

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, March 23, 2009

7:00 PM

Council Committee Rooms

Development & Parks

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

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

Additional Attendees:

Sadicka White, Tom Weber, Angel Mumma, Brandi Braun, Mayor Stinchcomb, Isobel Sherwood.

PENDING LEGISLATION:

ORD-0070-2009

TO ZONE 3.9+/- ACRES MORE OR LESS, AS ER-2, ESTATE RESIDENTIAL; ZONING PURSUANT TO SECTION 1133.08 OF THE CODIFIED ORDINANCES OF GAHANNA; FOR PROPERTY LOCATED AT 4705 EAST JOHNSTOWN ROAD; EDWARD J. DOERSAM, OWNER.

McAlister called the meeting to order.

Sherwood said the zoning ordinances came from Council office; this property was annexed late last year; no zoning was filed; so we are following the Code to rezone the property; the administration has recommended the change and all 3 rezoning ordinances on the agenda have had first reading. McAlister asked if this had public hearings. Sherwood said yes.

Recommended for Adoption, Consent

ORD-0072-2009

TO ZONE 6.3+/- ACRES MORE OR LESS, AS ER-1, ESTATE RESIDENTIAL; ZONING PURSUANT TO SECTION 1133.08 OF THE CODIFIED ORDINANCES OF GAHANNA; FOR PROPERTY LOCATED AT 3891 CLOTTS ROAD; BILLY G. & VANIETA DECKER, OWNERS.

Sherwood said this annexation was finished in January but no zoning application was filed.

Recommended for Adoption, Consent

ORD-0073-2009

TO ZONE 1.5+/- ACRES, MORE OR LESS, AS ER-2, ESTATE RESIDENTIAL; ZONING PURSUANT TO SECTION 1133.08 OF THE CODIFIED ORDINANCES OF GAHANNA; FOR PROPERTY LOCATED AT 4301 JOHNSTOWN ROAD; MIFFLIN TOWNSHIP, OWNER.

Sherwood said the 3rd property is Mifflin Township next to fire station; the annexation was done early last year but the final zoning fell through the cracks so it also needs updated. Kneeland asked if they plan to combine this with the current parcel. Sherwood said the Township has not said what they plan; they could increase their present size or be selling it; we don't really know. Kneeland said the ER zoning is temporary like a holding pattern, is it not. Sherwood said yes. White said their lot is from a residual lot swap that took place; Mifflin owned the old fire station and we wanted to purchase it as part of a Creekside aggregation; Councilman Hogan said we should do an even swap; the appraisal was done; we gave them City right of way property; they gave us the fire station and we paid the difference.

Recommended for Adoption, Consent

ISSUES - From Director of Development:

Environmental Consultant Contract - Hull & Associates

White said this request is to allow us to enter into contract for a consultant to administer

the Brownfield Revolving Loan Fund (BRLF); we were one of the few cities to get this program; we need a firm with the technical expertise to ascertain if the required engineering work was done properly; they will help with the application process; they will set up community loan services for the duration of the grant which is 5 years; the \$78,000 cost for their service is reimbursed from the grant; we would like to get the project started this year so we are asking Council to fund the contract; then, when we draw down, the electronic funds are replenished very fast; we would come back to ask for additional legislation so Finance can appropriate the other million; Isler and Mumma are checking if we even need to use our funds; since these funds are deposited so fast, in 24 to 48 hours, we may not have to give them our funds or obligate City funds; we will come back with that information when we get to that point; we also have to adhere to stricter audit procedures; we don't have a loan request right now but we have several potential ones; that is why we need the consultant on board for the implementation.

Anderson said she was on the committee that gave the go ahead to hire this firm; this firm has the experience and they have worked with us previously; the money is all reimbursed from the grant. Mumma said if we hire them the money would be paid back by the grant; it is an incurred expense to get the ball rolling; then we can get some questions answered and determine the flow-through process; it could hit our account and go straight to the bank, then the vendor. Anderson said grants were a topic of discussion at the National League of Cities Conference I attended; we should consider grants like these and apply for them before we use City funds; use grant money before ours.

Kneeland asked why this is a 5 year commitment, not 3. White said the terms of the BRLF are 5 years; we have 5 years to spend down the loan capacity; if we don't loan it out, then we will give it back; what we have loaned plus interest we keep; all projects and their progress are reported to the EPA. Kneeland said with grants there can be a price to pay; for some lower grants, it is not beneficial to go after them; they force audits, and wind up costing us. Mumma said the threshold for an audit to kick in is \$500,000; all of our applications filter through an agency of the City, State or County and haven't caused us to hit the audit mark in a given year; this one may; there is a cost for grants to insure that all figures are correct above and beyond what we usually do; we reached out to the auditors last year and paid extra, but for this we will have to play it out and see how it shakes out for that kind of expenditure; this grant is unique since it is also a loan. Kneeland said so it may not even fall under the same rules. Mumma said exactly.

McAlister said so Hull & Associates would run the whole project; where is Development in all of this? White said Development is still in charge. McAlister asked what the City gets out of it then. White said we have 70 properties that have been identified as having problems; these are private businesses that if we loan them the money to fund the remediation of their property, it helps their cash flow, they use it and then pay us back with interest, and they bring in a developed business; because of the BRLF we can continue to do this until we don't have any properties left that need remediated. Mumma said that is an advantage that Hull & Associates provides; they are experts in brownfield remediation; no one on our staff is. White said they have EPA experts, and people with proper certifications and experience to offer solutions that are beyond our expertise. Anderson said out of the all the companies the committee evaluated this one is best.

McAlister asked if these brownfields are causing harm. White said yes; the property can't be sold and can't be used to get loans because the bank shows they have contamination. McAlister asked for an example. White said Central Ohio Metal

Stamping is a good example; they are located just north of the steel drum plant building; they are a metal fabrication company; 3 years ago they wanted to sell; we did a lot split; then we helped them by paying for phase 1 and 2 remediation; it was a good business that wanted to buy and stay in Gahanna; it was expensive for us but the bank said it had to be cleaned up. McAlister said I think this is an item for all Council members to hear about and discuss. Mumma said the benefit of the contract is once we get started and draw down some funds, we don't have to come to Council every time we have a project; this is a basis to pay them initially and just the way this grant is set up. Weber said the funds may sit there until we have a client. White said \$78,000 over 5 years is not a lot to administer the BRLF. McAlister said there is also the time the City spends; will the end results give the City enough revenue to make it worthwhile? Mayor said City employees have this as part of their job to do business. White said all grants have a match; this is about why we need a consultant; results will be seen in how many loans we give out; how much did it leverage other dollars to create a healthy atmosphere for our community; did businesses come here or current businesses expand because of this incentive. McAlister asked how we would measure all that. Mayor said we have 70 sites that are unproductive; we will be making them productive. McAlister asked if we know where they are. White said the brownfield inventory is online; places like Luft's and Hanawalt's old locations; the cleanup adds costs to the development; McAlister said so the old Luft's property is contaminated. White said all properties that were previously gas stations are contaminated. Mayor said we have cleaned many of them up before; like Cherrybottom and Route 62; the City paid for that at a cost of about \$100,000.

Recommendation: Move to Finance Committee agenda.

Della Brandenberger, Reporting