



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes

Economic Development Community Engagement Committee

Karen Angelou, Chair

Stephen Renner, Gary Nuss, Stephen Sharp, Jason Brofford, Chris Irvin, Thomas Shapaka, Casey Cannon, Merisa Bowers, Alex Paredes

Jennifer Teal, City Administrator

Rob Priestas, City Engineer

Anthony Jones, Director of Development

Monday, January 4, 2016

6:30 PM

Committee Room

A. CALL TO ORDER

Chair Angelou called the meeting to order at 6:41 p.m.

B. ROLL CALL

Present 9 - Jennifer Teal, Stephen A. Renner, Karen J. Angelou, Anthony Jones, Rob Priestas, Chris Irvin, Jason Brofford, Thomas Shapaka, and Gary Nuss

Absent 4 - Alex Paredes, Casey Cannon, Merisa Bowers, and Stephen Sharp

C. APPROVAL OF MINUTES

[2015-0414](#) EDCEC Minutes - December 17, 2015

These minutes were approved.

D. UNFINISHED BUSINESS

1. Review previous sections

Angelou noted that Anthony Jones came up with potential recommendations to include in the back of the Economic Development Strategy; said there will be additions when we complete these PDAs; asked if anyone had any additional comments; there were none; Jones said the recommendation was a draft and said we should not feel committed to the format or content; said there was a lot of discussion on the west side; tried to include information from those comments; Angelou noted it is a start and not a complete recommendation.

2. Priority Development Areas (PDAs) - continued

Jones said several properties were discussed that could be

developed; there are five PDAs to include West Gahanna; try to have a comprehensive checklist for investors that include target sites, maps, land use capacities and available incentives; the downtown PDA showed 8 sites that had the highest probability of redevelopment; retail office and residential are the primary uses; the increments are smaller; the City owns a lot of land in the downtown area; will potentially own more in the future; want this to be a premier park area in the City; some of the owned properties have been identified as sites to be redeveloped; all in a tax abatement area or tax increment funding (TIF) district; depend on these tools frequently with budget cuts; Angelou asked about the apartments off of Granville Street near Flintridge; said she read on Facebook that the people who live in those apartments were notified that they need to be out by the end of the month; Jones said they heard the rumors but nothing has been brought forward in terms of development; would like to see the notice; said it was owned by General Abraham who recently passed and they are reaching out to his family to see whose hands the property is in; would love to talk to any developer planning to come; Irvin asked if there was a design standard; Jones said there are design standards within the City; Irvin said the developer would need to bring forward designs to the City; Jones said there are steps they would need to take to develop a property; would need to discuss access points; said for each PDA will discuss the existing conditions, proposed development and needed infrastructure; site 2c is a vacant car wash that Planning Commission approved to be a 32 unit apartment building; those plans have expired but they may bring those back to Planning Commission; site 2f runs east and west of Flint Ridge Drive; shows 3 story townhomes as the proposed development; plan to continue sidewalks and maintain current access; Angelou said there was a lot of discussion on having more multi-family residential in the City; kind of the way of Columbus2020; asked the Committee about their insight for multi-family residential; Brofford said who are we attracting here; we are hoping for young professionals and does not believe that is the case; Nuss asked if we are assuming these are rentals; the massing is not there that exists in New Albany; they have the nice amenities and a nice pool; asked why this would not become retail; Jones said we tried to identify the growth potential for residential; Angelou said there was a lot of negative views being brought forward on multi-family homes; Irvin said he is okay with the concept, does not see an alternative; said there needs to be a bigger mass of people who are coming to Creekside; Brofford said as we are developing Gahanna we need to have a nice transition and connectivity; not just cutting through residential; Jones said retail and office are identified as needs, but also residential, to speak to Irvin's point; residential is not a bad thing, just need to do it correctly; Shapaka said sees another Signatures or small restaurant going into

the area of the apartments along Granville; does not see apartments being supported; Jones said Site 2G proposes 3 retail buildings; would hope to open up access to Friendship Park; would have to tear down a building that is owned by the CIC (Community Improvement Corporation); Teal said Friendship Park is one of the most frequented parks in the City and the most difficult to get to; Jones said site-a the owner wants to expand their footprint in the area; Angelou asked if there was interest would there be potential to build the roadway; Jones said absolutely; Jones said this is where Rockwood Cleaners is; Irwin said a two-story building in that area would be better; Shapaka said the arrow in the book is a huge question; want to see the potential and how it connects to Friendship Park; would identify this graphic and dress it up; Angelou said Cannon had a concern with the return on investment; Jones said what is shown is the maximum amount without any incentive operations, which is unlikely but cannot assume incentives will be in place; Site 2H shows potential for 3 story townhomes with pedestrian pocket parks; Irvin lives in the area and said do whatever you can in this area; Jones said met with the developer; said it just sold about a month ago; said they will get their investment out of it for awhile; density requirements present a challenge for that area; Irvin said those apartments are a detractor for the area; said it is a high footprint area; Jones said they may fix them up slightly but they were purchased for \$1.9 million and they will likely get a return on their investment first; Angelou said we could put down modifications for this site; Jones said it is a unique site; Angelou asked about the Grandview Yard; Nuss said it was gathered by the mass and cleaned up; said there is mixed use in the area; the core is office and there is retail and apartments; young adults want to live in that area and travel to work in New Albany; cannot lease the apartments fast enough; said a TIF was awarded and it was a unique TIF.

North Triangle PDA - Jones said several sites have been identified; mostly all proposed commercial; have seen a lot of investment opportunities; seeing movement so far; we do not own much land in that particular area; will be mostly privately owned land; created a TIF district not long ago; no tax abatement in the area; no flooding areas in the area; site 3A has had a lot of interest over the last year and a half; currently two small businesses operating there; proposed use is office parks with landscape buffers along the east property line which is where residential areas exist; great visibility on Hamilton Road; have had interest for sites off Giant Eagle; encourage investors to build higher density, greater impact sites; Site 3B proposes 3 office buildings with buffer to ravine; additional curb cuts are needed and other than that, very minimal infrastructure needs; one proposed building on Beecher Crossing North is going to Planning Commission next week; Nuss asked about a bike path connectivity through the

ravine; Jones said the ravine is pretty deep and there are no plans to date; Angelou asked about a high pressure gas line in the area to connect Hamilton and East Johnstown; Priestas and Jones unaware; site 3E is Silver Lane and Johnstown Road; have a medical user interested in that site right now; incentivising them now; proposed development is small cluster of professional office buildings and shared parking; site 3F and 3G have a 70,000 square foot senior living facility currently under construction; have multiple owners which include the New Albany Company; proposed development is office and senior living facility; said we are adding sidewalks along the roadway and also collaborating with Columbus to widen Morse Road; have a current interest in B & C on that site; plan is in line with what the market says we need to have; site 3J is undeveloped; proposed use is park space, office, and skilled nursing; trying to steer away from residential because it is the saturation to the north; we do not have the land to compete; Brofford asked if Morse Road can handle this expansion; Priestas said Spectrum, the development going in now, did a traffic study; would look at right turn lane warrants for future development in the area; would need a full traffic impact study for future development; Shapaka asked about Beecher Crossing and if we were avoiding lights in that area; or if there was a concern with slowing traffic down prior to East Johnstown at Morse Road; Jones said not familiar with any issues; Shapaka asked if we were communicating with New Albany on connecting bike paths; Jones said there has been discussion with New Albany; Angelou suggested we add in the recommendation connectivity with bike paths in New Albany.

Southwest PDA - Jones said this is where majority of the City's revenue comes from; most is commercially zoned; there is no residential in that area; retail, office and hotels are the target in the area; City does not own much of the area; own park space and natural ravine; the City purchased several acres in the early 1980's in order to spur economic development in the area; this property was then leased to businesses for 30 years; strategy resulted in a lawsuit, but was ultimately successfully and resulted in the City's first industrial park; there are some flood areas in the area; there are two primary zonings - Office, Commerce and Technology and Special Commercial District; looked at how code can be modified to accommodate; site 4a has a proposed mixed use; currently it is vacant farmland and is highly visible; would need roadway, site work and utilities in the area; will not compete with Easton; closer now than we have ever been before in having a plan for this site; Angelou said this is the site we want for money for the City; also amenities; Teal said the Central Ohio Urology Group is one of the biggest revenue sources for the City and is a small building on this graphic; would be great to have 25 more of these;

Jones said site 4b and 4c is proposed commercial buildings; will be across from the Golf Depot; hope to spur investment so it is office; our plan identifies that we get these shovel ready; site 4L along Tech Center Drive; used to be PetSmart; pricing is always a challenge; is not visible to the street.

Southeast PDA - our industrial zone, Eastgate, manufacturing area; just under 10 sites have been identified; all commercial; several sites that are currently vacant and not all are easily developed; some are undevelopable; site 5G is heavily wooded; no infrastructure needs are required; an 80,000 square foot commercial building was built on speculation in 2015; after 8 months, it is almost completely leased; it is anticipated that other projects can be pursued by this developer.

E. NEW BUSINESS

1. Implementation

Jones said have taken the strategies identified and put them all together to lay out what needs done going forward; Grow Retain Attract and Build (GRAB) is an implementation strategy; responsible parties have been identified; the City can only do so much alone; an implementation table was developed with projects, tactics, priorities and responsible parties; asked how we can measure our success; will look at a number of factors; reviewed the fiscal impact model; using this for every investment opportunity.

2. Final Recommendation

Jones said he attempted to compile what the goal and purpose of the committee was; want to provide City Council with feedback; Angelou asked if there were any comments or other suggestions; data becomes positive when implemented into a plan; wants to note that everyone agreed on the findings for the West Side; that was of particular interest; Shapaka said the City's responsibility is to relieve the traffic; discussed the angled road going through being more money; the City should solve the traffic problem, not generate more road to line with businesses; Angelou said it should go through to Imperial; Shapaka said the City should factor in the cost of the roadway; Angelou said there was concern of traffic backing up and there being more congestion; Priestas said you would recreate the current situation if we made a straight roadway and would be easier; would recreate the current situation; Shapaka does not want to see the City spend the money in that cube; the developer wants to create the road for the corridor; Jones said we only initiated this roadway

when the developer wanted to redevelop the site and not just give it a facelift; Shapaka said someone will come in and buy the whole lot; want the focus to be kept on solving the traffic problem; Angelou said also trying to save the major client; Jones said the discussion would be different if the City owned the property; Angelou said we need to potentially look at going straight across to get to Imperial; want to save money but do not want to create an issue; said it is an alternative; Brofford said the key is whether or not it is the best use of our land and our money; Jones said cost was a significant driver; Angelou said the key element is to deal with a terrible traffic issue, a safety issue; the economic development strategy comes into play with the change in infrastructure; Angelou suggested adding this into the recommendation; Jones said the City has been the only one to date to put funds into proposing a use for the Buckles Tract; Jones reviewed the flight path requirements; said soundproofing was of concern for developers; a development agreement will be designed and will lay out the development plan for the site.

Jones said will make changes to the recommendation and distribute; will look for online comments and feedback; Angelou said in the original document we were to present this to other areas; does not believe that is necessary at this point; unless Mayor Kneeland or City Council feels this is something we need to take to different areas; also noted we are bringing forward our Strategic Plan; Brofford suggested a meeting for specific target areas and not for the entire document and all the data; Angelou said could potentially bring groups in; Jones said believes Mayor Kneeland would like to set up Boards and Commissions as part of his initiative; will take energy and time but will be a great use once established; Angelou said will get the recommendation to everyone; asks for feedback in 5-6 days; personally thanked everyone for being so diligent and helping us through the document; Renner thanked the committee for sticking it through to the end; said this time and the last time we heard good, engaging discussion; Angelou suggested meeting one more time to meet to say thank you; Shapaka asked about the Committee being noted in the recommendation; Teal said the last similar committee had a signature page for all Committee members and the roster was the first page; Angelou said we could add a little resume for each Committee member to the recommendation; Teal said when this Committee was discussed; heard that the Committee would weigh in on the priority of the development areas; have not heard in these meetings a preference on what to develop first if the City has the funds; what is the higher priority development area; Nuss confirmed these questions will be flagged when the recommendation is sent out.

[2015-0315](#)

EDCEC Meeting Supporting Documents

F. DISCUSSION

1. Next Meeting - date/time

The tentative meeting for Saturday, January 9th, 2016 will not be held.
All topics covered during this meeting.

G. ADJOURNMENT - 8:39 p.m.



City of Gahanna

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Economic Development Community Engagement Committee

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Jennifer Teal, City Administrator

Rob Priestas, City Engineer

Anthony Jones, Director of Development

Wednesday, February 3, 2016

6:30 PM

Committee Room

A. CALL TO ORDER

Chair Angelou called the meeting to order at 6:30 p.m.; thanked the Commission for their feedback and being a part of this group; believes the community will feel better about what the Commission discussed.

B. ROLL CALL

Present 9 - Stephen A. Renner, Karen J. Angelou, Anthony Jones, Rob Priestas, Chris Irvin, Jason Brofford, Merisa Bowers, Thomas Shapaka, and Gary Nuss

Absent 4 - Jennifer Teal, Alex Paredes, Casey Cannon, and Stephen Sharp

C. APPROVAL OF MINUTES

[2016-0026](#) EDCEC Minutes - January 4, 2016

These minutes were approved.

D. UNFINISHED BUSINESS

1. Final Recommendation

Jones thanked everyone for the feedback; did his best to incorporate the comments; wanted to review the recommendation to make sure there were no concerns; said these are relatively comprehensive; will have a roster of the committee as an exhibit as well as the powerpoints and the meeting minutes of the recommendation; wanted to be very clear in the changes; market analysis - tried to incorporate Bowers emailed comments; will reach out to the consultant for more specific information and will get that to the group; community insight-added some items; modified it to be as literal as possible as to the goals and the process; included face to face interviews; asked if this information captured everything; the committee had no comments;

West Gahanna PDA a-k are listed; asked if everyone wanted to go through them; Bowers said she remembered the need of buy in from the neighborhood; asked if we should make that more explicit and have more communication; thinks it is implicit throughout; Jones said it is lumped in and would agree; Bowers said would require further analysis or public education; Brofford said consideration for their needs and wants; Nuss said the key is why it is a major benefit; Bowers said they need to feel like they understand the proposal; Angelou said that was part of the problem, it was not explained; Brofford said concerned with H, that it is not measurable; said when you are developing something, the businesses that go in are out of the City's control; said that is unrealistic and hard to obtain; Jones said would agree, that is hard to capture; believes the thought process was how to make sure neighborhood concerns were addressed; Kneeland said had the same concerns; what if we said the words "should encourage"; Bowers said walkability and neighborhood fabric was the image the committee saw; Kneeland said a lot of that will be important for the investment the church will make in that area; they are interested in the walkability; Angelou said when Heartland Bank went in, it was important; Kneeland added that we encouraged that; Jones will modify J to emphasize public discussion and dialogue and build consensus on a proposed path forward; Jones said in reference to Downtown - reviewed the items on the draft recommendation; Bowers said she went to the Strategic Plan meeting last night and someone felt strongly about redevelopment not over-developing Gahanna and preserving park space; said for item E; said for 2G - want to avoid strong community push-back; developer should aim to preserve that area and encourage natural buffer between single-family residences and multi-family; Jones said great point and will include that in the amended recommendation; Bowers asked if there is an update on Zulily; Jones said they were aquired by QVC; they have a lease; they are still on path to grow significantly; they need additional space and there is vacancy adjacent to them; hope we will have space for their need to grow in the future; Jones reviewed the items under the Implementation section; Bowers said we did not go far into implementation but believes that is what the community will care about; Jones said that is the limitation; said there is a course work implementation document in an excel sheet; not part of the document; asked if these should be publicized; Angelou said to note that there are additional details available; Bowers said it is a working document and not set in stone; when things are made public it is more of a "final" document; Angelou suggested adding that it is a live document; Bowers said would be comforatable with a statement that states there is a working document on the course work of implementation; Bowers said C captures what her concerns were.

Kneeland appreciates everyone's time with this; said it is a situation we got into last year; this was a difficult project we were working on from a Council perspective; the community felt they were not incorporated enough and there was a lack of communication; understands it's difficult to get the community together on a regular basis.

Jones said will make those changes; Angelou passed around a certificate to all members.

[2015-0315](#)

EDCEC Meeting Supporting Documents

E. DISCUSSION

F. ADJOURNMENT - 7:07 p.m.



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Jennifer Teal, City Administrator

Rob Priestas, City Engineer

Anthony Jones, Director of Development

Wednesday, November 18, 2015

4:00 PM

Committee Room

A. CALL TO ORDER

Chair Angelou called the meeting to order at 4:00 p.m.

Additional Attendees: Tom Kneeland, Press.

B. WELCOME AND INTRODUCTIONS

Angelou thanked the group for being a part of this Committee; everyone introduced themselves and gave a brief background; Angelou said everyone was given a copy of the Economic Development Strategy as well as a binder of information; the binder includes a copy of the Ordinance (ORD-0095-2015) that adopted the Strategy and formed the Committee as well as expectations (attached) of the Committee; reviewed the goals and expectations of the Committee as well as the City's vision; said there is a few pages from the 2016 proposed budget (attached) included that will help this Committee focus on their expectations and a transmittal letter from the Mayor; said while running for Council and Tom for Mayor they were constantly asked what their top priorities were; said safety and infrastructure were her top two; because citizens cannot do that for themselves; also said the economic development of the City; said the budget and the City's economic development go hand in hand; the Strategy is in place to give a great deal of data and show what could be used for every parcel of available land in the City; hope to show that we have years worth of growth potential; said the document puts all that in place and shows incentive opportunities; the reality is the data; said the possibilities are there to show what will work and what will not work; said we hope these projects happen, as they are key to success; will add a document to the Strategy at the end and present it to Council; said there also may be no changes.

C. ROLL CALL

Present 10 - Jennifer Teal, Stephen A. Renner, Karen J. Angelou, Anthony Jones, Rob Priestas, Chris Irvin, Jason Brofford, Merisa Bowers, Thomas Shapaka, and Gary Nuss

Absent 3 - Alex Paredes, Casey Cannon, and Stephen Sharp

D. NEW BUSINESS

[2015-0315](#) EDCEC Meeting Supporting Documents

1. Discuss "Introduction " Section of the Economic Development Strategy

Jones showed a powerpoint (attached); said we will give an introduction of the process and look at some of the outcomes; the document is almost 300 pages, excluding the appendix; also passed around summary document made for the Strategy; said we have a 61 million dollar budget for the City in 2016; just over 30 million is for the general fund; of that general fund, 66% is from income tax; primarily business income; this factor weighs on us quite a bit; shows how we need to use our resources; showed a comparison of 2007 vs. 2015 for the general fund revenue sources; said they want a plan to guide investments from the private sector; want to capitalize on trends; also want to minimize financial risks; in July 2014, they sent out for RFP's (request for proposals) to over 20 firms across the country; 5 firms responded; 2 firms were interviewed and a team was selected; said the process was very open and transparent; team developed a mission; Ice Miller was the legal team; they have 6 offices throughout the midwest; they were founded upon municipal finance; have extensive background in site-selection, economic development planning and more; the Danter Group was also involved as well as OHM advisors; OHM have done several plans for the City of Gahanna; they have extensive experience in planning and real estate; today we will review the introduction and existing conditions sections of the plan; reviewed how to use the Strategy; said it creates a blueprint for economic development; identified target markets and industry sectors; a common vision is provided and a roadmap for economic development incentives; we use baseline market data to assist in site selection; a steering committee was set up with a number of businesses within the City; have a Community Improvement Corporation (CIC) in the City that have helped drive a lot of this; Angelou noted that no one from City Council was involved in this process; Bowers asked who selected the Committee; Jones said it was a combination of City Council and administration; Shapaka asked if we have ever had a report like this before; Jones said yes, back in 2007; said a lot of the same research was done; have been updated to be current with the market in 2015 and beyond; this plan takes that and does a deeper dive into statistics; also looked at what was

happening around us so we can take advantage where we could; Brofford asked what the shelf life of this is; Jones said it depends on what investors and banks think is relevant; believes with the market changes it is about 5 years; Kneeland said after speaking with people involved, these things have a typical life cycle of an economic cycle; will vary depending on the market and the economy; Angelou said this will be out there in the community.

2. Discuss "Existing Conditions" Section of the Economic Development Strategy

Jones said this chapter includes existing policies and programs; demographic analysis; industry competitive advantage; and market conditions; said we have a one-stop-shop organizational structure with development, planning, zoning, and building expertise; said we also have the CIC which has taken on a greater role in marketing, real estate, fiber, business assistance and the website; have invested in a fiber-network for those in our community; the CIC gets 50% of all gross revenue from these businesses; would like an independent stream in the budget that does not compete with fire, police, and streets; www.gahannaohio.usa.com is the CIC's website; there is a lot of information on that website; said we are limited with our annexation policies due to an agreement with the City of Columbus; we have incentive programs available but we are limited on the use of those in Downtown; have negotiated on case by case basis; need to identify how to keep companies staying here when their costs have increased; would like to have a standard for negotiation instead of take on each one individually; income tax rebates have been more frequent as tax abatement agreements expire; our infrastructure policies show a good leverage for regional funds that offset project costs; we have a very good Capital Needs Assessment budget; Teal said there is 80 million in that fund; now stepping into the demographic analysis; we are about 12.42 square miles; there are 65 intersections per square mile; MORPC released a plan called 2050 that identifies where we will be as a region then; released that intersections per square mile was a concern of citizens; we are just over 34,000 people with a wide variety of racial diversity; it sets us apart from other communities; our median income is just over \$72,000; we have just over 1,700 businesses; have .62:1 employee/resident ratio; our goal is to get that just over 1; our largest industries are health care and education, followed by professional services, finance, insurance and real estate and then retail; Bowers asked how our median age and median household income compare to other cities; Jones showed a slide of 2013 Household Income comparison for other cities; compared a city in Indiana that is very similar in its makeup of Gahanna; will have to get the median age; noted that the City gets 3% of property tax dollars; said our household income is growing in three categories; shows we

have a wide variety of households here in the City; 30% go to community colleges; that is seen as very positive for businesses; Angelou asked where the colleges like Otterbein and Capital University fall into this; Jones said will follow up on that; there is a 46% increase in the service industry; showed the Household Income by Wage Bracket graph that is available in the appendix of the strategy; believe we are average compared to other communities that surround us; showed a percentage change in household income graph; we see a decrease in those households that make less than \$10,000 per year and an increase in those that make \$10-15,000 a year; Angelou said it is important to figure out what we are going to do with this information; said some of this data may not matter or impact us; Irvin said he lives in Olde Gahanna and sees more potential for the area; Bowers said Gahanna seemed more middle-class; likes the diversity that we have; asked what the factors are in those low income households; Jones said possibly the increase in the service industry; Angelou asked if that has to do with the increase in retail; Jones said possibly less; Teal said that reflects senior citizens who are living on retirement; does not believe that income reflects the social security and other retirement benefits they are getting; shows those who are working part-time at an older age as well; Jones reviewed the unemployment in Gahanna compared to other communities; showed a comparison of Gahanna compared to all of Ohio in regards to industry concentration; our finance and insurance industries have shrunk; manufacturing, we grew at 44%, which was very surprising; said we are less than the national average; that growth also takes up a lot more real estate; industries are impactful to national and global trends; occupations have impact as well; for every company there is a CEO; sales and office industries have shrunk by almost 14%; for the service industry, there was a 46% increase in service occupations; seeing that as an impact; we have looked at our advantage when reviewing these numbers and growth rates; feel the region growth increases our growth; we can capitalize on that; we have 22 lodging facilities with a high ratio of upscale facilities; have 3,246 residential units with overqualified renters, consistent with market trends; want to see someone rent their first and last apartment in Gahanna and then purchase a home; there is a 20.2% vacancy rate in office space; 40% of the vacancy is in 3 buildings.

E. DISCUSSION

Nuss asked how they can help Council on this; Angelou said this is a new process; want to review the report and see if there is anything we can change or add; can digest what we have reviewed today and bring feedback to the next meeting; Renner said we need the Committee members to read the Strategy and understand it, question things, and then go out to the community and educate the citizens on the Strategy

and its goals; Angelou said people misunderstood that this Strategy presents possibilities and not plans; said there was confusion as to what this Strategy meant; people thought their homes were going to be bought and torn down within a year; want community involvement; want this to be a value to our community and our development department; want to see the budget work for the City; will all start to make sense toward the end.

1. Next Meeting Date/Time

Angelou said would like to see 4 meetings by the end of the year; tentative dates for the next meetings will be:

Tuesday, December 1 - 4:00 p.m.

Tuesday, December 8 - 4:00 p.m.

Tuesday, December 15 - 4:00 p.m.

these dates are contingent upon the absent members being able to attend; may have to make some of these meetings later to accommodate the other members; this time worked for everyone present; said if anyone has any ideas for anything discussed so far, would appreciate the feedback; Jones said these first two sections were the most intensive; the next ones will flow easier; will have three ready to discuss at the next meeting; Nuss asked if these areas will need to be rezoned; Jones said some of them; Angelou said a large part of the issue with this plan was the road project at Agler and Stygler Road; is on page 90 in the Strategy; will take a lot of dollars; there is a lot of citizen concern there; we want it to be clear that this study is not to force anything; Nuss asked if we would get OPWC grants for that project; Angelou said will have to reach a certain dollar level; Shapaka said it would be interesting to see the traffic flow comparison; Jones said it improves the traffic flow in that area and throughout the City; Angelou said in terms of a recommendation to Council, it may say that further discussion is needed before any of these projects are started; noted we are also talking about private dollars; said we will review this data and get feedback the first part of the next meeting; asked Jones how we get more of those management jobs to stay; Brofford asked if we are aware of the data that was presented today or if there are surprises; Jones said was surprised with the growth in the service industry; also the manufacturing growing as much as it was; said we do not have a large amount of manufacturing space; and the types of income household growths; did not realize the lower increasing and decreasing existed to that extent; and the fact that we have enough space in the City that is vacant or available to accommodate growth over 10 years; Angelou asked if Niagara Bottling caused such an increase; Jones said yes, believe they added 90 jobs; Brofford said the industrial park has not had much growth since the 90's; that was it's intent going in.

F. ADJOURNMENT: 5:52 p.m.



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Jennifer Teal, City Administrator

Rob Priestas, City Engineer

Anthony Jones, Director of Development

Tuesday, December 1, 2015

6:30 PM

Committee Room

A. CALL TO ORDER

Chair Angelou called the meeting to order at 6:30 p.m.

B. ROLL CALL

Present 12 - Stephen A. Renner, Karen J. Angelou, Anthony Jones, Alex Paredes, Rob Priestas, Casey Cannon, Chris Irvin, Jason Brofford, Merisa Bowers, Stephen Sharp, Thomas Shapaka, and Gary Nuss

Absent 1 - Jennifer Teal

C. APPROVAL OF MINUTES

[2015-0372](#)

EDCEC Minutes - November 18, 2015

These minutes were approved.

D. UNFINISHED BUSINESS

1. Review of first 2 Chapters

Angelou asked if there were any comments or addendums to the first two chapters of the strategy; there were none.

Jones gave a brief overview of past meeting; reviewed the 2016 budget and the increasing importance of income taxes; reviewed the Economic Development Strategy, the goals, team members, document and process; also the Gahanna demographic and industry analysis.

E. NEW BUSINESS

1. Market Analysis

Jones said was completed by the Danter Group; studied geographical areas and the effective market area and the competitive market area; studied the existing markets; described two areas that they used in their research which is outside of Gahanna and shown on the map in the document; the competitive market area is where we can identify customers; office market - surveyed the effective market, 78 properties, which included Easton; a lot of office space was surveyed to give a good snapshot; said the overall vacancy is 20.2%, where Gahanna shows 23% office vacancy; said 40% of that space is with three properties; Angelou asked why we would have the vacant space in the three buildings; Jones said possibly built on speculation without an end-user; did not have the funds to invest upfront; Bowers asked if anything has been done by the City to bring tenants; Jones said yes; have not been successful in getting them to spend money; said we cannot spend the money; have included them in on incentives; Angelou asked how many buildings; Jones said believes 4 with 2 being vacant; Brofford asked the average size for these buildings; Jones said there are no walls or interior but around 25,000 square feet; excluding these properties our vacancy is 17.3%; gave an overview of the distribution of office space; said difference in A, B & C is price and amenities; with Easton involved in our analysis, we see that half is considered class A; will see the variations fluctuate if large buildings are not occupied; gave an overview of businesses that occupy the space; said government is 2.4% at the lowest and medical is 36.9%; gave an overview of when the buildings were built; prime growth rates are between 1990 and 2009; was when the economy was doing better; generated a lot of office space; gave an overview of the distribution of office space by square feet; said the median size is 13,840 square feet; good information for people who are building new buildings; need a range of what tenant size is needed; gave an overview of distribution of square feet by adjusted rents; 63% of internal mobility will be within the effective market area; said they will expand; show that tenants are willing to pay 15% more in rent for a perceived value; said class B represents 36% of office space which is potential demand for class A space; want to get in front of tenants and know their needs with the information we have; Brofford asked what happens with the growth of the space we are moving out of; Jones said if they are moving within the City it will allow for greater growth but if they do not have anywhere to go, it will not be good; Brofford asked the lifecycle of a business here in Gahanna; Jones said depends, some over 30 years but some a few months; can look at those properties that have been given an incentive and see how long they have been here; Columbus Steel Drum has been here for a long time; Cannon said the concept is to give them value to stay in

Gahanna; asked what we had to do; Jones said dealing with the amenities of the building primarily; said we have fiber optic connectivity; that is a value for these businesses; said there are also quality of life factors built in; we are a good alternative to those that do not want to be in that environment; Cannon asked how many others have the fiber optic connectivity; Jones said Dublin, New Albany and we are working with Whitehall and Bexley to get that for them; Cannon asked how we compare with others in facilitating real estate investors to keep their properties nice; Jones said we interacted with property owners on a regular basis and have offered incentives; Angelou said we also work with the schools and asked if they were doing some of the surveying as part of the education; Jones said we also host events with real estate investors on a regular basis; said it is getting great feedback; Brofford asked how business owners are responding; Jones said if there is vacant land, they love it because they can see we are close to getting to that point; if it were land that was not vacant there was some additional concerns; wanted to get more detail and that is what has lead to these types of discussions; said the other two sources are new business formations and external mobility; said we are seeing a user currently that wants to build a large building; we are already seeing this as being relevant in the market; in the industrial space there were 210 properties surveyed; 7.1% vacancy rate; said majority of the buildings were built between 1980 and 2009; there is a 75% external mobility demand and a 20% internal mobility demand; Irvin asked if people with a warehouse like our location; Jones said yes; Irvin said getting in and out of the area with large trucks is a concern to those wanting to build or rent a warehouse; Jones said that is why Techcenter Drive was built; said we also have to understand this takes a toll on our streets and we have to be able to maintain the roads; we have a street, Bricklawn in Gahanna that is not paved and is used everyday by trucks; Irvin asked if the Techcenter Drive bridge would ever be an exit; Jones said not that he is aware of; Bowers asked if there were plans to develop the Buckles Tract; Jones said yes and they are working on that now; Irvin asked if there were high restrictions due to the airport; Jones said 90 feet; said we had a business that was not interested in the area due to being in the flight path; Bowers asked about the development of the area near Science Boulevard; Jones said between Techcenter Drive and Morrison we have a lot of occupied buildings but it is primary job opportunity area; said AEP Corporate is moving to New Albany but they are backfilling the building; we do not know who will be occupying the building; JP Morgan Chase left a few months ago and that building is vacant; is a prime building for investment; Zulily is also a company that could bring in 900 jobs to the area; said we own property over near the Golf Depot and also have right-of-way in that area to take Techcenter Drive through to Taylor Station Road; Cannon asked who is primarily

responsible for bringing in businesses to the industrial park; Jones said himself, Emanuel Torres, Economic Development Manager, and Columbus2020; Angelou asked about JobsOhio; Jones said JobsOhio works with Columbus2020; said we have become more aggressive; (MODE) Mid Ohio Development Exchange is involved in the process; is a way for communities to be involved with each other; Angelou said Insight2050 showed that Columbus is the only growing area in mid-Ohio; Jones said they also studied lodging; said most were build in the early 2000's; said as hotels get older it becomes challenging; said Easton was not really called out in this analysis; said we are interested more in the airport; Brofford asked why were are not comparing the same areas in the analysis; Jones said the report bases on some natural boundaries and some that are beyond our boundaries; Cannon said the report shows Easton included; Jones said will look into that and see the boundaries for Luxury; Cannon said Upper Upscale and Upscale probably point more to the Hilton at Easton; Jones said we get lodging tax from what the hotel collects and it can go toward economic development; said conference centers require more staffing of expertise; Bowers asked if there was more to the recommendation in terms of conference space; understands that is important and lacking in the Gahanna area; Jones said we are losing conferences all the time; we do not have the space; we need the demand and would require financial creativity; said it is a big priority for us; Bowers said understand Columbus loses conference space due to the lack of transportation from the airport to the downtown area; Angelou said it also used to be a lack in hotels but that is not longer an issue; reviewed the trends in the area in regards to our lodging space; see a tick in usage, which is great; said there is a demand in our area that we are not able to capture due to space; the recommendation shows a need for an upscale lodging facility with at least 200 rooms and 20-25,000 square feet; will require some negotiation of property owners as we do not own the space; next step is to take the data and make it into a marketing package; have already talked to some hotel owners who have vacant space; will be meeting with some of them in January and giving them this information; multi-family space - reviewed the distribution of conventional market-rate apartments and vacancy rate; said schools are more engaged in our conversations; gave an overview of the median and upper-quartile rents and vacancies; we want this to be the last place people rent from and then we want them to buy a home in Gahanna; recommendation shows 720 units over a 10 year period; said it seems like a lot but we are seeing a large demand; will satisfy 120 units in senior targeted units next year; Angelou asked if we need an impact study from the schools or should we be doing one; Jones said we should be able to identify that with the owners of the units; schools can help us quite a bit; Cannon asked why no single-family analysis

was included; Jones said the redevelopment sites were more for multi-family; we are not able to incentivise single-family homes; Cannon asked what the advantage of multi-family homes in the City; Jones said more people is not a bad thing; more companies are considering areas with more people and places they can live and their employees can live; Cannon suggested the quality of life needs more connection; Jones said communities across are struggling with this also; need to attract this in a way that is beneficial; the long term impacts are to be determined; Bowers said does not understand the lack of demand for buying a home; Jones said there is a demand, the multi-family demand does not take away from the single-family demand; multi-family was looked at because we have little land to develop for single-family homes and even multi-family and we needed to account for that in the document to fully understand what we needed in Gahanna; Bowers asked if this takes into consideration condos or townhomes; Jones said yes but only rental properties are analyzed here.

2. Community Insight

Will be discussed at the next meeting.

3. Economic Development Strategies

Will be discussed at the next meeting.

[2015-0315](#)

EDCEC Meeting Supporting Documents

F. DISCUSSION

1. Next Meeting Date/Time

Tuesday, December 8 - 4:00 p.m.

Thursday, December 17 - 6:30 p.m.

G. ADJOURNMENT: 8:16 p.m.



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes

Economic Development Community Engagement Committee

Karen Angelou, Chair

Stephen Renner, Gary Nuss, Stephen Sharp, Jason Brofford, Chris Irvin, Thomas Shapaka, Casey Cannon, Merisa Bowers, Alex Paredes

Jennifer Teal, City Administrator

Rob Priestas, City Engineer

Anthony Jones, Director of Development

Tuesday, December 8, 2015

6:30 PM

Committee Room

A. CALL TO ORDER

Chair Angelou called the meeting to order at 6:30 p.m.

Additional Attendees: Brian Metzbower, Fred Kenimer.

B. ROLL CALL

Present 6 - Jennifer Teal, Karen J. Angelou, Anthony Jones, Casey Cannon, Jason Brofford, and Thomas Shapaka

Absent 7 - Stephen A. Renner, Alex Paredes, Rob Priestas, Chris Irvin, Merisa Bowers, Stephen Sharp, and Gary Nuss

C. APPROVAL OF MINUTES

[2015-0377](#)

EDCEC Minutes - December 1, 2015

These minutes were approved.

D. UNFINISHED BUSINESS

1. Review/Amend Market Analysis Chapter

Angelou asked if there were any recommended changes or comments on the section discussed at the last meeting. There were no comments or any feedback. Renner sent a message for pass-on to Angelou and she read from Renner "this is the point when a lot of the preceding data comes together and helps provide possible guidance not just in the PDA section, but from a higher level for many questions that may come before us"

Jones gave a refresher of the last meeting and the Market Analysis section; said reviewed the land use and the breakdown of what the market can support and what the City of Gahanna can support.

E. NEW BUSINESS

1. Community Insight

Jones said there was a steering committee of 11 professionals with various industries involved; conducted internal and external stakeholder interviews; targeted 20 tax paying businesses; also studied external stakeholders in the Columbus region; did an analysis on what is enabling growth in Gahanna is; we are a safe community; accessibility to transportation; proximity to airport; technology like fiber; access to electrical power; proximity to amenities; stable reputation; family oriented; base of entrepreneurs; what is inhibiting growth - lack of brand; tax climate; experienced engineers; political unpredictability; departure of American Electrical Power (AEP); west side infrastructure; said this is people's perception of things; perception is a reality to a lot of people who make investments; we have a lot of strong competitors; also focus on information technology; training of new employees; what could enable growth - incubator or services for entrepreneurs; affordable land surrounding 270; close proximity to Mount Carmel East Hospital; west side housing and commercial development; Angelou added Franklin University; Jones said they are signing a lease for space at Clark Hall; the folks the Everest Institute are considering relocating when their lease is up so we are figuring out how to keep them; Kenimer asked about job fairs in the City; Jones said the City has been involved in some job fairs, specifically for Niagara Bottling; also added how to capitalize on oil and gas industry; what could inhibit growth - departure of AEP; Westerville: Medical Mile; private equity pressure; large scale competitor to enter the market; Angelou asked the location of the Medical Mile; Jones said not sure of the exact location; was a purchase by their City; internal stakeholders - said they had feedback of Gahanna having a sense of community, geographical location, industry base, cost of living; external stakeholders - saying Gahanna "needs an attitude", said Grove City, Dublin, New Albany have attitudes; put Columbus on their address so regional customers know their proximity to Columbus; Cannon asked why external stakeholders would have the option to put Gahanna; Jones said some have multiple operations or have been in Gahanna; Angelou said Donatos puts Columbus because people know Columbus, Ohio rather than Gahanna; Jones said Gahanna's positive assets only have negative public relations; added that this is not limited to only external; Creekside is an amazing asset that is only mentioned in a derogatory manner; our original decision to come here was due to the availability of industrial space; perception is that Gahanna is built out; Buckles tract has not been developed; Angelou added that Buckles tract is owned privately.

2. Economic Development Strategies

Jones said the top things that were found for economic development strategies include marketing campaign, incentive policy, roundtable, economic development fund, property acquisition, beautification plan, improve efficiency and effectiveness; Cannon asked for the time and efficiency for permit processing; Jones said 21 days for commercial alteration permits, commercial is 30, that is the average, said a lot are under that and some are over that; in response to a Six Sigma process the Development Department has developed a process to get things done quicker and more accurately; a new software was just approved by Council that will help improve the efficiency and be more successful; will also free up staff time; said that number has an impact on potential new businesses and is a good marketing tool; general strategies - should evaluate the need to leverage local financial institutions; develop an economic development fund; identify economic development stakeholders; establish and fund a property acquisition strategy; one of the main points was to identify where the City's limited resources should go; shows where the investment dollars should be spent; encourage annexation of commercial properties as these collect taxes; create issue specific round tables; update City's zoning code to align with the recommendations outlined in the targeted sites; the GRAB strategies - create strategies that align with regional economic plans; said we do not want to compete with cities in the region, like Columbus who has more resources than we do; prioritize retention visitation program; conduct a community assessment survey every two years; Cannon asked how many black belts does Gahanna have; Teal said one in the process; Cannon said can help with LEAN Ohio and the surveys; Teal gave an overview of what LEAN Ohio is; they've done process improvement training; in Gahanna, 2 1/2 years ago two City staff members participated in LEAN Ohio, green-belt program; have since put on a LEAN Gahanna program where 18 staff members went through the training and are in their departments making that happen; has been an invaluable asset; Gahanna was an early adopter; is beyond just doing things cheaper and faster; said it is appropriate to ask why we do something; Metzbower asked if this is what the State considers SKINNY Ohio; Teal said SKINNY Ohio is an award program for what has already been done; Brofford asked about retaining businesses and why we are not meeting some of their needs; Jones said there are multiple answers, tax abatements have been a success for Gahanna, if a company owns or rents a building, we are working to prepare businesses on an annual basis to accommodate for future situations; said we run the risk as new properties get developed and businesses wanting lower costs; entrepreneurship strategies - incorporate Columbus Academy and Gahanna Jefferson Schools; create online

catalogue and make people want to go to our website; workforce strategies - promote regional workforce development structures; collaborate with Columbus Academy and High School for internship programs; global investment - participate in Columbus Global Connect; evaluate establishing a Sister City program; increase participation in Columbus 2020's international outreach efforts; infrastructure strategies - leverage tax increment financing (TIF) in PDA's; create and fund beautification plan for gateways and commercial district; Metzbower asked if AT&T's announcement is playing into this; Jones said believes Amazon is; also identifies on an annual basis a list of projects; said Tech Center Drive near Pizzuro Park should be developed as shown on the powerpoint; is a need and a lot of return opportunities; Taylor Road near Claycraft, is where most of our companies exist; want every mile of roadway connected to our fiber-optic system; fiber is becoming more important to new businesses; Hamilton Road near the new Rocky Fork Shops need underground electrical lines; would be an asset for a clear pedestrian pathway and visibility; asked how we have the funds to make that investment; annually reviewing how we can find the resources; a bridge improvement plan to help brand Gahanna; Hamilton Road and Morse Road near Trellis, Columbus is doing a roadway expansion in that area; City is investing sidewalks to the south; accessible access and railway serviced; Friendship Park has one way to get to it; extend Tech Center Drive to Taylor Station; the west side infrastructure; Angelou added that everyone on Council agrees that this area needs improved; is the most controversial; something has to be done; is a very difficult problem; Metzbower asked if roundabouts are included; Jones said two of them; they are less expensive and take less space; Cannon asked if this would tie into the multi-family housing; Jones said possibility for that here; will discuss this more when we have engineers; the area can support it; Shapaka said the issue is not the zoning use, but the traffic; Jones said the entire discussion has included the owners of Royal Plaza; they wanted to transform; helped with the placement of the roadway and he has signed off on it; Angelou said this is very different and possibly there is historic value; Jones said there are memo's from the 1970's advising to tear it down; Angelou said the road is the most difficult, not the development; some businesses were concerned about rent or prices going up and the pain of losing homes; everyone understood their pain but wanted to do something productive for the west side; this is a bad intersection at 7am and 5pm; Metzbower asked if there was discussion of Department of Transportation funds; Jones said yes our City Engineer has been involved in those discussions and would have more information; Cannon said improving the roadway will remove the argument for multi-family homes in the area; Jones said office and retail was identified as a use in this space; without going to multiple

stories; Jones said a representative from OHM will be here next week to discuss this topic; incentive strategies - flexible and deployed efficiently with minimal risk; aggressively marketed and easy to research by businesses and site selectors; modify school compensation agreement; three primary incentive tools; the Community Improvement Corporation (CIC) helps increase revenue streams, develop real estate; has a financial partnership with banks; give tax opportunities for county-specific sales; said there is CIC's all over the state but most do not have funding; Gahanna is fortunate to have a funded CIC; Metzbower asked about hotel/motel tax for the CIC; Teal said there is a 6% tax and 4% goes to the Convention & Visitor's Bureau (CVB) and there is a split between the CIC, Herb Center and the City's general fund.

[2015-0315](#)

EDCEC Meeting Supporting Documents

F. DISCUSSION

Jones said projects are upcoming at the next meetings; Angelou said we can probably give more input to the public and add to the adendum; problem was we were introducing this and people thought it was something going to be done tomorrow; need lots of funding and will be years down the road.

1. Next Meeting Date/Time

Thursday, December 17, 2015 at 6:30 p.m.

G. ADJOURNMENT: 8:06 p.m.



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes

Economic Development Community Engagement Committee

Karen Angelou, Chair

Stephen Renner, Gary Nuss, Stephen Sharp, Jason Brofford, Chris Irvin, Thomas Shapaka, Casey Cannon, Merisa Bowers, Alex Paredes

Jennifer Teal, City Administrator

Rob Priestas, City Engineer

Anthony Jones, Director of Development

Thursday, December 17, 2015

6:30 PM

Committee Room

A. CALL TO ORDER

Chair Angelou called the meeting to order at 6:34 p.m.

Additional Attendees: OHM Advisor Representatives Tony Slanec, Aaron Call, George Boyan, Brad Sellard, owns "1B" in the Strategy, and Deputy Director of Development Michael Blackford

B. ROLL CALL

Present 9 - Stephen A. Renner, Karen J. Angelou, Rob Priestas, Casey Cannon, Jason Brofford, Merisa Bowers, Stephen Sharp, Thomas Shapaka, and Gary Nuss

Absent 4 - Jennifer Teal, Anthony Jones, Alex Paredes, and Chris Irvin

C. APPROVAL OF MINUTES

[2015-0387](#) EDCEC Minutes - December 8, 2015

These minutes were approved.

D. UNFINISHED BUSINESS

1. Review Community Insight & Economic Development Strategies Sections

Angelou said will come back to this later.

Community Insight Review: Bowers said is all quantitative and not qualitative; did not believe it was very helpful; Blackford said that is all discussion with stakeholders; is all someone's perception; Angelou added there are a lot of misperceptions about who we are; believes a lot of this will be answered by the Strategic Plan; will be looking at what is Gahanna. Discussed the brand of Gahanna and how the

Strategic Plan will help with that in the future.

E. NEW BUSINESS

1. Priority Development Areas (PDAs) - Tony Slanec with OHM Advisors present to speak

Angelou introduced the section; Blackford said we will look at how we will apply the data and strategies to make a plan; these were developed after talking with staff, steering committee, and engineers; in the EDS will see a table that lists available incentives, land use capacities, maps for each Priority Development Area (PDA), selected target site analysis, and financial return analysis; said there are 16 different target sites; shown how the office space could be configured and how it would look; first PDA is West Gahanna; table shown to see what the use could be in the area based on the data collected and the analysis; targeting development within the TIF district; not many environmental concerns in the area of West Gahanna; reviewed the current zoning with the recommended uses.

Slanec said OHM is an architecture planning firm; were hired about a year and a half ago by the City of Gahanna to look at traffic and development; when you look at an area related to planning, have been looking at the market-based approach; brought in Ken Danter with the Danter Group; it is important to understand what product types will and will not make it in the market; understood they have a very serious traffic problem; the analysis of the area showed a fair amount of housing and some lower-tier investment properties; from a traffic standpoint there is a backing up issue at Stygler and Agler and there are issues related to US-62; leaving and returning to Gahanna in the evening is a problem; Ken Danter looked at the market-area to understand the needs of the area; needs higher-density properties in that area; looked toward more of a "village-type" area; said it is not a very walkable area; wanted to create a walkable environment and take the next step in the evolution of development; asked if we can create a village experience that would serve the retail and restaurant area; want to also offer hotels and offices within the City; those ideas are hung-up on the fact that there is a traffic issue; looked at the Agler/Stygler intersection and then Amfield Court; needed an alternate route for what is considered "new Agler"; spoke with the owner of Royal Plaza and explored the idea of redeveloping the area; did a capacity study based on market; looked at square feet per land use and how it could lay out and be supported from a parking standpoint; thought about what Gahanna would want and what would be supported and how it would look in terms of the infrastructure; capacity

studies are just about capacities and they are a study; they really give you what the land can support and it usually comes down to parking; next gave proposed character to how it relates to the area; can govern those with design standards; in terms of the traffic the signal at Stygler/Agler was removed; did not want to stacking in the rush-hour times; brought forward roundabouts as an idea; need a two-lane roundabout which took up a lot of property (at point 2 on the table); also created more lanes to give a dedicated left, right, and straight; from engineering side, the biggest component is the change in traffic and looking at future development; need to look at this area in 20 years and the growth rate; 1-2% is a typical growth rate for an area; took an aggressive approach and looked at things as if the growth rate exceeds that and everything happens as it relates to development opportunities; their study shows the plan supports a 20 year growth in the area and will solve the traffic issues in the area; believe development will occur; need a relationship with the owner of Royal Plaza to make a new Agler Road; said the traffic changes must occur for the area to redevelop; with the expected growth the area will get worse if these changes are not made; the Development Department can reach out to developers; there is a great location and relationships with the airport and Easton; there is currently an access problem that needs solved; Bowers asked what comes first; Slanec said the traffic problem; Bowers asked if that occurred before the development of the new Agler Road; Bowers asked why we would make the road change if the owner of Royal Plaza and tenant of Advanced Auto Parts is not on board as it would create an eye-sore; Slanec said could create a facade on the back of them to allow them to stay with the PDA that was designed; Bowers asked if that would be the City paying for the re-development; Blackford said the expectations from the City and the land-owner slightly vary and there is a need for further discussion; the owner gave a price for right-of-way and the City needed to renegotiate based on price per square footage; Slanec said the last he heard, there was a negotiation between the owner and Turkey Hill; the City was trying to negotiate a price for right-of-way; Bowers confirmed this cannot be developed until an agreement is made between the City and the owner of the Plaza; Angelou said it is a difficult situation; Brofford asked the impact on the businesses in the area and what they have left; Blackford said he did not know how it would impact; the current PDA will allow them to stay but unsure how they would feel about the construction in the area; believes they have a one-time offer; O'Reilly Auto Parts was approved across the street to be built; Angelou said some of the complaints that came through when this was presented was the owner of the laundry-mat paying \$8/square foot currently and the possible increase of the price; there was also a resident living in the area that would need to be purchased for the establishment of the road; one home that had been purchased was

burnt down and one is being rented out now; want to stop people from purchasing homes in the area so they are not being asked to sell in future years as we know we want to move forward with this plan; said the other part is, this can bring up the value of homes in the area; Sharp lives in the area where this is to be developed; his home will be a parking lot; do not believe it is the worry of improving Gahanna, it is possibly losing their business or their home; a lot of people are worried about what will happen next; Angelou remembers Sharp saying he was in the middle of revamping the home; said it may take 20 years for this to happen; Shapaka asked where number 2 is located on the table, asked why the new Agler Road that takes that path; asked for the need for number 3 on the table and that roundabout; would just take Stelzer Road; said it seems disruptive by looking at it; said it is just residential that lives over there and you do not need to cross to Imperial; Call said you would bring a lot of traffic from Agler Road; created a development opportunity along Agler Road; that is what is being created; is a traffic solution but will also impact development; Boyan said took away the ability to make a left at number 5 is removed; Slanec said would have to purchase additional properties to square off the road as Shapaka suggested; need a roundabout at number 3 to flush out the traffic; Shapaka said the roundabout could still happen; Call said would create another traffic area then; Shapaka said it is just residential in that area; Slanec said it is important to evaluate the traffic for residents; Angelou said the concern from roundabouts is that residents do not like them; Shapaka asked if just roundabout at 3 is built if it solves anything; OHM advisors said no; Shapaka asked about roundabouts at just 5 and 2; Call said you will no longer be able to make a left at 5; Shapaka suggested a square/block near Stygler and north of the listed "Old Agler" for a more walkable experience; Call said the problem with the 90 degree intersection is that it would not support stacking on the short side; needed a continuous flow area; if adding another roundabout on Imperial it would create a bigger impact; Slanec said they were trying to keep Advanced Auto Parts in play; said trying to create developable land area to make the development of a road permissible; Shapaka suggested apartments instead of retail along Imperial as it would be more preferable by residents in the area; Cannon asked the cost between the roundabouts; said it is not reflected in the ROI; Sharp asked when coming down US-62 how it will help that traffic in the area; Call said the issue at US-62 and Stygler is a problem no matter what they do and Ohio Department of Transportation (ODOT) will need to be involved; said the through movement is a separate issue but it helps it in a slight way; Bowers asked if we have talked about bus transportation, bike lanes and asked if COTA has been contacted; said Middle School West is north of that area; Renner said buses run up and down that area; Bowers said additional consideration needs to

be made for transportation other than cars; asked if COTA met any funding for beautification of the stops; Renner said we are at a high concept level and that is addressed further into the process; Slanec said they have a good relationship with COTA; believe they are leasing in that area; they want to purchase to get the funding; Blackford said the return on investment was probably not noted as this discussion occurred after the creation of the Economic Development Strategy; was funded from a different project; Angelou suggested it be looked at for part of the addendum; said this is an attempt to uplift the area; said if the single-family residential area on Imperial were not developed, housing could still exist; Slanec said would not stop investing in the home, will get fair market value for the home if purchased; renovating the home is money in the bank; Sharp said it is that people do not understand that concept and do not understand the timing of it all; Sharp said they have a child on the way and they want them to stay in the same school and want to be in an established home; Shapaka said he likes the plan; does not know how much Gahanna wants to develop another "Mill Street/Creekside"; believes anything new on the West Side would improve it; Gahanna already has an identity crisis and we want to keep Creekside as the gem; asked if number 4 was necessary; Priestas, City Engineer, said he believes it would be necessary; Shapaka said we need to connect this to Creekside; Slanec said the folks that would develop in this area would not take away from Creekside; Creekside is more of the walkable experience and this PDA is a service area; said this is not an entertainment district; can be well done and well designed with walkable area but is still not the entertainment area; Shapaka said definitely need the connection to Creekside as the funds will benefit the downside; Bowers said need the service area to the neighborhood, like the laundry-mat; Shapaka said would not have sympathy for the Auto Zone; Slanec said had to as there was a 10 year lease agreement; Bowers asked what percentage of the area is renters versus owners; Blackford said have been asked that, do not have it; Bowers said property value improvements are good for home owners but not for renters; also do not want high end apartments that the people working in the area cannot afford working for \$10/hour; Angelou pointed out an area would need annexed from Mifflin Township into the City of Gahanna; said there are apartments in the area, Penny Lane; Shapaka asked why offices in that area; Slanec said the visibility from IR-270; Resident asked if there was talk of a light at Lincolnshire at Agler; Priestas said not at this time but maybe for future development.

Angelou asked about what we would want to include for an addendum; Slanec said to bounce from Shapaka's comments, the area on Imperial north of the "new" Agler Road, "West Gahanna PDA

Site 1A” need townhomes or multi-family homes versus office/retail space and commercial development; said if you create a mixed use service area with restaurants and bars but not the entertainment area of the City, you will attract the renters; Blackford said the early versions of this plan had the walkability and the renderings were a little more detailed and had what is being referred to; said the data supported that; Shapaka said would like to see the image of “Downtown PDA site 2F” replace the “West Gahanna PDA Site 1A”; Blackford said the uncertainty of the time and the development is what people are worried about; Shapaka said if the new development is not built to cover this, someone will come in to the future and develop the area; Sharp concerned no one will want to purchase the home; Shapaka said someone will purchase; Bowers asked if this is a commitment by the City; Angelou said there is a commitment to fix the road but not specifically this plan; want to make the area a place people want to come up with; Shapaka said once it is developed it will shuffle itself out.

Shapaka suggested a hotel in the area north of US-62 and south of Agler Road; Slanec said it is prime for development right now because of the access issue; said first thing is to fix the traffic area, then target high-density developers; Bowers asked if the City would buy the residential around it; Blackford said it would be required; Bowers (1:19); Blackford said if they money were there, would not disagree; Bowers said that is what matters to the residents; said the City will benefit if purchased now and rezoned; Angelou said would think giving property owners an option first and say we believe there would be development and offer to purchase the home; asked if the current owner of Royal Plaza has enough money leverage to make the rest of this happen; Slanec said the owner of Royal Plaza wanted to keep Advanced Auto Parts to get a return on his investments; Blackford said when the dollar amount requested by the owner of Royal Plaza was higher than expected it slowed things down; said all the moving parts with the adoption of the Strategy and the formation of this Committee slowed things down with negotiations as well.

Angelou asked if people liked this; Brofford asked if we had the money, when we would see this flowing; Shapaka said once the road is changed, it will be developed almost immediately; will be prime land; Angelou said all of Council’s concern was the people that lived in the area; said they were so upset with these possibilities; they are still possibilities; Slanec said this study was taken further when they were trying to fix the traffic relating to development; Blackford said this is nothing like the other PDA sites as they do not impact infrastructure like this; Angelou asked if everyone liked the mixed use; asked where Heartland Bank was; Slanec said at the corner of new Agler and

Stygler Road; Angelou asked about Speedway; Slanec said they would limit their access; Sharp asked about Mi Tradicion; Slanec said it would remain; Renner said the owner of Mi Tradicion was concerned with the parking as the business is growing; Bowers asked if the City can pay for this; Angelou said if we can get it to the right number and join efforts with the Community Improvement Corporation (CIC); also want to push for the Buckles Tract; Nuss asked how this competes with the OPWC Grant; Priestas said it is one grant but this is higher than what they are capable of funding annually but we can reach out and gain other grant opportunities.

2. Implementation

Not discussed. Will discuss at next meeting.

[2015-0315](#)

EDCEC Meeting Supporting Documents

F. DISCUSSION

1. Next Meeting date/time

Angelou said will ask Council for an extension for the Committee; will plan to meet in January.

Meeting Dates are as follows:

Monday, January 4th - 6:30 p.m.

Saturday, January 9th - 9:30 a.m. (tentative)

G. ADJOURNMENT - 8:22 p.m.