



# City of Gahanna

## Meeting Minutes

### Development & Parks

Office of the Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230

*Stephen A. Renner, Chair, Ryan P. Jolley, Michael Schnetzer*

*Kimberly McWilliams, CMC, Clerk of Council*

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Tuesday, October 14, 2014

Law Library in Council Department

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#### Immediately Following Finance

#### ATTENDEES:

**Present** 3 - Stephen A. Renner, Ryan P. Jolley, and Michael Schnetzer

#### ITEMS FROM DEVELOPMENT -

[2014-0150](#) Development Supporting Documents

#### 1. **Approval of the Gahanna Tax Incentive Review Council (TIRC) Recommendations**

**Called to order at 7:28 p.m.**

Blackford on behalf of A. Jones. Blackford is happy to report just under 100 properties are exceeding job creating commitment by 54% this year; few underperforming, but not significant enough to warrant changes; Blackford requested Council accept the Tax Incentive Review Council (TIRC) recommendations; Renner inquired the underperforming parameters; Blackford replied there are five CRA areas for evaluation; of 94 properties four are underperforming; various reasons for underperformance; Renner inquired what the process is to alleviate the underperformance; Stinchcomb replied a sit down with the county auditor and if deviations are a small margin of error, the auditor will permit next year evaluation; clarified if large margin, the auditor will ask the City to readjust the tax abatement; Stinchcomb also mentioned the auditor will look at the CRA evaluations, and if outperforming, will permit an internal adjustment to conform to standards; Renner further questioned what individual businesses are doing to alleviate issues; Stinchcomb replied a more specific report on deviation corrections will be submitted to Renner. Schnetzer inquired the City's process on determining the wins and losses on the tax abatements; further clarified two categories: one report on tax money and one for job creation; what is the category for satisfaction? Tax satisfaction is developed from RITA report; Blackford

will submit a standard of satisfaction on job creation; Stinchcomb recommended TIRC recommendations as a point-of-reference as well; noted she has never seen the auditor permit an organization to exceed a two-year period of non-conformity; reaction is typically an auditor and TIRC recommendation to Council to address any issues. Renner confirmed Council's duty to accept the TIRC recommendation with Stinchcomb;

**Recommended Action: 1st Reading; Consent Agenda.**

## **2. Request to Transfer Funds**

Blackford reported a request from the building division; building division is behind and a few major projects are upcoming; building division has funds, but wishes to transfer the entire \$20,000 from our plumbing fee account to our contract services account; money is available so it is a transfer; original plan was to get a part-time parks employee; but plan moved to contracting labor from a temporary agency. Renner inquired if the \$20,000 was to cover labor; Blackford replied \$5,000 for temp agency and the other \$15,000 will be used for 3rd party firms to evaluate plan reviews. Stinchcomb clarified if the transfer is over \$3,000, it requires Council's consent; can be one ordinance.

Blackford reported one additional item; follow up on Council's Request for Proposal (RFP) issue; update to the City's economic development plan; received five proposals from across the country ranging from \$95,000 to \$200,000; City has chosen the local firm Ice Miller; Ice Miller had the most comprehensive understanding of the City's needs and was \$45,000 less expensive than other responses; they will come in on October 27th for a brief presentation.

Meeting adjourned 7:45 p.m.

**Recommended Action: Consent Agend; Motion Resolution.**