



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: July 20, 2022

SUBJECT: Department of Economic Development- Request for Council Action
(July 25, 2022 COTW Meeting)

ACTION ITEMS

ACTION ITEM # 1: REQUEST TO AUTHORIZE MAYOR TO ENTER INTO CONTRACT WITH ODOT FOR PURSUIT OF STATE INFRASTRUCTURE BANK (SIB) LOAN – TECH CENTER DRIVE EXTENSION

In October 2021, Council authorized the Mayor to enter into a development agreement with Science One, LLC, for the development of the ADB Safegate expansion on Science Boulevard. (ORD-0062-2021)

Related to this project, the Department of Economic Department successfully pursued Ohio Department of Development (ODOD) 629 funds and an ODOT Jobs & Commerce funds to support Project Gaul. This current request will serve as interim financing to support the previously authorized grant funds necessary to finance the project through construction (listed above) and are reimbursable. The developer will incur the initial costs, then the funds will flow to the City for submission and payment to ODOT. Moreover, under the previously approved legislation, Council approved utilization of TIF funds to support the project in an amount up to \$250,000. (ORD-0062-2021)

Additionally, due to upsizing of infrastructure to support redundancy within the City's water system, the City is also proposing utilization of the City's water fund in an amount not to exceed \$400,000 (exact number pending final values of costs related to upsizing of the lines). Remaining costs will be the responsibility of the Developer/Constructing Party. Funds to support repayment of the loan will be held in escrow by the City and repaid to ODOT at the earliest time possible to avoid pre-payment penalties.

The Department of Economic Development respectfully requests Council to authorize the Mayor to pursue and enter into an agreement with the Ohio Department of Transportation (ODOT) for ODOT's State Infrastructure Bank (SIB) program to support the extension of Tech Center Drive in the Central Park area of the City of Gahanna. The application loan amount is \$1.5M.

Due to bidding and construction timelines to support the building's operation, **Emergency and Waiver** are requested as upon passage by Council.

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

SIB Background Information
Sample SIB Application

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.

ACTION ITEM #2: OFFICE AND INDUSTRY (O&I) INCOME TAX AGREEMENT – COLUMBUS AESTHETIC & PLASTIC SURGERY (CAPS)

On behalf of the City's Incentive Advisory Committee, the Department of Economic Development respectfully requests Council authorize the Mayor to enter into agreement with Columbus Aesthetic & Plastic Surgery (CAPS) for the City of Gahanna's Office & Industry (O&I) Income Tax Incentive:

- Term: 10 yrs.
- Credit: 30%

To support this opportunity, the City's Incentive Advisory Committee and Department of Economic Development requests that Council also waive the 5 year maximum noted in the guideline to support this opportunity.

Requested Legislation and Funding

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

Attachments

DRAFT O&I Agreement
ROI Calculations
O&I Application

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.