

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

August 3, 2006

Special Meeting

The special meeting of Council was called to order by President Lester at 5:00 p.m. in the Council Conference Room, City Hall, 4035 Broadway.

Roll was called and the following members were present:

*Larry Corbin*

*Richard Lester*

*Richard Stage*

*Ted Berry*

1. President Lester welcomed everyone, especially the developers for taking the time to review their proposals. He also welcomed the residents and business owners in attendance. He explained that this meeting is for Council and the Administration is not present because they have been involved with the Committee meetings. He then moved to excuse the Mayor; seconded by Mr. Stage.

Mr. Corbin	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

He congratulated and thanked the Committee for a job well done. He introduced Mr. Rick Studer, Facilitator, for this evenings meeting.

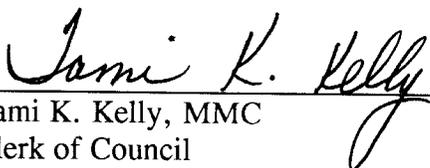
2. Mr. Studer explained that the purpose for this meeting was for Council to hear the proposals first hand and have an opportunity to ask questions of the remaining developers. He explained that each developer would be given 15 minutes to make their presentation and a 10 minute question and answer period. Both he and President Lester encouraged those from the public to attend the August 17, meeting and provide their input at that time.
3. The first presenter was Skilken – Mr. Frank Petruziello, along with Ken Gold, Colleen Wissnowski and C.J. Tyree, were present.

In reviewing their ideas, Mr. Petruziello stated that he believes that Grove City is a more social and family oriented community than others in Central Ohio. He said there are many opportunities to embellish on this scheme. He said they looked at the tract and found that they couldn't make the project viable without expanding it. He said their proposal also outlines financing the project through TIF dollars. *Mr. Stage* asked if they considered expanding the tract to the north rather than to the south. *Mr. Petruziello* said no. He believes this to be an iconic space and wanted City Hall to be connected to the space. *President Lester* asked how many properties are affected with the road realignment. *Mr. Petruziello* stated that there are 9 total properties, but with the acquisition of 2, the road pattern can be set. The acquisition from there can have some flexibility. It is not an all or nothing situation. *Mr. Berry* asked if they looked at putting parking under the buildings rather than around the interior. *Mr. Petruziello* said yes. However, it is very expensive and customers tend not to use it. He said they feel strongly about parking around the square, as is done at Easton Shopping Center. He said there is a lot to discuss and work out. They believe they have the right objective and know they have the capacity & experience to move forward with it. They are looking for a partner to proceed.

Editor's Note: Ms. Klemack arrived at 5:30 p.m.

4. The second presenter was Steed/Hammond/Paul – Mr. Andrew Maletz. He provided a slideshow presentation of their ideas. A long-range component of creating a pedestrian parkway out of Park Street was also shared, which is not shown in the renderings with the proposal. He said they are open to garage parking, but offered a plan with surface parking that maximized the quantity of spaces needed for the buildings. He also noted that they are not asking for a TIF or Bond to fund the project. He said their goal is to get this underway sooner rather than later and would phase the project. The five points he wanted to express were: 1. Stimulate growth; 2. Expand the Town Center; 3. Move quickly, but not hastily; 4. Reinvest in the community; 5. Develop Park St. into a pedestrian walkway. *Mr. Corbin* said, since this is a phased development, he asked how long they anticipate completing the project. *Mr. Maletz* said it is dependent upon the leasing of space, but they would anticipate building it out in three (3) years. He noted that they do have the ability to complete it all at once.
5. The final presenter was Bird Houk Collaborative – Mo Dioun. *Mr. Bird* reviewed their proposal with Council. He said they have experience in public/private partnerships and have been awarded similar projects with Gahanna and Dublin. He said they can achieve much more with this type of partnership. He said their goals were: Reinforcing and energizing the historic downtown; provide a vibrant and versatile mixed use; developing a pedestrian-oriented environment; creating an urban heart; and creating adequate parking. He said they also did not want to take away from the positive components already here, such as keeping the activity toward Broadway. *Mr. Dioun* said they will have the public interest first and private second. It must perform for both entities. He said Council has their commitment to work for the community. *Mr. Berry* said they have successfully shown where he can live, work, eat, be entertained, but asked where he could walk his dog and throw a Frisbee. *Mr. Bird* said if that is an important part of the project, there could be a “dog run” located on the other side of the railroad tracks. He said it comes down to choices. *Mr. Dioun* said this is creating an urban lifestyle and it is a totally different lifestyle. People living in a downtown area understand this. Council received additional information about the garage.

Council adjourned at 6:28 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Richard D. Lester  
President