



# 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*

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Monday, August 28, 2017

Council Committee Rooms

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#### 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.