire community. Issue 40 is a 4.46 mill, 37-year bond issue with an effective tax rate collection of 1.45 mills because of expirations and bond restructuring. If you have questions about the ballot issue, there are regularly scheduled Town Halls between now and the election. You'll find the dates for the meetings as well as additional information on the district website (napls.us) including a "calculate your cost" feature.

I hope you will join me in voting FOR Issue 40 to fund the essential projects as outlined in the 2024 Campus Master Plan.



New Albany graduates courtesy of New Albany-Plain Local Schools.

The assessment was originally set at 9.75 mills and helped fund the building of our high school, critical infrastructure improvements such as Fodor Road, a portion of the Plain Township Fire Station and more.

As time has passed and the community grew, the *Community Authority* steadily reduced the millage to 1.95 for the year 2023. I'm happy to report that the Community Development Charge collected with the 2023 tax bills was the final assessment and as of October 1, the debt for these critical projects has been fully repaid.

Welcome Amgen, Pharmavite and AmplifyBio

“This new Ohio facility [Amgen] is a success story in advanced healthcare manufacturing and the Made-in-America supply chain we need to live and thrive. Winning this project for Ohio creates 400 high-paying jobs and a \$40 million annual payroll, supporting families and further growing the Ohio economy.”

– Lt. Governor Jon Husted
State of Ohio

Earlier this year, Amgen officially opened its state-of-the-art, 300,000 s.f. manufacturing facility in the New Albany International Business Park with over 400 employees. Amgen is one of the world’s leading biotechnology companies that discovers, develops, manufactures and delivers innovative medicines to treat serious illnesses.

Pharmavite broke ground on a 225,000 s.f. production facility in the New Albany International Business Park in 2023 and is expected to begin operations in the first quarter of 2025. A pioneer in the health and wellness industry, its New Albany location will create 225 new jobs supporting the growth of its national vitamin and supplement portfolio, including its Nature Made and MegaFood brands.

Launched out of Battelle in 2021, AmplifyBio is a leading commercialization partner for advanced therapies that include cell and gene therapies. AmplifyBio Manufacturing Enablement Center opened its doors in the Business Park in February.

Amgen, Pharmavite and AmplifyBio represent a significant step forward in the growth of life sciences in the Business Park and the further diversification of the industries driving New Albany’s economic growth. And like so many other companies in the park, they have engaged in the community by supporting community organizations and the schools.



AmplifyBio grand opening celebration courtesy of AmplifyBio.



Amgen ribbon cutting courtesy of City of New Albany.



Pharmavite groundbreaking courtesy of City of New Albany.

Construction of Intel’s Ohio One Continues

Throughout the summer, and with the help of Ohio state and local authorities, Intel transported four super loads from the Ohio River to the Intel Ohio One Campus in New Albany. Progress at the fabrication site continues, with one of the largest cranes in the world recently arriving to support the next phase of construction. Regular updates on the project can be found at NewAlbanySiliconHeartland.com.



Ohio One construction photo courtesy of City of New Albany.

DSV Solutions the First to Locate in the New Albany Tech Park within the New Albany International Business Park

Construction on the DSV Solutions 1.2 million s.f. facility began in late 2023 and is slated for completion in the first quarter of 2025. The new logistics facility is located in the New Albany Tech Park, which is under development by VanTrust. This new complex represents the largest DSV Solutions facility in North America and is the largest industrial building in New Albany. The Denmark-based transport and logistics company will create 300 jobs here, providing essential support for customers in the semiconductor industry.



DSV groundbreaking courtesy of VanTrust.

New Albany Company's 2024 Community Land Donations Exceed 60 Acres

Nationwide Children's Hospital Close to HomeSM Center Announced on 25 Acres Donated by the Wexner Family

“So many have come together to help make this new Close To Home center in New Albany’s Village Center possible. The generosity of the Wexner family, the collaboration of the New Albany Company and the desire of the City of New Albany to support children are allowing Nationwide Children’s to expand access to our care.”

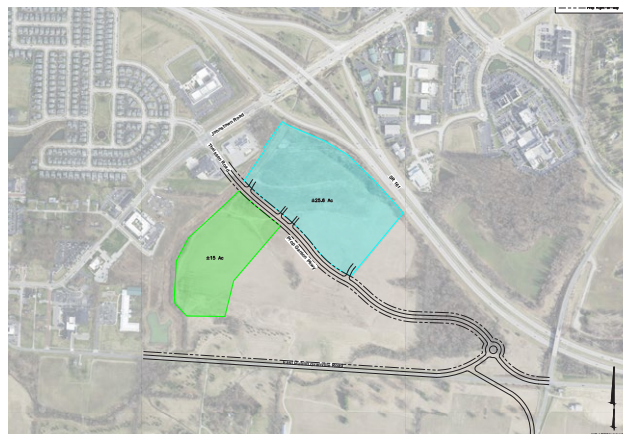
– Tim Robinson
Chief Executive Officer
Nationwide Children’s

Earlier this summer, Nationwide Children’s Hospital announced that it will expand its Close To Home network with a 100,000 s.f. new facility at the State Route 161 and Johnstown Road interchange in New Albany. Expected to open in 2027, the facility will offer Urgent Care and expanded specialized pediatric services for New Albany and nearby communities, substantially increasing access to testing, treatment and care for children and young adults close to where they live, attend school and participate in sports and other activities.



Acreage Adjacent to Nationwide Children's Hospital Donated for Community Use

At the September New Albany Chamber Community Update meeting, New Albany Company President and CEO Bill Ebbing announced a donation of an additional 15 acres across from the coming Nationwide Children's Hospital facility. This prominently located land will be dedicated to community use with more information to follow in the coming months.



Rose Run Park Phase II and Veterans Memorial

We congratulate the City of New Albany on the enormous success of Rose Run Park. It is enjoyed by so many people and has become an important destination for community gatherings. When the City approached New Albany Company about additional land for Rose Run Park Phase II, we were honored to contribute two acres in the heart of the Village Center for the expansion of the park, which will include a Veterans Memorial as a centerpiece of the area. Once completed, this Veterans Memorial will be an important place for reflection and showing appreciation to the men and women who have protected our freedom.



New Albany Company President & CEO Bill Ebbing with Mayor Sloan Spalding on the future site of Rose Run Park Phase II courtesy of City of New Albany.

Extension of Market Street, Roundabout and Scenic Overlook

New Albany Company also recently announced a contribution of land and planning services to support the development of a new roundabout at the extension of Market Street and State Route 605. Working with the City, we've developed plans for a beautiful water feature with wetland plantings and a scenic overlook for public enjoyment. This new public amenity extends New Albany's "emerald necklace," a series of planned parks and green space that extends from one end of the community to the other.



New Albany's emerald necklace.



Scenic overlook rendering courtesy of Realm Collaborative.



Extension of Market Street, new roundabout and water feature.

Congratulations to the City of New Albany on the Dedication of Taylor Farm Park

If you've not visited the newly completed Taylor Farm Park on East Dublin Granville Road, I strongly encourage you to put it at the top of your list of places to explore this fall. The 100-acre park features a spectacular playground, walking trails, natural habitats and community gardens. At the recent grand opening celebration, Mayor Spalding announced the naming of the "Glyde Marsh Memorial Garden" in honor of New Albany's long-time and beloved public servant. It is a fitting tribute to Glyde and his service to our community that this place where all ages can explore and enjoy the outdoors now bears his name.



Taylor Farm Park courtesy of City of New Albany.

THE NEW ALBANY COMMUNITY FOUNDATION
is pleased to present the 2024-2025 season of

THE
NEW ALBANY LECTURE
SERIES

 America Ferrera Award-Winning Actor, Director and Producer	 Interviewed by Mandalit del Barco Correspondent, Arts Desk, NPR West	 Tom Gruber Co-Founder, CTO and VP Design of Siri	 Zack Kass Former Head of Go-To-Market for OpenAI	 Moderated by Molly Wood Business & Technology Journalist and Venture Capitalist	 Claire McCaskill U.S. Senator (2007-2018)	 Ben Sasse U.S. Senator (2019-2023)	 Moderated by Linsey Davis Host and Radio Correspondent, 'World News Tonight Sunday' and 'ABC News Live Prime'	 Ambassador Susan Rice Domestic Policy Advisor (2021-2023), U.S. National Security Advisor (2013-2017), and U.S. Ambassador to the United Nations (2009-2013)	 Adm. James Stavridis USN (Ret.) 16th Supreme Allied Commander, NATO, Bestselling Author, NBC News Analyst	 Moderated by David Sanger Three-time Pulitzer Prize winner, NYT White House and National Security Correspondent, Bestselling Author	 Todd Brady Vice President, Community Relations & Sustainable Operations and Chief Sustainability Officer Intel Corporation
Mental Health		Artificial Intelligence			Civil Discourse and Debate			National Security		Environmental Sustainability	
OCTOBER 10		JANUARY 23			FEBRUARY 13			MARCH 4		APRIL 30	

The New Albany Community Foundation's Lecture Series and Remarkable Evening Announced

On December 4, The New Albany Community Foundation will host its 22nd Remarkable Evening Benefit in the New Albany International Business Park. This year's featured guest is Peyton Manning, who will be interviewed by Clark Kellogg. Contact craigmhre@newalbanyfoundation.org if you'd like to be part of this very special gathering. Proceeds from the benefit are reinvested into the community in the form of grants to local organizations.

New Albany is fortunate to have one of the premier lecture series in the country. The 2024-25 season launched earlier this month with award-winning actress, director and producer America Ferrera. Tickets for the rest of the season are available at newalbanyfoundation.org

THE NEW ALBANY COMMUNITY FOUNDATION PRESENTS

REMARKABLE EVENING

DECEMBER 4TH
AN EVENING WITH
PEYTON MANNING
TWO-TIME SUPER BOWL-WINNING QUARTERBACK,
FIVE-TIME NFL MVP & MEMBER OF THE
PRO FOOTBALL HALL OF FAME,
CHILDREN'S HEALTH ADVOCATE



INTERVIEWED BY
CLARK KELLOGG
CBS SPORTS COLLEGE BASKETBALL ANALYST,
BUCKEYE MVP AND NBA LEGEND

THE NEW ALBANY INTERNATIONAL BUSINESS PARK

Plain Township Fire Levy on the Ballot

The Plain Township Trustees have placed Issue 31 on the November 5 ballot. The 3 mill levy would provide needed support for the Fire Department. It has been nine years since Plain Township has sought new funding. At present, Plain Township has the lowest effective fire levy millage in Franklin County. The additional requested millage will be used to maintain operations, staffing and equipment, as well as support ongoing growth with an additional fire station.

I've seen the Fire Department grow as our community has grown. Responsive emergency services provided by well-trained first responders, including EMS and Fire, are critical elements of a safe community. I believe our Fire Department provides quality service and has earned our support.

Finally, as I reflect on more than 35 years of New Albany Company's work here, I am so grateful for the spirit of cooperation that has served our community so well. The way our community looks and feels was not just happenstance. It was intentional. And it is rooted in the careful planning that began so many years ago when Les and the New Albany Company assembled leading planners who worked closely with City planners to develop a framework that would guide our approach to development.

This allowed us to create a community of enduring value – one that would stand the test of time. And while the passing of time may require that the details evolve, we remain true to the principles of our original strategic framework.

And to be clear, none of what has transpired over the last three decades would have been possible without the collaborative approach of our civic leadership. Today, that collaboration remains just as strong. We are very fortunate to have leaders who are so committed to our community and sweat the details, just as we do at New Albany Company.

Thank you for being part of this extraordinary community. Wishing you and yours all the best.

Sincerely,



Jack Kessler
Chairman