

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Tuesday, October 15, 2002

Immediately Following Previous Committees or

7:30 PM

Council Committee Rooms

Development Committee

David B. Thom, Chair

Robert W. Kelley

John McAlister

Michael O'Brien, ex officio

Sadicka White, ex officio

Members Present: Robert W. Kelley, David B. Thom and John McAlister

ADDITIONAL ATTENDEES

O'Brien, White, Herman, Sherwood, Mumma, Cockerell, Press

PENDING LEGISLATION:

ORD-0196-2002

TO ZONE 2.623 ACRES OF NEWLY ANNEXED PROPERTY AS AR, APARTMENT RESIDENTIAL; FOR PROPERTY LOCATED AT 4491 EAST JOHNSTOWN ROAD; CITY OF GAHANNA, APPLICANT.

White stated this is property that the City owns; rezoning the property as AR.

Recommended for Adoption, Consent

ORD-0197-2002

TO REZONE 7.46+/- ACRES AS RID, RESTRICTED INSTITUTIONAL DISTRICT; FOR PROPERTY LOCATED AT 542 WEST JOHNSTOWN ROAD; VICTORY IN PENTECOST CHURCH, OWNER, BY CITY OF GAHANNA, APPLICANT

White commented this is the first in our rezoning of Restricted Institutional District (RID); the church has been there for some time; the church is expanding; also the church needs to rezone and come into conformance; there is no application cost to the applicant. Weber asked why the church is not paying the application fee. White responded because the City was the one who initiated the change; this is the way Council passed the ordinance; will be doing this for every initial zoning to the RID. McAlister asked how is the property zoned now. White replied it is not technically zoned right now; we took this of conditional use in residential so all are non-conforming.

Recommended for Adoption, Consent

ORD-0199-2002

TO ZONE 2.7+/- ACRES, MORE OR LESS, AS AR, APARTMENT RESIDENTIAL; FOR PROPERTY LOCATED AT 4479 JOHNSTOWN ROAD; CONTEMPORARY CONSTRUCTION SERVICES BY DONALD T. PLANK, APPLICANT

Herman stated that from the map, the pink site is the site that we are discussing this evening; everything within the black border has already been rezoned. McAlister asked who owns the Evans property. White responded the City. Sherwood added that this is newly annexed property and right now has township zoning.

Recommended for Adoption, Consent

ISSUES - From Director of Development:

Contract Services/The Portrait House

White stated that the Department of Development is requesting Council authorization to enter into contract with The Portrait House for an amount not to exceed \$1,150.00; this contract will provide professional photography services for 40 sites in Gahanna; the photographer will provide proof images and digital files on disc for each location; these pictures will be used for publications and to create in-house advertisements; we are requesting Council pass this as an emergency so that the pictures may be taken before the weather becomes inclement; this money will come out of the Department of Development's budget. Thom asked will there be any aerial shots taken. White responded that she had not really checked into aerial shots because they can be a little expensive. McAlister commented that he knows someone who does aerial shots and

could probably give the City a deal on aerial shooting.

RECOMMENDATION: 1st Reading, No need to come back, 2nd Reading, Consent Agenda

Contract Services/Terra Surveying

White stated that the Department of Development is requesting authorization to enter into contract with Terra Surveying not to exceed \$4,500; the contract is to prepare maps for each Community Reinvestment Area from the corresponding legal descriptions; the first CRA was created in 1984; four additional CRA's have been created since 1984; this service is necessary to accurately describe properties that are in CRA's since the boundaries of Gahanna have changed through annexation and development in the Industrial District. Thom asked can we incorporate the GIS system into this once the system is up and running. White replied yes we can. White asked what type of legislations would be needed. Weber stated that Council could amend the ordinance.

RECOMMENDATION: 1st Reading, No need to come back, 2nd Reading, Consent Agenda

Contract Services/Eagle Exhibit

White stated that the Department of Development is requesting authorization to enter into contract with Eagle Exhibit for an amount not to exceed \$1,000 to update the planning and economic development display; bids were obtained from three other companies specializing in exhibits.

RECOMMENDATION: 1st Reading, No need to come back, 2nd Reading, Consent Agenda

Incentive Program

White stated that we have been thinking about our industrial zones for a while now; the Industrial Zone was created in 1978 when the City purchased a large tract of land that was declared a slum and blight area; the City negotiated thirty leases through the CIC to attract businesses to Gahanna; the lease structures prohibit CRA opportunities for the older buildings and are not as marketable to prospective companies as the new industrial parks with real property tax abatement opportunities; we have been trying to get Kahiki, they went to the state, the state is going to give them funding and they are also getting a tax credit; the incentive amount is a yearly payment to the employer based on 50% of the income tax withholding from new job creation for a period of between one and five years; to be an eligible applicant:

- requires a minimum of \$15,000 in collected income tax (minimum payroll of \$1,000,000)
- jobs must be from outside of Gahanna
- office or industrial properties not in CRA only
- only private sector employers
- applicant must apply for the incentive prior to signing a lease or purchasing a building, and a signed lease or deed must be presented to the Department of Development before the incentive can be awarded.
- the term will be two (2) years less than the new lease up to five (5) years or five (5) years for owner occupied property (the same applies to new locates as well as expansion for existing companies in Gahanna if the additional space is leased or purchased).

White remarked that this plan is modeled after the City of Columbus in their downtown

district; distributed email regarding 2002 Congress of Cities and Exposition Conference Update; White commented that Ann Compton, ABC News White House Correspondent will be at the conference in the general session to examine the impact of the economy on America's cities and towns; the session will be held on Saturday morning, December 7th.

Thom confirmed this plan is similar to Columbus. White replied yes it is. Thom asked how did you arrive at the amount of \$15,000 in collected income tax and minimum payroll of \$1,000,000. White replied that the City of Columbus is a little less than this amount; arrived at this figure by taking a minimum payroll of \$1,000,000 and taking the minimum amount of collected income tax which is \$15,000.

Thom asked what are the specific guidelines. White replied that the applicant must come to the City of Gahanna first. Thom asked what is the decision making process. White commented that she will review the application and then submit the application to Council for approval through a resolution; as part of the application process, the applicant will be required to provide current or base year information as to the number employed within the City and the application site if applicable as well as payroll figures for both; the applicant will further provide a statement describing the company and outlining the viability of the company. Kelley commented that he would like to see in the ordinance or resolution the verbiage of up to 50% and up to five years. Thom asked is this transferable. White responded no it is not transferable. Thom asked would our finance department make a recommendation of an auditor. White replied that most of the companies will already have received documentation from their own auditors; Isler sits on the CURC board.

Sherwood asked if the guidelines are talking about a motion resolution or a regular; City Attorney does not like resolutions for substantive matters. Weber agreed and stated it should be in the form of an ordinance. Sherwood commented that procedurally through the guidelines there will be two ordinances, one at the application process stage and the second would be at the stage of payment. Kelley commented that the ordinances should also have the guidelines in them. McAlister asked if my business was in the City of Gahanna and had only two employees and grew to 50, could my business get some credit. White replied nothing could be done right now, but is working toward that direction of helping people in that type of situation.

Sherwood stated that an ordinance to approve the guidelines as modified by the committee will be needed at this point; then every application that is received will come back to committee to go through the two ordinance process.

RECOMMENDATION: 1st Reading, back to Development Committee

Parkland Dedication - 435-439 W. Johnstown Road

Sherwood stated is for the property at Sandra Court; owned by Gary Cheses; there is approximately 2 acres; they would rather give land instead of fees in lieu of. Committee members felt the amount of land would be so minimal that it would be difficult for us to maintain; felt fees would be more appropriate.

RECOMMENDATION: Motion Resolution to Planning Commission to recommend fees in lieu of.

ADDITIONAL COMMENTS

Thom commented that he had an opportunity to ride around with a police officer; asked does the police receive zoning map or ordinances when there is an update on various streets or what not. Sherwood replied that the Police Department gets a copy of every

ordinance that affects them especially when a street or sub-division is affected and certainly very annexation; it is up to the Police Department to make sure they get properly distributed.

Tanya Word, Reporting