

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, January 12, 2009

7:00 PM

Council Committee Rooms

Development & Parks

*John McAlister, Temporary Chair
Beryl D. Anderson
Thomas R. Kneeland*

Members Present: John McAlister, Thomas R. Kneeland and Beryl D. Anderson

Additional Attendees:

Tony Collins, Anthony Jones, Isobel Sherwood, Tom Weber, Brandi Braun, Angel Mumma, Press.

ELECTION OF PERMANENT CHAIR.

McAlister called the meeting to order; said the first item is to elect a chairman. Kneeland nominated McAlister; Anderson seconded the nomination.

PENDING LEGISLATION:

ORD-0011-2009

TO ACCEPT THE ANNEXATION OF 6.3+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, LOCATED AT 3891 CLOTTS ROAD; REQUESTED BY CITY ATTORNEY THOMAS L. WEBER, AGENT FOR LAND OWNER BILLY G. & VANIETA DECKER

McAlister said the next business is an ordinance to accept an annexation. Sherwood said this is from the Council office; it has been held for 60 days so it is ready to go forward. Weber said this is the Decker annexation and the terms have been accepted by the County.

Recommended for Adoption, Consent

ISSUES - From Director of Development:

Modification of CRA Tax Abatement - 1701 Eastgate Parkway

Jones said he has 4 Tax Abatement modifications; the TIRC (Tax Incentive Review Council) Board recommended modifications due to business changes; we have listed each address; the reasons for the changes are the business use and building ownerships have changed; this does not affect the City; it just modifies parameters. McAlister said this is to bring them in line. Jones said yes; for example one used to be a medical facility and is now a call center. Kneeland asked if we are sure that kind of change does not affect the original agreement. Jones said it has no effect as long as they meet the head count and payroll provisions. Kneeland asked if these have clawbacks. Jones said yes; they all have them. Kneeland asked what was required to proceed. Sherwood said each address needs an individual ordinance. Weber said that is because the separate agreements have to be modified; we are not actually changing the terms of the CRA (Community Reinvestment Area) but it does have to be an ordinance and have agreements signed.

McAlister asked about the one for a reduction. Jones said that one has no change in ownership or business changes; we are reducing the requirement by one year. Anderson asked if there are any negatives to this. Jones said no; all locations are occupied with good tenants. Weber said all are still eligible. Kneeland asked if the business owner should have come to us to let us know changes before the modification. Jones said the current owner is not the original property owner who signed the agreement. Kneeland said so are we compelled to keep the CRA Agreement. Jones said yes; the contract says we will honor it for new ownership. Anderson said if this is permanent change in status, shouldn't it be up for discussion. Jones said it is not a permanent change; when the

agreement is up, it is over. McAlister said he sees no problem with any of them. Kneeland said he recommends consent agenda. McAlister said should we refer this to Committee of the Whole. Anderson said not really since we have no problems with it. McAlister said it should be fine since the memo explains it all. Sherwood said there is no request for emergency and I wondered if this has any time restraints. Jones said as long as we are in process, we are fine; additionally, in order to keep Council up to date, wanted you to know we are working on a contract with the Convention and Visitors Bureau to merge with GEI (Gahanna Events); the end product will be a contract to Council and since we are 2 months behind, it will have emergency; this is just an FYI so you know that it is coming down the pipe and it is taking awhile since we are merging groups.

Recommendation: 1st Reading, Consent Agenda, no need to come back; 2nd Reading, Consent Agenda.

Modification of CRA Tax Abatement - 620 Morrison Road

See discussion under Modification of CRA Tax Abatement-1701 Eastgate Parkway.

Recommendation: 1st Reading, Consent Agenda, no need to come back; 2nd Reading, Consent Agenda.

Modification of CRA Tax Abatement - 630 Morrison Road

See discussion under Modification of CRA Tax Abatement-1701 Eastgate Parkway.

Recommendation: 1st Reading, Consent Agenda, no need to come back; 2nd Reading, Consent Agenda.

Reduction in CRA Tax Abatement - 64 Granville Street

See discussion under Modification of CRA Tax Abatement-1701 Eastgate Parkway.

Recommendation: 1st Reading, Consent Agenda, no need to come back; 2nd Reading, Consent Agenda.

ISSUES - From Director of Parks & Recreation:

Ohio Herb Education Center Lease

Collins said he also wanted to provide information on an item for next meeting; we lease the location for the Herb Education Center; the historic Ridenour home located at 109 West Johnstown Road is leased on a yearly basis and we have been very pleased with the owner's service to us; but we are in discussions about other alternatives; we are tracking and evaluating information and hope to bring lease information forward at the next meeting; the current lease expires March 1, so we will need emergency; the Dalicandros have always been very flexible with us; we asked for the lease so we can track it; we were recommending renewal but then had a request late in the year for a different option; we thought we would see if we could fit it into the budget; now we have the current location and a different location being evaluated; the new contract may end up being for the current location and then contain an exit clause.

Miscellaneous Issues

Kneeland said he had a question for Jones about the Royal Manor Plaza update that was in the report; that location has been high priority, high visibility for us because it was run down and not maintained well; there has been an ownership change; what are the new owners doing and what are the changes planned. McAlister said they have a new parking lot. Jones said he will research and prepare a memo to provide Council the information. Kneeland said this is one where we should talk to the newspapers and

give them the story. Jones said he has not talked to the new owners; he understands they faced some challenges and it appears they are doing the right things to attract new tenants. Kneeland said I can't speak to the investment, but they knew we made an investment in West Gahanna and as a private developer, they saw the support, and that could be why they are investing. Jones said there is a lot of activity on the west side with some good interest in developing property; we will let you know results.

McAlister asked Jones if there was any way to send out Development reports and updates without their being ZIP files; could we standardize all reports in PDF. Mayor said it will be discussed in our staff meeting and we will pursue no ZIP files. Kneeland said Collins' group does a nice job pasting their report to email and then adding PDF's. Mayor said it is a training issue.

Anderson said if the Herb Education Center moves, our Communication Director needs to highlight that. Collins said you can count on that. McAlister said he wanted to compliment Jones for the nice job he did at the Chamber Meeting.

Meeting Adjourned.

Della Brandenberger, Reporting