



GAHANNA
COMMUNITY IMPROVEMENT
CORPORATION

2016 Annual Report – 2017 Goals and Action Plan

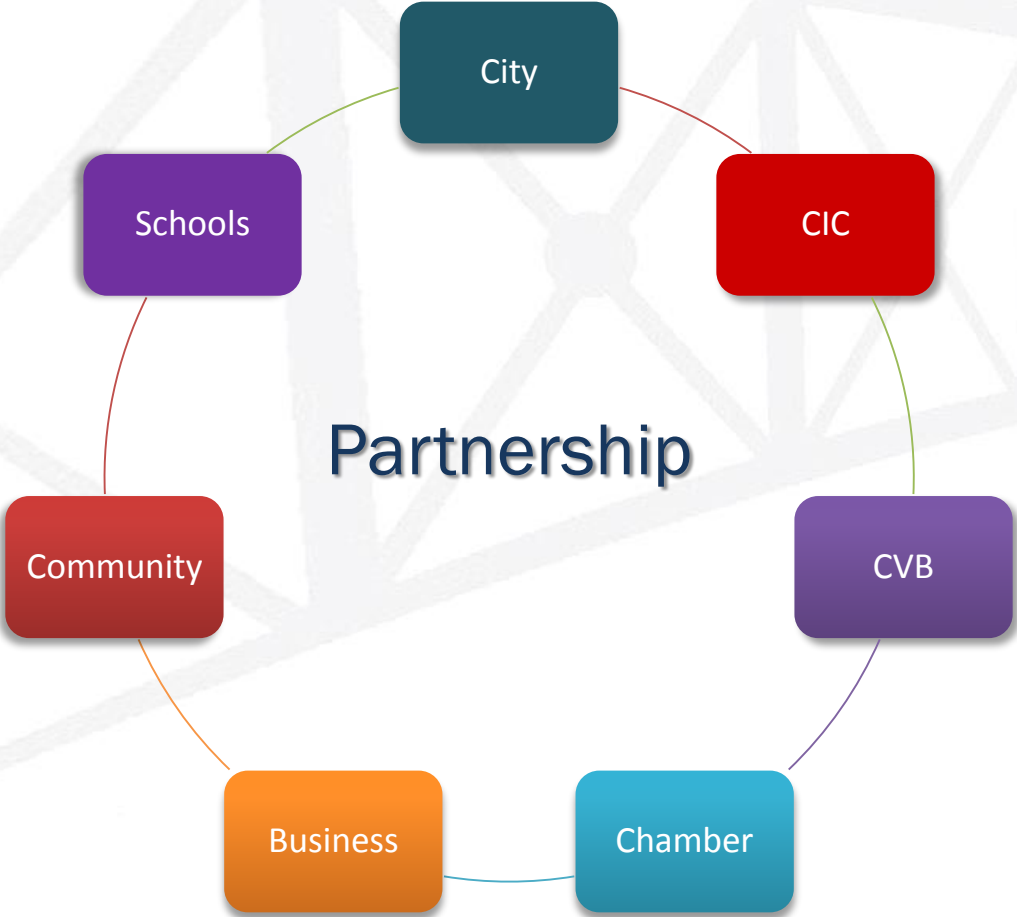
Presented to Gahanna City Council

George Mrus, CIC President

Anthony Jones, Director of Planning & Development

March 27, 2017

Commitment *to* Gahanna





Organization

2017 Officers

George Mrus, Culinary Comfort Care (President)
Betty Collins, CPA Brady Ware (Treasurer)

Matt Ference, Corna Kokosing (Vice President)
Anthony Jones, Director of Planning & Development (Secretary)

Trustees

- Tom Kneeland, Mayor
- Brian Larick, City Council
- Jamie Leeseberg, City Council
- Anthony Jones, Director of Planning & Development
- Jeff Kessler, Heartland Bank
- Doug Maddy, Brookewood Construction
- Cid Canter, Gahanna Resident
- Ron Wolfinger, Legal Shield
- Matt Ference, Corna Kokosing
- George Mrus, Culinary Comfort Care
- Betty Collins, Brady Ware & Company

General Members

- Mark Decello, KEMBA Financial Credit Union
- Jeff Gilger, Wesney Construction
- Laurie Jadwin, Gahanna CVB
- Kelly Fox, Fox and Fox Law Co.
- Leslee Blake, Gahanna Chamber
- Jennifer Price, Gahanna Planning Commission
- Ken Shepherd, Global Quality Assurance

18 Members



Contractual Obligations

5 Agreements

- 2017 Annual Agreement with the City of Gahanna
 - Non-Recourse Loan Agreement with Franklin County
 - Optical Fiber Use Agreement with the City of Gahanna
 - Network Service Agreement with WOW
 - MOU Regarding Land Bank Program
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Committee Goals & Action Plans

Biz-Dev and Marketing

- Collaborate with City on BR&E
- Implement ED Plan Goals
- Provide Direct Project Assistance
- Host 2 Business Events

Real Property

- Redevelop 2 Properties Within the Land Bank
- 181 Granville Closure & Deed Transfer
- Real Estate Site Certification Program

Finance

- Review and Analyze any Potential Investment Opportunities Presented to CIC
- Complete State Required Audits

Technology

- Increase GahannaNet Revenue to \$25K Annually
- Secure 10 New Businesses on GahannaNet
- Complete Multi-City Fiber Program with Bexley and Whitehall

Governance

- Update Code of Regulations to include best practices and other industry standards
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2016 Finance Committee Update

- Accurately Maintain and Report Financial Records
 - Successfully Completed
- Implement Audit Recommendations
- Review and Analyze any Potential Investment Opportunities Presented to CIC





2016 CIC Financial Overview*

Revenue

• Lodging Tax	\$ 46,048
• Franklin County Bond Fees	\$ 9,285
• GahannaNet	\$ 20,909
• Real Estate Investments	\$100,480
• Groundhog Day Sponsors	\$ 8,750

Total Revenue: \$185,472

Expense

• Real Estate Investments	\$110,892
• Acct/Audit/Legal	\$ 5,545
• Events	\$ 8,271

Total Expenses: \$ 124,708

***Excludes Land Bank Reimbursements**



2016 Real Estate Committee Update

- Fulfill Sale Lease Agreement for 181 Granville Street
 - Completed the Contractual Obligations
 - Seek Site Certification of Industrial Property
 - Applied for the Ohio InSite Certification Program
 - Implement the Gahanna Land Bank Program
 - One Property Acquired (Imperial Drive)
 - Two Properties Sold (Blatt Blvd and Rockwood Cleaners)
 - Other Properties being investigated
-



Land Bank Program Summary

158 Douglas Drive



No Cost Acquisition
Sold for: \$15,000

1290 Granfield Court



No Cost Acquisition
Sold for: \$42,000



Land Bank Program Summary

327 Amfield Court



025-002799 01/15/2014

Acquisition Cost: \$160,000

Current Rent: \$1,350





Land Bank Program Summary

324 Agler Road



025-002007-00 04/07/2010

Acquisition Cost: \$170,000

Demolished – Vacant Land





Land Bank Program Summary

72 Imperial Drive



025-001185-00 06/22/2010

Acquisition Cost: \$115,900

Monthly Rent: ~ \$1,000





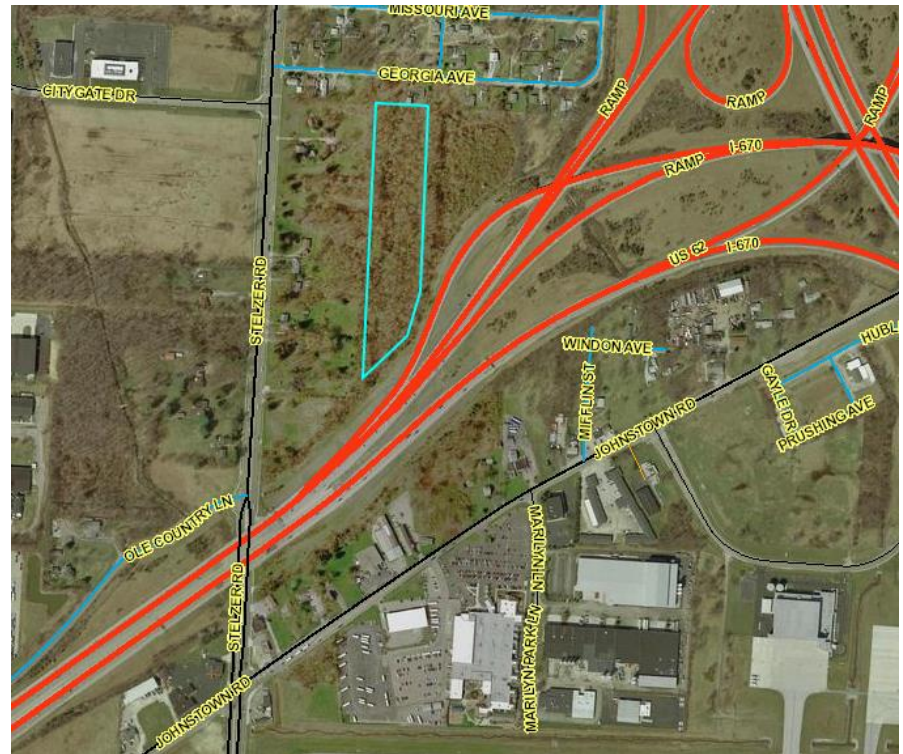
Land Bank Program Summary





Land Bank Program Summary

- 6.921 Acres of Vacant Land within Mifflin Twp
- No Cost Acquisition
- Mifflin Township Partner
- Strategic Development Opportunity





Land Bank Program Summary

171 Granville Street



025-011246 12/12/2013

Sale Price \$30,000



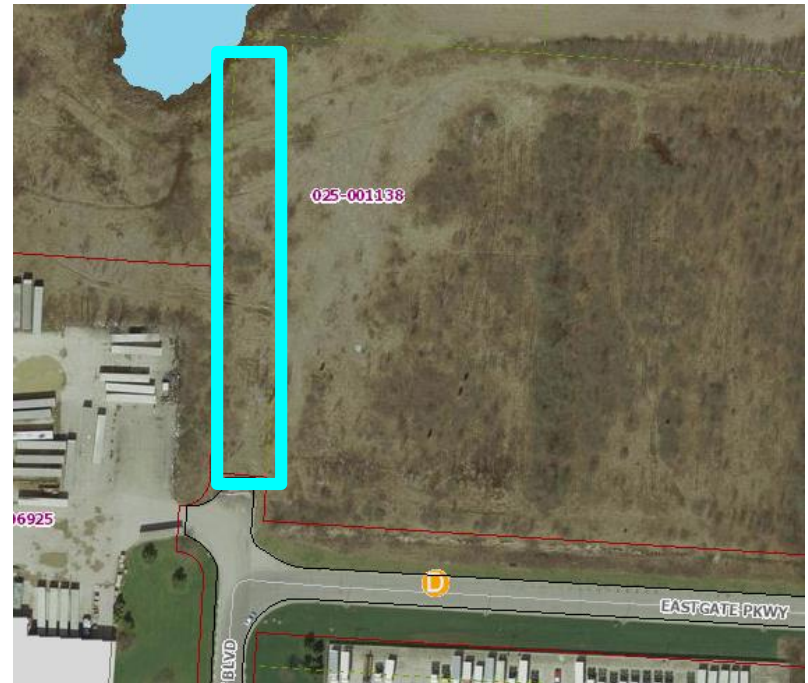


Land Bank Program Summary

Blatt Blvd

- Remnant Right of Way
- Sold as part of the Columbia Gas Project

Sale Price: \$15,000





2017 Groundhog Day

- **215 Attendees**
- **15 Corporate Sponsors**
- **\$10,500 Revenue**
- **Award Winners:**
 - **Columbia Gas**
 - **Kindred Artisan Ales**
 - **Columbus Academy**
- **Speaker:**
 - **Dr. Ned Hill from Ohio State University**





2016 Technology Committee Update

- GahannaNet Business Customers
 - Increased by 90% over 2015
 - 19 Total Business Customers
 - **Goal was 20 Business Customers**
- GahannaNet Revenue
 - Increased by 63% over 2015
 - Total Monthly Revenue:
 - \$2,165 (~\$25,980 Annually)
 - **Goal was \$25,000 Annually**
- Multi-Jurisdictional Fiber Optic Program with Bexley and Whitehall
 - In Progress





Governance Committee Update

- Goal was to incorporate best practices in the governing documents of the organization
 - Modified the Code of Regulations
 - Clarified Responsibilities of Board Positions
 - Simplified Voting Procedures
 - Established Standing Positions for Planning Commission, CVB and Chamber
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2017



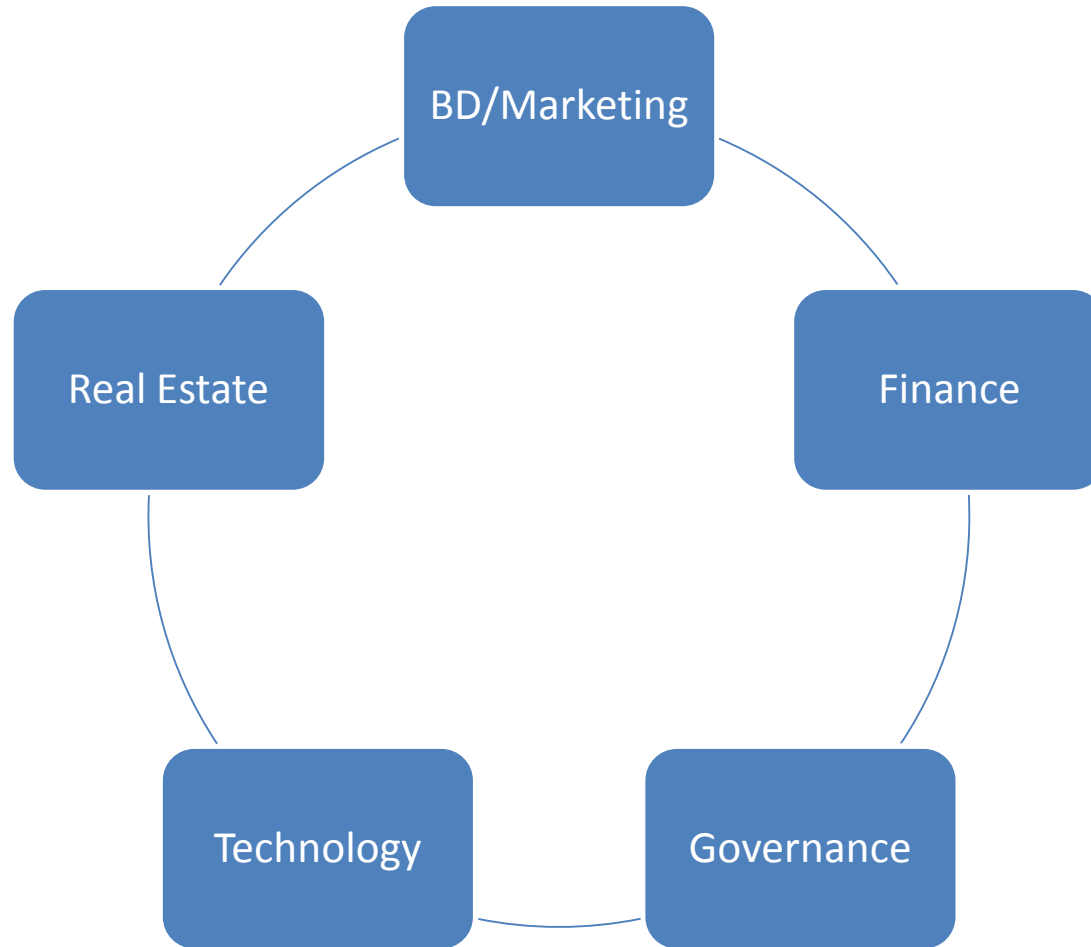


2017 Corporate Goals

- Functionally Support and Enhance City Economic Development and Business Growth Efforts
 - Generate **Significant** Revenue for Business Attraction, Retention, Growth and Expansion Initiatives and Incentive and Investment Programs
 - Real Estate Development Initiatives
-



2017 Committees





Committee Goals

Biz-Dev and Marketing

- Implement ED Plan Goals
- Provide Direct Project Assistance
- Host 2 Business Events

Real Property

- Acquire 2 Properties Within the Land Bank
- Assist with Real Estate Site Preparation

Finance

- Review and Analyze any Potential Investment Opportunities Presented to CIC
- Complete State Required Audits

Technology

- Increase GahannaNet Revenue Stream to \$35K Annually
- Secure 10 New Businesses on GahannaNet
- Complete Multi-City Fiber Program with Bexley and Whitehall

Governance

- Review Policies and Process and Incorporate Non-Profit Best Practices
 - Update Record Retention Schedule
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2017 Budget

Revenue

- \$45,000 Lodging Tax Revenue
- \$ 9,285 Franklin County
- \$25,980 GahannaNet
- \$10,000 Event Revenue
- \$25,200 Real Estate Revenue
- \$ 36 Interest

- **\$115,501 Total Revenue**

Expense

- \$34,004 Real Estate Tax
- \$ 4,922 Real Estate Expense
- \$ 7,450 Insurance
- \$ 9,000 Marketing/Biz Dev
- \$ 3,000 Audit / Legal
- \$ 3,225 Accounting
- \$10,000 GahannaNet Investment

- **\$71,601 Total Expense**





Questions?

