



Report for Council – September 11, 2017

Planning & Development Department Agenda Items:

Comprehensive Land Use Plan Update

Go Forward Gahanna Strategic Result 1.4: Updated and Accessible Development Plans identified the need for the City to update and unify our existing land use and area plans. In response, the Department issued a request for proposal (RFP) for a comprehensive land use plan.

A total of four proposals were received. A committee consisting of representatives from Planning & Development, Mayor's Office, Service and Engineering, and Planning Commission reviewed the submissions. The top three candidates were interviewed by a committee consisting of representatives from Planning & Development, Mayor's Office, City Council, Planning Commission, and the Gahanna Community Improvement Corporation.

The Department has identified the firm that addressed all of the elements of the RFP at the most competitive price. The firm selected is OHM Advisors with Regionomics and Aimpoint as their sub-consultants. Regionomics will provide a real estate analysis specifically in the areas of the housing industry. Aimpoint may be used to conduct a statistically valid survey that will gauge the citizen sentiment on the current and future growth of the City. The OHM Advisors contract is anticipated to cost \$90,000 and is attached for your review.

The Department is requesting authorization to enter into contract with OHM Advisors in an amount not to exceed \$90,000 to complete a Comprehensive Land Use Plan Update. Funds for this project were previously appropriated by Council and are available in account #1013435253. The Department and a representative from OHM will be in attendance to present a summary of the process and project timeline and deliverables.

Amendment to VRG Development Agreement

On August 6, 2012, the City of Gahanna and Value Recovery Group (VRG) II entered into an Amendment to the Development Agreement authorized by ORD-0152-2012. It contained the following provisions:

- The City agreed to construct a portion of the Tech Center Drive roadway extension at a cost of \$842,788.64. This roadway extension cost was the initial responsibility of VRG II.
- VRGII agreed to sell 3.358 acres of property to the City of Gahanna for \$522,750.
- VRGII agreed to pay the City the remaining balance of \$290,038.64 over a five year period. This repayment would come from 10% of the sale proceeds of properties sold in Central Park.

- VRGII gave the City a mortgage position on the property and secured it with a promissory note for the amount that was owed to the City.

The Amendment to the Development Agreement is set to expire in August of 2017. Since the execution of the agreement, VRG II has paid the City \$165,924.29 from the sale of two properties within Central Park. Therefore, VRG II still owes the City \$124,114.35. Although there are multiple properties within Central Park that are currently being considered by potential buyers, the properties have not been sold within the timeframe of this agreement to satisfy their financial obligation.

The Department is respectfully requesting that City Council authorize the Mayor to execute an additional amendment to the Development Agreement in order to extend the repayment term for another five years. The 2012 Amendment to the Development Agreement and Promissory Note are attached for your review.

Planning & Development Department Updates:

None at this time.

Upcoming Meetings & Events:

- *Gahanna Area Chamber of Commerce: A Board Meeting will be held on Tuesday, September 12, 7:30am, at C-Suites, 81 Mill Street – Suite 300.*
- *Gahanna Area Chamber of Commerce: A Business Exchange Luncheon will be held on Thursday, September 14, 11:30am, at the Creekside Conference & Event Center, 101 Mill Street, Suite 300. The speaker will be Rhett Ricart, President and CEO of Ricard Automotive Group. The cost is \$20 for members and \$30 for guests. Register online at www.gahannaareachamber.com or contact the Chamber at (614) 471-0451.*
- *Mid-Ohio Regional Planning Commission: A meeting will be held on Thursday, September 14, 1:30pm, at 111 Liberty Street, Suite 100, Columbus 43215.*
- *Gahanna Community Improvement Corporation: A Board Meeting will be held on Tuesday, September 19, 7:30am, at Gahanna City Hall, 200 S. Hamilton Road.*