

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 19, 2000

Regular Meeting

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

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

Vaughn Radi Chris Fulton Steve Bennett Budd Eversman Maria Klemack

1. Mr. Eversman moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Fulton.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. President Bennett read the agenda items and they were approved by unanimous consent.

The Chair recognized Ms. Klemack, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-30-00 (Amend Table 1135.12II of the Codified Ordinances relating to Maximum Height Requirements) was given its second reading and Ms. Klemack moved it be postponed to August 07, 2000; seconded by President Bennett.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Ordinance C-49-00 (Add Section 351.19 titled Parking Restrictions in Residential Districts and declare an emergency) was given its first reading and Ms. Klemack moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

There being no questions or comments, Ms. Klemack moved this ordinance be approved as an emergency; seconded by Mr. Fulton.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

The Chair recognized Mr. Eversman, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under the Finance committee.

1. Ordinance C-46-00 (Appropriate \$128,857.00 from the Street Fund for the Current Expense of the Annual Street Program) was given its second reading and public hearing.

Mr. Eversman explained that the budget amount for the Street Program was slightly under due to asphalt prices and it is necessary to appropriate the additional monies to complete projects that have been started.

There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

2. Ordinance C-47-00 (Appropriate \$246,669.00 from the General Fund for the Current Expense of Reconstructing Richard Avenue) was given its second reading and public hearing.

Mr. Eversman explained that this item was not approved as part of the Annual Appropriation Ordinance and it has been determined that it is necessary to take care of this year.

Mr. Fulton asked if this included curb and sidewalk improvements. Mr. Blackburn, Dir. of Service, said it is mainly for the road base and asphalt improvements. There will be minor curb improvements.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

3. Ordinance C-48-00 (Authorizing the Issuance of Not to Exceed \$14,000,000.00 Multi-Family Housing Mortgage Revenue Bonds (The Regency Arms Apartments Project) Series 2000 by the City of Grove City, Ohio) was given its second reading and public hearing.

Mr. Suyjot Patel, representing the petitioner, and Mr. Milton Pinsky, President and Principal in the company purchasing Regency Arms, were both present to answer any questions.

Mr. Eversman asked what, exactly, is the obligation of the City in repayment of the Bonds. Mr. Patel explained that the obligation of repayment of the Bonds are only the revenues generated from the project. It is structured so that there is no additional liability created. Mr. Eversman stated that this means that Grove City taxpayers would not be obligated for this. Mr. Patel said that is correct and it is clearly stated on all documents. Mr. Eversman asked what purpose it was of Grove City's to provide this action. Mr. Patel said the reason is that this is a financing vehicle, created by Congress, that lowers the overall cost of the borrowing and allows the borrower to meet the obligations placed on him, by Congress. There can be no other issuer for a project like this.

Mr. Fulton asked for a time frame. Mr. Pinsky stated that they plan to close on the Bonds and acquiring the property by the end of this week. The renovation will take approximately six weeks. He anticipates them being in full gear within three - four months. They expect to substantially complete the (3 mill.) renovation by December, 2001. Mr. Fulton asked what the vacancy rate was. Mr. Pinsky said they are currently at a 3.5 - 6% vacancy rate. Mr. Fulton asked that they confirm that this is not Section 8 Housing. Mr. Pinsky confirmed that it is not. Mr. Radi asked for a summary of the improvements. Mr. Pinsky said: windows, several units don't have central air, gutters, roofs, landscaping, parking lots, garbage enclosures, flooring, counter tops, vanity, medicine cabinets, etc. It is a property that was built in 1969 and there are about 60 line items.

Mr. Stage asked that they consent to work with the Building and Police Departments to address any safety issues, prior to any building permits being issues. Mr. Pinsky confirmed that they would. He mentioned a letter of recommendation that was submitted to the City from the Police Chief in Reynoldsburg. He said they purchase properties for the long term and want to be good neighbors, and improve the property. Mr. Stage asked who the agent would be. Mr. Pinsky said the General Partner would be Regency Arms Apartment Company, which he is the President of. Mr. Stage asked about notification to the tenants. Mr. Pinsky said after Friday, there would be a letter sent to every tenant from the seller and their company. Mr. Stage asked if they would disenfranchise the existing tenants. Mr. Pinsky said they have already gone through the existing tenant files and there is no need to make any changes in the existing tenancy, except for those who are financially or socially irresponsible. Mr. Stage asked Mr. Bill Connard, special council for the City, to make a statement. Mr. Connard confirmed that the Bonds are special revenue only and no tax monies are pledged. They Bond holders are told that they have no right to expect any taxes to levied or collected on their behalf, for the debt service. He also commented that Mr. Pinsky has been very cooperative and will place monies in an escrow account, outside the bond documents, in order to pay the City to be extricated from any lawsuit that might occur. Mr. Stage commented that the Bonds are rated AAA and asked if that had any bearing on the City with regard to this transaction. Mr. Connard said, unfortunately, no.

President Bennett asked about the exterior of the buildings and the colors to be used for the improvements. Mr. Pinsky said they are currently brick buildings. The color scheme is handled by a construction manager, as he is colorblind. President Bennett commented that they have run in to color problems in the past and asked for some kind of commitment. Mr. Pinsky said he would have someone bring it by. They plan to be in the neighborhood a long time and will not make any significant changes to the colors. President Bennett asked that they get in contact with Ms. Kelly,

Clerk of Council with the color scheme. Mr. Pinsky agreed to do this. A comment was made that since this is maintenance work, no development plan would be necessary for approval, including colors. Mr. Pinsky said he was willing to provide the colors.

Mr. Patel requested that Council approve this as an emergency, since they are scheduled to close on the Bonds on Thursday. Mr. Eversman asked Mr. Behlen if he had any objections to this. Mr. Behlen said not. The representatives for the purchaser has provided notice under Federal Law and met all necessary obligations. The City has also provided notice, as needed. He sees no reason to hold this up.

There being no additional questions or comments, Mr. Eversman moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

Mr. Eversman moved this ordinance be approved as an emergency; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

4. Ordinance C-50-00 (Authorize the City Administrator to Enter into a Contract to Purchase Ground and to Appropriate \$80,000.00 from the General Fund for the Current Expense of Land Purchase) was given its first reading. Second reading and public hearing will be held July 3, 2000.
5. Ordinance C-51-00 (Levy Special Assessment for the Construction of Sidewalks and Planting of Street Trees on the North side of Stringtown Road) was given its first reading. Second reading and public hearing will be held July 3, 2000.

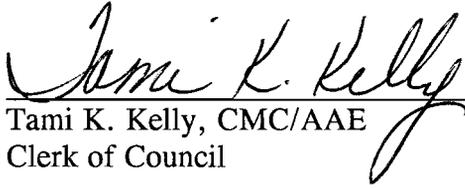
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

There being no new business, the Chair recognized members of Administration and Council for closing comments.

1. Mr. Stage, City Admin., in the absence of the Mayor, provided revenue information on the Big Splash. He thanked Council for excusing the Mayor. Mr. Behlen, Dir. of Finance, announced that the Budget Estimates have been provided by Charter and a Resolution will be forthcoming. Mr. Blackburn commented that the Hoover/Stringtown Road intersection should be open by July 1, but, the second phase of the project on Hoover (from G.C. Cleaners to just past Huntington Bank) will begin and is scheduled for completion by October 15, 2000.

2. President Bennett announced that the next regular meeting of Council would be held on the regular date of July 3, but, the time has been changed to 5:00 p.m.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:55 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Steven M. Bennett
President