



Legislation Details (With Text)

File #: ORD-0053-2016 **Version:** 2 **Name:** Development plan for the Junkermann property
Type: Ordinance **Status:** Passed
File created: 5/6/2016 **In control:** City Council
On agenda: 5/16/2016 **Final action:** 6/6/2016

Title: TO ACCEPT THE DEVELOPMENT PLAN FOR THE JUNKERMANN PROPERTY TO ALLOW COLUMBIA GAS OF OHIO TO ESTABLISH A NEW TRAINING CENTER COMPLEX AND TO AUTHORIZE THE MAYOR TO EXECUTE THE REQUIRED DOCUMENTS TO SATISFY THE JUNKERMANN DEVELOPMENT AGREEMENT; AND TO DECLARE AN EMERGENCY.

Sponsors:

Indexes:

Code sections:

Attachments: 1. EXHIBIT A - Blatt Blvd Purchase Agreement 5 24 2016 Gahanna to CIC, 2. EXHIBIT A - Contract for Donation of Real Estate, 3. EXHIBIT A - Junkermann Mortgage Release, 4. EXHIBIT A - Junkerman Promissory Note Satisfaction, 5. EXHIBIT A - Legal Description, 6. DEV-RPT-05.09.16, 7. DEV-RCA-Junkermann JB, 8. V1 - EXHIBIT A - Blatt Blvd Purchase Agreement, 9. ORD-53-16 SIGNED

Date	Ver.	Action By	Action	Result
6/6/2016	1	City Council	Adopted	Pass
5/23/2016	1	Committee of the Whole	Recommended for Substitution and Adoption	
5/16/2016	1	City Council	Introduced,	
5/9/2016	1	Committee of the Whole	Recommended for Introduction, Next Agenda Consent	

TO ACCEPT THE DEVELOPMENT PLAN FOR THE JUNKERMANN PROPERTY TO ALLOW COLUMBIA GAS OF OHIO TO ESTABLISH A NEW TRAINING CENTER COMPLEX AND TO AUTHORIZE THE MAYOR TO EXECUTE THE REQUIRED DOCUMENTS TO SATISFY THE JUNKERMANN DEVELOPMENT AGREEMENT; AND TO DECLARE AN EMERGENCY.

WHEREAS, the City of Gahanna has an existing development agreement with Value Recovery Group II , LLC (VRG) as it pertains to the development of the Junkermann property; and

WHEREAS, the Junkermann property is a 29 acre collection of three parcels located south of Taylor Road just west of Eastgate Parkway within Gahanna’s Eastgate Parkway Industrial Park; and

WHEREAS, per the existing development agreement, City Council is required to approve any development plan for the Junkermann Property; and

WHEREAS, the Department of Planning and Development has been working with VRG, the Pizzuti Company and Columbia Gas of Ohio in an effort to finalize a development plan for the Junkermann property; and

WHEREAS, VRG will donate to the City 8.88 acres of land comprised primarily of existing wetlands, create an 8.21 acre parcel that will be used for the Columbia Gas of Ohio training center and retain ownership of the remaining 12.5 acres in order to attract additional commercial development to the area; and

WHEREAS, in order to accomplish this development plan, the City will be required to execute multiple documents including a mortgage release, promissory note release letter, contract for real estate donation, and a real estate sale contract; and

WHEREAS, it is imperative to move forward with this legislation in order to execute the documents in a timely manner, and all for the preservation of the public peace, property, health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That this Council hereby accepts the development plan for the Junkermann property and the Mayor is hereby authorized to execute the aforementioned documents, attached hereto as EXHIBIT A, and made a part herein, in accordance with the development plan and all other necessary instruments for said transaction.

Section 2. That, for the reasons set forth in the preamble hereinabove, this Ordinance is declared emergency legislation and shall be in full force and effect immediately upon passage by this Council and on date of signature approval by the Mayor.