



MEMORANDUM

TO: Gahanna City Council

CC: Laurie Jadwin, Mayor
Jeff Gottke, Director of Economic Development
Jeremy VanMeter, Clerk of Council

FROM: Priya D. Tamilarasan, City Attorney

DATE: October 24, 2025

RE: ORD-0042-2025

Due to the multiple versions of the Development Agreement that were exchanged between counsel, the latest draft is in a “clean” format for ease of reading. There were many minor revisions made to improve clarity and accuracy. The purpose of this Memorandum is to highlight the main, substantive changes.

- All acreage and parcel numbers have been verified and confirmed.
- The Exhibits have been modified to remove unnecessary items and reordered to address new inclusions.
- The new Exhibit A contains an overview of the Development Area.
- The new Exhibit B contains details of the expected development for Phase I, subject to all City approval processes.
- Recital B: The City lots (Parcel Numbers 02500010400 and 02500005000) are specified as intended parcels to this deal, which will require separate legislation to convey to CIC.
- Recital C: There will be a singular Purchase and Sale Agreement (PSA) with a staggered closing for each Phase. The original draft contained two PSAs that were almost identical and with the intent to execute simultaneously. It was more efficient to execute as a single document.
- Section 5.2: The Re-Conveyance Period is now completely separate for each parcel, ending with the receipt of building permits. The prior draft had the period ending for all parcels once occupancy permits were obtained for Phase I.

- Section 12.1: The language was modified to be in compliance with SR-16-2009 to require an abatement agreement, with authority granted for the Mayor to execute if in the best interest of the City.
 - Section 12.4.6: Developer commitments for arts and community engagement are no longer tied to Compensation for Vacating the Right of Way and is a separate, enforceable provision.
 - Section 12.4.9: Specificity added to staging areas during Development to include Phase II parcels and a portion of the CIC lot (Parcel 02500006400).
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