

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
November 13, 2018

Chairman Mel Clemens called the meeting to order at 7:37 PM

Call to Order - Roll Call

PRESENT: Clemens, Baker, Bryant, Skinner, Joseph

ABSENT:

Approval of Agenda

Agenda stands approved.

Approval of Minutes

a. Development, Parks and Recreation Committee – Committee Meeting – October 22, 2018

RESULT:	ACCEPTED
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NEW LEGISLATION/DISCUSSION ITEMS

ORDINANCE TO ADOPT THE CITY OF REYNOLDSBURG COMPREHENSIVE PLAN ---
Clemens. Development, Parks and Recreation Committee.

Mr. Bowsher: Hopefully you've had a little bit of a chance, I know it is a very long and complex document hopefully you've had a little bit of time to take a look at what we have for you. I'm just going to go over a quick couple of slides to talk a little bit about the focus areas and things we're taking a look at and then I'll just open it up for some questions and let you guys know that tonight is the first meeting here at Council. This will be looked at and hopefully approved December 6th at our Planning Commission meeting, I know we have some of our Planning Commissioners here tonight as well. They have given some feedback we hope you'll give some feedback as well as we continue to finalize the document and then a hopeful implementation or the start of an implementation on December 17th for the third reading.

Slides attached- see Meeting Minutes Packet.

Mr. Bowsher: I just wanted to let everyone know that these boards here can be found on our website on the Development page under the comprehensive plan as well as if you go to www.reynoldsburgcomprehensiveplan.org you can find out all this information. You can also go into more detail about more steps in the process, everything we went through, we contacted and over 500 individuals came to us through public engagement including our steering committee, stakeholders, local businesses, staff and general public thorough a huge survey, we also did a telephone survey and multiple public engagements where we did 2 farmers markets and a key stakeholder with church leadership, some of the local businesses and some other key stakeholders within the community. We were really happy about the turnout and everybody that we got. So the first focus area was the Kroger site, we know with the new Kroger moving over we needed to dive

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into this and take a look at, so the proposed character will be 1-2 story potential mixed use and commercial space highlighting Ohio Health that is already there working along side potential partners for the fill in of that space, the Kroger once it vacates, we're working along side the Schottenstein Group that owns the property and as you can see there would be a mix of uses, predominantly commercial in some of these areas. We're already actually sinking our teeth into this section creating sort of the corridor with the closer set back there on Main Street and this was some of the finding and we grabbed a lot of approval for this area. The next focus area is the KMart site. This area we know KMart has been vacant for quite some time, we know that Brice Road and Main Street is kind of the gateway coming from 270 as we approach from the East Main, taking a look at it, what we wanted to do and for the lack of a better term was to create almost a miniature version of the Grandview Yard, it's much smaller, about a quarter of the size, but the same sort of aspect and feel with the 4-5 stories, mixed use meaning commercial, office space on the bottom with apartment condos on the top, we'd like more individuals to live in the community for the access to the jobs that are there. We want to make sure that we're bringing jobs not only to Reynoldsburg but we're keeping residents instead of having them commute out to Columbus and other suburbs so they're working and playing here and hopefully its a great amenity on the 20 acre site for the other areas. I know you can see that included in that plan is the library that's getting taken away. If you scroll to the next area, you can see olde Reynoldsburg, this is one of the 2 finalists where we've communicated with the Public Library system where they would like to locate. They would like to be close to the downtown of Olde Reynoldsburg area, they'd like to be located potentially near the Y and City Hall. So we're taking a look at a couple of different areas within that first area there in Olde Reynoldsburg and we're excited about that continuation of our partnership with the Columbus Metro Library. We know that Olde Reynoldsburg is the beating heart of the city. We know we need to enhance the streetscape, potential for on street parking as well as a mixture of uses, we know that we're building a parking lot with park-like amenities, we are later in on the Franklin County Development loan with key infrastructure improvements particularly with green infrastructure and if you can see off to the right, letter C, that is the proposed potential park there in Downtown Reynoldsburg, if you can think of some of the great areas, like Columbus Commons now downtown where the City Center used to be, Hilliard Station in Hilliard, key areas are creating these destinations so our destination could be here, highlighting the French Run Creek behind it, it has access to Main Street and then public parking. Our goal is to help revitalize the area and a lot of the dilapidation, clean up a lot of the landscaping on the back and make it more pedestrian friendly and walk able for the streetscape and really hone in on a lot of the historic character and aspects of trying to make there on Main Street. We know that we've got a couple of great aspects that are highlighted pushing into this. Key would be the YMCA and we're speaking to a couple of developers currently looking at a couple of key sites for mixed use locations and they're really preliminary right now so I don't want to get into a lot of detail. Just know that a lot of interesting, really amazing things that are happening we're continuously pushing forward to have this in reality. So this is a future land use map, so this will give the start of us building our teeth with our new zoning code as we continue moving this process forward. As you can see a lot of the yellow is mainly the residential, that's not going to change all that much. We're going to shift it a little bit but nobody's homes will be affected by any of the rezoning or anything like that. The main areas that we're taking a look at are the pink which is probably the most exciting and a lot of the shaded lines, crossed lines, those are mixed use developments that we're trying to target to bring in more commercial into those key areas. The red is

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your typical neighborhood where your Wal-Mart or Target is and those are great but we're trying to make the more walk able community right there on east Main and prepare ourselves when MORPC finalizes their study and we have a mass mode of transportation system right there on 40. So back to the pink. The pink are what we are considering our innovation district. The innovation districts probably the greatest thing and I know it will make our Auditor Stephen Cicak happy when we bring in more income tax, so, we've got the Ag Department there on the East, you've got L Brands to the north and to the west if you can take a look down there on Brice road, we needed to re-envision what Brice Road could be. We know that its not going to be 256 and we don't want 256 to shift even further and we want to keep all the businesses that we possibly can in the city so, what to do with this area, we know it's dilapidated, we know that it needs to be revitalized, we know we're not going to have other target over there or other sort of commercial entity. So we are proposing sort of this business fabric where we were considering this innovation. Light manufacturing, where housing, logistics, large scale office spaces, its' not going to be the size of an Amazon, but it will bring a lot of jobs, we're trying to focus on the 50-100 range per business looking at things like National Truck. We're taking a look at other areas that can be off of Tussing Road and combining parcels within the area that can then enhance some of the area that we've got. We've got an individual that wants to open up a concrete fabrication lot within that area, he already owns one plot of land he'd like to own the next plot of land, so its bringing jobs to a much needed area that we find needs a lot of help that we feel that's the way to go. I'd also kind of plays really well with some of the things we've got going on specifically the schools and hopefully a partnership can be branded with that. Columbus, it's only going to be as good on the west side as it is on our east side and so we've been working along with the city of Columbus on a partnership where their zoning will hopefully match ours and we're going to continue those conversations as we move forward because they've bought into our strategy and our plan and we're hoping that it will be a lot better of a relationship than we've had in the past. So we're really happy about that if we keep plugging along. The next slide just goes over the general public engagement summary as we've talked about. We did reach out to a lot of individuals but I'm going to stop talking and open it up to question or comments that you guys may have and I do please have anything outside of this, please shoot me an email and I will pass it along to our team. But I do want to thank the public for helping make this happen, I do want to thank City Council for allowing us the budget to be able to do this, Stephen Cicak and a lot of the others that were instrumental in putting this together before I came on board and allowing us to take a stab at this. It's been absolutely great and I think what we have here is a real win and I think its something that's attainable, many times you have comprehensive plans that just get shelved and put off to the side and don't get implemented. This will be a living document and will continue to update as we move forward in the coming years. But this is our framework for the future and I think its a bright one.

Mr. Clemens: Thank you Andrew. Are there any questions at this time pertaining to the plan?

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RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 11/13/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

ORDINANCE TO REPEAL ORDINANCE NO. 101-18 PASSED OCTOBER 22, 2018 REGARDING AUTHORIZING THE MAYOR TO APPLY FOR AND ACCEPT THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT LOAN; AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

Mr. Clemens: This is something that we're rescinding to pass item c. Have all of you read this? It's been a change as far as it's concerned but are there any questions pertaining to this item?

Ms. Bryant: Could you give us an explanation why this is happening? It appears that we're simply replacing a payment plan is that right?

Mr. Bowsher: Yes, absolutely Councilwoman Bryant. So basically we passed an ordinance which probably should have been and could have been a motion to try to apply for the loan, this basically sets it up so that when we do get accepted for the loan through Franklin County, this sets up the full funding stream on how specifically we're going to pay it back through the TIF dollars so the traffic light and the trails and some of the other things that we're planning, it didn't go into detail enough to be able to do that so we thought that it would be best to repeal it and replace it with a comprehensive ordinance that covers all of it.

Ms. Bryant: And I'm wondering about the Kroger. I know we talked about this before that they felt a light was not necessary therefore they didn't want to contribute, have we had any more overtures to them to try to put something on the table? I really feel like they should be contributing to this.

Mr. Bowsher: We have went back and asked them a couple of times, they were going to help us with some of the financing as part of that and we asked them typically after coming on and it was approved there's really nothing we could do to stop the process except just hold it up and then that turn then they would just moved on to another entity to go ahead and move that out. I know that they are delaying Kroger roll-outs across the board. I know that there is some concern that maybe they haven't started yet I wanted to let everyone know that they will start November, the end of the month they were gong through some changes, changing the facade, this will be the first real modern looking store that they roll out and they just wanted to get it more specific and unique for Reynoldsburg.

Ms. Bryant: So does that change the estimated time of them opening?

Mr. Bowsher: No, it does not. It still puts it around fall time for 2019. They are pretty much required to get done by December of 2019 because that is when their lease is up on Briarcliff and Main.

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Mr. Clemens: I do think this is something we should keep in mind in case they come back for some other changes. I know that they don't have any money but I hate picking up their tabs all the time but I think it's something we should consider if they come back for any other changes.

Mr. Baker: I just got a quick question. This 750, this is not how much it will cost, they just give you leeway to do other things with it as well.

Mr. Bowsher: It does. As I kind of mentioned before in the last ordinance, we kind of knew that we were going to have to find a funding stream to pay for the traffic light, we know we didn't want to pay it from the General Fund, we knew we were going to TIF the area so we're going to pay it with the TIF dollars, so technically it's their dollars that we're paying this with because the TIF money is something we wouldn't have had anyways, but we wanted to leverage even more, so we combined sort of the parking lot that we're building there at Lancaster and Main and we wanted to include that together and we wanted to emphasize more dollars than what we actually needed. It will be something between 200 and 300 thousand and that's a rough estimate for the traffic light and then after that we wanted to utilize some of the funds for some green infrastructure, some enhancements to the down town, specifically some of the things we've planned to do in the comprehensive plan and we thought that this was the prime time to do that because not every day we're building a parking lot in downtown that we can leverage against some of the TIF dollars that we're already bringing in. So rest assured that this will not come from the General Fund, this will be tax dollars specifically from the Kroger, we make sure that we'll be able to cover that. It will be a 7 year note that we can pay back early based on that and any other things that we have included in on the Main Street TIF that we just enacted will only help us pay that back even faster.

Mr. Clemens: Andrew explain about that parking lot down here you're talking about? That would be in the TIF that has to do with Krogers?

Mr. Bowsher: That parking lot was approved by Council, I believe quite awhile ago. That's the Lancaster and Main parking lot. It doesn't technically have anything to do with Krogers, it just happens to be what we're utilizing as our matching dollars. So Franklin County, they have you match 50% so with that project, that's our matching dollars so we're including it in, technically on a larger project even though it's kind of it's own project.

Mr. Clemens: I think Kroger has a corner lot that we should be interested in.

Mr. Bowsher: They do. So the corner lot, I'm meeting with their development group for commercial entities tomorrow actually. That's about 3/4 of an acre that will be left over there. We'll require them to build out that hard corner, my assumption is it will be some sort of commercial entity, potentially a restaurant and we're working with a slew of restaurant spaces and I think you'll be really excited about the one we're leaning towards.

Mr. Cotner: Just to clarify for everybody, this loan, the parking lot at Main and Lancaster is already paid for. This loan is not.. that parking lot is not part of that loan, it's just in that package, we already paid for that.

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Mr. Bowsher: Correct, that was our way of not having to come up with another 50%. We were going to utilize that and then have the rest of the stuff and since we know that that parking lot is costing more than \$250,000 for the traffic light, why not leverage the majority of that and get the full 50% and we're still at 750 not at the full 50% that it's going to cost to build that out. So my assumption was, lets take this, talk to some of the Council members, lets try to go and get more things done that we need done knowing they're going to be paid back by the TIF dollars. It's not every day we're going to get a Franklin County Loan that we're not going to have to put up a true 50% for. Just the timing really worked out real well for the funding stream.

Mr. Cotner: Finally, with some of the funding we have available we're able to do some of these projects, able to leverage some of those development tools a little bit more at your resources to go out and secure some of those things.

Mr. Bowsher: Yes sir.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 11/13/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A LOAN AGREEMENT WITH FRANKLIN COUNTY, OHIO PROVIDING FOR A LOAN TO THE CITY IN THE MAXIMUM PRINCIPAL AMOUNT OF \$750,000 FOR THE PURPOSE OF PAYING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS TO THE MUNICIPAL ROADWAY SYSTEM ALONG OR NEAR MAIN STREET, INCLUDING BUT NOT LIMITED TO, CONSTRUCTING A 4-WAY TRAFFIC SIGNAL ADJACENT TO THE NEW KROGER LOCATED AT 6400 EAST MAIN STREET, TOGETHER WITH ALL NECESSARY APPURTENANCES RELATED THERETO, AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY ADDITIONAL DOCUMENTS RELATED THERETO. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 11/13/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR SECOND READING

ORDINANCE APPROPRIATING FUNDS FROM THE UN-APPROPRIATED 285 FUND--ENDOWMENTS TO A FUND IN THE PARKS & RECREATION DEPARTMENT. --- Clemens. Development, Parks and Recreation Committee.

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