

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, August 13, 2001**

**7:45 PM**

**Council Committee Rooms**

## **Development Committee**

*Debra A. Payne, Chairman  
Karen J. Angelou  
Thomas R. Kneeland  
Rebecca W. Stinchcomb, ex officio  
Sadicka White, ex officio*

**ADDITIONAL ATTENDEES**

D'Ambrosio, Sherwood, White, Mayor, Press

**Members Present:** Debra A. Payne, Karen J. Angelou and Thomas R. Kneeland

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**PENDING LEGISLATION****ORD-0172-2001**

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS EASTGATE INDUSTRIAL CENTER; PIZZUTI PROPERTIES, APPLICANT; AND TO DECLARE AN EMERGENCY

Sherwood stated same one as last year.

Angelou asked what is happening with the development., White stated the economy is a little soft right now; we are still pursuing opportunities to get some money from the state; in the process of going under the TIDE program; trying to get them to understand how this partnership really works; looking at having Dave Mazeau do a presentation to Council on this project. the Crossroads project is doing quite well. Angelou asked in terms of a grant, how many jobs are we looking at. White said about 250 jobs; planning a fall regional tour, working on this project with the TIDE program

**Recommended for Adoption, Consent**

**ISSUES - From Clerk of Council:****Services Ordinance - Hamilton Road Annexation**

Sherwood asked permission to put services ordinance on the agenda for the Hamilton Road Annexation; this is one acre located on North Hamilton, the England Property, north of the Dominic Canini shopping center

RECOMMENDATION: 1st Reading, no need to come back, Consent Agenda.

Sherwood commented that she & White attended a seminar on Annexation; understand the changes that we need to make; going to put a services ordinance together explaining the way we need to make changes, will discuss with Weber, then present it to Council. Angelou asked when will the Annexation be changed. Sherwood stated it will probably be in October this year or November, 2002 if referendum makes the ballot. White said she will do a summary of as much as she understood from the Annexation seminar; if you have an agreement with the township prior to your annexation that cover parameters, you will pretty much get your annexation; as long as you have the agreement you will get the annexation.

**Park Land Dedication - Initial Request for Recommendation - Hickory Grove**

Sherwood stated this is for the development of Hickory Grove; not sure if these are apartments or condos; this is the initial step for you to make a recommendation to Planning Commission if you want fees in lieu of or Parkland. Mayor stated that since it is being donated it would give us a good piece; Payne suggested that we do a motion resolution for parkland.

RECOMMENDATION: Motion Resolution

**ISSUES - From Director of Development:**

## **Governor's Trip to Germany**

White stated that in the past three weeks have done due diligence in regards to the Governor's Economic Development Mission Trip to Germany; initial deposit of \$2000 is due on August 15th; there is an adequate amount of money in the planning account to cover the deposit; The Greater Columbus Chamber of Commerce, Pizzuti, and AEP Economic Development Division has agreed to help research companies that are viable prospects for relocating to Gahanna; the MODE Board will meet on Tuesday to discuss the possibility of partially funding the expense of the trip as a representative of the Mid Ohio community.

## **Site Selection Process - Case Study**

D'Ambrosio stated in the first six months we have received 22 site requests; submitted sites for four requests and was asked to submit a comprehensive package for one project; we are hoping that the state moves towards a paperless environment; they wanted to know a lot about the amenities and the airport information. Kneeland asked what was the real topic they were interested in. D'Ambrosio commented it was education; they are really into education. White advises this is D'Ambrosio's speciality; she has a real good feel for this type of work. D'Ambrosio stated that for Project Lift, they want to know the environment around the site, and what the community has to offer; a lot of our industrial industries will be asking about Downtown Gahanna. Payne asked if Project Lift is a foreign company. D'Ambrosio replied yes. D'Ambrosio stated that all utility companies have an economic development team and their job is to recruit; we meet bi-monthly with our representative from AEP.

## **Addendum to Contract - Mark Scheiber**

D'Ambrosio stated there was a slight miscalculation; Council previously approved a contract proposal in December 2000; Schieber & Associates are almost finished with the project; they have approximately three more weeks of work and we have just a little bit of money left; the total addendum is \$5320; this project has taken Schieber 1 year to complete; his expertise has been extremely helpful and enlightening; would like to authorize the Mayor to enter into contract.

RECOMMENDATION: 1st Reading - Consent Agenda - No need to come back.

## **Upcoming Meetings and Events**

Blue Ribbon Committee - August 15th at 8:00 A.M. at City Hall.

CIC - August 21st at 7:00 P.M. in the Council Committee Rooms.

Convention & Visitors Bureau - August 28th at 7:00 P.M. at City Hall.

Development Team - August 23rd at 12:00 P.M. in the Council Committee Rooms.

## **Marketing**

White stated she has been reviewing a lot of marketing and parking studies; various articles in the Business First Newspaper, the Wall Street Journal stated that there is a lot of focus on retail; with Lazarus and Sears moving to Polaris and Easton; Polaris opening with Saks and Lord & Taylor there are numerous empty areas and space at Northland Mall; there are a lot of smaller upscale stores coming into Easton; we really need to look at the retail commercial market that is there; Christopher Boring, President of Blvd-Strategies met with me and informed me that the City of Gahanna has something

really unique here; he has proposed to do an updated proposal; I was pleased with what he proposed; the total was about \$12,000; Payne advised this would be good to announce to the community so that we could further promote Gahanna even more and let the residents know the various plans we have for the City. Angelou stated from the early 1990's said that we really need a niche. White commented that she asked Boring if the City of Gahanna could support a hotel, if not today, how about in the future; realize that 150,000 square feet of retail in Gahanna is rather big; the answers will be in the report; the NE market has about 43 square feet per capita; wondering if we can split the cost between CIC of \$6000; the timeframe is about 7-10 weeks. O'Brien asked is this going to give us something different than what Groves presented to us, White stated that what Boring will give us will be at an in depth level. The Mayor stated that with two new malls opening, the parameters have changed since the presentation from Groves.

RECOMMENDATION: 1st Reading, No need to come back, Consent Agenda.

Tanya Word, Deputy Clerk of Council  
Reporting