

MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
April 10, 2017

President Doug Joseph called the meeting to order at 7:55 PM

PRESENT: Joseph, Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

ABSENT:

Invocation - Councilman Brett Luzader

Approval of Minutes

- a. City Council – Public Hearing – March 27, 2017

Minutes stand approved.

- b. City Council – Regular Meeting – March 27, 2017

Minutes stand approved.

Approval of Agenda

Council President Joseph: First we will need to add Item 10.a., the Motion to appoint Beverly Prader to the Taxation Board, and we want to move Item 13.a. to 14.g. Any questions on those changes? All in favor say, "Aye". (*Multiple Ayes heard.*) All opposed, (*Silence*). Thank you.

Community Comments and Requests

Council President Joseph: I do have speaker slips and we will have those when we get to that item on the Agenda.

Communications

FEBRUARY, 2017 AUDITOR'S REPORTS

Ms. Beggerow: We have the February Budget by classification and the February Departmental Budget from the Auditor's Office.

Reports

Councilman Clemens: I have been thinking about acting as Chairman of the Service Committee. I have been Chairman for a long time, seventeen years, and I think it is time for someone younger to work their way in. I will still be here but it is time for me to withdraw as Chairman of the Service Committee. I appreciate the appointments and I would like to thank everyone. I would like to nominate Councilman Brett Luzader as the Chair.

Council President Joseph: When would you like this to take effect, the next meeting?

Councilman Clemens: At the end of this meeting.

Council President Joseph: We will make that change. Any comments from Council on Councilman Clemens' announcement?

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Councilman Skinner: Great work Mel. We appreciate your service and I wanted to let you know that publicly. Thank you from all of us.

Councilman Luzader: Mel. I would like to thank you for all of your service.

Councilman Clemens: I think you will do a good job and I will keep bugging you. You know how that is.

Council President Joseph: Thank you very much Councilman Clemens.

Ms. Beggerow: I believe the American Legion folks would like to speak.

Mr. Margaritis: I am here tonight on behalf of the Post to let City Council know what we are doing in regards to the Reynoldsburg High School Fallen Heroes Memorial. The idea began in 2007 to honor 1994 alumnus and Captain, Mathew Madahey who was killed in Iraq in September 2006. This was a project that was expanded to include all Reynoldsburg High School graduates that have fallen in battle. There are a total of eight. I don't know if any of you are familiar with where the Memorial is, it is in front of the Reynoldsburg High School Livingston Avenue campus. It is a small circular patio with a wall about 2FT high, and in the center are plaques. On the plaques are the names of the Reynoldsburg High School students that were killed in action. This Memorial, funds were started and construction began in 2007 and was completed a year later. Expansion plans after that stalled and the Memorial was left unchanged for years and became neglected. Our Post began an effort to renew or renovate the Memorial. We reached a Memorandum of Understanding with the Reynoldsburg School Board in 2014. Expansion plans have been going forward. We are going to put a six sided obelisk in the center of this and we are going to list all the Reynoldsburg High School graduates that were not only killed in action but died in uniform. When we began this renovation we didn't realize that Reynoldsburg High School has been around for a long time. Actually there were elements of the High School that were around before the Civil War, so there are more names that will have to go on this. The plaques of the original KIA's and there is one more now, an army soldier was killed in Kenya and he will be added to that, will be moved to the inside walls of the perimeter, and a flag pole will be set on each side of the opening. A US flag on the right and a POW flag on the left. We also are going to add subtle tamper proof light around the inside of the perimeter. The timeline, we presented this to the Reynoldsburg School Board last month and they were enthusiastic about it. Renovations are going to start this summer and will be completed before school is back in session. We are going to have a ceremonial dedication. We were going to have it on Veteran's day, but that seems like too long of a gap so we are going to have it on Labor Day instead. The dedication, there will be American Legion Color Guard there. We would like the dedication to be made by our mayor or a City Council Member, and we hope to have newspaper coverage. There are also going to be brick pavers that are memorial bricks going onto the walkway to the Memorial. They will be purchased for \$100 by veteran supporters and dedicated to whatever veteran in their family that lived/lives in Reynoldsburg. We think it is a worthy prospect. It is a visual dedication. It is the only Memorial in Reynoldsburg for Fallen American Heroes. We want this to serve as a tranquil place of remembrance, and for reflection for community members, and

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especially for all Reynoldsburg High School students. It is a patriotic site that will be dedicated to the sacrifice of our community service members who gave their lives for our freedom. It will be set here as a shining example for all those in our city. Thank you.

Council President Joseph: Any questions?

Motions

Ms. Beggerow:

APPOINTMENT TO BOARD OF TAX REVIEW --- Cotner. Finance Committee.

Ms. Beggerow: Motion that the Reynoldsburg City Council does hereby appoint Beverly Prader, 564 Peak Ct., Reynoldsburg, to the Board of Tax Review, to a two year term, beginning April 10Th, 2017.

Councilman Cotner: This comes from the Finance Committee and I so move.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At Large
SECONDER:	Chris Long, At Large
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

LEGISLATION FOR EMERGENCY ADOPTION

30-17

ORDINANCE AUTHORIZING MAYOR TO PURCHASE ONE POLICE CRUISER FOR REYNOLDSBURG POLICE DEPARTMENT; APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY. (FIRST READING 3/27/2017). --- Cotner. Finance Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At Large
SECONDER:	Brett Luzader, Ward II
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

LEGISLATION FOR FIRST READING

41-17

ORDINANCE ACCEPTING A RECORDED DEED (1.25 ACRE PROPERTY) FROM JOHN TRURO HOLDINGS, LLC. (SECOND READING 4/24/2017). --- Clemens. Service Committee.

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RESULT:	REFERRED TO COMMITTEE	Next: 4/24/2017 7:33 PM
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42-17

ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE FRANKLIN COUNTY AUDITOR. (SECOND READING 4/24/2017). --- Cotner. Finance Committee.

RESULT:	REFERRED TO COMMITTEE	Next: 4/24/2017 7:45 PM
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43-17

ORDINANCE AUTHORIZING AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY GRASS AND WEED CUTTING COSTS (2016) FOR COLLECTION BY THE LICKING COUNTY AUDITOR. (SECOND READING 4/24/2017). --- Cotner. Finance Committee.

RESULT:	REFERRED TO COMMITTEE	Next: 4/24/2017 7:45 PM
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44-17

ORDINANCE TO AMEND ORDINANCE 94-12 PASSED DECEMBER 17, 2012 THAT WAIVES COMPETITIVE BIDDING FOR VARIOUS EXEMPTED CONTRACTS AND EXPENDITURES OVER \$10,000. (SECOND READING 4/24/2017). --- Cotner. Finance Committee.

RESULT:	REFERRED TO COMMITTEE	Next: 4/24/2017 7:45 PM
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LEGISLATION FOR SECOND READING

37-17

ORDINANCE TO AMEND THE "CITY OF REYNOLDSBURG, OHIO PERSONNEL POLICY AND PROCEDURE MANUAL" ADOPTED BY ORDINANCE NO. 14-03 PASSED MARCH 10, 2003 AND AS SUBSEQUENTLY AMENDED (VARIOUS SECTIONS). (SECOND READING 4/10/2017). --- Cotner. Finance Committee.

RESULT:	REFERRED TO COMMITTEE	Next: 4/24/2017 7:45 PM
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LEGISLATION FOR THIRD READING

31-17

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RESOLUTION TO WAIVE THE PROVISION OF SECTION 971.16 OF THE CITY'S CODIFIED ORDINANCES FOR THE 2017 TOMATO FESTIVAL. (SECOND READING 3/27/2017). --- Skinner. Community Development Committee.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Dan Skinner, At Large
SECONDER:	Marshall Spalding, Ward III
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Spalding
ABSTAIN:	Luzader

32-17

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING CHAPTER 1131 DEFINITIONS. (SECOND READING 3/27/2017, PLANNING COMMISSION 3/2/2017). --- Clemens. Service Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Marshall Spalding, Ward III
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

33-17

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 1161.02 SPECIAL PURPOSE DISTRICTS OF CHAPTER 1161 ZONING DISTRICTS; SECTION 1183.04 USE REGULATIONS AND DEVELOPMENT STANDARDS OF CHAPTER 1183 PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT; AND AMENDING THE TITLES OF CHAPTER 1184 PLANNED COMMERCIAL DEVELOPMENT; CHAPTER 1192 F-1 FLOOD PLAIN OVERLAY DISTRICT; CHAPTER 1193 "HD" HISTORIC OVERLAY DISTRICT; AND CHAPTER 1196 COMMUNITY COMMERCIAL OVERLAY. (SECOND READING 3/27/2017, PLANNING COMMISSION 3/2/2017). --- Clemens. Service Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Dan Skinner, At Large
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

34-17

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ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 1181.06 GENERAL SIGN REGULATIONS OF CHAPTER 1181 SIGNS AND GRAPHICS. (SECOND READING 3/27/2017, PLANNING COMMISSION 3/2/2017). --- Clemens. Service Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Brett Luzader, Ward II
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 0 E MAIN ST, REYNOLDSBURG, OHIO, FROM CC COMMUNITY COMMERCE DISTRICT TO PND PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT, APPLICANT, NICOLE BOYER. (SECOND READING 3/13/2017, PLANNING COMMISSION 3/2/2017; HELD FROM 3/27/2017). --- Clemens. Service Committee.

Council President Joseph: I do have some speaker slips on this, and I plan to let each of these individuals make their comments since this is our final consideration of this item. We will start with Chris Boring, come up to the microphone and give your name and address for the record please.

Mr. Boring: Thank you Council Members. I was asked to access the feasibility of the E. Main Street site between Carlyle Drive and Hanson Street. What you have in front of you is a brief overview of several things I looked at. The first thing I looked at was some industry trends in term of retail real estate. I took this first point from a presentation that I gave last month to a group of real estate appraisers. They wanted to know if retail real estate has peaked. And, I think the answer is yes. We have about 61,000,000SF of shopping center space now in central Ohio. If you look at shopping center SF per capita, you see that slowly rising from 1980, it was 12, then went to 18 in 1990, went to 24 in 2000, went to 31 in 2010. But then it leveled off when I looked at it in 2016. It is still at 31. So, that indicates to me that we have kind of hit the peak. If you look at the pace of new shopping center construction, it is about 70% below what it was before the recession back in '08, and the majority of that is expansion of existing centers, it is not new build centers. Why is this happening? It is because all the growth in retail right now is going to e-commerce and delivery. E-commerce internet retail sales grew by 17% last year and only 2% for brick and mortar retail. Initially, most of the impact took place in categories like discount department stores, entertainment media, etc... This past year we saw a really big impact in fashion, and as a result there have been a lot of department store closing, a lot of mall store closings. They are saying that the next big thing might be food delivery, both prepared food and groceries. I guess the point is that Amazon and e-commerce are effecting just about every category of retail. As a result, a lot of shopping centers are struggling. The remaining healthier chains are re-negotiating their leases. That is for shopping center owners to take in uses that they may not have taken in the past like fitness gyms and other low paying tenants. And also, non retail uses. I also took a look at Reynoldsburg, the market itself, and ran some models that I have

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developed in my 30 years of working. I have been doing this for about 30 years. I did a study for the City of Reynoldsburg back in 1999 when John Brandt was still the Development Director. Anyway, I found out that the people who live in Reynoldsburg spend about \$408,000,000 a year on retail and not all of that is in Reynoldsburg, it is all over. If I look at the supply side, your retailers and restaurants are selling about \$433,000,000. So, you are a little bit over stored. You have more retail space than you need. You probably have an eight year window before demand will surpass supply, assuming no new centers are built. I also took a look at the three mile radius because retail does not necessarily look at the municipal boundaries, and found at that people who live it that radius are spending \$861,000,000 per year and the supply is over a \$1,000,000, so it is even more over stored. My point is that you have plenty of retail space already here. Finally, I looked at the site itself. It is about 14.6 acres. The size and the configuration of the site, I think are problematic for a retail center. In theory you could develop about 140,000SF there. That makes it kind of a tweener. It is a little two large for a neighborhood center, a little two small for a community center. The site also lays out long and rectangular. It does not have a lot of depth and I would worry about having enough depth for a big box anchor store there. And, if you don't have an anchor store, it is going to be very difficult to get financing and to lease the rest of the space. Also, there is currently no traffic signal at that site that would be needed for a busy shopping center in terms of ingress/egress. My last point of this is the center is only 1.7 miles from old Reynoldsburg, or downtown Reynoldsburg. Todd Kimmerer has previously testified that there are already 165,000SF of vacant retail space along that corridor. So, we would be adding another 140,000 that would need to be leased up. My worry would be that if you did build a center there that it might put some of the weaker independent retailers out of business, if you are bringing in new competition, and then some of the stronger ones might be tempted to move in to brand new space. I worry that you might be cannibalizing the part of town that really makes Reynoldsburg unique. I think the same thing would happen if you tried to do office there. I don't think you are going to get chain retailers to that site because they move in herds and now the herd has moved out of Broad Street and out to 256, and away from Main Street and Brice Road. The market for new retail space has peaked. The Reynoldsburg area continues to grow but it has more than enough retail space to meet local retail demand for many years into the future, and the site has some flaws as a retail site. I also took a look at some numbers in terms of payroll. You could expect about 300 jobs if the site was fully leased, but these would be fairly low paying jobs. The full time jobs would be about \$22,000 a year on average, in other words about \$11.00 per hour. We would probably be looking at total payroll of about \$4,500,000 to \$5,000,000. If you applied the 1.5% city income tax rate it works out to about \$65,000 to \$70,000. Again, some of that might be cannibalization of what you are already receiving in revenues from existing retailers. This compares to about \$40,000 to \$50,000 that has been estimated in income tax revenues if this were senior housing. Bottom line is I would not recommend retail at this site.

Council President Joseph: Thank you. Next is Bill Hinga. Again, please give your name and address for the record.

Mr. Hinga: Good evening Council President Joseph, Mayor McCloud, and Members of City Council. My name is Bill Hinga. I am with Wallick Communities. Our address is 6880 Tussing

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Road in Reynoldsburg and I appreciate the opportunity to speak tonight for a few minutes. I would like to address my comments to a clarification to any discussion on what type of subsidies would be utilized in the development of the 60 unit phase one of our proposed Reynoldsburg senior housing. We have applied to the Ohio Housing Finance Agency for 2017 housing credits to be awarded to the property. The Housing Credit Program provides up front equity capital dollars that will be used as a major funding source for the development. The total development budget for phase one, the 60 units we are talking about, are approximately \$11,400,000. And, of that, the housing tax credit equity would provide almost \$10,000,000. So you can see, it is a very big subsidy but it is for capital dollars to build the project up front. It is not an on going rental subsidy. It is a direct subsidy for development dollars up front. Through the housing credit equity that would be invested in the property, what we can do then is reduce the rent levels at the property to a maximum of around 85% of comparable market rents. What does that do? That provides new quality housing for seniors in the greater Reynoldsburg area, at a value price relative to market rents. And, it allows them to age in place in the Reynoldsburg community. The senior residents will be paying their monthly rent from their income and their assets. So, they will be paying on going rent out of their resources. You may have seen the market study for the development, it points out that there is only one other age restricted tax credit community in the primary market, and it is full with a six to twelve month waiting list. So to us, this demonstrates a strong demand in the market for quality affordable senior housing. That study estimates that by 2019 there will be approximately 4000 are and income eligible renters in the market as well. Now to contrast this Housing Tax Credit Program that I just described, there are direct rental subsidy programs such as Section 8. That program is entirely different from what we are talking about here tonight. The Section 8 program provides tenant based rental assistance, but that program is important in providing housing for low income individuals. But again, that is not what we are describing tonight for our development. We took a look at our portfolio. We have been in business 50 years. We manage a lot of properties and own a lot of properties throughout the state. We have 13 independent senior housing properties in our Ohio portfolio. If you add them all up, it totals 664 apartment units. We looked at the statistics on that. As we looked at all 664, 13 properties, the average age of the resident is 67, the average household size is 1.05 household persons. And, the number of spouses out of that 664 is only 20, and that spouse average age is 62. The total number of young dependents living with the seniors, where there might be a situation where living with a grandmother or grandfather, is eight out of 664, or 1%. While the development we are discussing here tonight for consideration is to be a tax credit seniors property, we feel it is important to share with Council our experience with other senior properties, and that they are truly occupied by seniors, and predominantly one person households. Thank you for your time tonight. I or my colleagues would be happy to address any questions you might have.

Council President Joseph: Thank you. Questions? Next is Sharon Shaffer. Give your name and address for the record please.

Ms. Shaffer: Hi. Thank you for the opportunity to address the respected Members of Reynoldsburg City Council. My name is Sharon Shaffer. I am Senior Vice President of Senior Living Development for Wallick Communities. Our address is 6880 Tussing Rd., Reynoldsburg,

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Ohio. At Wallick we strive to provide homes for older adults in all aspects of their lives, whether they are independent, or need assistance with various activities of daily living, providing safe, quality, affordable homes which allow our older adults to age with dignity and respect, is at the core of how we approach our communities. Bill Hinga shared how the independent portion of this planned development will benefit the lives of older adults in Reynoldsburg. Our campus will also provide homes for our neighbors as they continue to age and require assistance. As many of us have been reading, and maybe experiencing with our own parents, a concern that many of our older adults have, is the anxiety about outliving their savings, and not being able to pay for services that they may require in their elder years. It is precisely this intersection of a growing need of assistance and the lack of personal funds to pay for them, that we have proposed affordable assisted living to be included in the Reynoldsburg campus. I want to share a story about Alice, who is 73 and currently lives in a nursing home because she can no longer live independently due to several medications that she takes associated with her four bouts of cancer. Alice's daughter works as an aide in the health care facility and understands the impact of environment on health outcomes. Here is a family that has used their personal savings to fight cancer four times. They are a contributing member of society that cannot afford to pay \$5000 to \$6000 per month for assisted living for Alice. Through the Ohio Medicaid Assisted Living Waiver Alice can choose to live in a community that meets her needs, but currently there are not enough beds available in assisted living communities to meet the number of older adults requesting these services. As such, Alice must live in a skilled nursing facility which is three times as much of a cost to tax payers. When a social worker heard about our newest community in Whitehall, the one that was mentioned the last time, Ashford on Broad, she recommended that Alice visit with us. Upon arriving in our lobby, she burst into tears sharing that she could not believe she could live in an environment that looks and feels like this. She has shared that she would consider it a blessing to be able to live here. Alice's story is not unique, and it is being repeated in neighborhoods all over Ohio. Preparing for how we as a community will care for our elders is an obligation we must address now. As over 10,000 individuals nationwide are turning 65 every single day. The time is now to put the appropriate resources such as housing in place. Finding a home for Alice will not only improve the quality of her life, but will also save money for Ohioans. I appreciated the opportunity to share our perspective of how this campus will serve the senior residents of Reynoldsburg while creating jobs and new tax revenues for the City. Thank you.

Council President Joseph: Thank you. Questions? Next is Greg Drew. Give you name and address for the record please.

Mr. Drew: Thank you for letting me speak. My name is Greg Drew and I live on Glenview. I have been a resident of Reynoldsburg for about 40 years and all but two of that has been in the Greentree addition. That is the area right behind where the vacancy is. I have had an opportunity to talk to some of my neighbors because we are concerned about what goes in that open space there and we pretty much came to the consensus that we would much prefer to have a senior housing area there, matching with the residential area, than to have some strip mall again, or office space. Reynoldsburg has enough of that already that is available. So, we would look forward to having something like what the Wallick Company is presenting. i would like also if I

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could share with you on a personal note, last year we were looking for a place for my mother-in-law who is in her nineties. She lives out of state but we want to have her here so she can be with us and we can kind of take care of her. One of the places that we looked at was one of the facilities that is owned and run or managed by the Wallick Company. And, my mother-in-law found that she really liked the place and liked the people that worked there and how they took care of everything. The only problem is it was on the north side of town and for her that was a little long to drive to meet us. We did go out and look around at some of the places here. One of them that she kind of liked close by here was nice, but they required a \$100,000 to \$150,000 deposit to move in. Well, that may not be much for you, but for somebody that is in their nineties and had a limited income, that had a big impact on her choice. We looked at a couple of other places close by that she also liked and when I asked the question, "What happens when assets go down?" The answer was, well she will have to go find someplace else to live. That is not really a good answer for someone in their nineties. With the facility that they were going to have here that there would be a continuum of care, if somebody's assets were down, they would still be able to stay in that facility? She wants to be independent, but I know there will be a time she will have to move into assisted living. So that facility that they are proposing, provided for that. It is one of the few places in this area that would allow for that. Again, I would like to have you support in that even if you are on the fence. We really have very limited in this area for seniors that need care. I know some of you have parents looking for a facility that will take care of seniors. Thank you for your time. If you have any questions, I would be glad to answer.

Councilman Spalding: I appreciate you coming and sharing. I know some of the seniors that live in your neighborhood and they feel very similar to you. They want something nice there that is good for seniors. You are certainly correct about the sticker shock when you try and find someplace for your elderly parents, particularly the older they are. We are moving my wife's mother who is 93 and her dad who is 100 here on Easter, because they run into the same situation. As long as they had money, they were fine at the place they were at. Once the money starts to dwindle, it is like go find someplace else. So, this does provide a need and it sounds like everyday seniors could have a place to live and live in some dignity. It seems like there are some really good options here for that fast growing senior population that we have.

Mr. Drew: I think the important thing is when she runs out of assets; they are not going to tell her to find someplace else to live. It was important to her when she was looking at that, that she was not going to be out on the street. Thank you.

Councilman Spalding: Thank you, Sir.

Council President Joseph: Our last speaker is Alicia Sambelli. Please give you name and address for the record.

Ms. Sambelli: Good evening City Council. My name is Alicia Sambelli. My address is 2 Miranova Place, Suite 700. I am the attorney for the William C. Davis Trust. I have acted in that capacity for the past eight years. i will be brief as we have spoken on this several times. I just want to direct Council to the previous testimony on March 27th, before Service Committee,

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John Lucas, the Trustee of the William C. Davis Trust, testified that there has been a continuous lack in commercial interest in the subject real property. In September of 2014, John and myself met with Mayor McCloud and the Development Director and expressed a desire for assistance in trying to locate commercial interest as the property is currently zoned commercial. Our real estate brokers, including Todd Kimmerer, who testified on March 22nd, have actively marketed this site for some time. It has been formerly listed since May of 2015, but our team has actively marketed it even prior to that. Consistently, we have seen no commercial interest in this property. As previously discussed, we also the property owners of 8000 E. Main St., the adjacent property which is the Greentree Apartments. So, we will continue to own that real property for the foreseeable future. So we certainly vetted the Wallick Communities business model, the project, to make sure it was a quality product that we as adjacent property owners could be supportive of. And, we feel very strongly it is an excellent product. It provides a service to the residents of Reynoldsburg. It provides an outlet for elderly folks who are no longer able to live on their own to remain citizens of Reynoldsburg, which I think most of them would be grateful for. So, to the extent you have any questions for me, please let me know. Otherwise, thank you for your time.

Council President Joseph: Questions? Ok, this item comes for the Service Committee. Councilman Clemens.

Councilman Clemens: This item comes for the Service Committee with recommendation for denial. I so move.

Council President Joseph: Seconded by Councilman Skinner. Questions or comments? Again, a yes vote is a vote for denial. A no vote would be not for denial.

Councilman Spalding: The question I have is for Mr. Swiney. I want to make sure that I understand some of the facts that have been presented in our packets. How much money are you going to put into the development of this project?

Mr. Swiney: Between the first two phases we estimate \$25,000,000 to \$30,000,000.

Councilman Spalding: So, \$30,000,000 coming here to Reynoldsburg to develop a property that sat there for a very long time. That is a lot of money. And, the seniors that would be living there, we did just learn the 85% rule. So, that is kind of interesting. It wasn't like we thought before that it was super poor people, more average everyday type senior. I am a senior. We have a very active senior center here. I would hate to not take into consideration the seniors in this community. That would be really kind of bad for this Council not to consider those individuals, but even worse, to not consider poor seniors. That is even worse. So, I want to make sure that I understand, 60 units, \$40,000 a year in income tax revenue to the City, 67 some odd jobs, \$30,000,000 coming into this community. That just seems like pretty substantial development for this city. You came to us, we really didn't come to you guys did we? Is there any other data that I missed here?

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Mr. Swiney: I think the only data point that you missed would be in addition to the annual taxes from payroll we also estimate \$200,000 to \$250,000 in real estate taxes. We understand a majority of those taxes do go to the County and to the Schools and not directly to the City, so we would like to emphasize that additional capital from real estate taxes that goes to the school comes with no additional stress. And by additional stress I mean because these projects are specifically targeting senior households, we are not adding children to the schools. We are not adding additional capacity to them. That would not put them in a position where they are overlooked with children.

Councilman Spalding: I have a question for Dan Havener, our Development Director. Do you see this as something good for Reynoldsburg.

Mr. Havener: Yes, I think long term it could benefit the City. Development of this size and nature typically, as was presented in the previous meeting by the Development Director of Whitehall, developments like this tend to spur further/future development within a city this size.

Councilman Spalding: Thank you.

Council President Joseph: Any other questions/comments? We have a motion and a second.

RESULT:	DEFEATED [6 TO 1]
MOVER:	Mel Clemens, Ward IV
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader
NAYS:	Spalding

35-17

ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE A 2017 JEEP CHEROKEE 4X4 FOR THE BUILDING DEPARTMENT. (SECOND READING 3/27/2017). --- Cotner. Finance Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At Large
SECONDER:	Dan Skinner, At Large
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

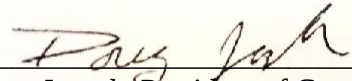
36-17

ORDINANCE AUTHORIZING MAYOR TO ENTER INTO A CONTRACT WITH LEVEL (3) COMMUNICATIONS LLC, 250 W. OLD WILSON BRIDGE ROAD, WORTHINGTON, OHIO, 43085, FOR CITY'S PRI (PRIMARY RATE INTERFACE) PHONE AND INTERNET SERVICE; AND DECLARING IT AN EMERGENCY. (FIRST READING 3/27/2017). --- Cotner. Finance Committee.

MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
April 10, 2017

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Barth R. Cotner, At Large
SECONDER:	Stephen Cicak, Ward I
AYES:	Clemens, Cotner, Long, Skinner, Cicak, Luzader, Spalding

Adjournment



Doug Joseph, President of Council



April L. Beggerow, Clerk of Council