



AGENDA
POWELL DEVELOPMENT COMMITTEE
47 HALL STREET, POWELL, OH 43065
COUNCIL CHAMBERS
TUESDAY, MARCH 5, 2024
6:30 PM

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF MINUTES

- a. Approval of the Minutes from the Development Committee meeting held on February 6, 2024.
[development-committee_minutes_summary 02.06.2024.pdf](#)

3. TODAY'S BUSINESS

- a. Discussion on Economic Development Business Retention/Expansion
- b. Update on Lechler Building Schematic Design
- c. Discussion on Seldom Seen Pedestrian Crossing

4. FUTURE BUSINESS

- a. Next Meeting Date: April 2, 2024 @ 6:30 p.m.

5. ADJOURNMENT



**DEVELOPMENT COMMITTEE
MEETING MINUTES
FEBRUARY 6, 2024**

1. CALL TO ORDER/ROLL CALL

Chairman Ferzan Ahmed called the February 6, 2024, Development Committee meeting to order at 6:30 p.m. Committee members present included Shaun Simpson, Citizen Representative; David Lester, Council Representative; Leif Carlson, Council Representative; and Ferzan Ahmed Council Representative. Staff present included Claudia Husak, Planning Manager/Zoning Administrator; Grant Crawford, Public Service Director; Aaron Stanford, City Engineer; Jason Nahvi, Human Resource Manager; Ron Sallows, Police Chief; Sean Hughes, Economic Development Administrator; Jeff Tyler, Assistant City Manager/Community Development Director; and Andrew D. White, City Manager.

Following the roll call Chairman Ferzan Ahmed invited participants to stand for the pledge of allegiance.

2. APPROVAL OF MINUTES

- a. Approval of the Development Committee Meeting Minutes held on December 5, 2023.

MOTION: Councilmember David Lester moved to approve the Development Committee Meeting Minutes held on December 5, 2023. Shaun Simpson seconded. Motion passed.

VOTE: Y-4 N-0 AB-0

3. TODAY'S BUSINESS

- a. Introduction to Committee

Assistant City Manager Jeff Tyler provided a presentation including the members of the Committee and the purpose/rules of the Development Committee. These rules were adopted on June 7, 2022, and is to "Focus chiefly on intended long-term development impacts on the City residents or programmatic means of attaining those effects, as directed by City Council" and to "be an initiator of policy, not merely a reactor to staff initiatives. The Council, not the staff, will be responsible for Committee performance. Staff present introduced themselves to the Committee and provided their role and title.

- b. Development Project Updates

Assistant City Manager Jeff Tyler provided updates on current Development Projects.

OSU Wexner Medical Center: Construction documents were signed on 1/24/2024 by the City. The Designer is obtaining final approval from Delaware County Sanitary Engineer. Construction is expected to start in the first or second quarter of the year. Chairman

Ferzan Ahmed questioned if the City would collaborate with the developer on access to the site. City Engineer Aaron Stanford explained that this will be addressed in pre-construction meetings and expectations on construction safety and traffic access will be discussed at these meetings.

Olentangy Street Pedestrian Crossings: Assistant City Manager Jeff Tyler discussed that the City of Powell was awarded funding of \$123,700 in total for the project. Public Safety Director Grant Crawford also discussed that there will be a 10% match from the City. It is currently with ODOT for project programming.

North Depot Street Reconstruction: It was discussed that this is a companion piece to the Encore Park Project. The design phase is currently underway. Survey and pavement coring was completed in January.

CSX Railroad Projects: There are three different CSX railroad projects.

- SR750 at Grade Crossing Improvement – replacement of the crossing using full-depth rubber surface creating an enhanced connection. The agreement will be presented to City Council at the February 6, 2024 meeting for approval to complete the improvements. This work is expected to occur in the Q2-Q3 of 2024.
- Depot Street Agreement – Lease agreement commenced January 1, 2024. Parking spaced design and construction included in the Depot Reconstruction Project.
- Adventure Park PED Tunnel – City's consultant completed structural façade inspections of the CSX tunnel in late 2023. Hydraulic analysis and review of the drainage and FEMA floodplain are still being analyzed. Draft report has been completed and will require additional input on the stormwater in 2024. Staff is looking to schedule a meeting with CSX to receive direction for next steps.

Lechler Building Design – Reviewed was the timeline for the project. Shyft Collective was selected as the Consultant on December 5, 2023. A pre-design meeting was held on December 20, 2023. There was a design kick-off meeting with staff and the consultant in the middle of January 2024. Schematic design review will be scheduled towards the end of February. The work for the building is expected to start in 2025.

c. Powell Wayfinding Project Consultant Selection Process

Assistant Manager Jeffrey Tyler reviewed the timeline and interview process. The advertisement for the Wayfinding RFQ was available on December 11, 2023. There were eight firms that responded. Five of the firms have offices within Ohio. On January 20, 2024 the qualified firms were shortlisted, and staff graded the responses. Three firms have been identified as finalists. Staff will begin setting up the interview process for the three firms. The interview panel will comprise of the City Manager, Direct Reports, and a City Council Representative. Councilmember Leif Carlson volunteered to be part of the interview process.

d. Village Green Developer Selection Process

COHatch: Assistant City Manager Jeffrey Tyler and Economic Development Administrator Sean Hughes discussed the COHatch project and timeline. In November 2023 the

Planning and Zoning Commission reviewed the Sketch Plan & Certificate of Appropriateness for permitted demolition. The Planning and Zoning Commission will review the Preliminary Development Plan in February. City Council review of the final ordinance is expected to be in April/May. Assistant City Manager Jeffrey Tyler reviewed the demolition timeline and that the required date for completion is June 30, 2024. A rendering of the projected design of the building was provided.

Scioto Street Extension: Economic Development Administrator Sean Hughes provided an update regarding the project that involves three property owners, including COHatch and the City. The extension can be used for public use with public parking, and to use for special events. This street can be closed during special events. The partner property owners are reviewing a Development Agreement. Laser scanning and 3D Modeling contract in review to be signed. Design and engineering of public infrastructure to start upon the signing of the Development Agreement. Laser scanning and 3D Modeling to begin with Brightstone Creative upon signing of the contract. Plans are to start construction in early 2025.

Village Green Developer Selection Process: Economic Development Administrator Sean Hughes discussed that there has already been some positive and negative feedback received on the potential project. Staff is looking to take a step back and find a developer who will be a partner for the long term. Assistant City Manager Jeffrey Tyler discussed that there were three entities that submitted responses for the request of qualifications. A advisory committee has been formed that includes HOA members, contiguous property owners, a Historic District Advisory Committee member, and staff. Economic Development Director Sean Hughes discussed arranging site visits with the committee to tour a project completed by the three entities. Staff will make partner recommendations to City Council based on feedback from selection of the advisory committee.

e. PDC Update

City Manager Andrew White discussed that the CIC was initially established about ten years ago. He discussed that staff is looking at the structure of the organization and visited three different cities that have a CIC including Hilliard, Union Co., and Springfield. There was a discussion on the current make up of the board.

4. FUTURE BUSINESS

a. Next Meeting Date: March 6, 2024

Chairman Ferzan Ahmed requested that Economic Development Administrator provide a portion of each meeting to review different economic development tools that are available.

