



# City of Gahanna

## Meeting Minutes

### City Council

*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*

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Monday, October 6, 2025

7:00 PM

City Hall, Council Chambers

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

*Gahanna City Council met in Regular Session on Monday, October 6, 2025, in Council Chambers. President of Council Merisa K. Bowers called the meeting to order at 7:04 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 October 3, 2025.*

**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:**

President Bowers explained two additions under the Presentations section of the agenda. The American Legion Post 797 was present to receive the joint resolution/proclamation honoring the Vietnam Traveling Memorial Wall. A presentation from Economic Development Jeff Gottke on the Creekside Redevelopment Plan was also added to the agenda.

#### **C. PRESENTATIONS:**

##### **1. Joint Resolution and Proclamation Presentation by Council and Mayor Recipient: Killian Sullivan, 2025 Young Birder of the Year In Celebration of World Animal Day and World Habitat Month**

President Bowers introduced Killian Sullivan, a 2025 Young Birder of the Year. Mr. Sullivan was recognized in conjunction with World Animal Day and World Habitat Month. Mr. Sullivan is a Gahanna Middle School East student and was recognized by the American Birding Association as Young Birder of the Year, which recognizes his exceptional skills and leadership in birding. He documented nearly 700 bird species across the United States and founded Buckeye Birding, which enhances education, conservation, and the

community of birding. President Bowers explained that this recognition coincides with World Animal Day, which promotes humane and ethical care of animals, along with World Habitat Month, which encourages habitat conservation for humans and animals worldwide. She explained ways in which Gahanna has demonstrated commitment to its wildlife and engaged in conservation efforts.

Mr. Sullivan shared a family experience of traveling to Lake Tahoe to enjoy the experiences nature offered. While camping, he encountered large, blue and black birds. Interested in learning more, Sullivan began researching the type of bird and quickly became invested in birding as a hobby. Mr. Sullivan recognized having access to resources such as Gahanna's parks and the Gahanna Woods State Nature Preserve. He began traveling all over Ohio to see different bird species. Eventually, they traveled throughout the United States and Canada. Mr. Sullivan has traveled to 49 states for his hobby, resulting in him becoming the youngest birder to see 700 species in the country. In an effort to give back and show his gratitude, he became active in conservation efforts. He produced a local field guide that he printed and delivered to over 200 homes. He built a theater station, constructed brush piles, and removed invasive honeysuckle to improve the habitat in Gahanna Grove. He also volunteered as a guide for the largest birding festival in the country. Mr. Sullivan described specific unique birds and their traits. He noted that in 1973, there were only 7 bald eagle nests in Ohio. This year, the Ohio Department of Natural Resources identified 964 nests in the state. He described being invited to share his experiences at a City Council meeting as an honor, and encouraged residents to grab their binoculars, explore nature, and protect the habitats that host the phenomenal birds.

Mayor Jadwin commended Mr. Sullivan on his articulate comments. She expressed how impressed she was with his accomplishments in birding and commended his parents for supporting his efforts. President Bowers closed by expressing gratitude to Mr. Sullivan for bringing such attention to the cause and expressed support for his efforts on behalf of Council.

**2. Joint Resolution and Proclamation Presentation by Council and Mayor  
Recipient: American Legion Post 797 & Volunteers  
In Honor of the Vietnam Traveling Memorial Wall in Gahanna**

President Bowers turned attention to Mayor Jadwin to introduce the joint proclamation/resolution. Mayor Jadwin explained that for five days Gahanna was able to host the Vietnam Traveling Memorial Wall. It created a space for reflection and healing and made the wall accessible for those who cannot travel to see it. There are 58,470 names engraved on the wall, which represent the names of the service members who gave their lives during the Vietnam War. Two Gahanna names were on the wall as well. Mayor Jadwin

described the events of the weekend as moving, and it was so successful due to the efforts of the American Legion. She stated it was an honor to recognize American Legion Post 797 for their year-long efforts in planning the events that took place over the weekend.

Gary Filaseta, a representative of American Legion Post 797, thanked Council and Mayor Jadwin for their support. He stated it had taken two years to have the Vietnam Memorial Wall come to Gahanna. There were extensive efforts to coordinate and fundraise. He also extended thanks to members of Parks & Recreation and remarked on their quick work in putting the project together. He closed by thanking the officials again for their support of veterans and the American Legion.

President Bowers remarked on her experiences viewing the wall and attending the event, which she described as beautiful and moving.

Councilwoman McGregor expressed that each name on the wall is the mark of a life cut short. She shared that many members of her family, including grandchildren, are members of the military, and they sign up to give everything, including their lives if needed, to the country. She remarked that the wall represents over 58,000 who gave their lives and thanked the American Legion for bringing the memorial wall to the Gahanna.

### **3. Creekside Redevelopment Presentation to Council Jeff Gottke, Director of Economic Development**

Economic Development Director Jeff Gottke provided an overview of the Creekside Reimagined project. Mr. Gottke stated the intent of his presentation was to reiterate the basic facts of each project phase both for the council and the general public. He explained there are two separate projects. One is a public City of Gahanna project. Using a PowerPoint presentation, Creekside Plaza was indicated in a red rectangle. The projects happening in this space include flood mitigation and plaza revitalization that will be undertaken by the city, happening on city-owned and controlled property. These projects will bring the city into compliance with FEMA standards, prevent further damage, while also increasing visibility of the plaza to the public, add amenities, and be more user-friendly. The intention of the revitalization is to not only bring the plaza up to FEMA standards, but also to give the public more reason to visit and stay in the Creekside area and patronize local businesses.

A second, private project was outlined in Director Gottke's presentation in yellow and green. The first phase is mixed-use and consists of 263 apartments, a 55-70 room hotel, two restaurants, and a self-parked parking structure. The second phase is a townhome component on High Street. The project is privately funded. The chosen developers were vetted and are pledging \$100 million of their own money, equity, investors, and loans. The

developers believe there is a market for the project in Gahanna and hope to create an environment of more people in the Creekside area. Director Gottke described three types of people that can be brought into the area. These include workers in the area businesses, residents in the apartments and townhomes, and visitors within the hotel. Director Gottke explained how the private development is complementary to public development. Having more people in the Creekside area equates to more people staying at the plaza and supporting local businesses. Though the projects are separate, they are complimentary.

Director Gottke explained the construction will be primarily of a modular design. The developer builds the apartment units off site, then they are brought on site where they are put together and finished. The units can be built faster in this way. This method is also more cost effective and reduces construction waste, resulting in a more environmentally friendly project. The apartments are also built to meet LEED standards. The second phase will begin after the first. The land transfer for the High Street properties is planned to happen after the land transfer for the Mill Street properties. So, the public parking lot will be retained for a longer period of time while parties work to find a solution for the anticipated loss of 65 parking spaces. Finally, there are performance guarantees built into the development agreement. The developer must meet certain standards, or the property reconveys back to the city or CIC again. This also encourages timely and efficient development of projects. Director Gottke explained additional steps that must take place, including creation of a TIF and NCA, Planning Commission review, engineering review, traffic impacts, utility demands, and stormwater impacts.

Director Gottke closed by inviting both Council and the public to stay engaged in the progress of the projects. An open-house-style engagement session is scheduled for Thursday, October 9 from 4:00-7:00 on the Creekside Plaza. Additional opportunities for engagement include a Committee of the Whole meeting on October 13th and a City Council meeting on October 20th. A website dedicated to the redevelopment is forthcoming. In the meantime, questions can be directed to [creekside@gahanna.gov](mailto:creekside@gahanna.gov).

#### **D. HEARING OF VISITORS:**

Tim McClurg, 935 Leaflock Court, shared his opinions on the Creekside development. He felt the public parking lot near The Gahanna Sanctuary should continue to be used for the Blues & Jazz festival, adding that it is also used by the Sanctuary and for many downtown events. He hoped local businesses that closed at 5:00 p.m. could open their parking lots to be used for public parking, whether paid or unpaid. He appreciated the idea of having a hotel in the area, but suggest it be located at Creekside so it could overlook the creek. He did not feel it would be well-suited on the other side of Mill Street. He also inquired as to what the bridge would look like, which would be

built across the street, connecting the parking garage and the hotel. He hoped it could be designed in a way to draw attention to the area. Mr. McClurg also wondered what the cost of the necessary Creekside flooding mitigation repairs would be, compared to the planned improvements, noting they were presented as a package. Additionally, Mr. McClurg wondered if there was any recourse that the city could take regarding the original construction of Creekside, noting that new structures often have guarantees for a certain period of time. He also wondered what guarantees would be in place for the new improvements to ensure the same problems do not recur. He also asked whether the improvements would help with existing high rents and lack of development at Creekside. Mr. McClurg continued with his questioning, wondering if Gahanna purchases the buildings from the CIC, would they sell them to the developer or retain ownership. Mr. McClurg closed his remarks by stating that he hoped the opening of 825 Tech Center Drive would be as successful as the opening of the new Resch's Bakery location in Gahanna.

Arlene Sheak, 1410 Sedgefield Drive. Ms. Sheak commended Mayor Jadwin, and all involved in the Creekside redevelopment plan. She stated she has been a Gahanna resident for eight years, and she appreciated that the public has an opportunity to be involved in the project. She acknowledged the planning of apartments that would include lower income units, which she stated was a great precedent. She looked forward to seeing the projects develop.

Chris Corder, 184 Brookhill Drive. Mr. Corder stated he has been a Gahanna resident since 2021 but has been a member of VFW Post 4719 since 2013. He was impressed by the redevelopment plans, though he shared concerns about parking. However, he felt this could be worked out during the project's second phase. Mr. Corder expressed longer-term concerns over the Tax Increment Financing (TIF) that is being established, especially with state-level considerations to eliminate property taxes. He hoped recourse could be considered if the TIF planning falls apart. He ended his comments by thanking officials for their work, acknowledging that the project plans exceed his expectations.

Justin Yafanaro, 694 Kenilworth Court. Mr. Yafanaro shared his thoughts on the Creekside plan. He felt the plans were exactly the type of development needed in Gahanna, and that a mix of smaller and medium-sized buildings would increase the amount of people and local businesses in the area and therefore increase the vibrancy of Creekside. He acknowledged the parking concerns but noted those living in the area would be able to walk to Creekside's amenities and events and felt the parking spaces lost from the public lot could be mitigated. He closed by reiterating that he felt the proposed type of development is what the area needs.

**E. CONSENT AGENDA:****1. Minutes - To Approve:**

2025-0189 Council Regular Minutes 9.15.2025

The minutes were approved on the Consent Agenda.

2025-0190 Council Special Minutes 9.22.2025

The minutes were approved on the Consent Agenda.

2025-0191 Committee of the Whole Minutes 9.22.2025

The minutes were approved on the Consent Agenda.

**2. Motions:**

MT-0011-2025 A MOTION AUTHORIZING THE CITY OF GAHANNA BIDDING FOR THE HAMILTON ROAD AND GRANVILLE STREET AND EAST JOHNSTOWN ROAD SANITARY SEWER IMPROVEMENT PROJECTS (SA-1117)

The Motion was approved on the Consent Agenda.

MT-0012-2025 A MOTION AUTHORIZING THE CITY OF GAHANNA BIDDING FOR THE ANNUAL SANITARY AND STORM SEWER CLEANING AND CCTV PROGRAM

The Motion was approved on the Consent Agenda.

**3. Resolutions:**

RES-0041-2025 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

The Resolution was adopted on the Consent Agenda.

RES-0042-2025 A JOINT RESOLUTION AND PROCLAMATION HONORING THE VIETNAM TRAVELING MEMORIAL WALL IN GAHANNA, OHIO

The Resolution was adopted on the Consent Agenda.

RES-0043-2025 A JOINT RESOLUTION AND PROCLAMATION TO HONOR AND RECOGNIZE KILLIAN SULLIVAN, 2025 YOUNG BIRDER OF THE

YEAR, IN CELEBRATION OF WORLD ANIMAL DAY AND WORLD HABITAT MONTH

The Resolution was adopted on the Consent Agenda.

#### 4. Ordinances for Second Reading and Adoption:

ORD-0039-2025 AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A TEMPORARY CONSTRUCTION EASEMENT WITH COLUMBIA GAS OF OHIO, INC

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

#### End of Consent Agenda

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

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

#### F. RESOLUTIONS:

RES-0044-2025 A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO ENTER INTO THE SECONDARY MANUFACTURERS SETTLEMENTS

City Attorney Tamilarasan apologized to Council that the item was not agendized for a Committee of the Whole discussion, explaining there was confusion about upcoming opioid settlements that needed participation forms. This resolution is in relation to secondary manufacturers, whereas the first resolution was related to primary manufacturer Purdue Direct. This resolution is still for opioid settlement funds with the same restrictions as the other funds.

A motion was made by Schnetzer, seconded by Weaver, 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 INTRODUCTION / FIRST READING:

ORD-0041-2025 AN ORDINANCE ACCEPTING CRESCENT CIRCLE (ST-1111) PUBLIC ROADWAY, STORM WATER, AND DOMESTIC WATER PUBLIC INFRASTRUCTURE IMPROVEMENTS

President Bowers introduced the Ordinance and the Clerk read it by title.

ORD-0042-2025 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CONNECT REALTY LLC, BENSON CAPITAL, LLC, AND THE GAHANNA COMMUNITY

IMPROVEMENT CORPORATION FOR THE REDEVELOPMENT OF VACANT AND BLIGHTED PROPERTIES IN THE CREEKSIDE DISTRICT

President Bowers introduced the Ordinance and the Clerk read it by title.

ORD-0043-2025

AN ORDINANCE ADOPTING THE 2026-2030 CITY OF GAHANNA CAPITAL IMPROVEMENT PLAN, SUPERSEDING ALL PRIOR CAPITAL IMPROVEMENT PLANS, AND PROVIDING FOR FUTURE SUNSET

President Bowers reminded Councilmembers that Ordinance 0043-2025 has an opportunity for further discussion and advised members to direct questions to Director Schultz by Wednesday, October 8, 2025.

President Bowers introduced the Ordinance and the Clerk read it by title.

**H. CORRESPONDENCE AND ACTIONS:**

1. Clerk - None.

2. Council

Sign up for City Council Newsletter here: <https://www.gahanna.gov/list.aspx>

2025-0193

Your City Council at Work Newsletter - July-August 2025

President Bowers shared that the latest version of the Council newsletter is available. It can be received via email by signing up using the link on the city's website.

**I. REPRESENTATIVES:**

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

Councilman Renner shared that the CIC met at 7:30 a.m. on September 24, 2025. Monthly financials are normal. The work on the Amfield House is in progress, and there were discussions on the future of the Harry Bauer House. Economic Development staff are considering options to relocate the home. If they are unable to do so, they are considering ways to remove architectural finishing and finding ways to honor the home and its former owner. The board entered executive session at 8:19 a.m. and ended executive session at 8:51 a.m. Mayor Jadwin invited CIC members to attend the Reimagine Creekside event. The meeting was adjourned at 8:57 a.m. The next meeting will be held on October 21, 2025.

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

2025-0192

Councilmember Weaver's MORPC Report to City Council 10.6.2025

Vice President Weaver thanked Council Office for their assistance in preparation of the report. The Summit on Sustainability was held September 30, 2025. MORPC hosted leaders from around the region to discuss community-driven projects and opportunities to advance environmental goals. The meeting also included discussion on HB15, which aims to balance surging energy demands, transparency, and affordability. Councilmember Weaver also congratulated Mayor Jadwin on her Pecha Kucha presentation, which focused on both her and the city's path toward sustainability. Councilmember Weaver shared that the event's keynote focused on the role of partnerships and innovation in addressing climate barriers, which provided timely insights relevant to Gahanna's own sustainability work. The next MORPC meeting is scheduled for October 9, 2025.

### **3. Convention & Visitors Bureau (CVB) - Padova**

Councilwoman Padova shared that Visit Gahanna was awarded a Ruby Award at the Ohio Travel Association's Tourism Conference. RUBY stands for Recognizing Uncommon Brilliance Yearly. Padova called it a great achievement, noting there were a record number of submissions this year. Additionally, Visit Gahanna received four citations of excellence. She said the CVB has also been working on a welcome discount card that includes 15 local businesses. Each one has a different discount on it, which encourages people to explore restaurants and businesses in Gahanna. Councilwoman Padova shared the date for the Holiday Lights celebration, which will take place November 23, the Sunday before Thanksgiving.

### **4. School Board (SB) - Jones**

Councilwoman Jones shared upcoming meeting dates of the school board. A workshop meeting is scheduled for October 9, a Facilities and Finance meeting is scheduled for October 14, and a regular board meeting is scheduled for October 16, all at 6:30 p.m. at Clark Hall. She also shared that the unveiling of the new high school for the community is scheduled for January 10, 2026, with more information to follow.

## **J. OFFICIAL REPORTS:**

### **1. Mayor**

Mayor Jadwin thanked Gary Filaseta and the members of American Legion Post 797. She also recognized the Gahanna Lions Club and the many volunteers who provided an experience that brought the city together in a way that she described as powerful and deeply human. She expressed pride to

have the American Legion in the community and shared her appreciation for Mr. Filaseta's comments on the Parks & Recreation Department. Mayor Jadwin stated that she was honored to have been asked to speak at the MORPC Summit on Sustainability the prior week. She addressed more than 750 community leaders, professionals, and advocates from across the region. She described the experience as both humbling and energizing, adding that it was a meaningful experience to reflect on her own personal sustainability efforts along with Gahanna's accomplishments. Mayor Jadwin thanked the residents who attended the meeting to provide input on the Creekside projects. She reiterated Mr. Gottke's comments that there would be another public engagement session on October 9, from 4:00-7:00 p.m. She explained there would be presentation boards and staff to answer questions in an open-house format. She expressed appreciation for those who have shown up to previous presentations. A website is being built, where meetings and renderings will be linked. Upcoming events include a Make Gahanna Yours litter pickup event on October 18, the Great Gahanna Goblin Fest is scheduled for October 24, the Shred and E-Recycle Day is planned for October 25 and Trick-or-Treat will fall on October 30th.

## 2. City Attorney

City Attorney Tamilarasan thanked Council for passing the resolution for opioid settlement funds. Ms. Tamilarasan shared that there was a resolution to sign on to an amicus brief regarding an issue that arose out of Cincinnati pertaining to property issues. Oral arguments are scheduled for December 9th.

### K. COUNCIL COMMENT:

Councilwoman Jones reiterated her appreciation of the American Legion Post for the travelling memorial wall. She shared that she had seen it in Washington, D.C. at a young age and was grateful to see it replicated in the community. She also congratulated Mr. Sullivan and his family. She was unaware of much of the information he shared, and she looked forward to hearing more about his work as a birder. She also expressed appreciation to residents who shared their input at the meeting, noting the importance of having public input and conversations in person.

Councilwoman Padova stated that the Mill Street Market had recently taken place and she thanked the Historical Society and volunteers who helped plan the event. There were many vendors and interesting things at the market. She also shared her appreciation for the Historical Society's assistance in promoting Good Neighbor Day. The Historical Society and Stonybrook Early Learning Center provided activities and crafts to encourage people to connect with their neighbors. Councilwoman Padova also shared that she had

attended the MORPC Summit on Sustainability for the fourth time. She recalled a session on youth and sustainability, and highlighted Killian Sullivan's efforts to raise awareness of birds. She also recalled a session by Circular Thrift of Bexley, whose efforts are focused on fight fast fashion and reusing clothing. She shared that Collective Home Supply will be holding a clothing swap on October 18, 11:00 a.m. to 3:00 p.m. and encouraged those interested to watch Collective Home Supply's social media pages for more information.

Councilman Renner expressed gratitude to the VFW for their work in bringing the Vietnam Memorial Wall replica to Gahanna. He had also seen the original wall previously, noting that his mother had two classmates whose names were on the wall. He also thanked Mr. Sullivan for his speech and ecological knowledge of birds. He encouraged Mr. Sullivan to continue to progress with his knowledge. Councilman Renner shared his own experiences from the MORPC Summit on Sustainability, sharing that the theme was "Local Roots" and considered what can be done at home in terms of sustainability. He encouraged residents to think about what can be done at the local level and in the strength of the community. He felt there was a nexus in his mind, in the sense of remembering those who had fallen in a war, while also looking forward and determining how to progress as a society. He described the experience of seeing injustices happen at the national level, including what he described as the ripping apart of the Constitution. He felt that the community is supposed to build something better and felt that a good place to start was with sustainability and the theme of local roots, and asking what it means to be American.

Vice President Weaver thanked community members who have taken the time to share their thoughts with councilmembers. He echoed congratulations to Mr. Sullivan, adding that he learned a lot from Mr. Sullivan's comments, and acknowledged the Sullivan family for providing support to Mr. Sullivan. Weaver also thanked the Historical Society, stated he enjoyed the Mill Street Market. He also shared his thanks to American Legion Post 797, the Lions Club, Parks & Recreation, and volunteers who worked on the Vietnam Memorial Wall events. He visited the day prior and shared that viewing the wall continues to be impactful. Councilman Weaver's constituent hour is scheduled for Thursday, October 16, from 6:30 to 7:30 p.m. in the Lobby Conference Room at City Hall. He also shared that the end of September marked the end of Suicide Prevention Month. He stated that tragedy had again struck the Gahanna community due to a suicide. He encouraged individuals to check in with their friends, family, and loved ones, and those ones might never suspect were struggling. He also encouraged people to use the National Suicide Prevention Hotline at 988. Additional resources include NAMI, the National Alliance on Mental Illness, and first responders.

President Bowers shared her gratitude to those who attended the meeting, remarking on the large attendance within Council Chambers. She noted there are several projects on the horizon for Gahanna, and emphasized Councilwoman Jones' comments that they work in partnership with the community and take it seriously. She acknowledged that the impact of potential future legislation and ballot initiatives is something that warrants consideration and exploration. They are continuing to identify potential consequences and positive outcomes of the projects. She also expressed the importance of building connections and community together.

**L. EXECUTIVE SESSION:**

**A motion was made by Schnetzer, seconded by Renner, to go into Executive Session under authority of Section 5.40(a) of the Council Rules of Procedure to consider the appointment of public employees or officials.**

President Bowers announced that Council would meet in Executive Session in the Law Library.

Council rose to report to Executive Session at 8:06 p.m.

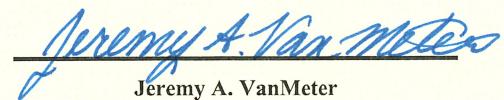
Council rose to report from Executive Session at 9:14 p.m. with no further action.

**The motion carried by the following vote:**

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

**M. ADJOURNMENT:**

*With no further business before the Council, President Bowers adjourned the meeting at 9:14 p.m.*



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Jeremy A. Van Meter  
Clerk of Council

*APPROVED by the City Council, this  
20<sup>th</sup> day of Oct. 2025.*

*Merisa K Bowers*

Merisa K. Bowers