

MINUTES COMMITTEE MEETING
REYNOLDSBURG FINANCE AND ADMINISTRATION COMMITTEE
September 10, 2018

Chairman Barth R. Cotner called the meeting to order at 7:46 PM

Call to Order - Roll Call

PRESENT: Clemens, Cotner, Luzader, Spalding, Joseph

ABSENT:

Approval of Agenda

Approval of Minutes

a. Finance and Administration Committee – Committee Meeting – July 23, 2018

RESULT: ACCEPTED

NEW LEGISLATION/DISCUSSION ITEMS

ADMINISTRATIVE REPORTS-DEVELOPMENT DEPT

Mr. Cotner: I asked our Development Director, whose been very active lately, if he would mind kind of making it a regular occurrence to share with council and our community what's been going on and the activity he has been having. He has been trying to reach out proactively to a lot of businesses and trying to encourage more growth. And consequently, obviously the more growth we can have the more revenue for our city. So, I just felt it was really important to stay current to all of us rather than hearing through the Facebook or This Week or wherever, Krogers. Wherever we may be people find us and say "hey I heard". So hopefully we can cut straight to chase and get some of that. So that's the first intro. But I also really quickly need to thank you Mr. Bowsher for taking Council on a field trip as well. For those that don't know, all of council had the opportunity to travel around to some different communities and see some of the good that's happening and try to find how that good can be implemented to our community little bit. I imagine he may be sharing some of that, so if I'm stealing your thunder I do apologize but it was a first that someone again had done that and taken council and said lets go and spend some time together and look at what's happening around. And figure out how some of these other communities are succeeding and look at where they came from. Thank you for your time and that and thank all of council that was able to get there. It was a really great opportunity for us. With that being said I will turn the floor to you sir.

Mr. Bowsher: Thank you Chairman Cotner. Other members of council, I do appreciate, thank you for bringing that up. The development tour I thought was very successful. You know hopefully it becomes maybe a regular occurrence of more communication between my self, my department with you as we move forward with this really active amount of development that's happening. Or at least the conversations that are happening. Hopefully you got something out of it as much as I did, getting to talk to you about a lot of the different developments that were happening at the 3 locations that we had visited. I picked those specifically so they would mirror very well with our city and what we have going forward. Just to kind of wrap up some of the stuff that's kind of going on. I know

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everyone knows the Ashley Home Furniture and Big Sandy Super Store are completely open now and functioning. I did want to let you guys know that the Big Sandy is so successful its actually their busiest store that they have. So they are really really excited about that. Kind of moving towards the 256 area, we will soon be getting the full schematics and drawing for a Starbucks that will be right there on Taylor on 256 next to the 5th/3rd and the Wallgreens. Moving down on 256, to old car wash has been completely demolished, that will be a new retail center with 3 total units. One of them being a Sleep Number store. I know mattresses, but they are high end mattresses. The Chick-Fil -A is still moving forward. They are getting finalized plans together and submitting those to the building department. They are hoping for a build about sometime in March or April when the weather turns back their way. Continuously the McDonald's will be getting a full revamp as well as a brand new gas station right there in the same section. So no longer will they share one store, it will be two separate stores. Main Street, its go ta lot of stuff that's going on as well. If you haven't seen on Facebook, we are getting a hobby town USA. That will be located right next to the new Kroger's. There will be a retail center built out additional 6000 square feet across from the new Kroger. As well as our plans for expansion and a light there at Main Street at that intersection. We feel that there is continuous involvement from Krogers, more emphasis on more development including their out parcel that's about 2 acres. And we have several with tenants that we are communication with right now in partnership with Krogers to fill those spots. We want great tenants and great places the citizens here in Reynoldsburg will be able to visit and share. Kind of moving forward east on Main Street, a Gyro City is going in where the old Double Dragon. So this is there second location. They have another location on High Street and they do really well there. Old Krogers, I know there is a lot of conversation and talk about what is going to happen with the old Krogers when they move out and move to the new Kroger Market Place .At this point talks are continuing with myself, Tom Schottenstein, the owner of the entire property and a large medical provider to fill the space. I wont emphasize too much as the talks are very preliminary. But that is becoming a really really hot conversation and one that we hope will continue and be very fruitful. Lastly, planning commission, they had the Tempe Taco company that passed. So that will be really exciting in old Reynoldsburg and were excited about that. Jades opened a second location on Broad street and we will be getting another pizza store location next to them called Sextons Pizza, which used to be a food truck in the southern states. They are moving up and opening a brick and mortar store here. Currently right now, were having two very large developers that were working with. One for a downtown project for a mixed used development and secondly at Lancaster and Livingston right there at the five way. It will be the north west quadrant. About 10 acres right there were working with. I have another very large developer working out the designs but they will be extremely extremely nice developments and I feel that when they do come to (inaudible) it will be something that Reynoldsburg will be extremely proud about. On the next Council you will have of your agenda a JEDD 4 agreement. We are continuing our partnership with Etna Township and being a good collaborators with them and the development that they have happening. We will continue to collect taxes for them and we will be more proactive in pushing development out their way that we cant house here in Reynoldsburg. Its better that it stays within the area and creates jobs with in the area and our tax base than it does if it goes to Dublin or some place else. Conference Planning Steering Committee, we're meeting this Thursday at the Farmers Market from 4 to 7. We will have our designs and schematics out. Were really really hopeful that everyone gets to come out, come see what were doing. Things that were going to be able to talk about. Its a really exciting time. We want you to come out and ask a bunch of

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questions and we can go from there. One of the other things that were going to do, not only do I enjoy getting to tell you what's going on and getting to put out the right message here but we're also going to do it online. Here at the end of the month we will be rolling out a program that we are calling Story Maps. And it will be geo synchronized developments. Everything that's going on with the City. It includes proposed developments. It includes ones that are under review, ones that are under construction and ones that are completed. It will be a map. You will be able to click on the link, you will be able to pull it up, its all geo synchronized. Its the first thing that has happened like this in central Ohio. If you go to anybody else's page you got to click through the agendas and the minutes. Its the first time it will be a comprehensive view of everything that's going on it the City. So just at the touch of a button you will be able to see what's going on and know exactly where its going on at in the city. So were really really excited about that. And then lastly, when the comprehensive is done we have to take that as it is and move forward and then we have to move forward and implement it. Its always going to be a living document but what we will hopefully do in the future is request for proposals for development sites. We want to be extremely proactive, we want to go out there we want to track the developers and show them that Reynoldsburg is moving in the right direction and were really really excited about it. So that's kind of what's going on right there. Borrowing any questions, I do appreciate your time and thank you for letting me talk to you.

Mr. Cotner: I love that, again, you were not just sitting for the phone to ring too. A lot of our conversation is your creating partnerships and relationships ahead of time. So I love to seed that's your planting with some of the developers around too so thank you. One quick questions, I know others may have some. The anticipated opening of the Kroger at Rosehill and Main?

Mr. Bowsher: It is September of 2019. That's pretty hard date. Their tenant, their lease ends December of 2019 at the old Kroger site. So why were having such emphasis with talking with the owners now is we can start to plan so when they do pull out we already have the next plan in progress of what were going to do with that site.

Mr. Cotner: Ok, I just wanted to make sure of that. Anyone else with questions or comments? Yes sir, Mr. Baker.

Mr. Baker: I just wanted to say you have done and outstanding job having not been on the job for a full year. You have done a lot, so I have to commend you on that/ Second, with the Babys R' Us building. Has their been any talk to interest with that building?

Mr. Bowsher: It would be previous for me to speculate on that. I think why we have not have had so much luck in producing something like that, is and I believe this was thrown around on Facebook. It looks like the investors of Toys R Us and Babys R Us have conglomerated back together and actually bought up some of the most, I guess well to do store that they had in hopes that they are going to roll out a different sort of brand under the same umbrella. I wouldn't be surprised within the next year or so, just speculation, that a combined store of Babys R Us and Toyr's R Us store under a different name but under the same company comes back into that location.

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Mr. Baker: Ok.

Mr. Luzader: Again, I want to thank you too Andrew. You hit the ground running and you haven't stopped. And this probably more in collaboration with Mr. Sampson and its a catch 22 as far as business is concerned. I know businesses want you to stop especially on Main Street when they see your business. But there are a lot of people that complain about the traffic lights on Main Street. And like I said this is probably more with Mr. Sampson. Is there any discussion maybe with possibly getting some type of closed loop system in that we could coordinate the traffic lights a little bit better? Like I said I know that's long term. We have talked about it a number of times over the year. It boils down to money and I know closed loop systems are not cheap.

Mr. Sampson: Thank you Mr. Luzader. We have talked about it. It is something that we are exploring with our City engineer. He mentioned to you, Ryan Andrews. We have, were looking at traffic studies. Talking to ODOT about traffic safety studies. We have one initiated for 256 the five way at 256. But also for Main Street. Its becomes the major in and out of the City. Not wanting to take broad street and the complications and the traffic back up that provides. That's a priority for the city, how can we streamline that commute in and out of our city from Taylor to 270.

Mr. Luzader: That's what I said, its kind of a catch 22 because the business wants you to stop, hey we are, come on in. But then other times like I said people complain that they get stopped all the time so they take a different route that gets them away from the objective that's gets them away from getting down Main Street.

Mr. Sampson: Well were adding another traffic signal with the new Kroger. That should have been part of the original plan when that Kroger went in. You have to be able to get out and go east on Main Street and without a traffic signal that would be a challenge. And right now, it was our belief Andrew and mine that traffic will gravitate to Rosehill, which is one of the top 5 crash sites in the City. So we don't want to add to that traffic back up. We're waiting actually until that signal is in place to initiate such a study and see what we can do to facilitate that commute.

Mr. Luzader: Thank you Bill.

Mr. Clemens: When your studying that, what are you going to do with the traffic on Rosehill? I mean if your going to shift the traffic from Krogers to Rosehill.

Mr. Bowsher: Were trying to prevent that from being shifted to Rosehill. That's why were putting the other traffic light in so it doesn't back up Rosehill.

Mr. Clemens: Right.

Mr. Sampson: Yea, that's the intent. That we quickly saw when those plans came out, without a signal on Main street, traffic is going to naturally gravitate to Rosehill. Which is not what we're looking for.

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Mr. Clemens: That's right.

Mr. Sampson: The good news is there is a lot of traffic. There is a lot of people coming to Reynoldsburg and we need to come up with creative ways and Andrew and I have been teaming together to do the best manage it.

Mr. Cotner: Anyone else?

MOTION THAT REYNOLDSBURG CITY COUNCIL DOES HEREBY CONFIRM MAYORAL APPOINTMENT OF ALEXANDER FURST TO SERVE ON THE PLANNING COMMISSION WITH A TERM BEGINNING SEPTEMBER 10, 2018 AND ENDING DECEMBER 31, 2018. --- Cotner. Finance and Administration Committee.

RESULT:	REFERRED [UNANIMOUS]	Next: 9/10/2018 7:34 PM
MOVER:	Barth R. Cotner, Chairman	
SECONDER:	Marshall Spalding, Ward 3 Councilmember	
AYES:	Clemens, Cotner, Luzader, Spalding	

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE FRANKLIN COUNTY AUDITOR. --- Cotner. Finance and Administration Committee.

Mr. Cicak: Good evening. This legislation is to accept the tax rates for Franklin County and it needs to be passed as an emergency.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/10/2018 7:34 PM
MOVER:	Barth R. Cotner, Chairman	
SECONDER:	Brett Luzader, Ward 2 Councilmember	
AYES:	Clemens, Cotner, Luzader, Spalding	

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE LICKING COUNTY AUDITOR. --- Cotner. Finance and Administration Committee.

Mr. Cicak: This is for Licking County.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/10/2018 7:34 PM
MOVER:	Barth R. Cotner, Chairman	
SECONDER:	Marshall Spalding, Ward 3 Councilmember	
AYES:	Clemens, Cotner, Luzader, Spalding	

ORDINANCE AUTHORIZING THE CITY AUDITOR TO PAY BOND INTEREST --- Cotner. Finance and Administration Committee.

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Mr. Cicak: We have a bond payment coming up in December and I thought I would bring it to your attention well in advance.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/10/2018 7:34 PM
MOVER:	Barth R. Cotner, Chairman	
SECONDER:	Brett Luzader, Ward 2 Councilmember	
AYES:	Clemens, Cotner, Luzader, Spalding	

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND AMENDMENT TO THE LEASE DATED AS OF DECEMBER 1, 2011 IN CONNECTION WITH THE \$9,000,000 HEALTH CARE FACILITIES REVENUE BONDS, SERIES 2011 (WESLEY RIDGE RESIDENCE CORPORATION) PREVIOUSLY ISSUED BY THE CITY OF REYNOLDSBURG, OHIO; PROVIDING FOR AND AUTHORIZING CERTAIN OTHER MATTERS RELATED TO SUCH BONDS; AND DECLARING AN EMERGENCY. --- Cotner. Finance and Administration Committee.

Mr. Cicak: This legislation allows Wesley Ridge to rewrite their bonds. The corporate tax rate was lowered so they're having a chance to get a better deal with Huntington Bank.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/10/2018 7:34 PM
MOVER:	Barth R. Cotner, Chairman	
SECONDER:	Mel Clemens, Ward 4 Councilmember	
AYES:	Clemens, Cotner, Luzader, Spalding	