



TO: Gahanna City Council
Jeremy A. VanMeter, Clerk of Council

FROM: Jeff Gottke, Director of Economic Development Department
Mayor Laurie A. Jadwin

Cc: Joann Bury, Director of Finance
Priya Tamilarasan, City Attorney

DATE: September 18, 2025

SUBJECT: Dept. of Economic Development – Request for Council Action (September 22, 2025 COTW meeting)

ACTION ITEMS

ACTION ITEM #1: REQUEST TO APPROVE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CONNECT REAL ESTATE AND THE GAHANNA COMMUNITY IMPROVEMENT CORPORATION FOR REDEVELOPING VACANT AND BLIGHTED PROPERTIES IN THE CREEKSIDE DISTRICT INTO A CATALYTIC MIXED USE ECONOMIC DEVELOPMENT PROJECT.

Since the acquisition of blighted and vacant parcels in the Creekside District, the Gahanna Community Improvement Corporation (CIC) has been marketing them for redevelopment into a mixed-use project that will support existing businesses, attract visitors and add housing. For over one year, the CIC and the City's Economic Development Department have been negotiating to make this vision a reality.

This Development Agreement represents a team effort between the City, CIC and Developer to bring high-quality housing, hotel, restaurant, parking garage, and retail spaces to the Creekside District. This catalytic mixed-use concept will bring much-needed vibrancy to the area by redeveloping blighted and vacant properties, adding more residents, visitors, foot-traffic and commercial spaces to financially support the businesses in Creekside.

The developer, Connect Real Estate, a local company with a proven track record of success and an innovative housing product, will spend approximately \$100 million on the project. They have also pledged to construct a multi-path extension to Carpenter Road, a public art installation in Lintner Park, financially support community organizations, and create internships for local high school students.

Taken alongside multiple publicly-informed efforts like the recently announced proposal to rehabilitate and amenitize the Creekside Plaza, the Creekside Redevelopment Strategy, the Our Gahanna Strategic Plan draft, and the 2019 Land Use Plan, this proposed project reflects the goals of the community and the highest-and-best use of the properties. It also represents best-practice strategic use of multiple development tools that will maximize the economic benefit to the community, while minimizing the public investment.

The Administration respectfully requests issuance of an ordinance to authorize the Mayor to enter into a development agreement with Connect Real Estate and the Gahanna Community Improvement Corporation to create a catalyst economic development project for the City.

Requested Legislation and Funding:

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments:

DEV-ATT Creekside Development Agreement

Contract Approvals:

- This item has been approved by the Mayor.
- This item has been approved by the Director of Finance.
- This item is under review by the City Attorney.