

Report for Council – April 23, 2018

Planning & Development Department Agenda Items:

Modification of Manor Homes TIF Ordinance

In 2005, the City of Gahanna passed Ordinance 0267-2005, which established the Manor Homes TIF District. The Manor Homes TIF generated funds that have allowed the City to build additional utility lines, make roadway improvements, and purchase right-of-way and park land. The location of the Manor Homes TIF is shown below.



Based upon discussions with the Department of Parks and Recreation, there are additional public infrastructure expenditures that would be beneficial for the TIF District. These infrastructure expenditures include improvements to Headley Park, surface parking lots, and additional bikeways in the area. In addition, the Manor Homes TIF is outperforming its original financial expectations, which allows for more funds available for new investment.

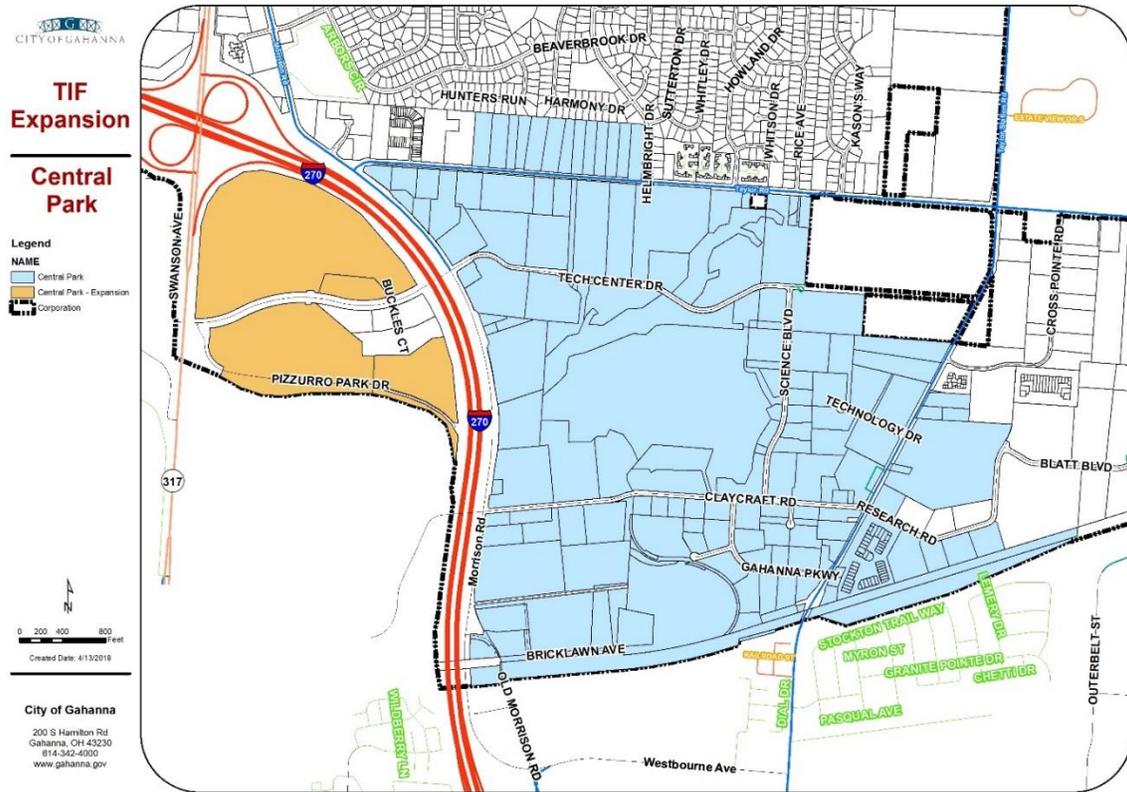
It is important to note that the Manor Homes TIF District does not financially impact the Gahanna-Jefferson Public School District. It is designed to be a “non-school” TIF, which doesn’t result in the schools losing any monies generated from development.

Therefore, since there are additional monies and additional infrastructure investment opportunities, the Department is requesting to modify the Manor Homes TIF District.

Modification of Central Park TIF Ordinance

In 2013, the City of Gahanna passed Ordinance 0141-2013, which established the Central Park TIF District. The Central Park TIF generates funds that allow the City to make investments in roadway improvements, utility lines, land acquisition, fiber optic expansion and other public infrastructure projects.

Due to additional development activity, the Department is requesting to expand the Central Park TIF District to include the parcels within the Crescent at Central Park. A map of the original and proposed expansion of the Central Park TIF District is shown below.



NOTE: This map is a resource to be used for general information purposes only. The City of Gahanna shall assume no liability for any errors, omissions, or inaccuracies in the information provided. All GIS data layers are referenced in the Ohio State Plane Coordinate System. Horizontal - North American Datum (NAD) 83; Vertical - North American Datum Vertical Datum (NADVD) 88. Units - Surveyors Feet. All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness, or accuracy. The City of Gahanna does not warrant, guarantee or represent the data to be fit for a particular use or purpose.

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The expansion of the Central Park TIF District would allow the City to capture the revenue that is generated from new development within the Crescent at Central Park. Not including the Crescent at Central Park properties within a TIF District would result in the City forfeiting any potential new revenues from the project.

It is important to note that the Central Park TIF District does not financially impact the Gahanna-Jefferson Public School District. It is designed to be a “non-school” TIF, which doesn’t result in the schools losing any monies generated from development.

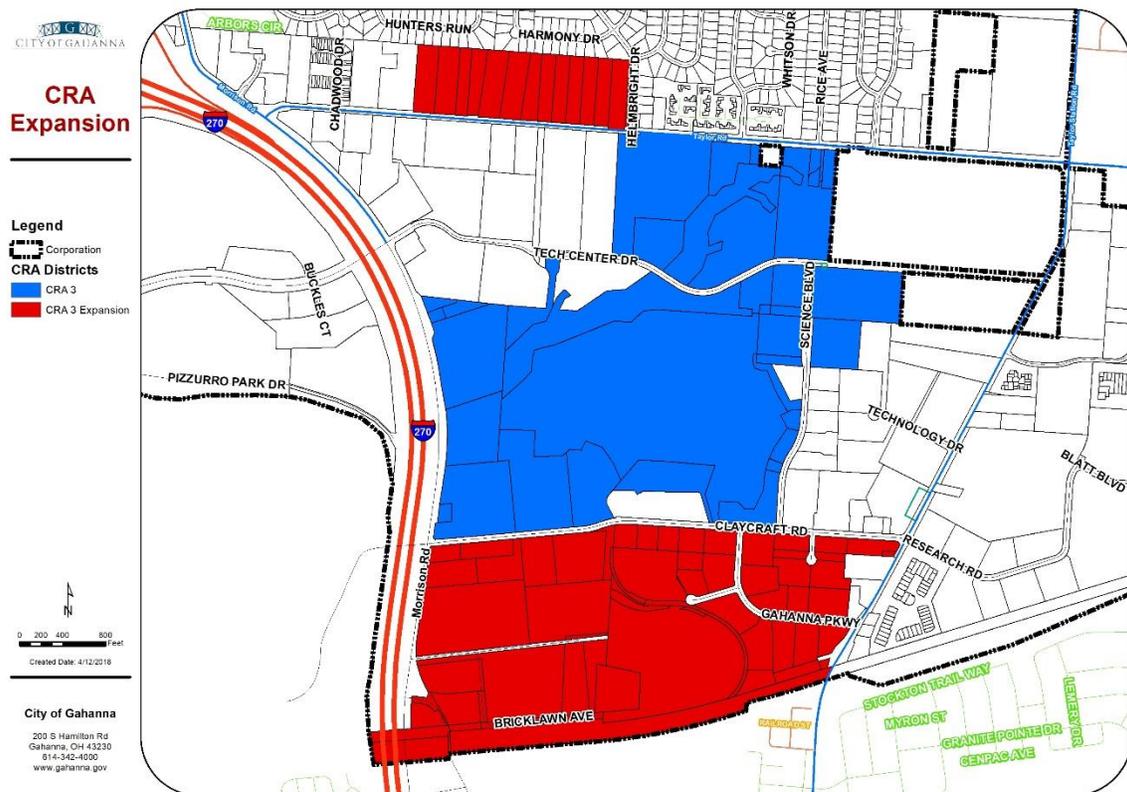
Therefore, since there are additional development projects and potential TIF revenue being generated within the Crescent at Central Park, the Department is requesting to modify the Central Park TIF District.

Modification of Community Reinvestment Area (CRA) #3

The goal of Gahanna's CRA Program is to target a geographical area with a financial incentive program that is designed to promote private investment and job creation opportunities.

A CRA, authorized by Ohio Revised Code Section 3735, allows municipalities to provide property tax abatements to eligible projects within the defined area. The City of Gahanna currently has five CRA Districts. CRA #3 was first established in 1992 and modified in 1995, 1998, 2005, and 2012 in an effort to spur private investment and job creation opportunities within Central Park.

The requested modification of CRA #3 would expand the district boundary to include the multiple commercial properties south of Claycraft Road between Morrison Road and Taylor Station Road as well as the residential properties along the north side of Taylor Road between Morrison Road and Helmbright Drive. A map identifying the additional parcels that would be included in the proposed expansion of CRA #3 is shown below. This modification would ensure that the primary commercially zoned properties in Central Park are eligible to receive the most competitive financial incentives in order to spur economic development.



As part of the CRA modification process, Ohio Revised Code requires that municipalities complete a Housing Survey in order to establish or modify a CRA. As such, the Department has prepared the attached Housing Survey. Approval of the Housing Survey is required in order to modify CRA #3.

Therefore, in order to improve the competitiveness of the commercially zoned properties in Central Park, the Department of Planning & Development is respectfully requesting that City Council authorize the Mayor to modify CRA #3.

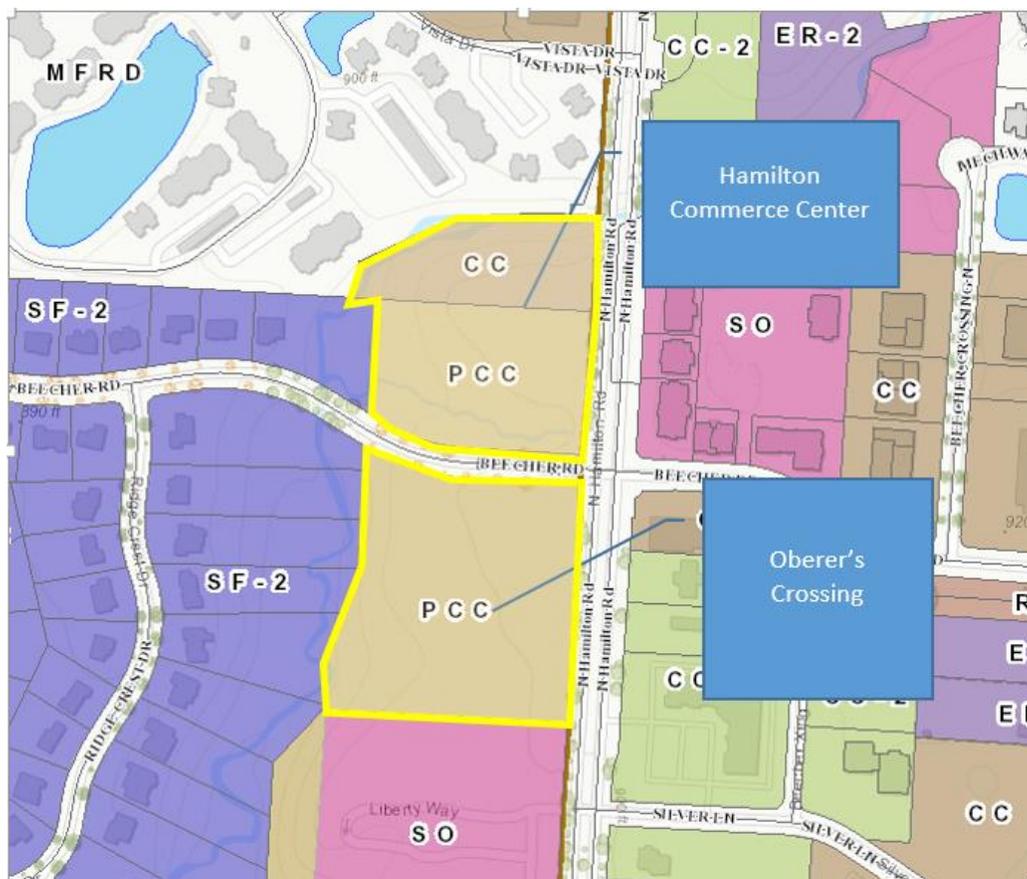
Planning & Development Department Updates:

Hamilton Commerce Center

- Received Final Development Plan (FDP) and Design Review (DR) approval from Planning Commission for the development of 14,500 square feet of shopping center on May 10, 2017.
- Board of Zoning and Building Appeals upheld Planning Commission decision on July 27, 2017.
- Final engineering plans have been submitted and have been reviewed by staff. Comments have been provided to the applicant and staff is awaiting a resolution of comments.
- To date, no building permits have been requested.

Oberer's Crossing

- Request to develop 32,000 square feet of shopping center space was reviewed by Area Commissions on June 1, 2017.
- Application for Final Development Plan (FDP), Design Review (DR), and Variance were submitted to staff in October 2017.
- The applications have been revised numerous times in order to address staff comments. All of staff's comments have been addressed and the items have been scheduled for the April 25, 2018 Planning Commission meeting.
- To date, final engineering plans and building permits have not been requested.



Upcoming Meetings & Events:

- *Gahanna Area Chamber of Commerce: A Business Matters Workshop will be held on Wednesday, April 25, 11:30am to 1:00pm, at KEMBA Financial Credit Union, 555 Offcenter Place. Amanda Fishback of RevLocal will explain how to expand your brand visibility using SEO “Search Engine Optimization.” The cost is \$15 for members and \$20 for non-members. Register online at gahannaareachamber.com or by contacting the Chamber at (614) 471-0451.*
- *Gahanna Area Chamber of Commerce: A seasonal job fair will be held on Friday, April 27, 10:30am to 1:00pm, at Gahanna Lincoln High School, 140 S. Hamilton Road. This job fair will target local high school students who are looking for a summer job.*