

**GROVE CITY, OHIO COUNCIL
MINUTES**

June 15, 1992

Regular Meeting

The regular meeting of Council was called to order by President Brian Buzby at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, the roll was called and the following members were present:

*Brian Buzby
John Mountain*

William Ferguson

William Buckley

1. President Buzby moved to excuse Mr. Cotton from this evenings meeting; seconded by Mr. Mountain.

Mr. Buckley	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes

2. Mr. Mountain moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

3. President Buzby turned the floor over to Chief McKean.

4. Chief McKean recognized Officer Howard for his outstanding achievement. He recently graduated from the Mount Vernon Nazarene College with a bachelors degree in Sociology and Criminal Justice and on behalf of the Mayor, Safety Director and Police Department, Chief McKean presented Officer Howard with the Education Award.

The Chair stood in for Mr. Cotton, chairman of Lands & Zoning, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-34-92 (Special Use Permit for Cord Camera) was given its second reading and public hearing and President Buzby moved it be approved; seconded by Mr. Mountain.

Mr. Mountain	Yes
Mr. Ferguson	Yes
Mr. Buckley	No
Mr. Buzby	Yes

2. Ordinance C-48-92 (Approve plat for Indian Trails, Sec. 7, River Trail Dr.) was given its second reading and public hearing.

Speaking to this ordinance was Mr. Jerry Bird, White Oak Communities. Mr. Bird indicated that this new development consisted with 65 lots and abuts the completed Section 6. The area is zoned R1-b and M/I Homes and Ryland Homes will continue to build homes in this section. Construction is anticipated to begin late this year or early next year. He also indicated that all contingencies set forth by planning commission have been met and requested a favorable decision.

There being no additional questions or comments, President Buzby moved it be approved; seconded by Mr. Buckley.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes

3. Ordinance C-49-92 (Approve special use permit for Oxford Cleaners) was given its second reading and public hearing and President Buzby moved it be approved; seconded by Mr. Buckley.

Mr. Buckley	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes

4. Ordinance C-54-92 (Approve plat for Briarwood Hills, Section 7) was given its second reading and public hearing and President Buzby moved it be approved; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

5. Ordinance C-55-92 (Amend Section 1351.02(b) "Contractor's License) was given its first reading. Second reading and public hearing will be held on July 6, 1992.

6. Ordinance C-57-92 (Amend Section 1305.11(a) "New Building Permit Fees" was given its first reading. Second reading and public hearing will be held on July 6, 1992.

The Chair recognized Mr. Mountain, Chairman of Service, for discussion and voting of legislative items under said committee.

1. Ordinance C-56-92 (Amend Codified Ordinances to include new Section 726 "Recycling & Yard Waste") was given its first reading. Second reading and public hearing will be held on July 06, 1992.

The Chair recognized Mr. Buckley, Chairman of Finance, for discussion and voting of the legislative items under said committee.

1. Ordinance C-47-92 (authorize the issuance of notes & appropriate the proceeds thereof in the amount of \$500,000 for the purpose of street improvements) was given its second reading and public hearing and Mr. Buckley moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Mountain.

Mr. Mountain	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Buzby	Yes

2. Mr. Buckley moved that Ordinance C-47-92 be approved as an emergency; seconded by Mr. Mountain.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes

President Buzby turned the floor over to Mr. Frank Elmer, original designer for our Town Center.

Mr. Elmer expressed pleasure in addressing council, administration and the audience. He explained that he was introduced to Grove City in 1986 and at that time the scope of business downtown was greatly limited, 20% of the space in all buildings was vacant, there were a great many marginal businesses that were ready to move it's City Hall out of downtown , and the rent levels were so low that apartment rents exceeded retail rents on a square foot basis. So it has not been very many years that some extraordinary successes have been accomplished in this community. One of the major ingredients this has had since 1986 is the support and leadership of the City Council and City officials.

Mr. Elmer went on to say that the mix of businesses and offices still need to be enriched, parking has now become an issue, and hours of operation of the businesses is still to close at 5:30. He reiterated the fact that only 13% of dollars spent in America for retail sales are spent in downtowns. The rest are spent in shopping malls and, of course, they are open six to seven days a week, until 9:30 - 10:00 p.m. Today, with both spouses working, it is difficult to shop until after 5:30. He said work needs to be done there and in addition, there are still some holes in the block face on Broadway. He said he could make many lists, however, the point is that the process in the business of Town Center redevelopment is a never ending process.

Mr. Elmer stated that he felt that we were at a point where the City can take the lead again with offering some innovative ideas and incentives with regard to the "old Sohio" site. The hazardous materials have been removed, an extraordinarily large christmas tree that has become a community tree and those are all excellent things. But, at this point, in terms of redeveloping the property, Mr. Elmer suggested several different ways the city could go about it: 1. A competitive process of selecting a development company based on design work , feasibility package and process of negotiation; 2. Request for qualification of development companies. Having screened the qualifications, request proposals from those that meet the qualifications; 3. Non-competitive approach where the City would do the design and then find a developer to build, invest and put it together. Mr. Elmer recommended that a competitive approach be taken but, with a competitive approach designed to implement a specified land development concept and with some incentives to cause development to happen the way it would be most beneficial to the community. He suggested that developers would compete in three ways: 1. Design, including tenant mix; 2. Price; and 3. Timing, overall schedule.

At this time, Mr. Elmer discussed the development concept and showed two different building designs applicable for the property. Both were two-story buildings consisting of 10,500 to 11,500 sq/ft total. He suggested that the entire site not be developed and recommended that the building be along Park Street and Broadway but, that there be an adjacent public terrace/open space. The development company would either buy or lease the ground under the building and the City would always retain ownership of the open space. The key to this, as he suggested, is that the building be done in a rather unique way that may cause people to come by and see what it is. The plan suggested a facade be constructed along Broadway that would not have windows in the sense of glass, but, would be open and you could see all the businesses on the ground floor as well as the newly constructed building behind Town Center Travel. Tables could also be set outside in this area. He proposed that all the trash be inside the building and parking be provided by the municipal lot. He indicated that he felt it was better to use the municipal lot rather than try to place a small amount of parking behind the building thus, allowing for the open space and tying all businesses together. Other benefits to this site are: it is within the tax abatement area, the willingness of the City to lease the land, and the parking. All this, he felt, would be a package developers would be very interested in. He suggested an outline be put together for those interested developers. He suggested that two packages be requested: 1. Containing the architectural design, complete list of types of uses, cost study, timing and schedule. No name would be placed in this first package; 2. Would contain the qualifications, identity, etc. The City could then make a selection and award the package with a time limit attached.

Mr. Elmer asked for questions or comments. President Buzby asked if he had conducted any particularly study or consultation of businesses that he would envision going into the proposed building. Mr. Elmer said he felt there were several categories of businesses that would be of positive assistance. Any type of shoppers goods would be excellent. It appears that food related businesses have done well and perhaps specialty food

stores would be excellent, businesses that would cause people to come out, businesses that would be open after 5:30, offices would be acceptable, but, would hope that they would be business related that would bring patrons to their location. Beyond that, there hasn't been much detail in the assessment but, feel comfortable with this kind of an approach. Mr. Buzby asked if a different type of business would be on the second floor that wouldn't have the same traffic pattern? Mr. Elmer said yes. He said he envisioned professional offices/businesses on the second floor and shoppers quarters on the first. Mayor Stage referred to the original Town Center plan which suggested that those businesses located across and on the same side of the street as City Hall, have a double entrance; one from Broadway and the other from the municipal parking lot. He asked Mr. Elmer if this was still the intent? Mr. Elmer indicated that it was. Mr. Buzby asked if developers were capable of specifying the type of business and make those types of commitments that early in the process? Mr. Elmer said that each developer would know the thrust of development they would try and be able to supply a tenant mix and perhaps be able to name one specific tenant. Mr. Elmer stated that there is no question that the Town Center needs a greater number of businesses, an enrichment of the mix of businesses, and many merchants needs some assistance to move from a hobby type business to a full fledged business.

Many Town Merchants were present and some (Sharon Downs, Gary Sigrest, Sr., Mr. McClure, Bill England) had questions for Mr. Elmer regarding timing of the project, square footage of the building, number of tenants, etc. Mr. Sigrest referred to the original plan where support was addressed and asked if pulling from other communities is a necessity. Mr. Elmer replied that it was and a Merchandizing & Marketing Strategy should be developed that would cumulatively draw consumers.

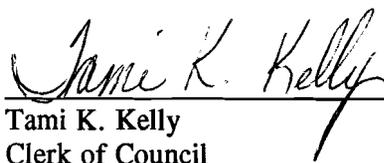
President Buzby asked that any New Business to be brought before Council, be done so at this time.

1. Mr. McClure asked about the lot next to the library. Mayor Stage said that the City purchased that land in anticipation of the Library expanding westward. However, with bond issues failing and the financial situation the library is in, it is not feasible to pursue with anything at this time.
2. Mr. McClure also asked about the lot next to Shedrow Bar. He said it had not been filled in yet and felt this to be a hazard. Mr. Lotz responded by informing Mr. McClure that the owners had been notified of this situation and they are making arrangements to have it filled in and seeded if necessary.

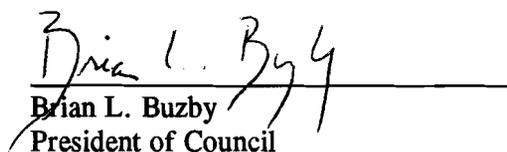
President Buzby recognized the Mayor, members of administration and council for closing comments.

1. After additional comments from Administration, the Chamber and Council, Mr. Buzby made a motion to adjourn; seconded by Mr. Buckley. Motion carried.

Council adjourned at 9:20 p.m.



Tami K. Kelly
Clerk of Council



Brian L. Buzby
President of Council