



Report for Council – October 24, 2016

Planning & Development Department Agenda Items:

Rockwood Cleaners Purchase and Development Contract

Project Summary

Rockwood Cleaners is a business located within Olde Gahanna at 171 Granville Street. The business owner, Bobby Rings, is seeking to expand his business operations. Mr. Rings would like to purchase 0.341 acres of land directly behind his facility in order to accommodate that expansion. The Department has negotiated a Purchase and Development Agreement to facilitate this business expansion. That Agreement has the following terms:

- The business would pay the City \$30,000 to purchase the property
- The proposed expansion would be completed in a manner that is consistent with the guidelines of the Olde Gahanna Vision Plan
- The development of the property will occur in phases
 - First phase is to expand the manufacturing portion of the business on the southern part of the property within one year
 - Second phase is to expand the office and retail portion of the business on the northern part of the property within three years

Additional Project Background

In order to accommodate this transaction, the City of Gahanna and the Gahanna Community Improvement Corporation (CIC) must complete the obligations that were outlined in the Contract of Sale and Purchase Agreement that was entered into by the City of Gahanna and the Gahanna CIC on February 22, 2011. Specifically, the City of Gahanna will have to pay \$104,286, from the Olde Gahanna Tax Increment Financing District, to the Gahanna CIC in order to satisfy the existing mortgage on the property. The Gahanna CIC will then have to transfer the deed of the property back to the City of Gahanna free of all encumbrances. These obligations are scheduled to be satisfied by January of 2017.

The Department is respectfully requesting that Gahanna City Council authorize the Mayor to enter into the Purchase and Development Contract for the project.

Planning & Development Department Updates:

None at this time.

Upcoming Meetings & Events:

- *Gahanna Area Chamber of Commerce: The October Empowering Women Breakfast will be held on Thursday, October 27, 7:30am – 9:00am, at the Mount Carmel East Hospital Siegel Center, 6001 E. Broad Street – Building #3, Columbus. The topic will be “Inspiring Stories” – Women Paving Their Professional Path Through Passion and Purpose. The cost is \$10 for members and \$15 for guests. Register online at www.gahannaareachamber.com or RSVP to Lisa Colosimo at (614) 471-0451 or lisa@gahannaareachamber.com.*