



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Committee of the Whole

*Merisa K. Bowers, Chair*  
*Karen J. Angelou*  
*Nancy R. McGregor*  
*Kaylee Padova*  
*Stephen A. Renner*  
*Michael Schnetzer*  
*Trenton I. Weaver*

*Jeremy VanMeter, Clerk of Council*

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Monday, September 12, 2022

7:00 PM

City Hall, Council Chambers

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### A. CALL TO ORDER:

*Vice President of Council Merisa K. Bowers, Chair, called the meeting to order at 7:00 p.m. The agenda for the meeting was published on September 9, 2022. Councilmembers Renner and Schnetzer were absent. All other members were present for the meeting. There were no additions or corrections to the agenda.*

### B. DISCUSSIONS:

#### 1. **Economic Development Training Series #3**

[2022-0271](#)

#### Affordable Housing - The Basics Presentation (AHACO)

Vice President Bowers welcomed Executive Director Carlie Boos from the Affordable Housing Alliance of Central Ohio and the city's Director of Economic Development Nathan Strum. Strum shared that oftentimes with affordable housing and economic development you cannot really have one without the other. Because we focus on workforce development programming and opportunities, you need the housing component, especially around affordable housing to make it all make sense. Strum and Boos have been discussing this. How do we not only make Gahanna more affordable but also what is going on in the region opportunity wise? Boos provided some great insights at other engagements and forums. Strum invited her to speak before Council on economic development and affordable housing.

Director Boos shared with Council that affordable housing in general and economic development are closely correlated and interdependent with each other. If you have economic development without housing, you end up with a housing crisis. If you have housing without economic development, you end up with a Real Estate Settlement Procedures Act (RESPA) sort of approach. You want to make sure that you are growing both of those opportunities simultaneously. Boos started with preliminary information to help with the

conversation. There is no real concrete universal definition for affordable housing. One most widely used is that housing is affordable if it costs no more than 30 percent of your income. Everyone's 30 percent looks different. It is a personalized definition, and that flexibility is important to make sure that we have a whole range of programs that fit everybody wherever they are. One example Director Boos shared was a middle school teacher in Ohio earning about \$67,000 a year. What they can afford to pay under this rule is about \$1,600 in rent or mortgage and utilities. If you translate that into what a mortgage would be at the prime interest rate, at standard terms, and without any down payment to kind of offset that lack of utilities in the formula, that is a home that would sell for about \$188,000. Boos looked at Zillow this morning. There were zero homes in Gahanna at or below that price range. It is not a perfect calculation, but in essence, we are closed to middle school teachers. This is true across a lot of different job categories. Today the average home sale price is about \$340,000 to \$345,000 for the region. If you apply all those same factors, the same terms, the same assumed interest rate, the same assumed taxes, and insurance, what that is going to result in is a monthly payment of principal, insurance, interest, and tax of about \$3,000. That is double what the middle school teacher can afford for just our average home in Central Ohio. If you look at a minimum wage worker, they will have to work six full-time jobs to afford our average home. That is about four days that do not exist. It is 24 hours a day, seven days a week. Then, you create four new days, and you work all day every day for those, it's becoming a growing gap that we are following. Boos shared specific data on Gahanna, not the people who live in Gahanna specifically, but the people who work in Gahanna and what kind of jobs are present in our community. There are about 27,000 jobs overall in Gahanna. This data is from the map data provided by the US Census Bureau. About 18 percent of jobs pay at or below the minimum wage if they were 40 hours per week. Her assumption is that those are primarily part-time jobs where you are not able to accumulate that full minimum wage. An additional 27 percent pay at about the housing wage, just a little under \$20 per hour. This means that almost half of the people who work in Gahanna would need a housing payment that is \$1,000 per month or less. There are not that many places that are in that range for our entire community. Not just Gahanna, not just Reynoldsburg where she lives, but for Central Ohio as a whole. Boos likes to have a shared understanding and a shared definition of where different people fall on the spectrum. Boos presented information on several different ranges of annual household incomes ranging from minimum wage earners, people who are on fixed incomes or who are benefit dependent, primarily senior citizens, and people with disabilities, all the way to the bottom that is the upper limit of what is considered affordable housing. It is a kind of white-collar wage, and it is a mid-career sort of worker. Anyone on the sheet is going to have an affordable housing program that is for them. She shared a sampling of what some of the affordable housing programs they have for addressing these different income ranges. At that extremely low-income level, it is the conceptual affordable housing. It is public housing; it is housing choice vouchers. It is source of income on a policy side. She has tried to include both a program as well as a policy to see how they span some of the different gaps. There are programs at all these different levels, including the white-collar level, where you can buy a home using the Central Ohio Community Land Trust. Also, there is the most prolific affordable housing

program in the country, the mortgage interest tax deduction, which even post-tax reform, post-Tax Cut and Jobs Act with the largest housing subsidy in the country, is still primarily to the benefit of extremely high-income wage earners who itemize their taxes. One of the things that you will see is that the further down the income ladder you get, those programs exist, but they are severely underfunded. The framework is there, but the dollars are not always there. Whereas, if you go towards that higher income level, those tend to be relatively ubiquitous, unlimited. The mortgage interest tax deduction, for instance, never runs out. It is available in perpetuity. If you qualify, you receive it. Housing vouchers on the other hand do not. Affordable housing, the structures do not. All of us need affordable housing. It just looks different, and it feels different. The solutions and tools that we use to get there are different depending on where you are starting from. Boos presented "What the data tells us." In Franklin County, the housing wage is \$19.85 an hour. That means to afford a modest two-bedroom apartment, you must be earning at or above that wage. Of Ohio's 10 most common jobs, only one of them pays in that range (registered nurse). It is up about two cents from last year. It is not a huge jump, but we are not getting better. We are basically holding steady. They have done some research specific to Franklin County and surveyed employers whose businesses have a large staff. They asked what the housing shortage looks like for them, not as a policymaker or a construction company, but as somebody that hires people. Eighty percent of them said that their workforce has increased anxiety and increased mental health challenges that directly result in lower productivity, lower outputs and has a bottom-line impact for them as businesses. Just under half said they are experiencing higher turnover as result of the housing shortage. Anecdotally, what some of these experiences were included examples such as if my employee experiences an eviction, it is going to be very challenging for them to come into work the next day. It is going to be challenging for them to get transit if their life is disrupted. It is going to be very challenging for them to make their kids school time and work. It has an impact as an employer. Boos noted that on the plus side, affordable housing has a beneficial impact on the community. For every 100 homes that are built, we can get about \$8 Million in local income generated and 122 jobs created. Many of those jobs are permanent. Similar dynamics are happening at the education level. One of the sadder statistics that we see is that 76 percent of educators say that housing is a problem in their classroom. The students they serve are struggling with housing. That has a consequence for not just the kids living in that who do not have a place to do homework or do not have a place to get a safe night of sleep and wake up ready for school. As teachers' resources are diverted towards helping kids who are falling behind, it means that the rest of the classroom is going to suffer as well. This impacts our schools nationally. Globally, one in three kids live in a household that is cost burdened. Many of those children are doing so unassisted. There is no housing support, no vouchers, and no home. The recent data from the 2020 American Community survey study shows how many units and homes we have for rent in Franklin County and how that has changed compared to 2017. Franklin County has lost about 24,000 units that rented for under \$900 per month. Simultaneously, Franklin County gained well more than that number who rent for higher rates. This does not mean the houses were torn down. This just means they increased their rent. To the extent we are building new housing, it is primarily

in that luxury space. We are inflating at the higher end, which we are losing at the lower ends. There are about 14,000 households in Gahanna and in Reynoldsburg. We are losing an entire city of affordability in three years. That is having a direct impact on personal household finances. The median home sale price in Central Ohio more than doubled in the last 10 years. It is not typical appreciation. Rental costs are worse. There is no data for the last two years on the rental rates in Franklin County. She got the data from a different source. If the proprietary data for rental costs in 2021 and 2022 is accurate, they will have seen about a 15 percent increase rental costs in 2021, followed by an 18 percent increase in 2022. That 30 percent over two years is unheard of.

Boos said there are four types of tools to try and solve this. Each have a lot of different products and programs and loans inside of them. The first is Value Engineering. It is taking the apartment building you would love to see, cut out all the bells and whistles, and that gets you a little bit more affordability. To really maximize this tool, you do things that add more units to the same space, maximizing the resources that you have. Zoning reform is one of the critical tools needed for people and builders to be able to maximize the value engineering. Nationally, 70 percent of all lots are zoned for residential use. Things that could potentially be used for housing, most of them are prohibiting rental housing. Beyond making rental housing or affordable housing illegal, zoning tends to work against affordability objectives in two additional ways. It can add design requirements that are representative of the time that the zoning code was enacted as opposed to the day that we are living in. There have been big waves in history where you have zoning codes that look like the 1950s, where they are promoting suburbanization and promoting segregation. Those are the policy objectives of the 1950s. You have zoning codes that were written in the 1970s that were auto centric. It was a very car-dependent era. Then, there are zoning codes from the early 1990s which are from the McMansions era where you have giant lots with massive housing on them. All three of those models have value, and there are communities where it fits for them. There is nothing wrong with having those if it is what your community is looking for. Increasingly, consumer demands are moving towards a more Victorian style of neighborhood development, where you are looking for more walkability, more integration, and mixed use. Younger generations like to have a corner deli and a dog park they can go to without having to get in their car. Prohibiting what consumers are looking for and forcing more costly design types is one way that zoning codes impact affordability. The other way is that when you have a zoning code that does not match what people want, when people try to get what they want, they must ask for variances and exceptions to the rule. That is fine procedure, if it is transparent and predictable. If it is not transparent and predictable, it adds uncertainty to the development process which translates to money. You must hire attorneys, accountants, specialists, and surveyors and different service providers, all of which gets transferred to the end user and pushes affordability further and further out of reach. Boos said she was speaking in generalities; this was not any singular community. This is the general landscape that a lot of researchers are assessing.

The second tool is Low-Cost Debt. Whether you are building a big apartment building or building a tiny accessory dwelling unit, chances are you are going

to need to get a mortgage to be able to pay of the construction. This is intuitive for the family budget. If you pay a 16 percent interest rate, that is going to be a lot less affordable than if you pay a two percent interest rate. Low-cost debt is a cost savings in the financing that you can pass to the end user, a homeowner or renter. These tools are cascading. To get real deep affordability, you cannot pick the one you like. You must pick all of them.

Assuming that these are working in tandem, the next one you would add would be Construction Grants, ways to make the building less expensive to build. There are some fantastic examples of this in Central Ohio. The Franklin County Magnet Fund is one. It is supported by conveyance fees from Franklin County Economic Development. It builds affordable housing, and it puts those resources into buildings that are on high-density transit corridors to really support COTA and transit work. When you take those three tools together, you can achieve an affordability range that is generally in the 60 percent Area Median Income (AMI) space.

The final tier of affordable housing tool is operating grants if you have fixed income renters or fixed income homeowners. Fixed income is if you receive just supplemental security income or just retirement. There are times when that income is not enough to pay for even a free house. Even if you spent your whole life working, you paid off your mortgage and now all you have is taxes insurance, sometimes retirement income is not sufficient to cover that. The Homestead Exemption to property taxes is to make it a little bit easier to stay in your home if you are an owner-occupant. That same dynamic of not having enough income coming in to pay for operating expenses like maintenance and taxes. If you are in an apartment building, like a front desk or a security system, that can be offset in several ways. Homestead exemption is one, and for renters, it is housing vouchers through the Housing Choice Program.

Boos reviewed a "Deep Dive" on construction due to the questions about the low-income housing tax credit program. She said this was the most prolific affordable housing tool available. It is also one of the most prolific economic development tools. In many communities, revitalization and resurgence is initiated by an investment from the low-income housing tax credit program, which stabilizes the market and allows businesses to come in and flourish. It is a "bricks and sticks" program. That means it is just paying for the construction. There is no tenant subsidy. There is no policy aspect to it. The mechanism through which it works is very complicated because it is the IRS. Essentially, what it consists of is a dollar-for-dollar offset to federal income tax. In thinking about this, Boos said it was helpful to think about how the charitable income tax deduction works. This involves paying the personal tax liability. You can either give it to a charity you love and know does good work in your community or you can give it to the government. A lot of people choose a charity. In this case, a lot of people choose to invest in affordable housing. There are technically two programs, a non-competitive tax credit and a competitive tax credit. She stated they have important differences. The non-competitive program has monies available for anyone who wants to come and take it. If Gahanna wanted an apartment building at the corner of Blank and Blank Street and needed someone to help pay for it, the

non-competitive program would be the way to go. With this, you do not have to fight anyone. Those dollars are just there. The downside is that it is referred to as a "shallow subsidy." If you had about a \$10 Million building to construct, you could only get about \$3 Million for it. You will need to find the remaining money elsewhere. The flipside is the competitive program, which is about the exact opposite. Here, they can provide up to 70 percent in funding. So, in the scenario under this program, you could get \$7 Million and then have to find the remaining \$3 Million elsewhere. However, everyone is trying to get at this pot of money. It is highly competitive and under-resourced. The non-competitive program tends to be slightly bigger projects that are slightly less affordable. The competitive program tends to be slightly smaller projects that are slightly more affordable. She added that with the non-competitive program, the biggest challenge is finding the other \$7 Million in support. Those resources are very limited. There are some communities that are better able to get these with programs already set up to allow them to draw down from them at will. There are others that do not have the underlying infrastructure to be able to do that. For the competitive program, the biggest challenge is the rules that say who does and does not get those resources. The rules are set by the State of Ohio and updated annually. Sometimes they work in Central Ohio's favor and sometimes they do not. The rules are governed by the "Qualified Allocation Plan" (or QAP) which covers many things. As a state entity, they must balance different needs. They cannot put all their resources into the suburbs or else cities are going to yell. They cannot put all their resources into urban areas or rural places are going to complain. They must balance among geographies. Similarly, they create balance among different populations that have housing needs. Seniors, people escaping homelessness (especially homeless youth), and families are interests to balance in the scoring system. There are different tools the state uses to achieve policy objectives. This is a points game. Everyone shoots to get a 100 percent, of which a lot of people do. It is a very intricate maze of rules and incentives. She presented a slide with a list of various policy objectives, everything from incentivizing housing where there are good amenities (like a grocery store, abundant jobs, especially entry-level jobs, and a health care facility close by). She asked for one to think about what a population struggling with income would need. This is what the state tries to drive their development towards. Having access to a high-powered transit system is objectively great. Gahanna, Reynoldsburg, Worthington, and Westerville were not set up with industrial-sized mass transit systems in mind. Boos said this was not the need the communities had then and arguably is not the need they have now. It makes it difficult for communities in the suburban rings to compete with the Cincinnati's and Cleveland's of the world. So, there are challenges in getting access to these resources.

Boos noted that there are a lot of opportunities for communities that want to expand the diversity of their housing stock, especially to create mixed-income housing. For the non-competitive program, the easiest thing being most impactful is to create local gap-funding programs to be able to find a way to regenerate the additional \$7 Million. It can come from governments, non-profits, or public-private partnerships. She said the other tool is to make sure to maximize the investment mechanisms already on the books. For instance, using CRAs or TIFs or bond dollars. These are the things cities are

most successful with in being able to access the non-competitive programs. These cities typically have sophisticated staff who know how to use those different levers. To be able to obtain competitive tax credits, Boos recommended that governments wanting to access these resources should be ready to say, "yes." Even though the scoring system is complex, she noted that when the stars do align and state policy says, for instance, "We love Hamilton Road. We think this would be perfect. Are you ready to say yes?" Can the City move quickly? Is the zoning code in place? Are builders known and able to do it? Are there local non-profits to help shepherd in the project? Also, keeping in mind that the rules are not static and revised by the state every two years, if there was an area that the City would like to see more housing in and the state's rules do not align, she urged opening a dialogue with the state to see where each entity can come closer together.

Boos said one thing she expected to see in a macro-sense from the QAP and the rule book in the coming years is that Central Ohio is objectively different, not better or worse, but different from peer cities. The region is growing at a faster clip. The economic development and job growth look different. Making that recognition in the QAP is something Boos believes her organization and cities can do together because it would benefit all the communities in the region. Franklin County has done amazing things with respect to affordable housing needs. Boos said the county started out with 54,000 households in 2017 that were severely cost burdened. These households were making decisions at the end of the month about how their family was going to survive. Were they going to sacrifice food? Were they going to sacrifice medicine? That number is now down to about 49,000. While it did not solve the problem, as many are still in need, it does show the county is on the right track. She said the work now needed to be scaling up and expanding resources. This involved taking the things that have been learned and doing more of them and doing them more powerfully. Some things that have been done to crack this code were creating local gap programs, affordable housing and general obligation bonds, updating CRA policy, creating a housing trust fund and housing action fund, all complemented with a balanced policy agenda that does not just make sure there are bricks and sticks of housing, but equity within those programs. Boos said some examples of this include Source of Income ordinances, which make sure landlords make rental decisions by whether a tenant has sufficient income to afford their obligations as opposed to a moral judgment on where that income is coming from. Another action is a "Pay to Stay" ordinance, which ensures that tenants can replicate the rights of homeowners where, if they fall behind on rent, they are extended to a grace period to catch up before they are shut out of their building. This is a codification of existing law on the books. With that, Boos thanked the Committee for the invitation to speak and opened for any questions.

Councilmember Weaver thanked Boos and Director Strum. He said one of the things on his mind was the upcoming sexennial reappraisal of property values. In Franklin County, it is expected there will be a marked increase in property values. When talking about people with fixed incomes, this weighs heavy on him. He asked whether Boos could point to any communities who are doing well in either mitigating this or ameliorating some of the effects. Boos said that Michigan has had a lot of up and down with property values

over the years. They have been innovative. There are proposals that have been introduced and navigating their way through the Statehouse now that would give relief and allow property taxes to catch up to income. It would not stop or get rid of it, but just pause it long enough so that it can catch up with the cost of living. This is important for those living on Social Security and on benefits because they are pegged to inflation rates. This does take state action. She recommended if there are folks struggling with this now and cannot wait for new legislation, there are tools in place such as the owner-occupied homestead credit. The Franklin County auditor also had things around education and ensuring people can enforce rights. For instance, if someone is struggling to pay their property taxes, they can work with an attorney to make sure that their property is properly evaluated and that their load is correct. She pledged to also share tools in a follow-up email.

Bowers thanked Boos for her presentation and for continuing to be an excellent resource for Council. She noted that Boos had provided insights over the last couple years and continued to do so as the City navigates through anticipated growth.

Strum noted that the next session would feature Jeffrey Harris, Of Counsel, with Bricker and Eckler. Boos' presentation was to put forward thinking on how the City values development and how and where it wants to grow. He referenced the middle school teacher analogy. He was in Cincinnati a couple weeks ago talking with their affordable housing teams about the roles of entry level police officers, first responders, and teachers, in looking at what their salaries were in those communities and making sure housing planned for development aligned to the resources these folks had to live and work with. Harris will be in front of the Committee to talk about return on investment and how the City can ensure it is having the right level of development opportunity in the community.

## **2. Community Urban Redevelopment Corporation (CURC) Dissolution**

Vice President Bowers asked who would be addressing the item. Mr. VanMeter confirmed that someone from administration would be speaking about it. Mayor Jadwin invited Joann Bury, Director of Finance, to speak about the organization's background.

Bury said that this is related to legislation passed in 1978. The City had a large tract of land called the "industrial zone," where it leased very cheaply property to developers and owners. At the end of the leases, the property conveyed back to the individuals. The last of the properties were transferred in 2014. Since the program has concluded and unlikely that the City will do another program like this, Bury said there was no reason to have the board intact anymore.

Bowers asked whether there would be legislation forthcoming to dissolve the corporation. Jadwin said that if this is the will of Council, the administration can present legislation and have that available at the next Committee. Bowers said this would clean things up. She noted there had recently been applicant interest in this board. She thought if the City could move forward with

dissolution action, this would clean up the ordinance and make sure things are clearly articulated for the future. Jadwin said she would work with the City Attorney on an ordinance declaring the dissolution and move forward on any legal steps needed to dissolve it.

### 3. Employee Handbook for Council Office

Vice President Bowers noted that Miranda Vollmer, Director of Administrative Services, had been working with the Clemans Nelson consulting firm on developing an employee handbook. That handbook had been implemented for the administration and at this point has been recommended that Council look at it as well for implementation and adoption for Council Office. Bowers said Clerk VanMeter sent a copy of the handbook to her and President Renner.

Mr. VanMeter shared that he spoke with President Renner just before the Committee meeting. He shared that Renner apologized for not being able to attend but wanted VanMeter to convey at the meeting his request for members. As Renner's role as Council President involved supervision of Council Office, Renner had asked that members who had specific comments or things to submit on the handbook to send those to him. Bowers said VanMeter would make sure the document was shared with everyone.

#### C. ITEMS FROM THE COUNCIL OFFICE:

[RES-0026-2022](#) A RESOLUTION RECOGNIZING SEPTEMBER 2022 AS HUNGER ACTION MONTH AND HONORING GAHANNA RESIDENTS IN NEED (GRIN) FOR THEIR ROLE IN ADDRESSING HUNGER IN THE COMMUNITY FOR FIFTY YEARS

Councilmember Padova noted that September was Hunger Action Month. She wanted to introduce this opportunity to recognize this, along with Gahanna Residents In Need (GRIN) and their role with addressing this for the last fifty years in Gahanna. She said this is especially pertinent now with a huge increase in need within the community. A lot of numbers have been increasing with assistance through the pantry. Padova added that there have been a lot of people who have needed to come in for emergency services in between normal pantry hours. She referenced a redline version to clean up on the language of the Resolution. GRIN does serve the entire school district and the 43230 zip code. The other language made things more concise.

Vice President Bowers thanked Padova and McGregor for work on this. She confirmed just putting forward the redline edits as the clean version to be voted on at Council. Padova confirmed there would be a few guests in attendance to present the Resolution to.

**Recommendation: Adoption on Regular Agenda on 9/19/2022.**

#### D. ITEMS FROM THE MAYOR'S OFFICE:

[ORD-0055-2022](#) AN ORDINANCE TO ESTABLISH SEPARATE DEPARTMENTS FOR

## PUBLIC SERVICE AND ENGINEERING

Mayor Jadwin shared that the request is for an ordinance to establish separate departments for Public Service and Engineering. This was mentioned to Council several months ago when previous City Engineer John Moorehead left. The intent is to officially separate Public Service from Engineering and establish two separate departments. This is based on several factors: 1) the workload and the type of work the Engineering Division does has changed significantly in recent years largely due to the passage of Issue 12 and 2) the increase in the number of capital projects and development projects that have come forward has changed how the Engineering Division works in conjunction with other divisions and departments. When Mr. Moorehead left, the Mayor mentioned to Council that she felt it was necessary to be able to elevate the City Engineer position to one of Director of Engineering. Finding an engineer in Franklin County currently is like finding a needle in the haystack. The Mayor felt that elevating the position was needed to be competitive and attract high quality candidates. We were successful in hiring Mr. Komlanc as Director of Engineering. Through the years, Public Service and Engineering have been combined largely due to the skillsets of the staff. Most of the time, most municipalities keep those divisions separate. This would be in line with what most other municipalities do and how they structure. Jadwin added that Charter was changed in November of 2021, which gives the Mayor authority to establish and create departments without having to go to Council. However, the provision also says that it must be consistent with Charter. In talking with the City Attorney, our current Charter references the *Department of Public Service and Engineering*. So, based on the City Attorney's recommendation, he felt it was best to formally go through the process of obtaining an ordinance from Council to establish those separate departments and to make sure we are consistent with Charter and to make sure we are legislatively accurate. This has been done before when we separated the Department of Planning and Development into two separate departments.

Vice President Bowers asked for any questions or discussion.

Councilmember McGregor said it would be interesting to know the history of this because it has changed several times over the years. It has been one department, then two departments, and then one department. McGregor thinks it is a great idea.

**Recommendation: Introduction/First Reading on Regular Agenda 9/19/2022 and Second Reading/Adoption on Consent Agenda 10/3/2022.**

## **E. ITEMS FROM THE DEPARTMENT OF FINANCE:**

### [ORD-0057-2022](#) AN ORDINANCE AUTHORIZING SUPPLEMENTAL APPROPRIATIONS - TIF Fund

Director Bury said the Ordinance is related to the TIF funds. There are a couple of TIFs that outproduced the revenue projections, which means there is additional auditor and treasurer fees. A small supplemental of \$1,310 is needed amongst those TIF accounts to cover the fees.

**Recommendation: Introduction/First Reading on Regular Agenda 9/19/2022 and Second Reading/Adoption on Consent Agenda 10/3/2022.**

[RES-0028-2022](#)

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

Director Bury said that this is the result of the tax budget that was passed. It is a Resolution from the County Budget Commission accepting the amounts and rates and filing those. It takes our 2.4 mills and spreads it across the three funds.

**Recommendation: Adoption on Consent Agenda on 9/19/2022.**

**F. ITEMS FROM THE DEPARTMENT OF PARKS & RECREATION:**

[RES-0029-2022](#)

A RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR THE MID-OHIO REGIONAL PLANNING COMMISSION (MORPC) ATTRIBUTABLE FUNDS FOR THE BIG WALNUT TRAIL - SECTION 8

Director Ferrell shared that there is an opportunity to seek alternative funding through MORPC attributable funds. The application would be for the completion of the Big Walnut Trail, Section 8. The scope of the project would be from Rocky Fork to the bridge over North Hamilton Road. The actual bridge project is separate from the scope of this application. It would then take it from the bridge to Pizzurro Park. The bridge is being separated out in response to this application since the ODOT project is happening in response to the trail project. The application requires authorization to move forward with the application.

Vice President Bowers asked for any questions or discussion.

Councilmember McGregor asked what "attributable" meant. Ferrell said MORPC can use transportation funding to apply that towards projects, whether it be bike and pedestrian or other road projects. It basically means portioning of federal transportation funds throughout the region.

Councilmember Weaver appreciated the administration's efforts to finding alternative funding and applying for various grants. He wanted to reiterate that for the record. Weaver asked who does the applying and writing of the grant applications. Is it the individual departments? Ferrell said it depends on the application. There are some that each department will take on. In this instance, Parks & Recreation submitted the first round, or its preliminary application, to see if the project can move forward. We made it past the first round and in the second round we have initiated a contract with Structure Point. Structure Point has been part of this project for quite some time. This project is over 15 years in the making. There is a lot of historical information that Structure Point has been part of. Parks & Recreation will work in collaboration with them to make sure that the Gahanna story is told, along

with the technical aspects of the application. We are working in coordination with them. The application is due at the end of September. Another component of hiring a third party is that it takes quite a bit of time and effort to submit application of that stature. Mayor Jadwin said that in looking to the future, she is currently working on obtaining quotes from consultants to engage somebody who can be a designated grant writer for the City. As Director Ferrell said, these applications take a great deal of time, and our staff is very busy, and we want to make sure that we best position ourselves and the city to receive outside funding. The City will be engaging an outside consultant to assist with grant opportunities. With Council's vote last week for the facilities, there will be opportunities for grant funding that will need to be pursued. Having someone that the City can count on to not only identify those opportunities, but then help with the process, will be critical.

Vice President Bowers reiterated how important this project is to Gahanna and how meaningful this project will be not just from a recreation perspective, but how it really is an alternative mode of transportation and particularly with City Hall planned to be in that area. This will give us greater connectivity for our residents to be able to reach that property. It is an important point that we keep making this part of telling our story and why we should be awarded this grant.

Ferrell said that this is not the only project that we anticipate moving forward with. There are some design preliminary estimates, overall cost estimates. One is for a connection from Creekside to the new library. It is something we have in collaboration with OHM, so that we can have the information that we need to move forward with request for funding. That project has a lot of boxes checked as far as what some of those grants are looking for. We also have some work in with a connection from Headley to Hannah Park. We have large neighborhoods and two very large parks with a limited access for safe pedestrian or bicycle access. Those are projects that we are also looking to pursue some alternative funding for as well.

Councilmember Angelou said that she believes MORPC would be helpful. Angelou said there were so many grants coming in that it was very difficult to keep track. Any of their directors should be very helpful to make sure we get the money that we should be getting. Director Ferrell said that the City gets on their schedules as often as they can, and it is a resource that the City relies upon.

**Recommendation: Adoption on Consent Agenda on 9/19/2022.**

## **G. ITEMS FROM THE DIVISION OF ENGINEERING:**

### [ORD-0058-2022](#) AN ORDINANCE AUTHORIZING SUPPLEMENTAL APPROPRIATIONS - Developers Escrow Fund

Director Komlanc said that our projects are held within private development as well as right-of-way. With the increase in construction activity, our fees associated with the inspection on each of those projects, whether it is private commercial development or the work in the right-of-way, have gone up. The request is for a supplemental appropriation into the given funds to follow the

governmental accounting standards.

**Recommendation: Introduction/First Reading on Regular Agenda 9/19/2022 and Second Reading/Adoption on Consent Agenda 10/3/2022.**

[RES-0030-2022](#)

**A RESOLUTION CONSENTING TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) BRIDGE INSPECTION SERVICES**

Director Komlanc said that ODOT provides a local service to local governments to inspect bridges within the area. The city has taken advantage of this over the last two years and would like to continue this for its third year.

**Recommendation: Adoption on Consent Agenda on 9/19/2022.**

**H. OTHER DISCUSSIONS:**

Councilmember Angelou said regarding the MORPC Summit on Sustainability on October 14, 2022, she talked to Mayor Jadwin about having staff attend the summit. It is a wonderful opportunity to see what is happening with MORPC and Sustainability. Mayor Jadwin said that a resident approached the City about his capstone project, and he will be working on a sustainability plan for 825 Tech Center Drive, incorporating ideas for sustainability initiatives within the renovation, construction, and the additional space there.

**I. ADJOURNMENT:**

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**Jeremy A. VanMeter  
Clerk of Council**

*APPROVED by the Committee of the Whole, this  
day of 2022.*

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**Merisa K. Bowers**