



**DEVELOPMENT COMMITTEE
MEETING MINUTES
MARCH 1, 2022**

I. CALL TO ORDER/ROLL CALL

Committee Member Karr brought the meeting to order at 6:30 p.m. Committee Members attending: Daniel Swartwout, Heather Karr, Donald DePalma and David Lester. Also in attendance: Andrew White, City Manager; Jeffrey Tyler, Assistant City Manager; Claudia Husak, Planning Director; Amy Deere, City Clerk; and Ben Delatore, City Intern.

II. APPROVAL OF MINUTES

Committee Member Swartwout had a correction in the Approval of Minutes, in absentia should read in abstention.

MOTION: Committee Member Lester moved to approve the amended February 1, 2022, meeting minutes. Committee Member Karr seconded. Voice vote on approval: all ayes; nays,

MOTION PASSED: 4-0-0 – Minutes Approved

III. TODAY'S BUSINESS

City Manager White spoke about the Powell CIC being the lead economic development agent for the City and wanted to have an outline discussion with the Committee and get some input on how to make it more active, to include some type of funding. He added the Finance Director has been working with the Finance Committee looking at a different array of resource allocation for capital and economic development that has yet to be completed. He also advised Assistant City Manager Tyler has been working on a request for proposal for a qualified consultant that could help draft a strategy for use with the CIC and part of that would be potential legislative conclusion of the actual strategy so it would be bound by adopted Resolutions. He stated one of the most important things being considered currently is potential to control land and an opportunity to realize a greater return on investments in real property than current options. He specifically spoke about the 13 acres the City Hall sits on currently and if there was a strategy set up to acquire that, just per acre cost of property within downtown Powell is significant, and we have that. It has been discussed to convey some land to the CIC as a resource. Assistant City Manager Tyler spoke about the request for proposal he is currently working on and advised this was being finalized and he wanted to get it out the first part of next week with a 14 day

turnaround. He advised at how the CIC could be used as an economic development tool, once they're structured and funded, and how they can, with help from Staff, do the things Council spoke of in the Goal Setting Session. He added the CIC has reviewed the document and they are in approval of the same. City Manager White stated the real desire the Committee needs to consider right now is the outward investment of the new monies. We are requesting proposals currently from qualified firms for the pedestrian crossing tunnel under the CSX line at Adventure Park that is due March 11, 2022. This is a very good example of a tangible project, same is true with the Street Resurfacing Program. Committee Member Swartwout asked when discussing the funding of the CIC, how much is the expected expense for the RFP? Assistant City Manager Tyler advised approximately \$75,000.00. That amount would be coming out of the CIC's budget. Committee Member Swartwout continued with asking which came first, the funding or the plan. City Manager White advised it could be done concurrently due to the fact the funds exist within the budget. He spoke of the economic development impact, if 25% of the new revenues are dedicated to capital and economic development, one of the models looked at hypothetically, put 5% towards the CIC, which generated approximately \$500,000.00 per year in terms of economic development support. This would really create an active agency to buy and hold property or invest in grants.

Committee Member Karr went on to the next topic, TIF Overview and Updates. City Manager White stated there are technically 4 TIF's, he focuses on 3, there is a housing TIF in the downtown. The downtown TIF has approximately \$2,000,000.00 in resources currently. There are additional funds in Sawmill Parkway. One of the items you could utilize those accumulating dollars for is land acquisition for economic development incentive programs. These TIF's provide measures to entice additional private investment into the downtown area or the Seldom Seen Commercial TIF. He stated he believed this was a great opportunity. He spoke of annexation opportunities from a service deployment, such as the Police Department or Services Department with snow maintenance. Staff from those departments are consistently going in and out of the City; officers being sent to businesses that are in the township, or driving through the township to get to another property within the City, are examples. The annexation strategy is being reviewed on how to clean this up. He spoke of land acquisition and strategy. He advised Seldom Seen Park is seeing more and more activity since opening in October, 2020, but there is more that could be done. He spoke of the possibility of building turf fields, with drainage, lights, etc. for that facility. He stated people flock to things such as this. Committee Member Lester stated anything we could do to support youth athletics and the growth of it, is appropriate. It is never going to grow old and will always attract people. Committee Member Swartwout spoke about the Lechler Building and how it fits in with the strategy. We have our CIP Plan to be implemented in 2023 and beyond, and we still have opportunities like the CSX Tunnel we know needs to be addressed and can be addressed before we get to the heart of the CIP Plan. He added the Lechler Building has been something that has been discussed since 2016, and it is truly the gateway into the City from the south. Committee Member Karr agreed with Committee Member Swartwout and stated the CSX Tunnel and the Lechler Building would have huge returns for our City to which the residents could see their return on their investment. City Manager White spoke about Hotel/Lodging Tax from his experience in a prior community, the bed tax was 3% and the legislation established the proceeds went to Parks and Recreation for example. He stated there are no hotels currently in the City, but he feels there is some interest, and some potential especially if there are thoughts of annexation. As part of the annexation discussion as it relates to the Hotel/Lodging Tax, is a real natural relation which he

feels has been very under-utilized, which is the Columbus Zoo. He stated that we are connected and you cannot get to the Zoo without Powell. He also mentioned he felt it was easier to establish a Hotel/Lodging Tax without a hotel/lodge in place, then what it would be with one up and running.

City Manager White spoke about the placeholder of Local Collaboration, CEDA and next steps. He spoke of a high level meeting with the Township, and there is some things he feels can be accomplished together with the Township. Committee Member Swartwout stated there is an example of continued collaboration on the Council Agenda this evening, with the path by the library development. He stated he felt there was a lot of positive momentum generated from that meeting and would like to see that momentum move forward. It was a very positive step in that relationship. Committee Member Lester spoke about when the library was first announced, there was discussion of a crossing on Home Road. He added he would like to put this on the radar for future discussion. Planning Director Husak spoke of the different jurisdictions in that area that control the right of way and the discussion of exploring opportunities to make a crossing happen, and the same was in a very preliminary stage.

Assistant City Manager Tyler spoke of the Zoning Code Updates, and advised they have attempted to set the priorities and have attempted to set a schedule for action. He added small cell and right of way should be before the Committee at the next meeting. Additionally, parking could also be discussed at the next meeting.

IV. PENDING BUSINESS

None

V. FUTURE BUSINESS

It was discussed potentially, Small Cell Ordinance, Right-of-Way Ordinance and Parking Strategy should all be available for Committee discussion at the April 5, 2022, meeting.

XII. ADJOURNMENT

MOTION: Committee Member Swartwout moved to adjourn. Committee Member Lester seconded. Voice vote on approval: all ayes; nays, none; abstain, none.

MOTION PASSED: 4-0-0 - ADJOURNED

ADJOURNED – 7:10 p.m.

Brian Lorenz
Chair

Date

Amy Deere
City Clerk

Date