

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
September 24, 2018

Chairman Mel Clemens called the meeting to order at 7:35 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 – September 10, 2018

RESULT:	ACCEPTED
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NEW LEGISLATION/DISCUSSION ITEMS

100-18

ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO CONTRACT FOR THE SALE OF REAL PROPERTY; AND DECLARING AN EMERGENCY. -
-- Clemens. Development, Parks and Recreation Committee.

Mayor McCloud: Thank you chairman Clemens and members of Council. Asking for a reading this evening of an ordinance that upon consummation would allow the City to sell the property known as 1421 Davidson drive, also known as the banquet facility.

Mr. Clemens: I would like to take off declaring it an emergency at the present time and move it on for the first reading, I mean for the second. Well this would be the first reading and then we can add the emergency when we have the contract and go from there if that's alright.

Mayor McCloud: That's fine. Thank you.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/24/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

102-18

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
September 24, 2018

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG THE MAIN STREET AND BRICE ROAD CORRIDORS IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AND AUTHORIZING SCHOOL COMPENSATION PAYMENTS. --- Clemens. Development, Parks and Recreation Committee.

Mr. Bowsher: Thank you Chairmen Clemens. Currently right here section B and C, these are two brand new TIFs that I am proposing. We have worked with council, Greg Daniels from Squire, Patton and Boggs. This is the proposal of a Main Street and Brice Road TIF, as well we as a Broad Street TIF later on in number C. When I came on board we new that we had a lot of vacant parcel, we knew that we had a lot of work to do. Within doing so we know that we had to find other forms of funding to purchase property, increase infrastructure, have other development investment within our key corridor areas. Especially, with the studies through MORPC and our comprehensive plan have developed. Within doing so, we knew that we were going to target TIF payment. Which is tax increment financing. This TIFs are complete, they allow the schools to retain 100% of all the income they generate now and into the future. What it does though is it allows the City to take a larger portion so we can do a lot of the things that we have of a vision moving forward for City on those corridors. Its something that a lot of other municipalities are utilizing, its something that we can utilize. Combine this with a strong CIC, that you will see new legislation on in the coming month. Those combined together will provide a funding stream for public/private partnerships. To see Reynoldsburg moving forward in the right direction and moving forward. So borrowing any questions that is the TIFs for B and C legislation.

Ms. Bryant: Do we have anybody that is looking to bite on this area?

Mr. Bowsher: Currently, this also includes the Kroger TIF. You will find that will be paying down our traffic light that we will be introducing. As well as some of the locations next to it and across the street. And then ideally as we move further in our comp plan and talking about the Brice Road revitalization, talking about combing parcels and building jobs and business within that sector in the community, the TIF will go a long way in helping the City fund some of those ventures. So its a long term gain, these are 30 years TIFs. But they basically start the clock rolling once approved so any income tax increase from now until 30 years will help sort of fund those ventures.

Ms. Bryant: Thank you.

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MOVER:	Mel Clemens, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

103-18

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
September 24, 2018

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG THE BROAD STREET CORRIDOR IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AND AUTHORIZING SCHOOL COMPENSATION PAYMENTS. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/24/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT BY AND BETWEEN ETNA TOWNSHIP AND THE CITY OF REYNOLDSBURG, OHIO AND DECLARING AN EMERGENCY --- Clemens. Development, Parks and Recreation Committee.

Mr. Bowsher: Thank you. As you have seen the JEDDs 1 and 3, now we have aboard in place that we are able to start collecting the tax dollars from those JEDDS. Our partnership continues with Etna township allowing us to benefit without having to annex property from Etna. The JEDD 4 includes a location that they are already planning about a 30 to 70 million dollar investment within that area. Its over 5 million square feet of warehousing space. Basically you could fit 6 amazons in the JEDD 4 area. Our goal here is to set this in place as they are constructing and building this out. It south off of 70 right off 310 on the east and west side is where this JEDD 4 is located. By approving this tonight we can send this to our board, continue that and set the tone into place so we don't lose any tax revenue as we move forward. The JEDD 4 contract is the exact same as the JEDD 3 contract and we just continue that partnership.

Mr. Luzader: I just have one question. You said send this forward tonight? Just get it going?

Mr. Bowsher: Yes

Mr. Joseph: First Reading.

Mr. Luzader: Make sure we're all clear.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/24/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR EMERGENCY ADOPTION

87-18

MINUTES COMMITTEE MEETING
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ORDINANCE APPROPRIATING FUNDS FROM THE UNAPPROPRIATED GENERAL FUND TO AN ACCOUNT IN THE PARKS & RECREATION DEPARTMENT; AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/24/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

88-18

ORDINANCE APPROPRIATING FUNDS FROM THE UNAPPROPRIATED GENERAL FUND TO AN ACCOUNT IN THE PARKS AND RECREATION DEPARTMENT; AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/24/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

89-18

ORDINANCE TO AMEND ORDINANCE 113-15 ADOPTED ON DECEMBER 21, 2015 WHICH READ AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT AND ANNEXATION AGREEMENT BY AND BETWEEN ETNA TOWNSHIP AND THE CITY OF REYNOLDSBURG, OHIO AND DECLARING AN EMERGENCY; AND DECLARING AN EMERGENCY. --- Clemens. Development Department.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/24/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

90-18

ORDINANCE TO AMEND ORDINANCE 114-15 ADOPTED ON DECEMBER 21, 2015 WHICH READ AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT AND ANNEXATION AGREEMENT BY AND BETWEEN ETNA TOWNSHIP AND THE CITY OF REYNOLDSBURG, OHIO AND DECLARING AN EMERGENCY; AND DECLARING AN EMERGENCY. --- Clemens. Development Department.

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LEGISLATION FOR SECOND READING

96-18

ORDINANCE APPROPRIATING FUNDS FROM UNAPPROPRIATED GENERAL FUND TO AN ACCOUNT IN THE PARKS & RECREATION DEPARTMENT. --- Clemens. Development, Parks and Recreation Committee.

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