



City of Gahanna

Meeting Minutes

Finance Committee

200 South Hamilton Road
Gahanna, Ohio 43230

Michael Schnetzer, Chair
Karen J. Angelou
Brian D. Larick
Jamie Leeseberg
Nancy R. McGregor
Brian Metzbower
Stephen A. Renner

Kimberly Banning, Clerk of Council

Monday, August 28, 2017

Council Committee Rooms

Immediately following Committee of the Whole

CALL TO ORDER

Chair Schnetzer called the meeting to order at 8:27 p.m.

Present 7 - Michael Schnetzer, Stephen A. Renner, Nancy R. McGregor, Karen J. Angelou, Brian D. Larick, Brian Metzbower, and Jamie Leeseberg

CONTINUED DISCUSSION ITEM

1. Capital Needs Assessments

Schnetzer said continuing from last meeting; page 35, supportive of the project; if cost of improvement can be defrayed by primary benefiting property, does not see it coming from general fund; asked about a traffic impact fee; maybe foreseeable down the road; possibly tie to land use or building code; could we work in a fee; Priestas said have a mechanism in place now for development; development would pay for traffic impact studies; also reaching out to other municipalities for what they are doing; understands the question; Schnetzer said on this side of the table, don't know what is being assessed or waived with fees; Priestas said developers consultants do their traffic study and we review that before final approval; Schnetzer said as an example, the Trellis Lane, is not a new development; has been there for a while; growth to the east is causing this need; no action is needed at this time; Leeseberg said traffic impact studies look out 20 years for a build out as well; asked if we require certification; Priestas said no; Schnetzer said if those practices are in place, how do we end up like this; Priestas said it's multiple things contributing to the traffic; they are not the primary factor; Angelou said Morse and Trellis is shared; Schnetzer said on page 36 and 37; sidewalks on Shull; asked about how far they encroached into the

property; will the ones on Walnut be similar to Granville; Priestas said will be adjacent to the curb; Leeseberg said asked Carpenter Road to be held off; not knowing what the future holds for those properties; McGregor asked about Shull, weren't those in the right of way; perceived it was their yard; Schnetzer said trying to accommodate as best as possible with new sidewalks based on resident feedback; asked about remedying sidewalks that need repair; asked about the City assisting sidewalk repair for residents; if considered, or hasn't, what would be process to recoup those costs; Priestas said has been contemplated; end up with public/private contract; economy of scale, if you are bidding a project, need material; would have to be a detailed outline; also the prevailing wage would nullify any potential savings; Leeseberg said if neighbor is paving his driveway, can get yours done cheaper; similar would be how it would be done; Larick said went back and forth with Dottie on this topic, will find his notes; Schnetzer asked what the City gains for the half a million dollars to extend that; Priestas said potentially development; Jones said the re-use of the City's property there; could be a more profitable site; Teal said a couple projects in the introductory section; we are in the middle of reviewing data on our City buildings; we know if we are going to further leverage the site at Oklahoma, getting to it is going to be critical; not a specific project on the table; Metzbower asked if it will be done in conjunction with expansion of Rockwood Cleaners; Jones said that is separate and will not be done in conjunction; Angelou said in terms of the road, do not know what will be down there; Teal said this is not the funding request; is not the budget request; this is our subject matter experts best guess on if you wanted it done by a certain date, when would we need to start this; all of those inter-dependencies would come into play when funding is requested; Schnetzer said Tech Center Drive extension to Science; basis is similar to motivating factor as it relates to the Crescent at Central Park; public dollars are being expended; how can we see that the public receives a benefit from the dollars spent; Jones said there are currently several land owners; is about 70+ acres; all in Jefferson Township; goal is to bring those properties into the City so we can receive taxable income; will need to annex the properties and properly zone it for commercial use; Schnetzer confirmed the City will have more leverage with this project; page 44, asked the basis; are there any existing plans of redevelopment; Priestas said 2.3 strategic result; goal is to widen roadways and improve traffic flow and incorporate pedestrian facilities; an overall improvement; Jones said on our business visits, have had direct feedback; Angelou said it is very bad; Schnetzer said does not disagree; talking almost 3 million dollars; question the return on investment; have reluctance to commit to a 3 million dollar ticket; asked about repurposing the area to what it is now; Jones said would require property acquisition; land bank is focused on other areas; Schnetzer reiterated his comments; struggle with it; Larick

said without redevelopment not a return with traffic impact only; Angelou said on the north side is 670 and the entrance into Gahanna; if you bring up the value on those particular parcels, you add to the value of those parcels; Metzbower said appreciates the concerns and agrees with them; can vouch for the increase traffic in that area; it's becoming its own throughout fare into the City; Mayor Kneeland asked from a traffic and safety perspective; Priestas said there is a lack of pedestrian areas; get a complaint from a lot of citizens in that area; Mayor Kneeland said a plan will help private dollars be invested in that area; is a chicken and egg situation; having a plan is part of that commitment; Leeseberg said attended retail summit a few weeks ago; one session was future of brick and mortar; love to see redevelopment but also see return on investment; unless we have control on that land, it's hard to dictate what goes in there; Mayor Kneeland said based on what we have seen, the flex space is high demand; we have a lot of calls; Leeseberg said welcomes that, but to think that shopping center will be developed just because of the rebuild of the intersection; Angelou said there are office buildings that that have always been empty; if you can get the road built; Schnetzer asked if anything can be done through the zoning process; on the southside what is that zoned; if City invested money, is that enough of a carrot; Jones said primarily commercial in that area; most is already built; Metzbower asked if VFW project was considered for this; Priestas said access played into that; Renner said understands the model; instead of calling this a backroad, let's remember the residents that use this as their main throughout fare to go home; said if we get the grant, will be half that; Schnetzer said that is a good point, is 2.6 million and some change before grants; Priestas confirmed; Barr said MORPC and the City of Columbus, part of this project was the complete trail build; will go under 670 and connect to the existing trail; just a side note for information; Schnetzer said page 49, said both parcels are in Jefferson Township; asked the basis behind the project; Priestas said is a pocket of the township that is in the City; project is geared toward to sewer those areas; will eventually fail; would like to prepare it; property owners will bear some of the expense; will be charged a front footage fee; explained the front footage costs; Leeseberg said asked about sidewalk on the west side near YMCA place; no sidewalk now; would extend the loop; understands TIF funds may be available; Angelou asked if can put in zoning to reassess when built on; Jones said only two entities that are legally allowed to do that; have never seen it in Code before; have been contracts with property owners to not challenge evaluations; Schnetzer said page 55, Havens Corners branch storm sewer; is this the only solution; Priestas said the design of the storm sewer is significant in size; purely conceptual; working with Franklin County Engineers office; may be a smaller component of a larger project; this may be very premature; shown in out years for consideration; Angelou asked if this is due to the

development going on to the east of the City; Jones said Havens Corners Road is not all within the City; is less developed; part of it is in the Hamilton Road TIF District, he believes; Schnetzer said page 57, the land bank program; is there a rank order; Jones said there is a priority; explained recent successes; most profit potential is along Tech Center corridor; those would be all purely commercial; higher priced property per acre; some of the CIC members are developing a capitalization project.

[2017-0173](#)

2017 Capital Needs Assessment questions

[2017-0139](#)

2018-2022 Capital Needs Assessment

ADJOURNMENT

9:21 p.m.