

TO: Mayor Thomas R. Kneeland
City Administrator
Director of Finance
Members of City Council
City Attorney
Clerk of Council

FROM: Anthony Jones, Director of Planning & Development

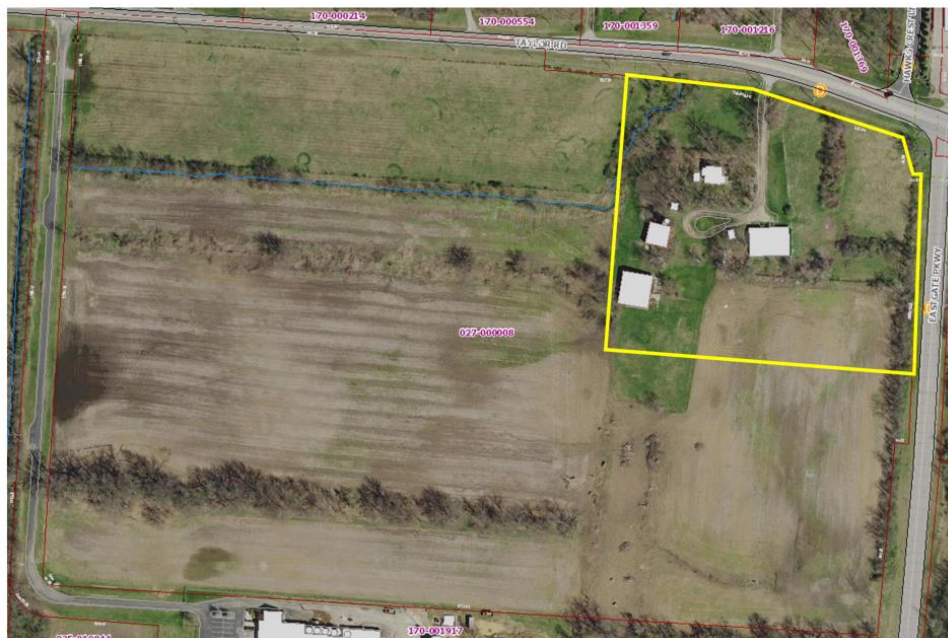
DATE: May 17, 2019

SUBJECT: Report to Council, May 28, 2019

ACTION ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

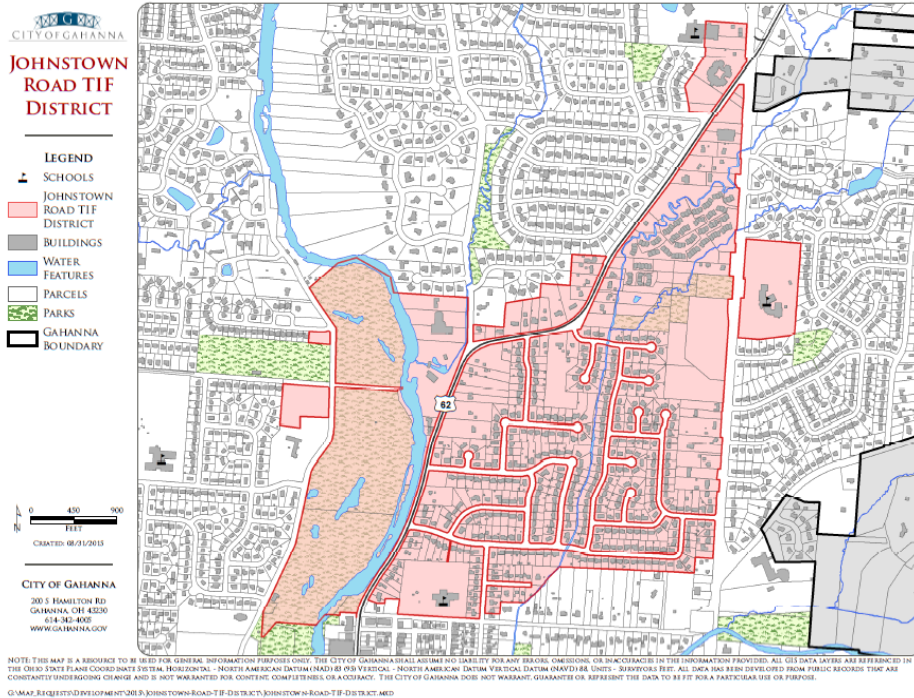
ACTION ITEM # 1 – Bequest from the Estate of Ruth Junkermann

The estate of Ruth Junkermann has bequeathed 5 acres of land from the property located at 6579 Taylor Road to the City of Gahanna. The Last Will and Testament of Ruth E. Junkermann is attached and outlines the terms and conditions of the transaction. Julia Faist is the Co-Executor of the estate and will be present to discuss the property and the process in more detail. A map of the property is shown below.



ACTION ITEM # 2 – 496 E. Johnstown Road – Property Acquisition

The City of Gahanna established the Johnstown Road Tax Increment Financing (TIF) District to generate revenue for public infrastructure improvements within the geographical area shown on the map below. These public infrastructure improvements include bike paths, real estate acquisition and public parks.



The property located at 496 E. Johnstown Road was identified as a critical component to extend the City's bike path from Hamilton Road to Johnstown Road. A map of the property, existing park land and existing bike path is shown below.



Per the request of Gahanna City Council, the Gahanna Community Improvement Corporation (CIC) entered into an Option Agreement to purchase the property located at 496 E. Johnstown Road. This Option Agreement gives the CIC the right to buy the property until June 13th. During this period, the CIC has the right to assign the Option Agreement to the City of Gahanna. The CIC intends to assign the right to purchase the property to the City on May 30th. After that date, the City and the property owner have 14 days to finalize the purchase of the property. The Option Agreement, which will be assigned to the City, is attached.

A Purchase Contract has been drafted and is currently being reviewed by the City Attorney. The Purchase Agreement is attached for your review. This Purchase Contract allows the City to buy the property at the asking price of \$150,000. It is important to note that the Gahanna CIC paid \$1,500 for the Option Agreement, which will be credited towards the purchase price of the property.

Therefore, the final ordinance would be structured to have the following items:

1. City accept the assignment of the Option Agreement from the CIC
2. Council authorize the Mayor to execute the Purchase Agreement
3. City reimburse the CIC for the \$1,500 Option Agreement expense
4. City pay the property owner \$148,500 for the property

Requested Legislation and Funding

Legislation Needed: Ordinance

Emergency/Waiver: **Waiver and emergency in order to meet June 13 purchase deadline**

Name & Address: The Martha June LePera Trust, Ellen L. LePera, Trustee, 3219 Shepard Avenue, Millersport, OH 43046 (\$148,500)

Name & Address: Gahanna Community Improvement Corporation, 200 S. Hamilton Road, Gahanna, OH 43230 (\$1,500)

Already Appropriated (Amounts & Accounts Names/Titles): N/A

Supplemental/Transfer (Amounts & Account Names/Titles): \$150,000 from the Unappropriated, Unencumbered Balance of the Johnstown Road TIF Fund to 224.11.100.5515

Attachments

- Option Agreement for 496 E. Johnstown Road
- Purchase Agreement for 496 E. Johnstown Road

UPDATES

None at this time.

UPCOMING MEETINGS & EVENTS

None at this time.