

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, March 28, 2011

7:00 PM

Council Committee Rooms

Finance Committee

Beryl D. Anderson, Chair

Shane Ewald

Brian D. Larick

John R. McAlister

Nancy McGregor

Andre Porter

David L. Samuel

Isobel L. Sherwood, MMC, Clerk of Council

Members Absent: Brian Larick

Members Present: Beryl D. Anderson, Shane W. Ewald, John McAlister, David L. Samuel, Andre Porter and Nancy R. McGregor

Additional Attendees:

Tony Collins, Dottie Franey, Terry Emery, Karl Wetherholt, Mike Andrako, Angel Mumma, Brandi Braun, Mayor Stinchcomb, Sadicka White, Anthony Jones, Leah Evans, Brian Hoyt, Isobel Sherwood, Tom Weber, Chief Dennis Murphy, Gen. Jim Williams, George Parker, Dave Leopold from Staples, Bill Kennedy from Kennedy Cottrell Richards, Shirley Washburn from the Sycamore Run Condo Association, Press.

Anderson called the meeting for Monday, March 28, 2011, to order; said she would like to begin with a moment of silence for Patty Thom who has passed away; she was a friend to many and very involved in our community and I would like to lift her up in prayer.

PENDING LEGISLATION:

ORD-0059-2011

TO AUTHORIZE THE MAYOR TO EXERCISE THE OPTION TO PURCHASE 110 MILL STREET FROM MILL STREET DEVELOPMENT LLC; TO SUPPLEMENTALLY APPROPRIATE \$345,000 THEREFOR; AND TO DECLARE AN EMERGENCY.

Anderson said we will begin the meeting with ORD-0059-2011 for the purchase of 110 Mill Street.

Collins said I was asked at the last meeting to provide information on this location; based on the questions I received, I put together a packet; it was not emailed in advance because the information is detailed and I wanted you to hear the discussion about each item; Larick had asked me to look at the operation and prepare a maintenance plan and a marketing initiative; if I could draw your attention to the top page; it contains a list the Mayor and I have discussed that states what information is included; under OHEC (Ohio Herb Education Center), it does contain a 10 year conceptual budget and an attached copy of the Gateway to show the business aspect of the location and that it generates funds; there is a section in the Gateway on page 12 that shows the location; under 110 Mill Street, the capital 10 year budget is shown that includes a maintenance plan; calculating out 10 years is challenging but we did our best. McAlister said he did not go out 10 years for his business. Collins said there is a Facility Vision Plan that describes what the building could potentially look like including the building in the back; I included the building condition memo from Fultz and a copy of ORD-0099-2009 which was the original ordinance for this; we did proceed a month early because of the incentive offer that was made to us; the minutes from 2 Council meetings that have discussions about this are included as well as a copy of the full appraisal; Porter, the appraiser, is well established and best able to provide the correct purchase price; there is a letter from the Ohio Historical Society from 1999 saying there are no requirements to maintain the listing in the National Register and encouraging any owner to consult with them on any questions in order to maintain that status; this was a letter we found in our files and I emailed it ahead; for the Marketing section, I did not do a 10 year marketing plan; I did include the CVB (Convention and Visitors Bureau) information on the Herb

Center and the information used by the Greater Columbus promotions; they use the Herb Center information in their publications for Ohio travel magazines and tourism articles so I included that as well. McAlister said they should picture the house not a herb. Collins said there are 2 buildings left from the original Bridgeport; included in packet the picture of the Skip Knowles Realty building.

Samuel said he had met with Eylon and Jadwin from the CVB and they are planning on hiring a full time sales person who will be the contact for marketing the Herb Center; they have received input from tour operators and the many businesses that they have developed partnerships with; the Herb Center is currently improving the products it has for sale; these will be showcased at our Holiday Lights parade which will be returning; they have seen an increase in tour traffic; mystery tours are especially popular as well as wine tours; the GCVB is increasing their participation in trade shows with an emphasis on the Herb Center; they said for every \$1 invested here it brings in about \$13; this supports other businesses in Creekside and I support the purchase of the Herb Center.

Porter said in response to Collins, I would say the value of the Herb Center Building is its opportunity; it allows us to maintain a focus and build on a concept that draws folks to town and provides for residents to use it; there were several questions at last month's meeting as a result of a lack of information; I would like to commend Collins for preparing this packet and I am pleased to see the communication between Council and the Administration; even though I won't be around, I hope you continue to communicate as it is such a good thing; I am in favor of the project.

Samuel said I like the information provided as well; this is the type of thing we are looking for when we have a presentation.

Mayor said I would like to acknowledge the owner of the building, George Parker, who is here; also acknowledge Bunnie Geroux, who worked tirelessly to get Gahanna the designation of the Herb Capital, she is not able to be here tonight but has said it needed to be downtown; she has written a letter in support of this and I received it and I would like to acknowledge her continued contribution; this ordinance passed in 2009 and we believed this was just a follow up; so we ask the question again are we going to be in this business or not; the Administration believes we should continue this branding; it has become what we are known for; Geroux said it well when she asked where would it go and what would we do if this is not purchased; there are only a few options; if the rent isn't there, it should come close to meeting cash flow given current sales; we did not budget for a rent increase if it is not purchased; Maddy may put it back up for sale and it would go back out on the market. Collins said in your packet, under 110 Mill Street, there should be an item 8 which is an addendum that details the sale price included.

McAlister said I have no problem with this; I remember the original plan from a couple of years ago; I am hoping the Parks Department can do as much with this as with their other pay-as-you-go programs.

Ewald said I have talked to another Council member and we asked McGregor for her comments on the roof; would we change the character of the building if it is not done in slate; I know that architectural shingles look similar to slate, but does that mean it would not qualify to be on the Historical Register any more; my concern is a roof is not cheap to install and maintain; I know about it on an older building because I am familiar with the Sanctuary roof; we need to know about the roof condition as it could be up to \$50,000 to replace it. Collins said I have 2 quotes in the packet; the premium shingles are \$13,600; I did not include slate as it is now \$60,000; that is quite an increase from my original quote of \$45,000; and as McGregor mentioned, the shingles look authentic.

Ewald said isn't slate required to stay on the Historical Register. Collins said no, not at all; the document we have from the Ohio Historical Society does not give us any building maintenance requirements in order to stay on the Register; and that cost makes a big difference. Porter said so the choice is between \$13,000 or \$60,000 for the roof.

Anderson said I support this; the concept of Herb Education is important to Gahanna and to our identity; I have had conversations with Geroux, this is her project; she put forth a lot of effort to obtain this brand for us; now we look at different ways to promote a positive image of Gahanna through health and well being with the herbs and health foods and take it beyond its current level; I would ask Parker if he has any comments of insights.

Parker said I would like to tell you how it started; Pattons owned both houses and they were painted grey; they had deteriorated; talked to the Historical Society and looked for money to fix it up; then Holzer Realty came out to Gahanna to sell the green house; asked Jim McGregor and he looked at them and was thrilled to have the opportunity; met with Mrs. Patton and jumped at the opportunity to buy them; we talked again to the Ohio Historical Society to see what we could do for an adaptive reuse; I called Maddy and got the appraisal done; we did not know about Creekside then but are very pleased and hope they endure; the butcher shop was moved; for the back garage, I have a set of drawings about a cookie shop; there is a stair to the loft that would make a great art studio; there is a potting shed; just so much potential there; I hope you keep maintaining it and making it better and better.

Recommendation: 2nd Reading, Regular Agenda with amendment.

Recommended for Substitution and Adoption

ORD-0061-2011

TO AMEND CODE SECTION 121.01, PLACE OF MEETINGS, OF CHAPTER 121, COUNCIL, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; AND TO DECLARE AN EMERGENCY.

Anderson said this ordinance is about an issue that came from emergency management; we had a previous discussion about changing the location of a Council meeting due to an emergency and putting that change in writing; the issue was putting it in writing; in a true emergency we would probably not have computers or texting available; we have suggested verbiage from Weber but that still may not be able to be done in a traditional way like a typewriter; resort to a sign.

Weber said I suggested this over concern about public notification; if the meeting cannot be in Council chambers, I wanted to keep it general to allow for the greatest latitude; if something catastrophic happens, I wanted it wide open as to what you could do; but you have to have something posted or notify people other than verbally saying this is what we are doing. Anderson said so a sign would work in dire circumstances. Weber said a sign would be in writing; I am not wedded to any approach. Williams said this is intended to allow Council to have legal authority to conduct business at another site; Section 121 of Code now says you can meet only here at City Hall; we have to have language that will allow another location; this change in Code is to give Council the ability to do it; there is no requirement in higher law for it to be in writing; it could be a day when no meeting is scheduled or a planned meeting has to be moved; but for some reason a dire need to meet arises due to an emergency. Anderson said the intent of this is understood; the issue was to have it in writing; since it is as basic as a sign posted somewhere I assume by the President of Council; what if the President of Council is not available. Mayor said there is a plan of succession in place. Ewald asked Weber will the information on location be provided to the public on the change of location. Weber said I just wanted the President or Vice President of Council to have the authority to do it; if they are not available why have a meeting; if something that dire occurs it is not going to

fit; if the meeting needs to be canceled the President has the authority and this would give some means to do it. Mayor asked that Sherwood read what it states currently and what the additional language requested says. Porter said the language is general and the broader it is the better it is; this allows for notice. Anderson asked that it be read again; Sherwood read the current phrase; and then the added information. Anderson said sounds good.

Recommendation: 2nd Reading, Consent Agenda.

Recommended for Adoption, Consent

ISSUES - From Director of Development:

Office & Industrial Incentive - Staples Contract & Commercial

Jones said we have some good news; 2 guests are here with Evans to talk about rental space and a purchase in Olde Gahanna.

Evans said with me is Dave Leopold from Staples and Bill Kennedy from Kennedy Cottrell Richards, LLC; Staples will be renting space at 700 Taylor Road; this building has businesses already but also some vacancy; they have been looking for new tenants; they did consider space in other communities; this project will move in 25 to 30 jobs at salaries of \$80,000 per year; new annual payroll for Gahanna would be about 2 million; the O & I Incentive Agreement would be 50% over 3 years; this location has a current tax abatement so this would start in 2014 after that expires. Leopold said our current space is in Citygate at the airport; was a corporate expansion when this was acquired; there are about 25 folks in this location and they do not have anything to do with retail; this is an office for our outside sales and support staff; we had a small office in Worthington that moved here; the drivers have moved out to London; so we had no need to stay in an area with a dock; we do plan to add a few employees over the next few years; hope to keep up in this rough economy.

Porter said welcome to our City. Leopold said he knew and liked Gahanna; had gone to school here.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda.

Office & Industrial Incentive - Kennedy Cottrell Richards, LLC

Evans said they are a small CPA firm from Columbus who felt now is the time to own so looking to purchase 186 N. High Street in Olde Gahanna; they are excited to have a building; could continue to grow; right now they have 9 full time and 1 part time employee for an annual payroll of \$816,813; we feel they will continue to grow as they aggressively market their business to government and schools; there is a tax abatement for this address already so the O & I Incentive agreement would begin in 2015. Kennedy said we have been around since 1999 and are still growing; we spent 10 years in the Arena District; our lease there is up soon; we were looking to relocate to a North East area and found this property very attractive to us; it is a great location; big enough for growth since the previous occupant had 22 people; being in Arena District we enjoyed amenities so we were attracted to Gahanna's Creekside; we are excited to be here. Evans ask for any questions. Porter said this is also a 50% Incentive. Evans said it is 40% as determined by our fiscal impact model.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda.

Tax Abatement Reductions - 4 Locations

Jones said we have tax abatement reductions at 4 locations that is not so happy news; we

met with the TIRC Board (Gahanna Tax Incentive Review Council); we were advised of 4 locations that need redone because they are not fulfilling their job requirements; so we are requesting to lower their abatements.

791 Science Blvd. - Jones said they were at 100% with a commitment of 35 jobs; the location is vacant; we are requesting a 50% reduction that will allow the property to remain competitive but also protect the City; in the future they can come back.

Sherwood said each address needs its own legislation so 4 are required.

890 Science Blvd. - Jones said they are currently at 100% for 7 years; they were to have 15 jobs and we would like to reduce that to 8; this is not a big site and this will allow it to remain competitive.

690 Taylor Road - Jones said this is adjacent to the Staples location discussed earlier; they had a commitment of 100 employees and currently have 18; the modification is for a reduction of 50%; have spoken to the property owner.

960-120 Claycraft Road - Jones said this is one parcel; it is tax abated for 15 years; they currently have about 30 employees; again it is a 50% adjustment.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda for all 4 addresses; 4 Ordinances Required.

ISSUES-From the City Engineer

Tech Center Bridge & Extension Update

Wetherholt, Jones and Hoyt provided a power point presentation on the Tech Center Drive Extension & Bridge; a copy is available in the Council Office.

Questions:

Porter asked if everything south of the new road was parkland. Mayor said no; some of it is developable land. Wetherholt said there is a 12 acre site that will be developable.

McAlister asked if the dedication ceremony is on the east or west side of Hamilton Road. Wetherholt said it is at the entrance to Pizzuro Park which is on the east side.

Porter said this is wonderfully significant; to all those involved, thank you for your leadership and for sticking with this; I am looking forward to it.

Anderson said thank you for your vision and collaboration and for recognizing creative ways to get the mileage out of it.

Recommendation: No Action Needed.

ISSUES - From Director of Public Service:

Permission to Bid - Rock Salt

Emery said my first 2 items are annual requests; I am requesting permission to bid for Rock Salt through the SWOP4G which is a consortium of southwestern communities in Central Ohio; the last couple of years we have bid salt through the State of Ohio with great success but they are delaying their bid process this year and the timing is important.

Recommendation: Motion Resolution, Consent Agenda.

Permission to Bid - Fire Hydrants

Emery said this request is for our fire hydrant program that we implemented several years ago with good results; we are requesting \$60,000 in appropriations for the replacement of old hydrants; we bid out the materials and do the work with our staff; so this request is for permission to bid the materials contract for that money.

Recommendation: Motion Resolution, Consent Agenda.

Permission to Bid - Clotts Road Pressure Reducing Valve Relocation

Emery said this request is for the Clotts Road Pressure Reducing Valve (PRV); we are bringing forth the request with the hope we will not have to use it, but we need to position ourselves so we could move quickly if we need to; we determined in the fall of last year that the water age of Foxboro is longer than we want; area tests by the EPA (Environmental Protection Agency) met requirements but were off and we were uncomfortable with this; we have continued to test since then and have good results; with the April through October readings we can get hit; we hope most of it will be taken care of by flushing; that should keep the age to a minimum; with this if we see the readings rise we would be in a position to relocate the PRV and we don't want the process delayed; we can come back and tell you if we need to go forward; right now this request is to bid the PRV to improve flow in that area.

Recommendation: Motion Resolution, Consent Agenda.

Sycamore Run Improvements:

Emery said the Sycamore Run Improvements require 2 pieces of legislation; first we would like to apply for a Section 319(h) Non-Point Source Grant; it is due May 13, 2011; in my report, I talked about the Sycamore Woods Condominium Association; we met on several occasions; we were made aware of the degraded section of channel banks along Sycamore Run; they own one side and we own the other; we did recognize it as a good opportunity to apply for a grant and get assistance while working together; the first requirement is to apply for the grant. Anderson said so engineering had contact with the condo association. Emery said this condo association is proactive and had the report brought to the City; the second issue is the funding; the grant application is very competitive and complex; the Sycamore Woods Condo Association had already secured the services of EMH&T; in 2007 we worked with them on stormwater issues; we did meet with them; this request is to allow the Mayor to enter into agreement for them to proceed with the grant application; no supplemental funds are needed as we have money available in the stormwater budget; it does need waiver and emergency because it is due May 13; since the condo association has hired them to get the work done we would split the cost; \$4,500 would be the cost if we work together; there is one condo association member here tonight, Shirley Washburn, for comment. Washburn said we are really interested in working with the City on this project; we have done a lot of research and now understand how this will work; we are looking forward to the partnership.

Recommendation: 1st Reading, waiver of 2nd Reading, Consent Agenda, Emergency Language for 2 Ordinances.

Westside Sanitary Sewer Assessment

Franey said we have been trying over the years to provide sanitary sewer service to all residents; it has still been needed in the Cherry/Ballard area; only a couple of pieces left to get it done; the installation is almost done; there were 2 choices for how to fund this; the first option is a classic assessment; the City would pay 2% and the property owner would pay the remaining 98%; that would be a cost of about \$105 per foot for the property owner plus the capacity fee; the second option is where we would charge each property owner Gahanna's statutory connection fee of about \$30 a foot and the capacity fee; this means the City pays about 50% of the costs; we chose the least expensive option for the property owners; at our public meeting they asked if we could help them spread out the payment due as well as have the option to pay with lump sum; we did agree to allow them to pay their connection and capacity fees over the next 20 years;

tonight the first piece of legislation is for the assessment; we need a resolution of necessity which is the need for the assessment; have it declared by Council so the property owners can have the payments ironed out before they need to tie in; it does need waiver and emergency.

McGregor asked why does it need emergency. Franey said to fast-track the process for assessment; once this is passed and says there is a need; then we provide Sherwood with the specific amounts and she sends registered letters to the residents; they then have to agree and get back to us; we need another ordinance to proceed with the assessment and then the last one to levy the assessment; it does take so much time, and we would like to have this to the Auditor by the end of summer. Mayor said so do you need emergency on any other pieces of legislation. Franey said don't know the answer at this point; we hope not but it depends on the people's response.

Recommendation: 1st Reading, waiver of 2nd Reading, Consent Agenda, Emergency Language.

Westside Sanitary Sewer Capacity Fee Supplemental

Franey said as mentioned part of the fee is the capacity fee; that total amount is \$5,327; \$3,044 is paid directly to the City of Columbus; since we are setting up the assessment over 20 years we need to front this to Columbus; they won't wait 20 years for fees; we have a healthy balance in the Sanitary Fund; so we would like a supplemental appropriation of \$101,213 to pay Columbus; the deadline is 2012 to tie in. McAlister clarified that residents will pay us back over 20 years; said what if we get into an inflation situation; would we be allowed to adjust for that. Wetherholt said we are required to use current bond interest rates. Samuel said how many people does this affect. Franey said 57; not all of them are using the payment plan for the assessment; some are paying lump sum. McGregor said is the tap fee the same thing. Franey said yes; with the capacity fee they are paying for maintenance of the line since now it supports more capacity; those are the fees; they may have some other small amounts like an inspection fee of \$80 and they may have to buy a water meter if they don't have one.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda.

ISSUES - From Director of Finance:

Supp. App. - TIF Payment, Gahanna Jefferson Schools

Mumma this request is for the supplemental appropriation for the Eastgate TIF payment to Gahanna Schools; we received this clawback with our real estate tax money on the Amerigraph building; the City received 1 million in back taxes which means we owe them \$634,868; we had been advised to keep it a year as it was possible they would file lawsuit; so now the year is over with no lawsuit so we owe the school.

Anderson asked when will we make the payout of Eastgate TIF. Mumma said we have not given them a timetable but I would say by the end of April.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda.

Streets Maintenance Supplies Transfer

Mumma said we have a request from the Service Department to move money from Streets Capital to Streets Maintenance in the amount of \$25,000. Emery said we have plenty of salt; dome is full; this extra could be used for other materials for streets like black top, street signs, posts, brine, stone, dirt, seed, mulch, etc; we have spent over \$30,000 for the purchase of other materials.

Recommendation: Motion Resolution, Consent Agenda.

Presentation - General Fund Carryover

Mumma provided a power point presentation on fund balances; a copy is available in the Council Office.

McAlister said he would like to compliment Mumma on this presentation; never had this financial process explained this well.

Porter said I agree; it is a good timeframe for Council involvement and opens the door for questions and discussions.

Mayor said the challenge is, last year for this appropriation cycle, we talked about using the fund balances to balance the budget; we had previous years of huge growth and were now in decline; the Administration in their budget discussions talked about the mandatory reserve; in 2003 we changed that to 25% but never had a conversation about what would we use it for; we should have a policy that describes under what situations we would decide to use it; like in Japan they have complete infrastructure to rebuild; we could have a tornado; that discussion has to happen at some point even if we talk about the green ball (amount of General Fund balance in excess of mandatory reserve) now; many worry about tapping into the green ball money to balance the structural deficit; so how much money do we have to keep on hand; in 2009 we didn't use it; in 2010 we are saying we need some; may or may not need to use it; revenues are stable but we are anticipating the loss of the Local Government Funds.

Porter said is there a long term investment like capital improvements that we could dedicate this money to. Mayor said that is part of what we need to talk about; budget cuts have cut into capital improvements; we need to talk about do we want to hold on to cash or spend it on capital improvements; what is off limits. Porter said when does Council participate in this discussion. Mayor said right now we are in tax time; we have discussions in June and July and November for the budget; it is an annual cycle and we should have these conversations as we are in uncharted waters; no one is talking about the red ball money (mandatory reserve) although we need a policy on this; what we really need to talk about is the green ball funds; should we spend it on capital; should it go to capital improvement which is what has been proposed by some of Council; do we want to transfer the money into the appropriate fund; when we move the money we have to make sure we do not create any cash flow issues; we do have to be careful as we are in uncharted territory and Ohio legislators are looking at serious cuts. Porter said it is a great way to start the discussion. Mayor said that is why we want to do it early. Porter said and I hope you keep Council involved.

Anderson said we have the presentation by Mumma; is there something that give us direction on how much money we do need to keep in the green ball. Porter said in terms of past experience, Council seems to have great managers regarding how much money is spent; I hope it continues to be a collaboration. Mayor said we are struggling with the terms; using green ball and red ball to identify fund balances.

Mumma said appropriations can be difficult for Council; that is why I am trying to get this information out; when a Director brings forward a supplemental, you need to have an idea of fund balance and how it is affected; we just wanted to give you tools to better make decisions; it is not a leap of faith; we do not want to bring forward a supplemental we can't afford.

McGregor said for the capital improvement fund with expenses and revenues what is the

balance. Mumma said at the end of last year it was 3 million. McGregor said if we pass legislation for the purchase of the Herb Education Center, could we fund that out of the green ball. Mayor said they could decide to take it out of the capital improvement fund. Mumma said I am sorry, the capital improvement fund balance is more like 2.2 million; we paid for the Tech Center Drive match. Anderson said do you have ideas on how the discussion should take place. Mayor said we are talking about 2 different discussions; one for the mandatory reserve which we are not tapping; and the green ball. Anderson said I meant specifically how you would like to see the green ball money used. Mayor said I would like to talk to Council leadership about what to use it for and when to talk about it; the administration has gone on record saying the City should not cut basic City services and be sitting on 10 million dollars; one Council person said a while ago we need to send it back to city residents; we should stay prudent and conservative; our level of debt is the envy of many cities; many borrow and bond it; we have had very low debt for 20 years; we always pay cash for everything; our last bonds were historically low; point is we could borrow at the lowest rate ever, but we don't do it unless we have a dedicated revenue stream to pay for it; I will talk with Council leadership and when we get to the budget we will have some ideas; do want you to understand we will see some drop in State revenue from the Governor's plan; don't know how many more operational cuts we could make. Anderson said thank you to the Mayor for being proactive. Mayor said I appreciate you taking your time to hear about it.

ISSUES - From City Attorney:

Elected Officials Salaries

Weber said I am raising this issue because it is an election year; historically we have set the salaries for Council, Mayor and City Attorney for the 4 year term 120 days before the election; so that means in June and July, Council needs to set these salaries for the next 4 years; they are unclassified and it would be for an annual basis; charter forbids changing it annually; has to be for the 4 years; you need to start thinking about it so you can plan what to do; I just wanted to alert Council; not anything that needs to be done tonight; the Ordinance says they will stay the same until changed; I am not comfortable with that; best practice is to actually state them and show them. Ewald said the elected officials around the table should understand the Directors here have not received any pay adjustments for the last several years; personally I do not support an increase. Samuel said I agree. Anderson said I do not support any increase as well.

ISSUES - Requested by Council:

Presentation - Creekside

White provided a power point presentation on Creekside. Copy is available in the Clerk's Office.

Questions and Comments:

McAlister said people in building B and C, like the Coffee Shop and Pub, when they signed their lease were told they had the use of the outside space and they paid for it. White said I don't know what they were paying for as their lease agreement was private. McAlister said even if it was just 10 feet, the use of that was included in that space; that is the point that Hogan was making; we made an investment in that space and are we getting \$2 a square foot for it. White said we have 3 precedent setting leases in that area; the facade, board walk and tables and chairs that are out there are for the general use of the businesses and their clients; it is successful at the Pour House and Bag of Nails; for Signatures it is in the Right of Way; we get nothing but income tax on those businesses; this is not anything new; go to any town and in their downtown area, they allow table and chairs and they belong to the City; yes you are right we made an extensive

investment; this has provided added value, innovation and created a revenue stream with the lease; it is a perpetual lease for 99 years; nothing was done for free; when we lease it out it is the most successful thing we have done in Gahanna; in the Citizen Survey, residents said they enjoy the area and the Park but they want more businesses. McGregor said how much is maintained by parks; do they maintain the private areas that are vacant. Mayor said absolutely not; we don't shovel snow off the patio area; we might do a little more now that some of it is empty; when it was leased we did not. Collins said we clear walkways but we did not go underneath.

Closing Comments:

White said this is my last meeting as Development Director; I have enjoyed my time here in Gahanna; it has been a challenge, but I love Gahanna and I intend to stay here and explore whatever opportunities come to me; I wish everyone the best; and I will be around if I am needed; I wish my successors the best; you have some excellent people in Anthony and Leah; they start on April 1 and I also pride myself in helping people reach and exceed their goals so their achievement is also my success; thank you all for the indulgences you have allowed me and the opportunities and partnerships we have done; and to all the Directors and Gahanna staff, this is a great place to live, work, play and retire.

Anderson said on behalf of everyone here we appreciate all your efforts and hard work; we know you have given to Gahanna from your heart and soul; congratulations to Anthony and Leah; also this is the final meeting for Andre Porter; we also wish him continued success.

Samuel said there will be executive sessions for personnel issues at the next 2 Council meetings.

Meeting Adjourned.

Della Brandenberger, Reporting