

## Report for Council – March 28, 2016

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

#### **Gahanna Community Improvement Corporation 2015 Annual Report**

Per the annual contract between the City of Gahanna and the Gahanna Community Improvement Corporation (CIC), an annual report will be presented to City Council that highlights the organization's accomplishments for 2015 as well as the goals and action plan for 2016.

#### **Residential Growth Policy**

The Planning & Development Department has recently had multiple inquiries on new residential annexation projects. In order to appropriately respond to these inquiries, the Department is requesting the opportunity to discuss the Administration's policy framework when considering new residential annexation projects.

The recently adopted Economic Development Strategy recommends that all new residential annexation projects pay an additional assessment in order to generate resources to offset any costs incurred by the City in servicing new residents. In order to fulfill this recommendation, the Department has created the following Residential Growth Policy:

- All new residential annexation projects will be assessed additional millage (property taxes) in order to offset the additional service costs incurred by the City. This additional millage will be assessed through a mechanism called a New Community Authority (NCA).
  - The Economic Development Strategy recommends using NCAs to capture additional revenue to offset expenses incurred by the City.
- All new residential annexation projects will be required to enter into a Pre-Annexation Agreement that outlines the requirements of annexation. These requirements include the following:
  - Obligation to become a part of the NCA and agree to the additional assessment
  - Agreed upon densities and residential site plans
  - Commitment to make all necessary infrastructure improvements for the project

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

#### **First Quarter Business Visits**

The recently adopted Economic Development Strategy identifies a strategy called Grow, Retain, Attract, and Building (GRAB). Mayor Tom Kneeland and the Department Staff have begun to implement the items identified within the GRAB strategy. Specifically, our team has met with 34 employers, business owners, and developers since the beginning of the year. The meetings have resulted in a greater understanding of the needs of our business community, and we have been able to gather information, answer questions, and facilitate connections between Gahanna businesses and a variety of resources. Seven additional meetings are already scheduled for April and meetings

with Gahanna businesses will continue throughout the year. Three of our businesses, Suburban Steel Supply, ZED Digital, and the Grote Company, were asked why they chose Gahanna. A video of their responses can be seen at <https://www.youtube.com/watch?v=mRDuwzcGtOA>.

### **Chamber State of the City Event**

On March 10<sup>th</sup>, more than 100 people attended the Gahanna Area Chamber of Commerce Annual Meeting to learn about “A New Day in Gahanna.” The Department presented the year to date progress report on the implementation of multiple strategies within the overall Economic Development Plan. This progress report also included a summary of the Job Creation/Retention Projects that the Department is currently working to complete. At this time, the Department is actively working on 27 projects that will result in the creation/retention of 1,350 jobs and over \$31.5 million in capital investment.

### **Upcoming Meetings & Events:**

**None at this time.**