



## Report for Council – June 22, 2015

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

None at this time.

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

#### **Columbus Academy Bond Issue**

Planning & Development Department staff was recently approached by Marc Kamer, a bond attorney with Peck, Shaffer & Williams, regarding a proposed financing structure for the issuance of tax-exempt revenue bonds issued by the City for the benefit of Columbus Academy. The proposed financing will fund various capital improvements (renovations and additions, as well as furniture, fixtures and equipment) at the Columbus Academy campus.

The proposed financing structure for these tax-exempt bonds calls for the City to issue its revenue bonds and thereafter provide the proceeds of the bonds to Columbus Academy. Columbus Academy will use the proceeds of the bonds for the project described above.

These types of revenue bonds do not constitute a direct debt of the City and no City finances are pledged toward the repayment. Columbus Academy will be solely responsible for repayment. The City's taxing power and full faith and credit are not pledged for repayment of the debt.

If these bonds are tax-exempt, that means, generally, that Columbus Academy will pay a lower rate of interest versus doing a taxable transaction like an ordinary bank loan without the City's participation. In order to make the bonds tax-exempt, a municipal issuer, like the City, needs to issue the bonds.

The City has authority to participate in this financing under Chapter 165 of the Ohio Revised Code. Mr. Kamer's law firm will supervise the proceedings necessary in order to make sure the bonds are lawfully issued. In addition, the City's bond counsel will review all documentation pertaining to the transaction in order to ensure that the City is protected from any liability.

It is very important to note that Columbus Academy will be solely responsible for the payment of debt service on the bonds. The City is acting solely as a conduit.

Participation of the Gahanna CIC is required in this type of financing under Chapter 165. For its participation, the Gahanna CIC will receive approximately \$22,500 as part of this transaction. The CIC Board of Trustees reviewed and approved the proposal at their meeting on June 16, 2015.

In 2007, City Council passed ORD-0191-2007 to authorize the issuance of Health Care Facilities Revenue Bonds between Traditions at Stygler Road and Pike County, Ohio. The proceeds of the bond issuance were used to acquire, construct, equip and install additional hospital facilities at Traditions including a new 3,200 square foot rehabilitation/gymnasium facility and to pay certain expenses incurred in connection with the issuance of such revenue bonds. In 2009, the Gahanna CIC executed a nonrecourse loan agreement with Franklin County in order to acquire State of Ohio Air Quality Development Authority Revenue Bonds on behalf of the Central Ohio Community Improvement Corporation. The proceeds were used to finance and refinance improvements to the former Bedford I landfill including the capture and disposition of methane gas. The Gahanna CIC is currently receiving \$9,285.68 per year from Franklin County for facilitating this transaction.

Marc Kamer and representatives from Columbus Academy will be present to discuss the project and answer questions from Council.

### **Cell Tower Update**

Chris Miller of IceMiller will be present to provide an update on our code change strategy.

### **TIF Follow Up**

We are working with legal counsel from Squire Patton Boggs and plan to have them present to Council at the meeting on July 6.

### **Economic Development Plan Update**

The Department has contracted with Ice Miller to complete an update to the City's Economic Development Plan (EDP). The goal is to create a plan that captures the market realities of the community, provides development scenarios for multiple priority areas, formulates business retention and attraction strategies and establishes a fiscal impact model with an actionable implementation strategy.

A draft of the Market Assessment, Economic Analysis, Priority Development Analysis, Business Retention and Expansion Strategy and Fiscal Impact model has been completed and submitted to the Steering Committee for their feedback and approval. We anticipate a meeting of the Steering Committee will take place within the next few weeks. After the Steering Committee reviews the ED Plan, the Department and the Consultant Team will present the final report to City Council.

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

- *Olde Gahanna Community Partnership: A Board Meeting will be held on Wednesday, June 24, 8:15am, at the Gahanna Historical Society Clark House, 101 S. High Street.*
- *Gahanna Area Chamber of Commerce: A Meet & Greet Networking event will be held on Thursday, June 25, 7:30am to 9:00am, at C-Suites, 81 Mill Street – Suite 300. There is no cost to attend and a free continental breakfast will be provided. RSVP by Monday, June 22, to Becky Whittington at (614) 471-0451 or [becky@gahannaareachamber.com](mailto:becky@gahannaareachamber.com) or register online at [www.gahannaareachamber.com](http://www.gahannaareachamber.com). Walk ins are welcome.*
- *Olde Gahanna Community Partnership: Paws in the Plaza will be held on Thursday, July 2, 4:30pm to Dusk, at the Creekside Park and Plaza.*