



City of Gahanna

Meeting Minutes

City Council

200 South Hamilton Road
Gahanna, Ohio 43230

Merisa K. Bowers, President
Trenton I. Weaver, Vice President
Jamille Jones
Nancy R. McGregor
Kaylee Padova
Stephen A. Renner
Michael Schnetzer

Jeremy A. VanMeter, Clerk of Council

Monday, April 1, 2024

7:00 PM

City Hall, Council Chambers

A. CALL TO ORDER: Invocation, Pledge of Allegiance, Roll Call

Gahanna City Council met in Regular Session on Monday, April 1, 2024, in Council Chambers. President of Council Merisa K. Bowers called the meeting to order at 7:01 p.m. Vice President of Council Trenton I. Weaver delivered an Invocation and led members in the Pledge of Allegiance. The agenda was published on March 29, 2024.

Present 7 - Merisa K. Bowers, Jamille Jones, Nancy R. McGregor, Kaylee Padova, Stephen A. Renner, Michael Schnetzer, and Trenton I. Weaver

B. ADDITIONS OR CORRECTIONS TO THE AGENDA:

None.

C. PRESENTATIONS:

1. Proclamation Presentations by Mayor

[2024-0066](#)

Mayoral Proclamation - Autism Acceptance Month Eleven11 2024-04

During the meeting, Mayor Jadwin acknowledged that it was the fifth time she issued a proclamation to recognize April as Autism Acceptance Month, originally established by President Reagan in 1983 as Autism Awareness Month. She emphasized the importance of shifting the emphasis away from stigmatizing autism as an illness towards fostering understanding and inclusion of individuals with autism. The Mayor highlighted the dedication of various businesses, organizations, and individuals in Gahanna who advocate for individuals with autism and their families, positioning the city as a leader in this field. In December of 2022, Markita Cumberlander chose Gahanna to open her first clinic, known as Eleven 11 Behavioral Solutions. Ms. Cumberlander, who holds

a Masters in Education and Behavioral Analysis and is a board-certified behavior analyst, provides behavior therapy for individuals with autism through her clinic. Additionally, Eleven 11 Behavioral Solutions offers programs for caregivers to better understand autism diagnoses and provides strategies and techniques to enhance skills in children, both at home and in community settings. The Mayor expressed admiration for Ms. Cumberlander's dedication to teaching individuals to communicate with their loved ones and highlighted her passion for advocating for individuals with autism. In recognition of Ms. Cumberlander's work and the impact of Eleven 11 Behavioral Solutions on the community, Mayor Jadwin issued a proclamation designating April as Autism Acceptance Month in the City of Gahanna. She also extended recognition to Markita Cumberlander and invited her forward to be acknowledged during the meeting.

Ms. Markita Cumberlander, the owner of Eleven 11 Behavioral Solutions, expressed her gratitude to Mayor Jadwin, the city council, and the community for the opportunity to accept the Proclamation on behalf of her clinic. She described the mission of Eleven 11 Behavioral Solutions as providing support, therapy, and services to children diagnosed with autism, their families, and other neurodivergent communities. Ms. Cumberlander emphasized the importance of fostering understanding, compassion, and inclusivity within the community for individuals with autism and other diagnoses. She highlighted the significance of Autism Acceptance Month and the prevalence of autism within Gahanna schools and the broader community. Ms. Cumberlander outlined the comprehensive services offered by her clinic, including therapy, caregiver training, alternative education placement, professional training for teachers and school personnel, community events, internships, and partnerships with mental health organizations. Ms. Cumberlander accepted the Proclamation with a deep sense of responsibility and commitment to providing necessary support for children and families. She emphasized the importance of collective efforts and shared values in breaking down barriers and challenging misconceptions about autism. She encouraged the community to advocate for greater access to resources, support, and educational opportunities for individuals with autism. In closing, Ms. Cumberlander expressed gratitude to the families who entrusted their children's care to Eleven 11 Behavioral Solutions and praised the dedication of her team. She invited caregivers, teachers, and professionals to attend a self-care event on April 21st, offering yoga, breathing, and meditation sessions as a gesture of support for those who work with children with autism.

[2024-0067](#)

Mayoral Proclamation - Child Abuse Prevention Month 2024-04

Mayor Jadwin presented a second proclamation at the meeting,

recognizing April as National Child Abuse Prevention Month. She expressed the city's honor to join the Center for Healthy Families and Franklin County Children Services in raising awareness about the critical issue of child abuse and neglect. In 2023, Franklin County Children Services received nearly 28,000 referrals related to child abuse and neglect, with 44% of those calls forwarded for investigation. Mayor Jadwin emphasized the importance of ongoing services for children who may be placed in another home due to safety concerns. The Center for Healthy Families plays a vital role in addressing issues of child abuse, endangerment, neglect, and maltreatment, particularly among underserved groups in Franklin County. The city is proud to collaborate with them and Franklin County Children Services to ensure every child in the community can grow up in a safe, loving, and nurturing environment. Mayor Jadwin acknowledged Mallory Donaldson from the Center for Healthy Families, thanking her for attending the meeting. She accepted a sign and blue pinwheels presented by Donaldson, indicating the city's commitment to raising awareness about child abuse prevention.

Ms. Donaldson expressed gratitude to Mayor Jadwin and the City of Gahanna for continued support and partnership in National Child Abuse Prevention and Awareness. She introduced a few girls from their programming, the Black Girls and Young Women's Collective, who serve as strong advocates for child abuse prevention and awareness each year. The girls then shared some talking points and remarks with the council. Ms. Donaldson reiterated her appreciation for the opportunity to speak at the meeting.

The students from the Center of Healthy Families Black Girls and Young Women's Collective, representing the Youth Advisory Board program, addressed the council. They began by introducing themselves as Bryn, a senior at Columbus Alternative High School, and Kashaya, a freshman at Whitehall Yearling High School. They highlighted the significance of National Child Abuse Prevention Month, emphasizing its role in raising awareness about child abuse and neglect. They defined child maltreatment and underscored its various forms, including physical, emotional, and sexual abuse, as well as neglect, which can occur in different settings such as homes, schools, or other group environments. The students presented alarming statistics from Franklin County, indicating nearly 28,000 reports of child abuse last year, with over half related to physical abuse. They also shed light on the disproportionate impact on black girls and young women, with over 7,200 reported incidents concerning them in 2021 alone. In response to these challenges, they called for community involvement and outlined specific actions to support the cause. They invited everyone to participate in events organized by the Center for Healthy Families, such as creating a

display of blue pinwheels on April 6th and wearing blue on April 10th. Additionally, they encouraged social media engagement and participation in the Child Abuse Prevention Breakfast hosted by Franklin County Children's Services on April 10th. The students emphasized the importance of collective action and advocacy in addressing child abuse and expressed gratitude for the opportunity to raise awareness. They concluded by expressing their commitment to working alongside the council and community to tackle this critical issue.

President Bowers acknowledged all of the speakers, thanking everyone for raising awareness about important causes impacting the community.

2. Be SMART Resolution Presentation

[2024-0063](#)

Be SMART - Firearms Safety Presentation to City Council 4.1.2024

Susan Brekelmans, a volunteer with the Be SMART program, expressed gratitude for the opportunity to speak at the meeting. She thanked everyone for attending and appreciated the council's proactive approach in addressing community issues. Brekelmans commended the council for their leadership, responsiveness to the community, and commitment to collective safety, particularly in passing the Secure Storage resolution. Brekelmans continued with a presentation on Be SMART (see attached). She highlighted the importance of secure firearms storage and its role in preventing child-related gun violence. She presented statistics on unintentional shootings by children, emphasizing the significance of secure storage practices. Brekelmans outlined the Be SMART program's approach, focusing on education and awareness targeted at adults to keep guns out of children's hands. She discussed the program's model, which includes secure storage, responsible behavior, asking about unsecured guns in other homes, recognizing the role of guns in suicide, and sharing information. Brekelmans emphasized the need for secure storage, stating that firearms should be stored safely, with ammunition stored separately. Brekelmans encouraged community members to take action by promoting responsible gun ownership and normalizing conversations about gun safety. She provided resources available at besmartforkids.org to facilitate these discussions.

Additionally, Brekelmans discussed the role of Moms Demand Action for Gun Sense in America in advocating for common-sense firearms policies. While Brekelmans acknowledged the challenges posed by legislative barriers, she commended the council for their resolution promoting secure storage. She praised their commitment to community safety and thanked them for their efforts. Brekelmans concluded by expressing appreciation for the council's support and dedication to the well-being of the community.

President Bowers expressed gratitude to all the honored guests for attending the meeting and sharing the important work of their respective organizations. She acknowledged the significant impact of their efforts on the safety and overall well-being of the community, expressing appreciation for their dedication.

D. HEARING OF VISITORS:

Erin Sloan, New Albany, OH spoke on the Be SMART presentation and RES-0012-2024.

Ms. Sloan began by expressing her gratitude to all the councilmembers, particularly President Bowers, and Susan Brekelmans, for their efforts in creating and passing the gun safety resolution for the City of Gahanna. She emphasized the importance of such a resolution in potentially saving lives and expressed her pride in being a member of the Gahanna community. She proceeded to share a personal story from 1998, recounting the tragic incident where her college friend's father, John Gillette, a sixth-grade science teacher, was shot and killed by an eighth-grade student at a school dance in Pennsylvania. The shooter had accessed his father's unlocked and loaded gun, intending to harm himself but ended up taking the life of a beloved educator and injuring others. Ms. Sloan reflected on how this event deeply affected her and caused her to question the safety of schools and her career choice as an educator. Ms. Sloan highlighted the increasing prevalence of gun violence in the nation, referencing various school shootings over the years, including Sandy Hook, Parkland, Chardon, Michigan State, and Uvalde. She emphasized her role as a member of Moms Demand Action, advocating for public safety measures to protect people from gun violence. Drawing from her experience as a former public school educator and current graduate student studying youth mental health counseling, Ms. Sloan underscored the importance of common-sense gun legislation in safeguarding the well-being of children and adolescents. She discussed the detrimental effects of gun violence on youth, such as anxiety, fear, trauma, and mental health issues, emphasizing the need for legislation to protect vulnerable populations. In conclusion, Ms. Sloan reiterated her support for common-sense gun legislation, emphasizing its role in protecting individuals dealing with domestic violence, mental illness, crime, emergency responders, and all members of the Gahanna community.

President Bowers noted the expiration of time allotted for Ms. Sloan and noted inability to extend it for remarks. Ms. Sloan closed with a quote from Dawn Hochsprung, the principal at Sandy Hook Elementary School who lost her life, "Be nice to each other. That is all that really matters."

Sloan thanked Council for exercising this motto with the Resolution offered tonight and expressed her sincerest appreciation.

Ms. Sharon Montgomery, Gahanna, OH, spoke on RES-0015-2024, Distracted Driving Awareness Month.

Reflecting on the words of the previous speaker, and the efforts of Moms Demand Action, Ms. Montgomery began by invoking Bob Dylan's song "Blowin' in the Wind," questioning how many deaths it would take for society to realize the severity of the issue. Continuing, she expressed her appreciation for the Council's recognition of National Distracted Driving Awareness Month. Highlighting the dependence of electronic device makers on users' habitual usage, Ms. Montgomery emphasized the distinction between necessary and convenient uses of electronic devices while driving. She challenged everyone present to keep track of their device usage during a chosen week, categorizing each use as necessary (N), convenient (C), or fun (F). She encouraged individuals to reflect on whether their device usage while driving was truly necessary or worth the associated risks. Ms. Montgomery concluded by urging attendees to increase their awareness of their device usage on the road, emphasizing the importance of distinguishing between legal and safe practices while driving under Ohio law. She thanked the Council for their attention.

E. CONSENT AGENDA:

1. Minutes - To Approve:

[2024-0059](#) Council Special Minutes 3.18.2024

The minutes were approved on the Consent Agenda.

[2024-0060](#) Council Regular Minutes 3.18.2024

The minutes were approved on the Consent Agenda.

[2024-0061](#) Council Special Minutes 3.25.2024

The minutes were approved on the Consent Agenda.

[2024-0062](#) Committee of the Whole Minutes 3.25.2024

The minutes were approved on the Consent Agenda.

2. Resolutions:

[RES-0009-2024](#) A RESOLUTION DETERMINING THE NECESSITY TO REPAIR AND/OR REPLACE SIDEWALKS IN THE 2025 SIDEWALK MAINTENANCE PROGRAM AREA FOR THE CITY OF GAHANNA

The Resolution was adopted on the Consent Agenda.

[RES-0010-2024](#) A RESOLUTION DETERMINING THE NECESSITY TO REPAIR AND/OR REPLACE SIDEWALKS IN THE 2025 SIDEWALK MAINTENANCE LOOKBACK PROGRAM AREA FOR THE CITY OF GAHANNA

The Resolution was adopted on the Consent Agenda.

[RES-0011-2024](#) A RESOLUTION TO DECLARE THE NECESSITY AND INTENT FOR ACQUISITIONS OF RIGHT-OF-WAY AND CONSTRUCTION EASEMENTS FOR THE WYNNE RIDGE BRIDGE PROJECT

The Resolution was adopted on the Consent Agenda.

[RES-0012-2024](#) A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF GAHANNA, OHIO ON COMMUNITY SAFETY, FIREARM EDUCATION, AND THE SAFE STORAGE OF FIREARMS

The Resolution was adopted on the Consent Agenda.

[RES-0013-2024](#) A RESOLUTION TO ADOPT THE 2024-2038 SOLID WASTE MANAGEMENT PLAN FOR THE SOLID WASTE AUTHORITY OF CENTRAL OHIO

The Resolution was adopted on the Consent Agenda.

3. Ordinances for Second Reading and Adoption:

[ORD-0009-2024](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA BUILDING AND ZONING FEE SCHEDULE

The Ordinance was read by title by the clerk and was adopted on the Consent Agenda.

[ORD-0019-2024](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO STATE INFRASTRUCTURE BANK LOAN AND PROMISSORY NOTE AGREEMENTS IN THE AMOUNT OF \$2,000,000 WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO SUPPORT THE CRESCENT BOULEVARD IMPROVEMENT PROJECT

The Ordinance was read by title by the clerk and was adopted on the Consent Agenda.

End of Consent Agenda

A motion was made by Schnetzer, seconded by Weaver, to Pass the items under the Consent Agenda as published. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

F. **RESOLUTIONS:**

[RES-0014-2024](#)

A RESOLUTION CONFIRMING THE INTENTION OF THE CITY OF GAHANNA TO JOIN THE CITY OF COLUMBUS AS A CO-PLAINTIFF IN LEGAL ACTION CHALLENGING SECTION 9.681 OF THE OHIO REVISED CODE PROHIBITING LOCAL ADMINISTRATIVE REGULATION OF TOBACCO PRODUCTS AND ALTERNATIVE NICOTINE PRODUCTS

President Bowers invited City Attorney Tamarasan to provide comments on the proposed Resolution.

City Attorney Tamarasan addressed the Council, briefly reminding them of the unanimous passage of the tobacco retail licensing act in December of the previous year. She highlighted the act's significant aim to regulate tobacco usage, particularly among the youth in the community. However, Ms. Tamarasan expressed disappointment over the override of the governor's veto in January of the current year, which resulted in the passage of a statute prohibiting the regulation of tobacco and infringing on home rule rights. She urged the Council to adopt the resolution, allowing them to push back against this legislation and demonstrate their support for local regulations.

Councilmember Padova expressed gratitude for the background provided and acknowledged that her support for the resolution would likely not come as a surprise to those familiar with her stance. Prior to offering her support, she ensured that any legal action taken would not incur costs for the City of Gahanna, as they would be joining Columbus and other cities in demonstrating support for home rule. Referencing previous comments by Council President Bowers, Councilmember Padova emphasized the importance of local government being closely connected to the community's needs and focused on finding appropriate solutions for the municipalities they serve. She concluded by urging her colleagues to join her in supporting the resolution to defend home rule.

President Bowers inquired about the handling of the litigation associated with the resolution, asking City Attorney Tamarasan whether it would be managed in-house or if outside counsel would be required. In response, City Attorney Tamarasan clarified that the litigation would be managed in-house, in collaboration with the City of Columbus, which was also handling it internally. She assured that there would be no need for

additional fees or external legal counsel for this litigation.

A motion was made by Renner, seconded by Padova, that the Resolution be Adopted. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

[RES-0015-2024](#)

A JOINT RESOLUTION AND PROCLAMATION RECOGNIZING APRIL 2024 AS DISTRACTED DRIVING AWARENESS MONTH IN THE CITY OF GAHANNA

President Bowers introduced RES-0015-2024, emphasizing its aim to enhance education and awareness regarding the heightened penalties associated with causing severe harm while driving distracted by electronics. While there was no ceremonial presentation scheduled for the evening, President Bowers underscored the significance of ongoing initiatives aimed at promoting driver attentiveness for the safety of Gahanna residents. She expressed gratitude to the administration, particularly Mayor Jadwin, for collaborating on this endeavor and allocating staff resources to bolster attention to the increased penalties implemented earlier in the year, in alignment with recommendations from the city attorney.

A motion was made by Weaver, seconded by Schnetzer, that the Resolution be Adopted. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

G. ORDINANCES FOR SECOND READING / ADOPTION:

[ORD-0007-2024](#)

AN ORDINANCE TO REPEAL AND REPLACE PART ELEVEN - PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

The Clerk read the Ordinance by title.

President Bowers initiated the discussion, noting that there were no further presentations from the administration regarding the item under consideration. She highlighted the inclusion of items 10, 11, and 12 to the Legistar file, following discussions from prior meetings. President Bowers mentioned that the item had previously been on the agenda for a second reading, tabled for further consideration, and brought back for deliberation during the current session.

Expressing gratitude to Director Blackford for submitting attachments to the record, President Bowers posed a question unrelated to the proposed amendments. She inquired about the conditional use of charter and private schools in the Innovation and Manufacturing District, which she found specific and unexpected.

Director Blackford explained that several property owners had approached the city in 2023 regarding this use, prompting staff to propose changes to Chapter 11 of the code. Although Planning Commission initially opposed these changes, they later considered approving charter schools with site-specific criteria, addressing concerns about increased traffic and children in industrial areas.

President Bowers sought clarification on alternative options for charter or private schools if conditional use wasn't permitted, to which Director Blackford mentioned rezoning as a more permanent solution. President Bowers also inquired about the potential location within Community Reinvestment Area (CRA) number three and any discussions regarding property abatement, which Director Blackford confirmed had not occurred.

Mayor Jadwin said that the proposed change aimed to address vacancies in office buildings, considering the evolving nature of office spaces. President Bowers, acknowledging the overlap between zoning and economic development, expressed her reluctance to support property abatements for Charter or private schools in Innovation districts, citing concerns about their impact on school funding.

A motion was made by Weaver, seconded by Jones, that the Ordinance be Amended to accept the administration amendments requested from 3.18.2024 (attachment #10) for substitute Exhibit A. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

Councilmember McGregor expressed her concerns regarding Accessory Dwelling Units (ADUs), particularly regarding increased density, sewer capacity, parking, impervious surfaces, runoff, and aesthetic impact on neighborhoods. She also highlighted potential difficulties in enforcement, especially concerning owner occupancy and the potential for real estate companies to buy properties for rental purposes, leading to potential lawsuits.

Vice President Weaver acknowledged the healthy discussion around the amendment, emphasizing the removal of restrictions limiting ADU use to owner-occupied parcels and family members of the owner. He believed this change would give property owners more flexibility while addressing concerns about ADUs. While he respected Councilmember McGregor's concerns, he felt that buyers should understand the implications of purchasing properties with ADUs.

President Bowers echoed her colleagues' sentiments, emphasizing her ongoing concern about the commoditization of housing in the region. She stressed the importance of the owner occupancy restriction in preserving

government interests and supporting affordable housing and intergenerational families. President Bowers hoped that this restriction would deter out-of-state investors and allow homeowners to support their families while fostering intergenerational support and aging in place.

A motion was made by Weaver, seconded by Renner, that the Ordinance be Amended by Substitution of Exhibit A to include proposed revisions use regulations for accessory dwelling units (ADUs). The motion carried by the following vote:

Yes: 6 - Bowers, Jones, Padova, Renner, Schnetzer and Weaver

No: 1 - McGregor

President Bowers called for discussion on the motion to adopt ORD-0007-2024, the zoning ordinance, as amended.

Vice President Weaver expressed his gratitude to Director Blackford, the planning team, and the administration for their work on the ordinance, which had been years in the making. He recalled his commitment to seeing the ordinance through and expressed satisfaction that the day had finally arrived. Vice President Weaver acknowledged the feedback from residents received through various channels, including public hearings and emails. He anticipated that some tweaks might be necessary as they moved forward, but he viewed this as a natural part of the process. Vice President Weaver emphasized that the ordinance simplifies and streamlines the outdated zoning code, making it more readable, user-friendly, and reflective of Gahanna's current status in 2024. He looked forward to its adoption.

A motion was made by Weaver, seconded by Padova, that the Ordinance be Adopted as Amended. The motion carried by the following vote:

Yes: 6 - Bowers, Jones, Padova, Renner, Schnetzer and Weaver

No: 1 - McGregor

[ORD-0020-2024](#)

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A COMMUNITY REINVESTMENT AREA INCENTIVE AGREEMENT WITH BURNS AND SCALO OHIO LLC TO FACILITATE RELOCATION OF ITS CORPORATE HEADQUARTERS TO A NEW FACILITY ON TECH CENTER DRIVE, PART OF COMMUNITY REINVESTMENT AREA #3

The Clerk read the Ordinance by title.

President Bowers invited Director of Economic Development Shannon Hamons and Mr. Brian Exline (Burns and Scalo) to offer a presentation on the item, noting that there were outstanding questions and additional information to be discussed.

Director Hamons began by explaining that the company had agreed to

accept a 70% 12-year abatement, despite the difficulty of doing so, for their \$5.2 million building project on 8.5 acres of land. He mentioned that the company assured meeting the \$2.228 million payroll requirement, but due to the building's completion date in mid-2025, meeting this threshold for the first full year of the abatement in 2026 would be challenging. Director Hamons proposed an amendment to the agreement to specify 2026 as the first full year for meeting the payroll threshold, aligning with the Tax Incentive Review Council (TIRC) review.

President Bowers asked Director Hamons about employee benefits, such as health insurance and retirement plans, to which Director Hamons deferred to Mr. Exline. Mr. Exline outlined the company's benefits, including paid time off, health insurance, a health savings plan, a 401k with matching contributions, paid holidays, life insurance, an employee assistance program, and long-term disability coverage.

President Bowers then inquired about interest in the parcel and its development history. Director Hamons confirmed that the company was the only one interested in the parcel due to its challenging terrain, situated near a ravine. The parcel had never been developed before due to its topography.

Councilmember McGregor noted that the parcel's difficulty stemmed from its proximity to the ravine's edge, making it steep terrain. Director Hamons concurred, explaining that the topography limited the size of the building that could be constructed there.

In conclusion, Director Hamons requested an amendment to the agreement, specifying 2026 as the first full year for the abatement and the requirement to meet the payroll threshold.

President Bowers raised a question for City Attorney Tamilarasan regarding the language in section two and other sections of the proposed agreement, specifically in relation to whether the \$2.228 million in jobs referred to in the contract would generate tax dollars for local Gahanna income tax purposes or job site income tax.

City Attorney Tamilarasan responded that the language, as written, referenced total payroll for the site rather than specifically for Gahanna income tax purposes. Director Hamons confirmed that the company was committed to meeting the payroll requirement but suggested aligning it with the first full year of the tax abatement in 2026 since they would not be fully staffed and generating that payroll until then.

President Bowers proposed amending section two, paragraph one, to

specify that it would be Gahanna income tax or payroll for the purposes of Gahanna income tax. Mr. Exline indicated that this would be an acceptable amendment.

Councilmember Schnetzer sought clarification on the item titles within iLegislate. President Bowers confirmed that item 17 was titled "0020-2024 proposed amendments redline" reflecting substitute exhibit A changes. Additionally, President Bowers offered to read the title of item 16, which was "Proposed Substitute Exhibit A- clean edited copy Burns Scalo agreement - 3.28 PDT."

A motion was made by Jones, seconded by Weaver, that the Ordinance be Amended by Substitution to reflect the changes offered in attachments #16 for Exhibit A and #17 for updates to the Ordinance text (legal name and incentive terms). The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

President Bowers proposed a motion to amend the proposed substitute exhibit A, a clean edited copy of the Burns Scalo CRA agreement. The proposed amendment focused on specifying the payroll subject to Gahanna income tax and aligning it with the first full year of the tax abatement, starting in 2026. Director Hamons and City Attorney Tamilarasan discussed the wording of the proposed amendment to ensure clarity and alignment with the intended timeline.

Following their discussion, President Bowers clarified the intention of the amendment, emphasizing the start of the abatement period to coincide with job creation benchmarks effective January 1, 2026. Director Hamons confirmed the need for the ordinance to be voted on that evening due to the urgency of the matter, as the property needed to be closed on within a week.

President Bowers summarized the proposed amendments, including striking the first clause of section 2, paragraph 1, and replacing it with language specifying the abatement period to commence in the first full year following the completion of the building. City Attorney Tamilarasan suggested adding the word "annual" before "payroll" in each instance to clarify the intention. President Bowers agreed and confirmed that the proposed changes should encompass all the discussions thus far. They also discussed updating the language in section 3, paragraph 3, to reflect the commencement of the exemption on improvements on January 1, 2026.

The Clerk provided a display within Chambers of the newly proposed redlined amendments to the agreement.

A motion was made by Schnetzer, seconded by McGregor, that the Ordinance be Amended to accept redlines to Exhibit A Section 2(1.) striking the first

clause and inserting "In the first full year following completion of the building," and adding language to clarify "annual payroll subject to Gahanna income tax" and Section 3 (3.) amending to reflect the exemption on improvements commences January 1, 2026. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

Vice President Weaver expressed gratitude to Director Hamons and his team for their efforts, as well as appreciation to Burns and Scalo for their interest and patience throughout the process. He acknowledged some concerns regarding the terms of the abatement but recognized the limited interest in the parcel and appreciated Burns Scalo's business model.

President Bowers shared additional comments before the roll call. She thanked Director Hamons and Mr. Exline for their involvement and highlighted the thorough discussions on the topic. Referencing a study by the Mercatus Center of George Mason University, she emphasized the opportunity costs of corporate welfare and the potential ineffectiveness of targeted economic development incentives. President Bowers underscored the importance of clarity and alignment between the administration and Council regarding incentive agreements, stressing the need for clear criteria before deals are offered to businesses. Despite these considerations, she expressed excitement about the potential benefits of Burns and Scalo's presence in the community and hoped for their success in exceeding the agreed-upon numbers.

A motion was made by Schnetzer, seconded by Renner, that the Ordinance be Adopted as Amended. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

H. ORDINANCES FOR INTRODUCTION, WAIVER & ADOPTION:

[ORD-0022-2024](#) AN ORDINANCE AUTHORIZING SUPPLEMENTAL APPROPRIATIONS; WAIVING SECOND READING - General Fund for Finance Contract Services

The Clerk read the Ordinance by title.

A motion was made by Schnetzer, seconded by Renner, that the Ordinance be Introduced, Second Reading Waived. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

A motion was made by Schnetzer, seconded by Renner, that the Ordinance be Adopted. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

I. ORDINANCES FOR INTRODUCTION, WAIVER & EMERGENCY ADOPTION:

[ORD-0023-2024](#) AN ORDINANCE TO AMEND ORD-0009-2023 AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED AGREEMENT WITH ELFORD, INC. FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE RENOVATION AND EXPANSION OF 825 TECH CENTER DRIVE TO INCLUDE SERVICES IN CONSTRUCTION CONTRACT 1; WAIVING SECOND READING, AND DECLARING AN EMERGENCY

The Clerk read the Ordinance by title.

A motion was made by Renner, seconded by Jones, that the Ordinance be Introduced, Second Reading Waived. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

A motion was made by Renner, seconded by Schnetzer, that the Ordinance be Adopted as an Emergency. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

[ORD-0024-2024](#) AN ORDINANCE TO AMEND ORD-0060-2023 ADOPTING THE CITY OF GAHANNA 2023-2027 CAPITAL IMPROVEMENT PLAN TO MODIFY THE PROCESS BY WHICH RECOMMENDATIONS ARE RECEIVED AND INCORPORATED BY THE ADMINISTRATION INTO THE ANNUAL PLAN PRESENTED TO COUNCIL; WAIVING SECOND READING, AND DECLARING AN EMERGENCY

The Clerk read the Ordinance by title.

A motion was made by Schnetzer, seconded by Renner, that the Ordinance be Introduced, Second Reading Waived. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

A motion was made by Schnetzer, seconded by Renner, that the Ordinance be Adopted as an Emergency. The motion carried by the following vote:

Yes: 7 - Bowers, Jones, McGregor, Padova, Renner, Schnetzer and Weaver

J. CORRESPONDENCE AND ACTIONS:

1. Clerk - None.
2. Council

President Bowers informed the Council about three upcoming items. Firstly, there will be resolutions on April 15th to honor Pam Ripley on her retirement and to recognize Earth Month. Secondly, she outlined the committee schedule for the second quarter, mentioning that committee

meetings will be combined with regular council meetings to increase efficiency and flexibility for both council members and senior staff. Consequently, there will be no committee meeting the following week, but a short committee meeting will take place immediately after this regular council meeting.

K. REPRESENTATIVES:

1. Community Improvement Corporation (CIC) - Renner, Weaver

Councilmember Renner provided a summary of the CIC meeting held on Tuesday, March 19th. The meeting commenced at 8:00 a.m. in the Committee Room. Mayor Jadwin reported on various topics, including the draft Metropolitan Transportation Plan for 2024-2050 published online by MORPC, potential collaboration with Columbus Monthly for a Gahanna feature, and initiatives for Distracted Driving Awareness Month in April. She also announced the State of the City event and a new partnership with Power a Clean Future Ohio. Director Blackford discussed the recent modernization of the zoning code and announced a forthcoming permitting software to streamline management processes. Additionally, he addressed the issue of increasing parking lot capacity at One Church and conflicts with nearby residents. Director Hamons mentioned involvement with the Mid Ohio Development Exchange (MODE) and provided updates on the Grote tax abatement and the NCA at the Crescent. The impending agreement with Burns and Scalo was also highlighted. At 8:28 a.m., CIC voted to enter executive session to discuss property sale matters as permitted under the Ohio Revised Code. The session concluded at 8:43 a.m. President Collins announced a retreat for CIC members on Saturday, May 18th, aimed at formulating new goals related to workforce development, revenue streams, and managing remaining land assets. The meeting adjourned at 8:50 a.m.

2. Mid-Ohio Regional Planning Commission (MORPC) - Weaver

Vice President Weaver provided a brief update during the meeting. He mentioned that Congresswoman Beatty's office extended the tentative submission deadline for Congressionally Directed Spending or Community Project funding to Thursday, April 4th. Additionally, he noted that the deadline to submit requests for the state capital budget and one-time Strategic Community Investment Funds is Monday, April 8th. Communities were encouraged to apply for funding opportunities, regardless of whether their projects were included in the House-passed version of HB2. MORPC assists member communities with grant applications to drive investment back into localities. Various opportunities are available, including through the All-Ohio Future Fund, the Ohio Department of Development, or the Innovative Finance and

Asset Concession project through the US Department of Transportation. Vice President Weaver mentioned that "Money Mondays," held every Monday from 1 to 1:30 p.m. with MORPC's Regional Investment Officer Dr. Todd Bradley, will not take place on April 8th due to the eclipse. However, upcoming events on April 15th include topics such as using digital signage to enhance value to communities, and on April 22nd, there will be information on the Community Development Block Grant program.

3. Convention & Visitors Bureau (CVB) - Padova

Councilmember Padova provided an update on the annual meeting for Visit Gahanna, which took place on March 20th. The meeting featured Amir Eylon, who discussed how tourism contributes to economic development. In summary, he emphasized that building a place people want to visit will also make it a desirable place to live, work, and invest in. Councilmember Padova described the event as informative, providing updates on Visit Gahanna's work over the past year and upcoming plans. She also mentioned that Director Kappes is collaborating with Clerk VanMeter to provide Council with a quarterly update later this month.

4. School Board (SB) - Jones

Councilmember Jones provided a brief update during the meeting, reminding everyone that next week is spring break for Gahanna-Jefferson Public Schools. She extended wishes for a happy spring break to all teachers, students, and staff. Additionally, she wished everyone a happy Eclipse while they are out of school.

L. OFFICIAL REPORTS:

1. Mayor

Mayor Jadwin expressed gratitude to all the speakers and presenters for their passionate comments during the meeting. She provided updates on recent events and projects in the community. Mayor Jadwin mentioned attending a meeting at Intel where they discussed project updates and community outreach efforts. She clarified that the super loads reported in the media were not going to Intel but to Hebron. The final development plan for 825 Tech Center Drive was presented to the Planning Commission and approved, allowing the project to move forward with construction expected to begin by the end of the month. The State of Our City event was successful, with residents engaging with city representatives and learning about ongoing projects. Mayor Jadwin thanked the Council for passing the zoning code rewrite and praised Director Blackford and his team for their work on the code overhaul. She

also highlighted staff achievements, including Corey Wybensinger's appointment to the Leadership Ohio class of 2024 and April Kincaid's \$10,000 scholarship from the Government Finance Officers Association. Mayor Jadwin announced upcoming events, including the Gahanna 175 planning meeting on April 2nd, the Memories of the Big Walnut Country Club event on April 17th, and the free tree giveaway at Gahanna City Hall during the week of April 22nd in honor of Earth Day and Arbor Day. She encouraged residents to participate in these events and thanked everyone for their continued engagement and support.

2. City Attorney

City Attorney Tamilarasan expressed gratitude to the Council for passing the resolution that evening. She looked forward to collaborating with Columbus to advance the litigation.

M. COUNCIL COMMENT:

Councilmember Jones expressed gratitude to all the speakers and presenters for their passion and commitment to various topics discussed during the meeting. She felt honored to be a council member and proud to live in such a community. She mentioned that her March constituent report would be attached to the meeting minutes and informed about scheduling constituent hours throughout April.

Councilmember McGregor thanked all the speakers for expressing their opinions and announced that the Clark House and the log house would be open for visitors that weekend.

Councilmember Renner joined in thanking all the speakers for their engagement and expressed appreciation for the opportunity to learn from them.

Councilmember Padova thanked everyone for attending the meeting and noticed the common thread around protecting children, reflecting the community's values.

Vice President Weaver echoed the sentiments expressed by others and thanked the guests and speakers for their engagement. He expressed gratitude to Be SMART and Moms Demand Action for their presence and collaboration on gun safety initiatives. He also thanked Chief Spence and the school board for their efforts in ensuring safety in schools. He appreciated the annual meeting organized by Visit Gahanna and highlighted the importance of intentional development efforts. Additionally, he commended the new format of the State of the City event for facilitating dialogue between residents, staff, and councilmembers.

President Bowers expressed gratitude to everyone who spoke during the meeting, particularly highlighting the impactful work of the Center for Family Safety and Healing and thanking Mayor Jadwin for uplifting this work, along with Mrs. Cumberlander for her contributions to the community through Eleven 11. She also thanked the members of Be SMART for their presence, Susan Brekelmans, Ann Shroyer, and Erin Sloan, and collaboration on firearm safety initiatives. President Bowers appreciated the unanimous support of her colleagues on the resolution and emphasized the importance of promoting firearm safety and storage, especially in schools. As a mother of a first-grader and the wife of a first responder, she emphasized the personal relevance of this issue to her. She acknowledged that while progress has been made, there is still work to be done to ensure the safety of children and families. President Bowers also thanked the residents who attended her constituent hour and congratulated Councilmember Padova on completing her certified yoga teacher training. She extended Easter wishes to everyone and encouraged them to have a safe and fulfilling experience during the solar eclipse.

[2024-0064](#)

Councilmember Jamille Jones' Constituent Report - March 2024

N. ADJOURNMENT:

With no further business before the Council, President Bowers adjourned the meeting at 8:56 p.m.

Jeremy A. VanMeter
Clerk of Council

*APPROVED by the City Council, this
day of 2024.*

Merisa K. Bowers