



## MINUTES

### DEVELOPMENT COMMITTEE

Village Green Municipal Building  
Council Chambers  
47 Hall Street  
November 4, 2020  
6:00 p.m.

The meeting began at 6:03 p.m. Those present included:

**Committee Members:** Brian Lorenz, Chairman; Heather Karr & Melissa Riggins (late), Councilmembers; Andrew White, City Manager; Elise Schellin, Development Planner; David Lester (late), Citizen Representative; Shawn Boysko, P&Z Representative was present via Zoom; and Donald J. DePalma, Citizen Representative, was absent.

**Staff/Others:** Chris Huber, City Engineer; Aaron Scott, Assistant City Engineer; Megan Canavan, Assistant City Manager; Karen J. Mitchell, City Clerk; Yazan Ashrawi, Legal Counsel; Jason Woodward from TowerCo, and other interested parties.

**Approval of Minutes:** The minutes of October 6, 2020 were approved as written.

#### Today's Business

- **TowerCo – Stealth Tower Site – Legislation Updates/Financial Implications:** Brian reviewed the history of this proposal. After the Committee expressed disinterest in the original proposal, TowerCo has come back with a stealth tower that somewhat changes the layout and look of the facility. The Committee also requested that TowerCo provide it with some additional information on their small cell program as well. Elise explained the Board of Zoning Appeals process would be TowerCo's first step for the conditional use permit. Any appeal from the BZA process would go through Council. Yaz explained the legal issues involved. Some of the recent legislation stripped all authority from local jurisdictions regarding small cells. HB478 gave some authority back to local jurisdictions to regulate to small cells, primarily through design, guidelines, and safety protocols. Andy also mentioned discussion of a land swap and the financial component that brings. The original proposal offered a 4-acre parcel across the railroad tracks from Seldom Seen.

Residents Heather Luke, Bartholomew Run, and Tracy O'Neill, 239 Weatherburn Drive in Falcon Ridge expressed their concerns for the neighborhood and the park should this move forward. Arbor Ridge is an established, highly used, neighborhood park. They want to understand the process and keep the neighbors surrounding the park informed.

Shawn Boysko liked the land swap and thought it sounded like a great trade off. He felt that the aesthetics of the tower could be worked through and recommends following the BZA approval process. Heather Karr still has concerns on the possibility of numerous small cells being put in without any City control or input if this is not approved. Therefore, she is okay to go forward with the BZA process. Melissa Riggins does not think it is an appropriate location and is not in favor of moving forward at all. David Lester is for the tower at its proposed location. Brian Lorenz does not like it in the park and will not support it, but will not stand in the way of the process playing out.

**ACTION PLAN: Staff was directed to relate to TowerCo that there are three members supportive of TowerCo going through BZA process and moving forward, but two members are not in favor of locating the tower in the park at all. If they do file an application, they should be prepared for public outcry.**

- **Redwood Development Update:** Andy updated the Committee on the history of this proposed development, including the annexation of 35 acres, the co-joining of those 35 acres to an adjacent parcel of 35 acres, to develop multifamily, ranch-style homes. The Redwood group has done an economic analysis to demonstrate some of the financial benefits to this new proposal and modified the proposed frontage of this property to include an assisted living facility, a skilled nursing facility, and a commercial flex piece, which would add to the tax base. They bring this new concept for consideration. Steve Martin, Esq., attorney for Redwood, provided the history of the parcel and the legal background. Todd Foley, POD Design and Jim Frey, Redwood Communities, went over the details of the new proposed development. The residential portion remains the same as before. The representative from Foundation

Health commented that the commercial piece, an 80-unit skilled nursing facility and 50-unit assisted living facility at full capacity would generate approximately \$5 million in payroll. Mr. Martin also pointed out that there is a firm contract between Redwood and Foundation Health on this part of the development that was not in place before. Redwood was proposing three, 75% 10-year TIFs, but are now proposing two. Proposed changes to the TIF in that Redwood would get \$1.2 million in which \$750,000 would be expended offsite on the school district's property to provide a secondary emergency access road from the parking lot. The easement is specific to Redwood, is in escrow, and would not be recorded if this development does not go through. They calculate the TIF will yield approximately \$13 million plus dollars. This annexation would also give the City a corridor to the north that was cut off by Liberty Township with Liberty Grand. Redwood also took out two railroad quiet zones.

**ACTION PLAN: The Committee was asked for a thumbs up/down on the entitlement process. David Lester: Thumbs down. He is highly against this. Shawn Boysko: Thumbs up. He is pro-development and mentioned how difficult it has been to development this parcel in the past with all the issues it has. This proposal has required Redwood to bring many pieces together. Heather Karr: Thumbs up. She is intrigued with the assisted living and skilled nursing and likes the future annexation potential. She does have some concern about density. Melissa Riggins: Thumbs up. She is in favor of moving forward and likes that it gives the City the ability to move north. Brian Lorenz: Thumbs up. He is in support of moving forward and feels it gives the City opportunities. The values of the TIF will make a huge impact to help the City pay for infrastructure improvements. Andy White said that he views this as a strategic opportunity and it would allow the City to have some level of control of the surrounding areas through partnerships.**

- CIP Proposals Update: Chris went over the RFQs for CIP plan development. There were seven very good responses and Staff is trying to narrow that down to 3 or 4 to move forward with an interview process in an effort to do some capital improvement projects as well as put a program in place that is tied to the budget. This may help the City get some grants to help fund some of the infrastructure projects.
- Wellness Facility: Andy is looking at a private company that focuses on public/private partnerships. Brian, Frank and Andy looked at one of those partnerships with a wellness facility in New Albany, the Heit Wellness Facility, for the possibility of considering a similar arrangement within the City. The first step in the process would be to look at a proposed feasibility analysis at an estimated cost of \$60,000. The process could come out of Development Committee and then into Finance Committee. Regardless of whether the City moves forward, Andy feels that there is value to the data within the report that would be produced with 90-120 days from initiation. This is preliminary in concept and he just wanted to introduce it. Brian commented that he believes the City currently lacks spaces such as this and our current Parks & Rec programming is limited to young children, but teenagers, adults and seniors are underserved. It also gives us a potential revenue source. Frank added that it was a unique piece of property in New Albany and he appreciates how it is tied into the school and integrated with other medical facilities. This could potentially be customized to tie into Powell's needs.

**Adjournment** - Having no further business to come before the Committee, the meeting was adjourned at 7:27 p.m.