

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, June 26, 2000

7:45 PM

Council Committee Rooms

Development Committee

Sherie James-Arnold, Chairman

Karen J. Angelou

Thomas R. Kneeland

Debra A. Payne, ex officio

Sadicka White, ex officio

Members Absent: Sherie James-Arnold

Members Present: Karen J. Angelou and Thomas R. Kneeland

ADDITIONAL ATTENDEES:

McGregor, Weber, Wigal, Woodward, Isler, White, Mitchell, Komlanc, Wetherholt, Hall, Jackson, Press.

PENDING LEGISLATION

ORD-0137-2000

TO CREATE CHAPTER 735, CREEKSIDE ISLAND PEDDLER, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

White stated this has been discussed previously; Weber has looked at it and approved; Parks & Recreation has hashed over their review; this is a final copy. Clerk stated code section needs redone to add our numbering system to it; will need to be a substitute.

Recommended for Substitution and Adoption

DEVELOPMENT DIRECTOR:

Amendment to CRA#1

White identified the area to be expanded; memo on this was sent in Friday packet; tried to keep as minimal as possible for this amendment to CRA#1; this is to allow for Entenmann Foods to come in on one of Larry Greenberg's parcels; has been split off from Claycraft Brick Plant site; does face Claycraft; will help that area; don't have legal description; ask that you begin legislation and send back to committee for description and subsequent map.

RECOMMENDATION: 1st reading, consent agenda, back to committee.

Income Tax Sharing Agreement for School Payment

White stated we are obligated to make our first payment in year 2000; should be done by July 1; this is a 1999 payment; all payments will be one year in arrears; agreement goes forward which means there were no payments for 1995 through 1998; have done a rough calculation but there are a couple more things that Isler needs to do with this; does need to be certified; looks like we will be making a payment in the neighborhood of \$681,000; may be slightly less; BankOne is a prime example; they have a regular bank office facility in Gahanna; those people were paying taxes before they located in CRA#1; need to minus that amount out; income tax collection doesn't segregate; Isler needs to make an adjustment there; requesting a Supplemental Appropriation in the amount of \$650,000; would not need to spend more than that; will give you exact amount as soon as it is calculated.

In response to question from Angelou, White stated the agreement is complete and signed; Council did see basic components of the agreement and it did not change; just refined the language and reworded; specifically pointed out per site per business; agreement is the same minus a couple of sections; from this point forward abated projects would be upwards of this amount yearly. Kneeland stated we need to remember this is reflective of the tax revenues; amount is about 50% of the tax revenue generated. White stated that about \$1.4 million was generated on predominantly CRA#1 which

includes the Daimler projects; amount could go down but should keep going up; would not be as liberal in granting in the future; have changed our ordinances so that it now says up to 15 years and up to 100%; need to be looking at the abatement versus income tax and amount we share and what does it produce for income; have an RCA; account has \$60,000 in it; requesting a Supplemental Appropriation for \$650,000; unless you want me to wait until we have actual figure; we will be in arrears when payment is made. White stated she would reiterate that this is required by law for tax abatements.

RECOMMENDATION: 1st reading, no need to come back to committee if figures are exact; 2nd reading, consent.

Variance/Crossroads Commerce Center

White stated this would be a variance under Section 1103.02; variance to Section 1105.10; talking about Crossroads Commerce Center; final subdivision has been approved and has been through Council; plat has been filed with County Engineer; Cross Pointe Road is being built as we speak; subdivision regulations say until road and infrastructure are accepted then we can't issue building permits; have here tonight discussed part of the scenario which is the sewer; also they are selling out faster than they can get built; should be bringing before Council around August; 2 lots have been sold and one of those involves expansion and retention - Ometek who currently occupy 4 sites in industrial area; associated with Lucent and are purchasing this site. White continued that she spoke with Weber; Section 1103.02 says Council can vary; took to Planning Commission last Wednesday; they had some concern about language which says Planning Commission may and Council must; is on agenda for Wednesday; may make a recommendation; doesn't have to be a positive recommendation; could be positive or negative; then it would come to Council; have been asked by applicant to vary Section 1105.10 to allow them to build those two buildings; they have gained access from Blatt BP; don't have to use road under construction; do have access easement from extension of Blatt; here asking Council to make that exception. Angelou asked how they can build if the sewer is not complete. White stated they can start building and allow for the lines; when lift station of line is complete then can extend to the buildings. Angelou asked for clarification on location of lift station and buildings. Wetherholt stated the lift station is totally compatible with roadways being built; is on downstream end which is the north end of the property; will serve Eastgate and Crossroads both; building on all this area is per the design; allowed oversizing to extend capacity; one client is a large user; Ometek is 87,000 sf with a 43,000 sf expansion; employment base of 120 and ability to expand to 150 in the next year. Kneeland asked what kind of pressure would be placed if buildings are built and sewer system is not in place. White stated we will be under the gun; this is a little different; this is a TIF; that's one of the assurances we give; we need to get income rolling into the TIF; we control that revenue stream. Hogan stated he would like to see in writing that if we do this exception they are fully aware there is no sewer and no promise there will be within a certain time frame; that this is a concession and we will not be held liable if sewer gets delayed. White stated we have already told Crossroads and Eastgate they have sewer because we are TIF'ing the sewer. Angelou stated timing needs to be compatible; building is being built and sewer is being built; that's why lift station is being proposed; question timing on lift station; being asked to do a variance when water and sewer may not be done; don't have a problem; don't want to hold it up but want to make sure there is not going to be several months difference in timing for them not being able to occupy the building. Hogan stated that if they follow our code they can't build until sewer is in and we have no liability to get it done quicker; by giving them a variance so building is up and sewer is not in, we could have some liability; that's why I would like to see something up front in writing that would hold us harmless; is decision of Council but just trying to present a scenario. Wetherholt noted that we have to go through the

bidding procedure; if lift station has to go in there is a timing issue. Hogan and Angelou reiterated their desire for a memo of understanding; want something in writing.

RECOMMENDATION: Assuming Planning Commission makes a recommendation, 1st reading consent; if memo of understanding is submitted and attached, no need to come back to committee.

1999 Construction Summary

Copies were distributed.

Creekside Concept Plan

White stated she was asking Council to adopt. Kneeland questioned if it was in form to adopt; need to see plan we are going to adopt.

Hogan questioned when it would be going to Planning Commission. Weber stated he would check the Charter; possibly need to postpone for 2 weeks.

RECOMMENDATION: 1st reading and referral to Planning Commission.

COUNCIL OFFICE:

Parkland Dedication/Woodmere Place/Old McCutcheon Road

Clerk asked everyone to look at this request; is for the Conroy Farm on the old part of McCutcheon Road; can discuss at next committee.

Annexation Acceptance

Clerk noted 2 small annexations that were filed by City Attorney have been approved by County; can move forward automatically to legislation.

RECOMMENDATION: 1st reading, no need to come back to committee, 2nd reading, consent.

Miscellaneous Deeds

Clerk noted we have 2 or 3 deeds that have been recorded and are now ready for acceptance; is our routine clean up step requested by the City Attorney.

RECOMMENDATION: 1st reading, no need to come back to committee, 2nd reading consent.

Isobel L. Sherwood, CMC/AAE, Deputy Clerk of Council, reporting