

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, April 12, 1999

7:00 PM

Council Committee Rooms

Development Committee

*Sherie James-Arnold, Chairman
Karen J. Angelou
Thomas R. Kneeland
Robert W. Kelley, ex officio*

ADDITIONAL ATTENDEES

Raleigh Mitchell, Sadicka White, Al Groves, Shawne Ahlenius.

PENDING LEGISLATION

Members Present: Sherie James-Arnold, Karen J. Angelou and Thomas R. Kneeland

990161

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH URBAN SPACES FOR ASSISTING THE CITY OF GAHANNA COMMUNITY IMPROVEMENT CORPORATION IN THE PREPARATION OF A PUBLIC/PRIVATE PARTNERSHIP PROGRAM FOR REDEVELOPMENT OF GAHANNA DOWNTOWN CREEKSIDE DISTRICT; AND TO DECLARE AN EMERGENCY.

White stated this request is to allow the Mayor to enter into agreement for Al Groves to work with CIC for the redevelopment of the Creekside district; will involve a marketing study and also include a parking analysis for the Creekside development; would include assistance with developing a request for qualifications and subsequent request to deal with development of Creekside as a mixed use development and analysis thereof; will include recommendations for next steps; allocated \$50,000 in capital projects for funding CIC work; ask that we would go forth with this out of the CIC allocations that were appropriated at beginning of year.

Angelou questioned how the master developer would work; one developer for entire area. White stated that you ordinarily find a controlling developer has the vision and wherewithal; may get other venture capitalists; will have to utilize architects and engineers; this is what their business is; involves an aggregation or assemblage of land; new market opportunity for them with Creekside; new opportunity for redevelopment and revitalization; start with a request for qualifications; some will meet the criteria and will be some that don't; will probably get it down to 2 or 3; have initial draft and CIC has seen it and feels comfortable with it. In response to question, White stated that local firms can apply; won't rule out anybody; could be a national or international developer; Groves would develop what criteria would be used to select and assist CIC in coming up with that framework; Ahlenius will work on marketing study; give to a developer; this is the opportunity we think can happen; look at parking and traffic flow and how to make this become a reality; this is the substance of everything we want done. White noted that we should have a master developer on board before the end of the year; will allow us to say what we will do in terms of the fire station; also allows the work to go forward; can't go any faster than that in getting what we need to make a good presentation; master developer would have the type of information that would make this market as attractive as possible; believe we will have a reasonable response to our RFQ; after they are notified they are a finalist would give them more information and they then present to us drawings and their plans, ideas and how they would develop; show us their resources and other projects they have done. In response to question from Angelou on assemblage, White noted there would be a need; will have to phase because of land assemblage; have the center piece and then would go north and then the south; need someone who has the wherewithal to come into an equity situation; they come back and say this is what we can do; these are the tenants we may bring or tenants who are committed; also will say this is what we need the public investment to continue to be; look at consultants and say this is by far the best proposal; this is the purpose of doing the marketing study and the parking study.

James-Arnold noted Groves would be in town Tuesday; meeting Wednesday morning with Olde Gahanna Business Group at 8:00 am at the Sanctuary.

Recommended for Adoption, Consent to Regular Agenda (Duplicate)**ISSUE****990166**

IN ACCORDANCE WITH SECTION 1109.08 OF THE CODIFIED ORDINANCES OF GAHANNA, CONSIDERATION OF PARK LAND NEEDS AND ASSESSMENT OF 6301-6405 TAYLOR ROAD, TRIANGLE PROPERTIES, INC. THIS COUNCIL RECOMMENDS ACCEPTANCE OF FEES IN LIEU OF PARK LAND.

In response to question, Mitchell noted his feelings regarding this property are the same as before. White noted this item will be heard by Planning Commission at their meeting on the 21st. In response to question from Angelou, White stated that applicant believes this is a viable project; wants a full complement there for a full opinion instead of 5 votes; will decide from there what they want to do.

RECOMMENDATION: Floor motion, consent agenda, to accept fees in lieu of park land for the proposal by Triangle Properties for zoning change requested for property located at 6301-6405 Taylor Road.

T-21 Grant for West Gahanna Gateway

White noted she was requesting a resolution authorizing the applying for a T-21 grant; a requirement is that we maintain any improvements we would make; when we made our budgetary explanations said we would be asking for this authorization; does go through MORPC; need Council's authorization. In response to question from Angelou, White stated she did not put a share in because we don't want to lock us in; typically 50/50; the whole project; is \$1.4 million; the T-21 grant was formerly ISTE; changed the name this year; suspect we would know sometime this fall; have committed \$1.4 million to do this project and obviously will begin to do what we need to do; monies will be spent; they would then reimburse us back from the beginning of the project; once we received the grant come back and tell you we received "X" amount; as a result of that tell you our recommendations and you would say yea or nay; more of a positive that we have already committed the money; part of our success in obtaining these types of grants is because we commit to our projects.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)**Holiday Lights Parade**

White stated she was requesting authorization to take \$10,000 from promotion budget for promotion of the Holiday Lights; although coming out of Development budget is a City wide event and will be good for the entire community; COTA has committed to do remote transportation; will have their holly trollies; bringing those out for that day; Gahanna Events Inc. will raise a little more than I'm asking for; have wonderful corporate sponsors - Heartland Bank, Dr. Hutta, Kroger's, Big Bear, AEP, Findley Kohler; Ohio Meat Packing, 15 or more; money will go to Gahanna Events, Inc.

Kelley noted speaking with Isler regarding the Community Development Fund; could take \$5,000 out of it and \$5,000 out of development; is currently over \$18,000 in that fund; will probably be coming back for money for the lighting itself.

Kelley noted we don't appropriate to this; is a separate fund and not in the general fund; has been sitting in an account for over 10 years; noted account number 233.343.5511. Discussion held on split of request from two accounts or taking all from one account and then taking lights from the other account; 233.343.5511 is a capital projects account; not sure we can take promotion from it. In response to question, Isler stated the entire \$10,000 could come out of the Community Development Fund; will change the capital

projects to an expense account and it can all come from there.

RECOMMENDATION: Floor Motion, consent agenda, to authorize the expenditure of \$10,000 from Account 233.343.5254, Promotion, of the Community Development Fund, for general sponsorship of Holiday Lights through Gahanna Events, Inc.

ISOBEL L. SHERWOOD,CMC/AAE, Deputy Clerk of Council, reporting