

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, August 12, 2002**

**Immediately Following Previous Committees or**

**7:45 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

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**ADDITIONAL ATTENDEES:**

White, D'Ambrosio, Armand Archer.

**PENDING LEGISLATION:**

**ORD-0153-2002**

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS STONEGATE AND LOCATED ON OLDE RIDENOUR ROAD; ARMAND F. ARCHER, APPLICANT

White stated this development will be a bridge from Founders Ridge to the new Canini project; we need opportunities for housing; don't have that many opportunities left. In response to question, Archer stated there are a total of 14 lots including current house; neighbor to the north is Founders Court. In response to question, Archer stated the entrance is on Ridenour; street is basically his current driveway.

**Recommended for Adoption, Consent**

**ORD-0155-2002**

AN ORDINANCE TO SET FORTH A STATEMENT OF MUNICIPAL SERVICES TO BE PROVIDED TO THE AREA CONTAINED IN THE PROPOSED ANNEXATION OF 2.33+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA; PROPERTY LOCATED AT 4530 NORTH HAMILTON ROAD; REQUESTED BY J. CHRISTOPHER RALSTON, AGENT FOR PETITIONERS JOSEPH C. AND BONNIE DECARLO; AND TO DECLARE AN EMERGENCY.

Clerk noted that timing of new annexation law requires legislation to be passed and to the County Commissioners within 20 days of the filing of the petition; that is one of the reasons for the emergency designation. Sherwood stated that she will schedule time in a future Committee of the Whole to review changes in the services ordinances required with the new annexation law.

**Recommended for Adoption, Consent**

**ISSUES - From Clerk of Council:**

**Accept Annexation of 3.1 Acres/Taylor & Cross Pointe**

Clerk noted that the 60 day hold period for this annexation is up; legislation to accept the annexation is requested; property is 3.1 acres at the corner of Taylor Road and Cross Pointe Road and was requested by Donald R. Kenney; a zoning application for M-1 has been filed and is being held pursuant to code until the annexation is accepted.

RECOMMENDATION: 1st reading, no need to come back to committee; 2nd reading, consent agenda.

**ISSUES - From Director of Development:**

**Economic Development Services - Preparing Site Packages.**

D'Ambrosio stated that over the next couple of months wish to brief Development Committee on economic development efforts; don't think a lot of people know what we do; feel it is interesting and you will be surprised; divide series into 5 parts; first of 5 parts is tonight with an introduction and discussion on site selection packets; second will be site selection process; third will be business retention; 4th is new development and

retention; include an analysis of properties; number of jobs and revenue; and finally will discuss 2002 locates; go through businesses we've helped to recruit and what that means in terms of tax dollars, etc.

D'Ambrosio discussed marketing packets; came beginning of last year and asked for funding to create these packets, including folders and cd rom; rest of our web site has been modeled after this logo; people are starting to recognize it; first packet is general development and is given to a resident or a business not in a targeted area; two new pieces included in this are the economic growth evaluation sheet and building evaluation; other one is tax abatement in Gahanna; what we've given including number of projects and investment; go through more in depth later in this series; other things are 2001 annual report which is done in house; water and sewer connection charges; community profile which is also done in house; Chamber does not provide; we update every 6 months through census information. Thom stated Chamber is doing new directory; would they give us some room to include some of this information. D'Ambrosio stated Murdock has spoken with them; we update every 6 months and their information is 1 to 2 years old. White noted that the Chamber brochure is directed internally and would give us limited exposure for our needs; CVB does the greater extent of the promotion; we have a smaller role; these packets are directed towards external of our existing community; give a lot of these packets to developers, real estate agents and brokers; that's the front line to bring people here.

McAlister asked about tax abatement; hearing comments from people in the competitive market place that they are being undercut because a competitor received tax abatement and they didn't is a competitive disadvantage. White stated it is her understanding that the lease holders are passing their savings on to tenants; tax abatement saves them from \$.61 to \$.90 a square foot; is used by the owner as an incentive to get a tenant; tax abatement is only for certain approved areas. D'Ambrosio noted that the industrial district is almost all tax abated; had a call from a broker saying the same thing; difference is tax abatement was not given to original office buildings in the area as they were just outside CRA; upon further investigation the building in question had more problems; wasn't compliant with codes; sprinkler system wasn't up to par; for most part all of the buildings in industrial district are competitive with each other; one building just did have more problems with the building.

White competing inside Gahanna building by building; macros with Westerville and other areas; had my druthers would say no tax abatement; now also competing with downtown Columbus who is now offering tax abatement; AEP was drawn off to go back downtown because of that; but we have a central office; in 6 months should equal back out; if we had not had those size buildings at our location and tax abated we wouldn't have gotten AEP who is now our largest employer; occupy space in 5 buildings; located their regional campus.

D'Ambrosio stated we can't compete with some abatements offered by other cities; we have a school agreement in place; we have to income tax share; are companies that will stay here; have to know when we want it and when we need to walk away.

D'Ambrosio continued that packets contain information on water and sewer connection charges; TIDE ad; old annual report; purpose is so they can see how we have grown; most companies want a stable community; this provides them with more of a sense of the community; also have the same type of packet on Creekside; has prospective plans and same type of information on economic growth.

D'Ambrosio continued that the final packet is the most used; 320 packets have been

distributed this year to people who have called and are interested in coming; we take these packets with us to trade shows, etc. contains more detailed information as to TIDE program, economic growth and tax abatement; list of all sites in Gahanna; good relationship with realtors; try to stay current with space available; newest piece is on the I-270 overpass or TechCenter bridge; all done in house; our intern did all these site packets for us; they can see where taxes are divided up; these prospects are very specific on what they want. In response to question from Thom, D'Ambrosio stated that the brokers are our best source at this point; they receive the first calls. White noted we did two promotional events in the last 6 months with brokers; they are aware of what we have and what we have coming. In response to question from Kelley, White stated as much emphasis is being given to the west side as any other part of the City; are filling up old as well as new. D'Ambrosio stated that focus has changed in the last two years; spending more time on older sites. In response to question, D'Ambrosio stated that Dr. Bing's buildings on West Johnstown Road are difficult; he won't negotiate; he has listed with several brokers but then he won't negotiate when they have a client and won't return calls.

In response to question from Kelley, White stated there is a lot of interest for the old Bonded station site; will probably need to look at legislation dealing with the abandoned right of way when a deal is on the table. In response to question, D'Ambrosio stated that Dawson has sold the old UDF building to Ruscilli.

Thom asked status of land use plan. D'Ambrosio stated it is on this week's agenda for a vote; was delayed from last meeting due to typographical errors and some minor changes; wanted a clean copy in order to vote. In response to question from McAlister, White stated that the land use plan takes in all areas within Gahanna and also some areas not currently in the City; potential areas that aren't in currently and addresses what would be the best use for land; doesn't necessarily become the zoning for a specific piece of property; this is the guide for development; overall want to keep a certain mix; land use plan reflects desires and some commitments; is a plan and a tool.

**ISOBEL L. SHERWOOD, CMC, Clerk of Council reporting.**