



## Report for Council – February 10, 2014

### **Planning & Development Department Action Items:**

#### **Rezoning for 291-361 S. Hamilton and 390 Rocky Fork Drive South**

The applicant, Ranger Development Group, and their engineering team will be present to answer questions from City Council regarding traffic, storm water management, potential tenants and other items as necessary.

#### **Shops at Rocky Fork TIF Infrastructure Agreement**

*The Department is respectfully requesting that City Council authorize the Mayor to enter into a TIF Infrastructure Agreement for the Shops at Rocky Fork to ensure the construction of public infrastructure items associated with this redevelopment project.*

As you are aware, there is a proposed redevelopment of 3.55 acres along the west side of Hamilton Road, just north of Rocky Fork Drive South. The proposed redevelopment would create approximately 26,800 square feet within 3 retail/commercial buildings. The total cost of the project is approximately \$8.3 million. In addition, the developer has agreed to construct a sidewalk from the project site to the City Park Trail located approximately 1,400 feet to the west along Rocky Fork Drive South. Renderings from the proposed redevelopment are attached.

This development project is within the Hamilton Road TIF District. The Hamilton Road TIF District is roughly bounded by I-270 to the south, adjacent properties along Hamilton Road up to Clark State, and certain properties west of Hamilton Road along Carpenter Road and Granville Street. A map of the Hamilton Road TIF District is attached for your review. The goal of the Hamilton Road TIF is to leverage private investment along the Hamilton Road corridor in order to fund public infrastructure items. Targeted infrastructure items include roadways, water, sewer, utilities, streetscape, landscape, storm water maintenance, demolition, environmental remediation and parks.

There are approximately \$1.6 million of eligible TIF infrastructure items associated with this project. These items include but are not limited to extensive streetscape improvements along Hamilton Road and Rocky Fork Drive South; landscaping surrounding the project site; utilities; storm water maintenance and demolition.

The Department is recommending entering into a TIF Infrastructure Agreement to allow for the reimbursement of \$750,000 in infrastructure improvements and all expenses associated with the sidewalk extension to the City Park Trail. It is important to note that the City will not be spending any monies upfront for this project. Rather, the City is being requested to reimburse the developer for eligible expenses from the future revenues generated by the Hamilton Road TIF.

In order to ensure a timely reimbursement schedule, the developer has agreed to pay an annual Minimum Service Payment (MSP) of \$80,000 into the Hamilton Road TIF. The City is being requested use this MSP and 50% of the remaining Hamilton Road TIF revenues to reimburse the developer for eligible TIF infrastructure expenses. Estimated reimbursement schedule is approximately 8 years. It is important to note that the Hamilton Road TIF is a 30 year incentive district that is set to expire in 2034.

In order to ensure this redevelopment project will be built according to the attached renderings, the developer has agreed to provide covenants on the land. These restrictive covenants will require the developer to follow certain parameters when constructing the project. These restrictions can include site access points, streetscapes, landscaping, buffering and building height/placement/size.

Therefore, in order to incentivize the developer to construct the project according the attached renderings and to construct the sidewalk to the City Park Trail, the Department is requesting the City enter into a TIF Infrastructure Agreement to reimburse the developer for eligible TIF infrastructure expenses.

#### **Modification of the Eastgate TIF Agreement**

*The Department is respectfully requesting that City Council authorize the Mayor to modify the Eastgate TIF Ordinance to include additional public infrastructure items.*

The City of Gahanna currently has the Eastgate TIF District that is roughly bounded by Taylor Road to the north, Taylor Station Road to the West and the city's municipal boundaries to the south and east. A map of the district is attached for your review.

The goal of this modification is expand the eligible public infrastructure expenditures currently allowed by the Eastgate TIF. The Eastgate TIF was budgeted to bring in over \$500,000 in 2013. By modifying the Eastgate TIF, the City would be able to utilize those funds to pay for additional public infrastructure items within the Eastgate TIF District. Additional public infrastructure items include: roadways, water/sewer, utilities, storm water, demolition, parks, streetscape, landscaping, real estate acquisition and professional services related to completing these public infrastructure improvements.

Therefore, in order to expand the eligible public infrastructure items that can be funded by the Eastgate TIF, the Department is requesting the City modify the Eastgate TIF Ordinance.

#### **Planning & Development Department Updates:**

##### **Groundhog Day Economic Forecast Breakfast Summary**

The 17<sup>th</sup> annual Groundhog Day Economic Forecast Breakfast was held on January 31, 2014, at the Creekside Conference and Event Center. This event celebrates Gahanna's business community and provides an opportunity for networking with Gahanna businesses and elected officials. More than 250 business owners, area developers, realtors, elected officials and other community leaders were in attendance. Lew Griffin Insurance, United Dairy Farmers, and Manor Homes were honored for their excellence in economic development. The speaker was Dr.

Stephen Buser, Professor Emeritus of The Ohio State University, who gave his 2014 economic forecast and answered many questions from those in attendance.

The 2013 Department of Planning & Development Annual Summary that was discussed at the Groundhog Day Economic Forecast Breakfast is enclosed for your review.

**Upcoming Meetings & Events:**

- *Gahanna Area Chamber of Commerce: A Board Meeting will be held on Tuesday, February 11, 7:30am, at C-Suites, 1000 Creekside Plaza.*
- *Olde Gahanna Community Partnership: A General Meeting will be held on Wednesday, February 12, 8:15am, at the Olde Gahanna Sanctuary, 82 N. High Street.*
- *Gahanna Area Chamber of Commerce: The February Membership Lunch will be held on Thursday, February 13, 11:30am – 1:00pm, at the Creekside Conference & Event Center, 101 Mill Street – Suite 300. The speaker will be Mayor Becky Stinchcomb who will present her annual State of the City address. The cost is \$15 for members and \$18 for guests. RSVP by Monday, February 10, to Becky Whittington at (614) 471-0451 or [becky@gahannaareachamber.com](mailto:becky@gahannaareachamber.com) or register online at [www.gahannaareachamber.com](http://www.gahannaareachamber.com).*
- *Mid-Ohio Regional Planning Commission: A meeting will be held on Thursday, February 13, 1:30pm, at 111 Liberty Street, Suite 100, Columbus 43215.*
- *Gahanna Community Improvement Corporation: A Board Meeting will be held on Tuesday, February 18, 7:30am, at Gahanna City Hall, 200 S. Hamilton Road.*

Please let me know if you have any questions/comments/concerns.

Thanks

**ANTHONY JONES**

Director  
Planning & Development



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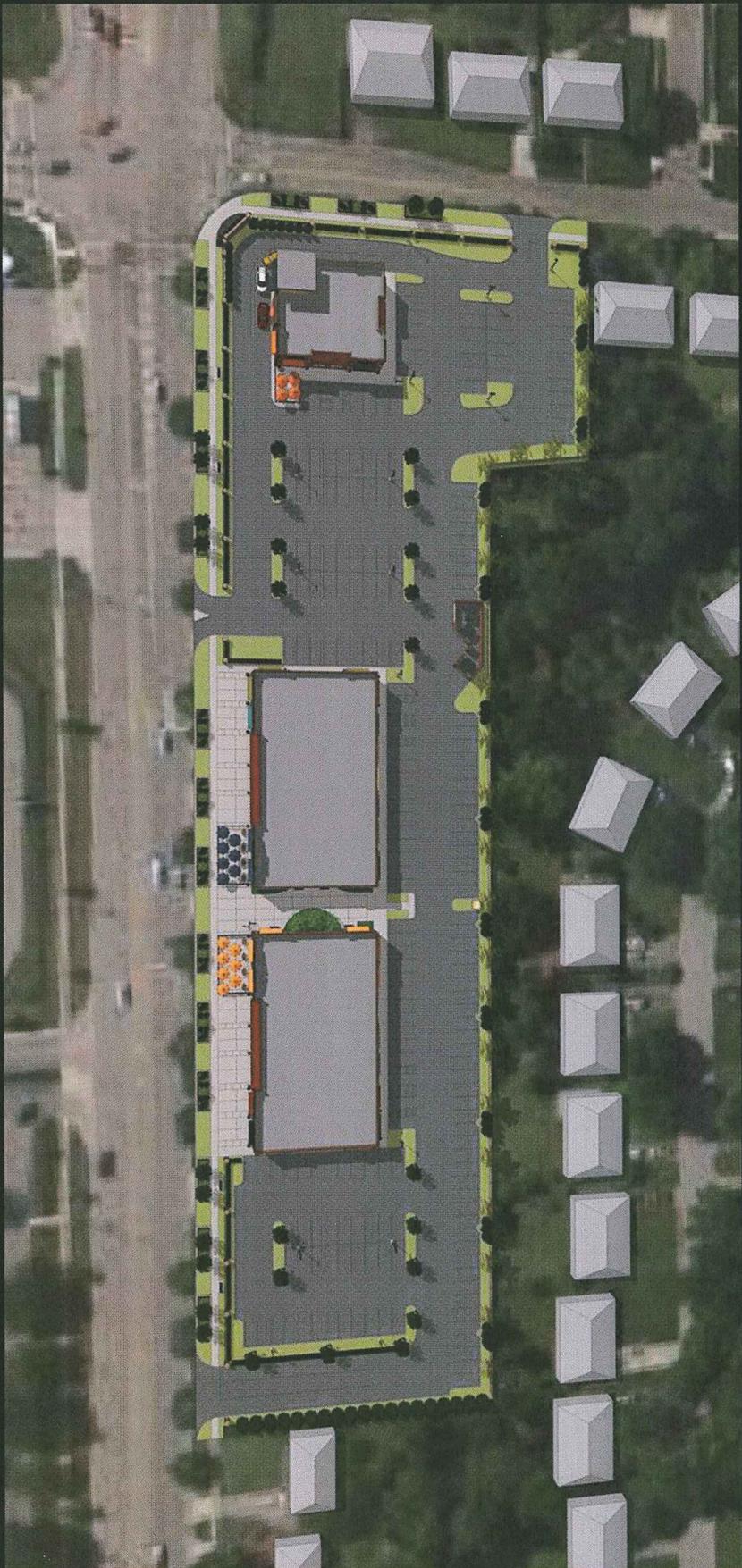


J. CARTER BEAN  
ARCHITECT

## The Shops at Rocky Fork

Gahanna, Ohio 43230  
December 18, 2013

Gallas Zadeh Development &  
Wagenbremer Development



J. GARFEL BEHN  
ARCHITECT

# The Shops at Rocky Fork

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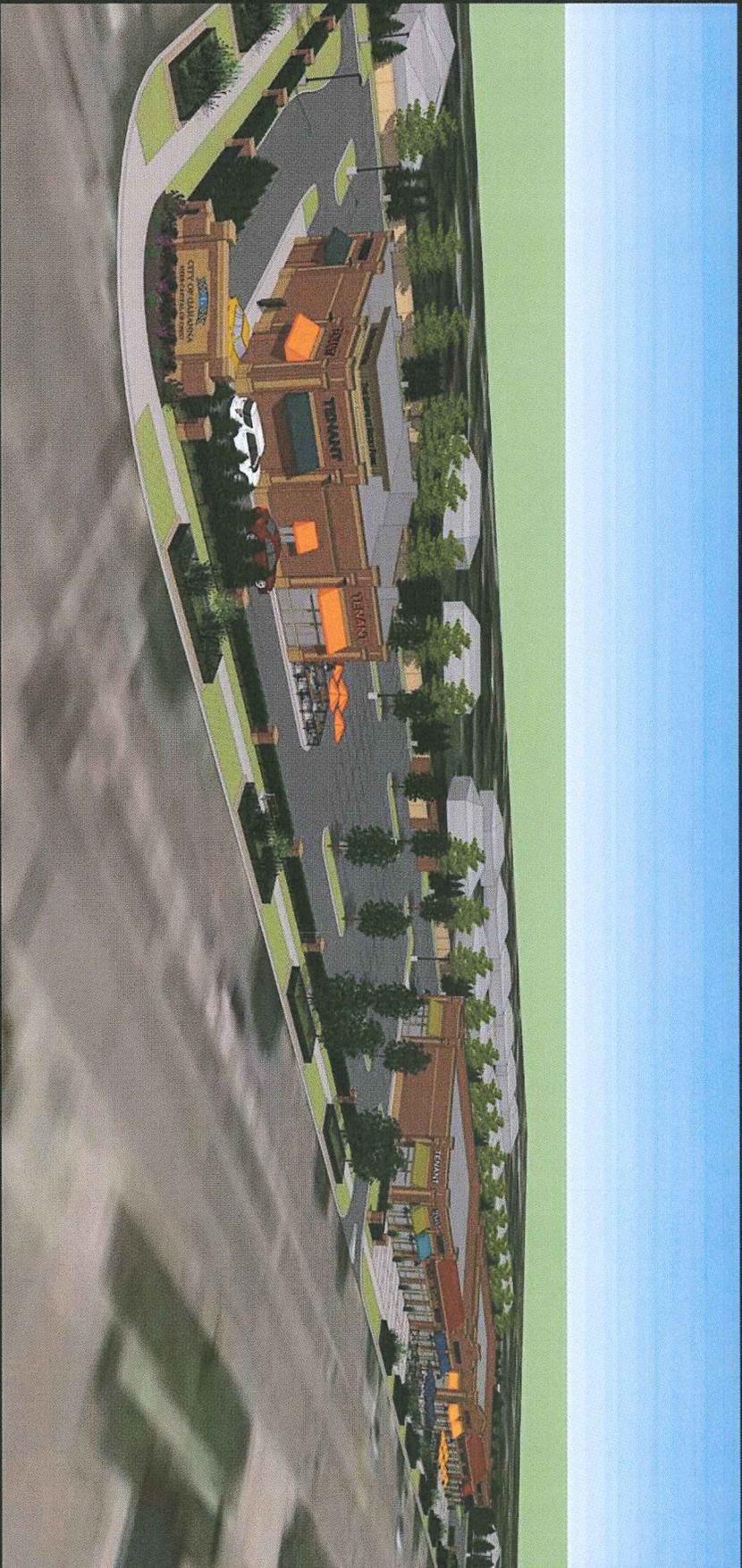
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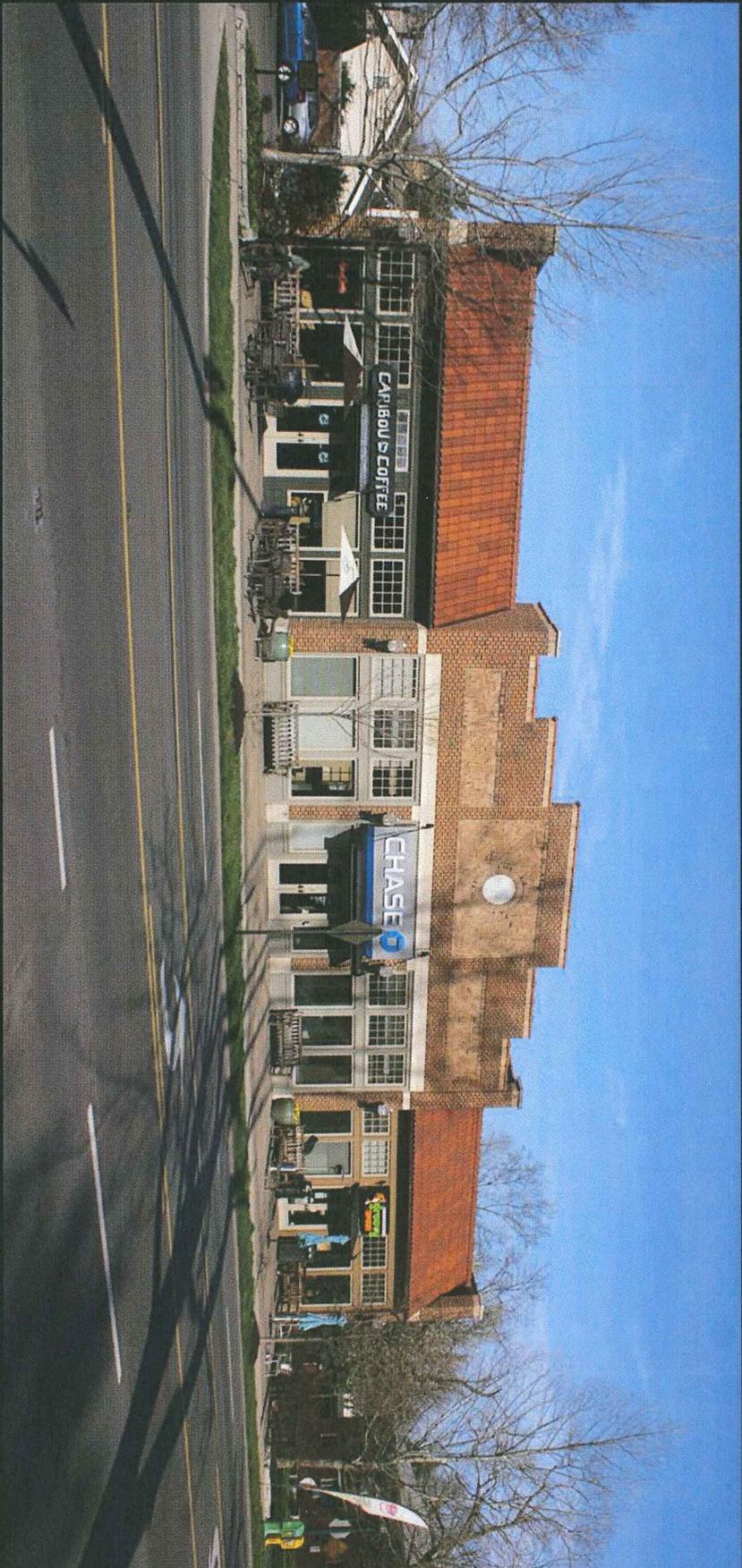
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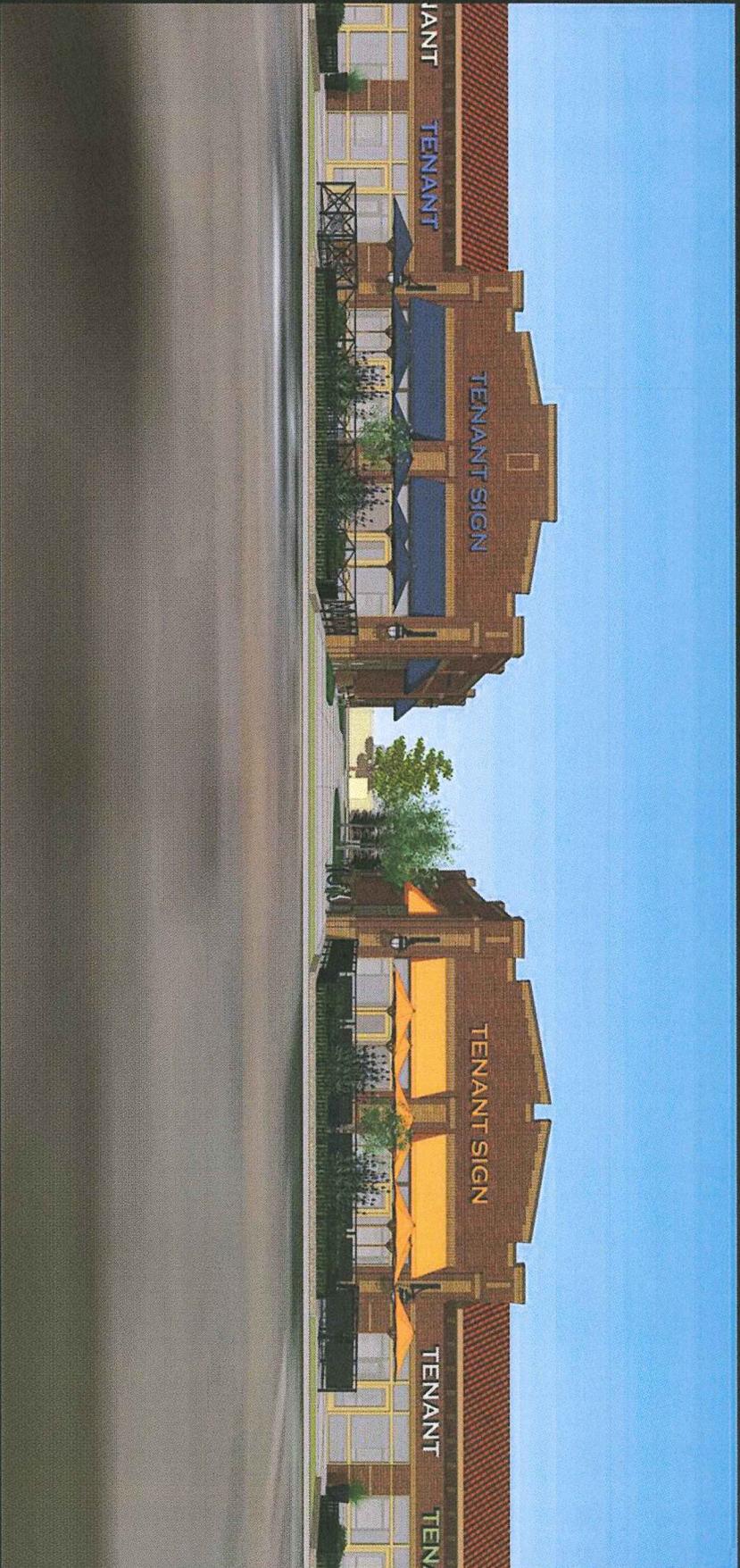


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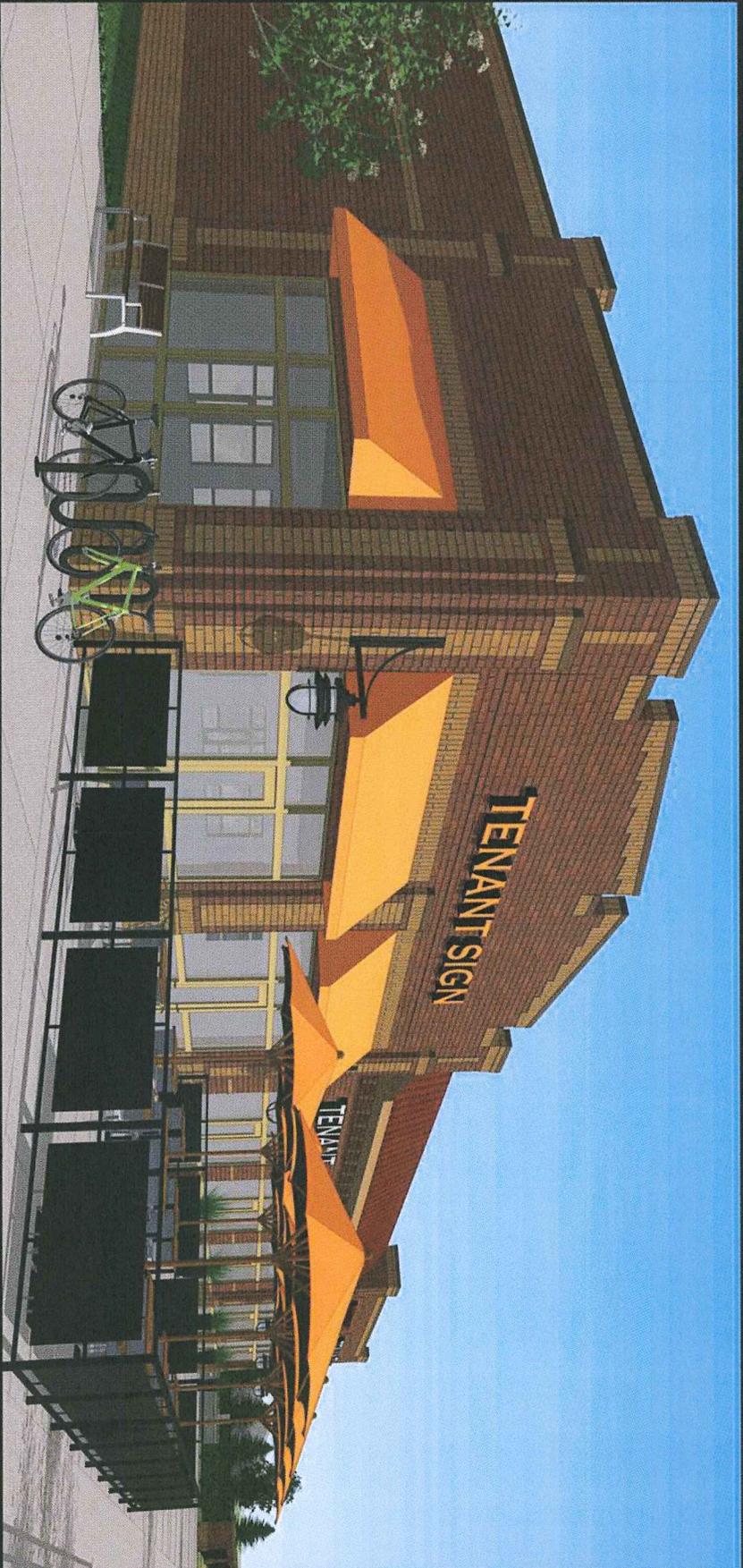


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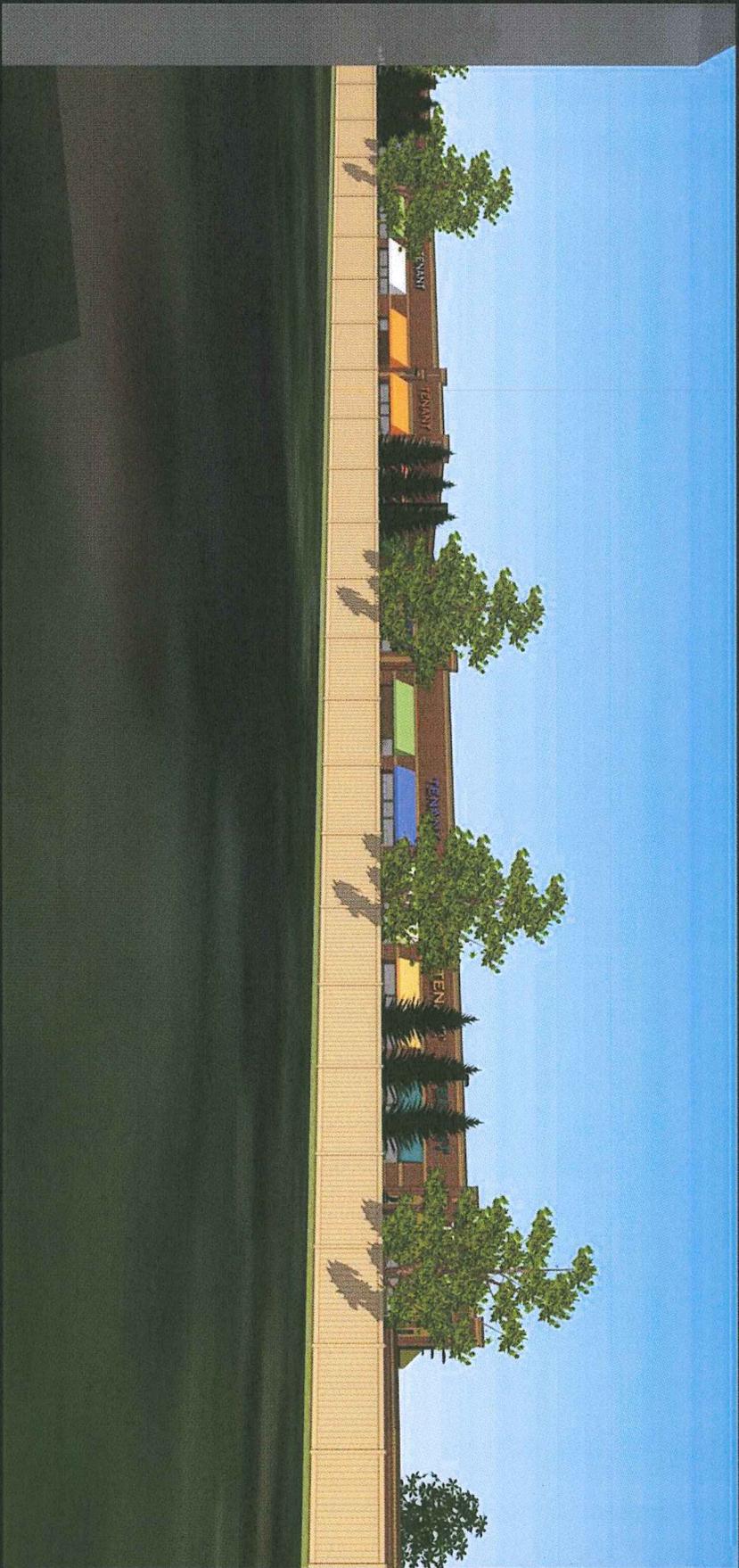


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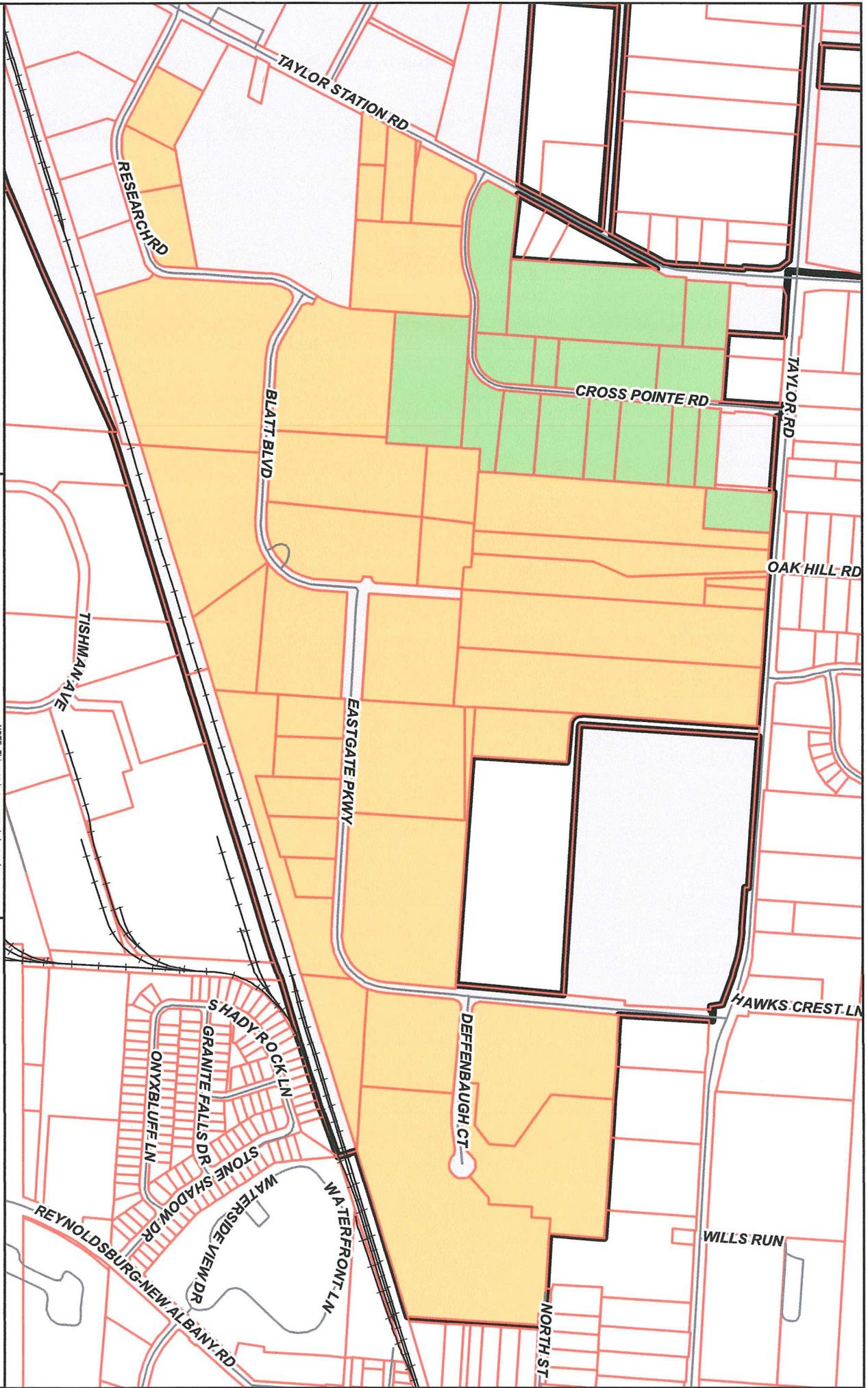
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**LEGEND**

- Eastgate Pizutti
- Eastgate Triangle
- Parcels
- Gahanna Boundary



**City of Gahanna, Ohio**  
 200 South Hamilton Road  
 Gahanna, Ohio 43230  
 (614) 342-4073  
 www.gahanna.gov

NOTE: This map is a resource to be used for general information purposes only. The City of Gahanna does not assume any liability for any errors, omissions, or inaccuracies in the information provided.

All GIS data layers are referenced in the horizontal - North American Datum (NAD) 83 (95) Vertical - North American Datum Vertical Datum (NAVD) 88. Units - Surveyors Feet.

All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness, or accuracy. The City of Gahanna does not warrant, guarantee or represent that the information is fit for a particular use or purpose.

**Eastgate TIF**



October 1, 2010