



**DEVELOPMENT  
COMMITTEE MEETING  
MINUTES MARCH 5, 2024**

**1. CALL TO ORDER/ROLL CALL**

Chairman Ferzan Ahmed called to order the March 5, 2024, Development Committee meeting at 6:30 p.m. The Committee stood for the pledge of allegiance. Committee members present included David Lester, Council Representative; Leif Carlson, Council Representative; Shaun Simpson, Citizen Representative; and Chairman Ferzan Ahmed, Council Representative. Staff member present included Grant Crawford, Public Service Director; Aaron Stanford, City Engineer; Claudia Husak, Planning Manager; Sean Hughes, Economic Development Administrator; Jeffrey Tyler, Assistant City Manager; and Andrew White, City Manager. Also present was Councilmember Heather Karr, Vice-Mayor Heather Karr and Mayor Tom Counts.

**2. APPROVAL OF MINUTES**

- a. Approval of the Minutes from the Development Committee meeting held on February 6, 2024.

MOTION: Citizen Representative Shaun Simpson moved to approve the Minutes from the Development Committee meeting held on February 6, 2024. Councilmember David Lester seconded. Motion passed.

VOTE:            Y-4            N-0            AB-0

**3. TODAY'S BUSINESS**

- a. Discussion on Economic Development Business Retention/Expansion

Economic Development Administrator Sean Hughes provided information on the Powell Performance Based Business Retention and Expansion Grant. This is a new program that was approved by the Powell Development Corporation (PDC) and approved the first application. This grant is a last resort grant is all other opportunities have been exhausted for business retention and expansions. These funds come out of the Powell Development Corporation budget and have a maximum of \$15,000. The PDC may consider grants of up to \$100,000 for economically significant projects with a payroll equal to or exceeding \$2.5 million. This does not replace the façade grant and does not cover those items. He reviewed the decision criteria and eligible projects. The recently approved grant was used to help to purchase a liquor license, in which if she feels will help to offer a dinner menu. If she was to close prior to five years, then the license would be sold to the new tenant and the license would stay with the address. She would not be able to see the license for a profit, but the owner can sell to include the legal fee costs that are included in receiving the license to who takes over the lease. The City or the PDC is unable to hold the license in their name. He discussed the methods of receiving a license and the TREX application.

Economic Development Administrator explained that the business awarded the grant was Locust Table and they will apply to TREX a D2 wine and beer license.

b. Update on Lechler Building Schematic Design

PRESENTERS:

Chase Ireland, Designer  
Samantha Bonner, Designer  
Steve Reynolds, Principal  
Shyft Collective  
15 E. Gay Street, Suite 2A  
Columbus, Ohio 43215

Assistant City Manager discussed the need to keep the building use for the Public Service Facility. SHYFT Collective was selected by a committee to design the building site. There are three schematic designs to be presented for additional input. Steve Reynolds provided background information on SHYFT Collective. They started with a workshop to determine what the guiding project statements would be. A Guiding Project Statement creates a visually interesting, and easily identifiable gateway into the City of Powell to speak to the future vision of the community as whole. It is to secure, improve and increase storage for all operations equipment. Plan for the future of the city by making intelligent financial investments to the existing site while preparing for flexible community/public facing uses. Complete these improvements while minimally impacting the operation team's processes/efficiency. Better connect this area to the rest of Powell through a design aesthetic that can be repeated throughout the community. There are additional items identified by the committee to look at the function, form, economy, and time. They looked at an image sort and assembled different images on where the group is from an aesthetic standpoint to give guidance to help with the design. A full building assessment was completed to identify any structural issues.

Sammy Bonner and Chase Ireland reviewed the different exterior concepts. They reviewed what they liked about the exterior and what they would change about the exterior, such as improve access points into the building, complimentary façade materials, cater to views from Murphy Parkway and Liberty Road, and provide screening from the maintenance vehicles and staging areas. They see benefits in the overall building form and scale and position on site. The three concepts' plans were reviewed by the presenters, including materials, landscaping, and dumpster locations. Also shown was the exterior elevations and branding on the building.

Citizen Representative Shaun Simpson questioned how the façade materials would be placed as there are currently different types of materials used. Steve Reynolds discussed the different methods to attach the façade materials. Councilmember David Lester questioned the current building structure and if it would be more cost effective to tear down and build new. Assistant City Manager Jeffrey Tyler provided that the City is currently working on finalizing the Master Park Plan and Wayfinding Master Plan. The hope is to have the different entities work together. Chairman Ferzan Ahmed questioned the process to pick a concept and any opportunity to get input from residents. Assistant City Manager Jeffrey Tyler discussed that this would go through Planning and Zoning and could provide an opportunity for public input. He discussed that this is a gateway to Powell and would like feedback. Citizen Representative questioned if there is a prioritization of function or aesthetics. Public Service Director Grant Crawford discussed that from an operational



function, the aesthetics will not have any impact and that staff has been involved throughout the process. The location is not feasible to be a one site service complex due to size but helps to meet needs for the department. Steve Reynolds also addressed that the building is structurally good and framing system is good. City Manager White discussed looking at future use of the property and considering if in the future the City can provide a one-site location for the Public Service Department, can the property be utilized in a park capacity. This is a opportunity for the Gateway conversation. Assistant City Manager Jeffrey Tyler discussed that this has been part of the discussion through the process.

Council Representative David Lester discussed concerns on public comment. He prefers Concept Plan 1 and 2. He does not like the wall on Concept Plan 3. Mayor Tom Counts provided he had some concerns on the input that would be received from the public, but that public involvement is always good. He also commented on the design and there is an effort to hide a building that has no significant value and make it part of the gateway. Vice-Mayor Heather Karr also added her preference to Concept 1.

c. Discussion on Seldom Seen Pedestrian Crossing

City Engineer Aaron Stanford and Public Service Director Grant Crawford discussed ways to make the crossing safer. City Engineer Aaron Stanford recognized that there is an existing marked crosswalk, east of the tracks and that there are improvements needed due to a mix of a driveway that gravel that leads to some railroad equipment that lends itself to appearing that there is a pedestrian crossing in the area. Some shorter-term improvements that can be made are increasing pavement markings in crosswalk and pedestrian activated LED blinker signage on east side.

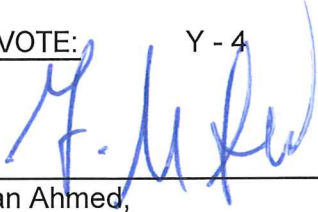
4. FUTURE BUSINESS

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

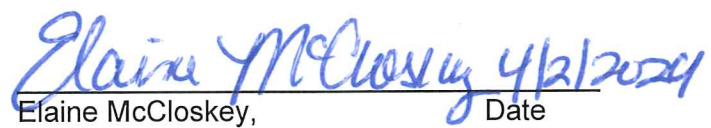
5. ADJOURNMENT

MOTION: Ferzan Ahmed moved to adjourn the Development Committee meeting. Motion passed. The meeting adjourned at 7:26 p.m.

VOTE: Y - 4                      N - 0                      AB-0



\_\_\_\_\_  
Ferzan Ahmed,                      Date  
Chair



\_\_\_\_\_  
Elaine McCloskey,                      Date  
Clerk

