



TO: Gahanna City Council
Clerk of Council

FROM: Nathan A Strum, Director of Economic Development
Mayor Laurie A. Jadwin

Cc: Raymond J. Mularski, Esq. City Attorney
Joann Bury, Director of Finance

DATE: November 23, 2022

SUBJECT: Department of Economic Development- Request for Council Action
(November 28, 2022 COTW Meeting)

ACTION ITEMS

ACTION ITEM # 1: REQUEST TO AUTHORIZE MAYOR TO MODIFY VARIOUS AGREEMENTS WITH SCIENCE ONE, LLC RELATED TO THE TECH CENTER DRIVE EXTENSION

In October 2021, Council authorized the Mayor to enter into a Development Agreement with Science One, LLC, for the construction of a 178,000 +/- square foot facility on Science Boulevard related to the expansion of ADB Safegate's operations in the City of Gahanna (known as Project Gaul). (ORD-0062-2021)

Related to this project, the Department of Economic Department secured grant funding from the Ohio Department of Transportation (ODOT) and the Ohio Department of Development (ODOD) to support the extension of Tech Center Drive to serve this new building. In August 2022, Council authorized the Administration to pursue funds through the State of Ohio's State Infrastructure Bank (SIB) to serve as interim financing for this project, as the procured grant funds are reimbursement-based. Additionally, under the previously approved legislation, Council authorized utilization of TIF funds to support the project in an amount up to \$250,000. (ORD-0062-2021) and water funds (ORD-0054-2022).

Due to changed circumstances and necessities, the developer is requesting to modify the previous Agreements with the City. This modification would terminate the City's pursuit of the SIB Loan and instead use the funds currently supplied by Science One to the City to be utilized for direct payment to Science One's selected contractor. A Memorandum from the City's outside Counsel, Albers & Albers, which has been previously shared with and agreed to by legal counsel for the developer, is included with this report. The Memorandum outlines the proposed changes to the Agreements in detail.

Based upon the information provided above and in the accompanying attachment, the Department of Economic Development respectfully requests an Ordinance from Council to authorize the Mayor to enter into modified agreements with Science One, LLC related to the Tech Center Drive Extension as outlined. Because of the ongoing nature of this project and the necessity for the developer to pay expenses related to the project, the Department is respectfully requesting an **Emergency and Waiver** for this Ordinance.

Requested Legislation and Funding:

Legislation Needed:	Ordinance
Emergency/Waiver:	Emergency and Waiver
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments:

DEV-ATT Counsel Synopsis of Agreement Modifications

Reference:

ORD-0054-2022
ORD-0062-0021
ORD-0045-2022

Contract Approvals:

This item has been approved by the Mayor.
This item has been approved by the Director of Finance.
This item has been approved by the City Attorney.