



TO: Gahanna City Council  
Clerk of Council

FROM: Nathan A Strum, Director of Economic Development  
Mayor Laurie A. Jadwin

Cc: Raymond J. Mularski, Esq. City Attorney  
Joann Bury, Director of Finance

DATE: August 18, 2022

SUBJECT: Department of Economic Development- Request for Council Action  
(August 22, 2022 COTW Meeting)

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#### ACTION ITEMS

**ACTION ITEM # 1: REQUEST TO AUTHORIZE MAYOR TO ENTER INTO CONTRACT WITH SCIENCE ONE, LLC RELATED TO INFRASTRUCTURE CONSTRUCTION AND LOAN AGREEMENT – TECH CENTER DRIVE EXTENSION**

In October 2021, Council authorized the Mayor to enter into a Development Agreement with Science One, LLC, for the construction of a 178,000 +/- square foot facility on Science Boulevard related to the expansion of ADB Safegate's operations in the City of Gahanna (known as Project Gaul). (ORD-0062-2021)

Related to this project, the Department of Economic Department secured grant funding from the Ohio Department of Transportation (ODOT) and the Ohio Department of Development (ODOD) to support the extension of Tech Center Drive to serve this new building. Last month, Council authorized the Administration to pursue funds through the State of Ohio's State Infrastructure Bank (SIB) to serve as interim financing for this project, as the procured grant funds are reimbursement-based. Additionally, under the previously approved legislation, Council authorized utilization of TIF funds to support the project in an amount up to \$250,000. (ORD-0062-2021)

Due to upsizing of infrastructure to support redundancy within the City's water system, the City is also proposing utilization of the City's water fund to support this extension. Remaining costs will be the responsibility of the Developer/Constructing Party. Funds to support repayment of the loan will be held in escrow by the City and repaid to ODOT at the earliest time possible to avoid pre-payment penalties.

The proposed Infrastructure and Loan Agreement included herein denotes such commitments and enumerates cost responsibilities by Science One, LLC as well as their responsibilities to follow

public procurement guidelines associated with the road and infrastructure extension. The work will be guaranteed by Science One via the Promissory Note and Security Deposit (also included with the draft agreement).

Based on the foregoing, the Department of Economic Development respectfully requests Council to issue legislation authorizing the Mayor to enter into the proposed Infrastructure Construction and Loan Agreement with Science One, LLC related to the extension of Tech Center Drive in the Central Park area of the City of Gahanna.

Because of bidding and construction timelines to support the building's operation, the Department respectfully requests an **Emergency and Waiver** with this legislation.

Requested Legislation and Funding

Legislation Needed: Ordinance  
Emergency/Waiver: **Emergency and Waiver**  
Vendor Name: N/A  
Vendor Address: N/A  
Already Appropriated: N/A  
Supplemental/Transfer: N/A

Attachments

DRAFT Infrastructure and Loan Agreement  
Promissory Loan  
Security Deposit  
ORD-0062-0021  
ORD-0045-2022

Contract Approvals

This item has been approved by the Mayor.  
This item has been approved by the Director of Finance.  
This item has been approved by the City Attorney.