



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Committee of the Whole

*Stephen A. Renner, Vice President, Chair*

*Brian Metzbower, President*

*Jamie Leeseberg*

*Karen J. Angelou*

*Brian D. Larick*

*Nancy R. McGregor*

*Michael Schnetzer*

*Krystal Gonchar, Deputy Clerk of Council*

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Monday, March 25, 2019

7:00 PM

Council Committee Room

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### CALL TO ORDER

Chair Renner called the meeting to order at 7:00 p.m. Members Present: Angelou, Larick, Leeseberg, McGregor, Metzbower, and Renner.

### ITEM FROM THE DIRECTOR OF PUBLIC SAFETY

[2019-0045](#)

Director of Public Safety Report for February 2019.

Thomas provided an overview of the report including: Dispatch handled 309 9-1-1 calls and an additional 3,600 calls from the non-emergency line; 2,353 calls for service were dispatched; Patrol operations included 270 offense and arrest reports generated; Officers conducted 755 traffic stops with 255 traffic violator issued citations and an additional 21 arrests were made as a result of stops; the Division responded to 55 vehicle crashes; the Detective Bureau was assigned 97 offense and arrest reports requiring investigative follow-up; Officer David Churry retired with 25 years of service to our community. Leeseberg shared that he participated in and enjoyed the Citizens Police Academy, and recommends it for anybody; it is a lot of fun and a lot of good information.

### ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

#### - Gahanna Community Improvement Corporation 2019 Annual Report

George Mrus, President of the CIC and Anthony Jones, Director of Planning & Development provided the 2018 Annual Report; Mrus thanked City Council and Administration for another year of support; CIC

does not work without their volunteers; the CIC has agreements 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, and MOU regarding Land Bank Program, updates were provided on all; the five goals from 2018 were Biz-Dev and Marketing, Real Property, Finance, Technology and Governance; the CIC are forward thinking for CIC in the Central Ohio Area; the 2018 Finance update included implementing State of Ohio Audit Recommendations - Enhancing Internal Controls, Changed CPA firm to Leppert Company CPA and accurately maintain and report financial records; 2018 financial overview was presented; Mrus thanked Sharon Patterson for all her work on the Groundhog Day Breakfast; 2019 Corporate Goals include sustain operations with non-tax revenue, functionally support and enhance city economic development and business growth efforts, generate significant revenue for business attraction - retention, growth and expansion initiative and incentive and investment programs, real estate development initiative; 2019 Committee Goals were included.

[ORD-0032-2019](#) TO AUTHORIZE AN AGREEMENT WITH GAHANNA PARKWAY LLC, FOR TAX ABATEMENT FOR PROPERTY LOCATED AT 1140 GAHANNA PARKWAY; PARCEL ID NO. 025-007810; FOR A PERIOD OF TWELVE YEARS, FOR ONE HUNDRED PERCENT TAX ABATEMENT ON THE INCREASED VALUE OF THE PROPERTY; PART OF COMMUNITY REINVESTMENT AREA #3.

Jones said the request is for a tax abatement agreement for property located at 1140 Gahanna Parkway; in attendance is Craig Turner, a Partner with the Grote Turner Firm; the firm is currently located on the site; the property I think many of you have heard of, the Edge, innovation of food oriented technology, entrepreneurial space that will be a wonderful addition to our food industry, is a plus to have it here in Gahanna; it is located in the Grote Campus which was part of the original industrial zone thirty years ago; the department is in support of the project because it is going to create a pipeline of potential companies growing in the City of Gahanna through this program; the abatement proposed is for the renovation of the building, the existing property has a current tax base that will not be abated, it will remain in place, it will retain 11 jobs and create 13 additional jobs over three years, total payroll for all the jobs is just over \$1.1 million, we are looking at a 12 year 100% tax abatement which is authorized by the CRA Ordinance, with the retained and created jobs the City will net just over \$13,000 annually in withholding taxes during the incentive period; equals just over \$156,000 in withholding taxes to the

City, this is within a TIF District so after the abatement runs out the remaining 18 years will be additional TIF revenue for Central Park of just over \$184,000; in total, the project would generate just over \$650,000; a unique part of the project is that the property owners have agreed to have a business expansion and retention program on the site, this means that every small entrepreneurial firm that starts and grows in the Edge will have to notify the City when they are considering to grow and expand out of the facility, the City will then look for and hopefully find a location for them within the City.

Turner shared that they are very excited about thinking into the future of food and what can be done on a world wide scale to approach the technology of food in new ways and to help feed the growing world; one of the start-ups is BeeHex, which a 3D Food Printing and Robotics Company that Grote Co. invested in due to them 3D printing pizza crust, they were moved from Texas to Gahanna; they currently have 10 employees and are growing at an impressive rate, they just sold and delivered their fifth machine, they are currently working on decorating cookies and cakes with the new technology, and have a government contract for developing personalized nutrition for individualized dietary needs of soldiers.

**Recommendation: Consent Agenda.**

[ORD-0030-2019](#)

TO REZONE 2.87 +/- ACRES OF PROPERTY AS SO, SUBURBAN OFFICE, SAID PROPERTY LOCATED AT 4297 & 4301 JOHNSTOWN ROAD; PARCEL ID NOS. 027-000142 & 027-000098; CURRENT ZONING ER-2, ESTATE RESIDENTIAL; AARON UNDERHILL, APPLICANT.

Jones stated that the Applicant ,Aaron Underhill, is in attendance; requesting authorization to rezone 4297 and 4301 Johnstown Road; 2.87 acres that is currently zoned Estate Residential 2; they are seeking a zoning change to Suburban Office, the property to the south was annexed in 2017, when you annex without seeking rezoning, the default is ER-2, both properties are currently zoned ER-2, the proposal is to put in a medical office facility on the properties; the project is in line with the city's Land Use Plan; the property is currently vacant; Planning Commission has reviewed the application and is making a recommendation to Council for the zoning change; the project is in the North Triangle TIF district so some TIF money will come in once the project is complete.

Underhill shared that Dr. Fleitz currently has an office on Beecher

Crossing; Dr. Fleitz sees this as an opportunity to modernize his operations in a new facility; there will be additional square footage available for other medical related professional users; no incentives are being sought; Vance Thornton with Advance Construction Co. shared that they have teamed up with Carr Healthcare Realty on the project, there are several medical professionals interested in the facility. Renner stated there is a Public Hearing on April 15th for the rezoning.

**Recommendation: Regular Agenda.**

## **ITEM FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING**

[ORD-0033-2019](#) TO AMEND CHAPTER 941- GARBAGE AND RUBBISH COLLECTION, OF PART FIVE-OTHER PUBLIC SERVICES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Priestas is requesting to amend Chapter 941: Garbage and Rubbish Collection, as part of five-Other Public Services, of the Codified Ordinances; in January of 2019, the City entered into an agreement with SWACO with a recycling partnership of a Grant agreement for the purchase of recycling carts, in order to recover the cost of the carts we need charge a nominal fee, which requires an update to the code for the fees.

**Recommendation: Consent Agenda.**

## **PENDING LEGISLATION**

[ORD-0015-2019](#) TO AUTHORIZE THE MAYOR TO SIGN AND ADOPT THE PAY PLAN ADMINISTRATION POLICY, RETROACTIVE TO JANUARY 1, 2019; AND TO DECLARE AN EMERGENCY.

Larick shared that he had a conversation earlier with City Attorney Ewald regarding the language; he wrote up a draft and e-mailed it to Council; an additional line was added under 4.b.8; one word removed and one word added; essentially this put an oversight on pay adjustment as a supplemental expenditure. The City Attorney's office has no objection to the language change.

**Recommendation: Regular Agenda.**

## **ADJOURNMENT**

Renner adjourned at 7:43 p.m.

