

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 17, 2006

Special Meeting

The special meeting of Council was called to order by President Lester at 7:05 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Larry Corbin *Maria Klemack* *Richard Lester* *Richard Stage* *Ted Berry*

1. President Lester welcomed everyone and introduced Mr. Rick Studer, Facilitator, for this evenings meeting.
2. Mr. Studer explained that the purpose for this meeting was for the General Public 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 10 minutes to make their presentation and a 5 minute question and answer period to clarify any issues about the proposal. Once all the developers make their presentations, the floor will be open for anyone to speak on the proposals. Everyone will be give one opportunity, for about one minute to voice their thoughts.
3. The first presenter was Steed/Hammond/Paul, Andrew Maletz. He provided a Powerpoint presentation. He explained that they considered many options, but presented the one that they believe is the most viable. He reviewed their five (5) goals: Stimulating growth; expanding the Town Center along Park Street; increasing the public space; reinvesting in the community; and developing Park Street into a pedestrian walkway in the future. He explained their design and stated that they are willing to consider underground parking, as it is not part of the initial project. If this is desired, they would need to partner with the City for the underground lot. He said they are looking to make this a destination spot and they would like to bring unique businesses, not chains, to this development.

Questions from the audience included:

How many parking spaces are in the plan? Answer – 225.

Is there anything to draw the south side of Grove City Road into the development? Answer – It is difficult to make the development face too many directions, but there are a lot of ways to address it.

If Park Street becomes a pedestrian walkway, would it eliminate vehicular traffic? Answer – It could, but it doesn't need to all the time. There are many ways that it could be worked out.

Why focus on Park Street and not Broadway? Answer – The property is outside the boundaries of Broadway, so they looked to the strongest crossroads.

Do you envision bringing in business on the north side of Park St.? Answer – Currently, most of those properties are residential, but it is something that could be worked on.

4. The second presenter was Bird Houk, Mo Dioun & Jim Houk. Mr. Dioun commented that their company would be the sole developer, constructor, owner, etc. They are a full service company. He said we have a wonderful Town Center and we may not need this project, but, if it is decided to do it, their plan would definitely enhance it. What they are presenting, is a compliment to the exiting Center and further promote it. He said they focused only on the site presented. They are offering a mixed use of retail, office, and residential, with the flexibility to do surface and structured parking. They believe some structured parking is needed. He said they are looking to a public/private partnership to fund the project, with \$12 mills Private and \$4 mills public, including the land. He then turned it over to Mr. Houk, who went through their plan. He said they are trying

to create a dynamic space that is multi-functional with City Hall being the anchor. They proposed a two-story office/retail along Park Street, Brownstone Condo's along Grove City Rd. and a Parking Garage (14' tall) along the railroad tracks. There is a Plaza space between the residential and commercial space. They explained that success of a development like this is when there is ownership of the space from residents. The condos would be high end, owner/occupied spaces. Mr. Dioun said the community has his commitment to take ownership of the commercial portions and not to sell it immediately, once the project is done. He gave them his commitment to put the public sector first.

Questions from the audience included:

Is it possible to have an entrance into the parking garage off Grove City Road? Mr. Houk said there was an entrance there.

What is the timeline? Answer - They would like to start Fall/Winter of '06 with full completion in '07. However, this will probably shift, given the timing now.

What would space along Park St. be for? Answer - Looking for two large spaces to be restaurants.

Do you envision local business or national chains? Answer - They will look for local owners & someone who will take ownership in the project.

Please explain the condo parking. Answer - Each unit will have their own attached garage (under the unit) and visitor space is in the center area.

5. The final presenter was Skilken, Frank Petruziello. Mr. Petruziello introduced Ken Gold and C.J. Tyree of their firm. He said everyone can agree that all are trying to bring vitality, more business, promote activity, etc. The key is in how to achieve them. He said they have tried very hard to come up with ways for the project to be successful. If the project is successful, everyone benefits. He explained that Skilken is a retail development company. It is their primary business and have done many projects in Grove City. They feel they know Grove City well and that is where they started with their thinking. They wanted to take what is special and add to it. He said Grove City have a strong sense of community. They thought they could capitalize on that and tried to provide a venue that would foster more activities like that. He said they then looked at Broadway. It is a vital street and they thought about how they could bring that vitality into the site. They feel that there needs to be a stronger connection than just the tip that is available with the site today. That is how they came to creating a Town Square. He showed town squares from other communities, as well as the square at Easton shopping center. These are the same scale as what is being proposed. He said they believe parking needs to be blended into the development. Close to where people are going. Not concentrated into one place, as a parking lot, but as streets with parking on them. He explained that there is residential pulled away from the railroad tracks, a mixed use of retail and commercial, a restaurant on the corner. He explained that no one has been excluded from the process. He said the process hasn't started yet. The process will start once a developer is selected. The proposals will change once they go through the process. He said there is nothing sacred about their proposal, but the objectives are very important. There are various options and they will work with the residents and the city officials to develop a project. By being selected as the developer, does not give them a free ticket to do anything they want. They will work through the process to come up with the best project possible. They feel they have the background and experience to develop a viable mixed-use project. They have one in New Albany under construction and one completed in Hilliard.

Questions from the audience included:

Timeline? Answer - This process has taken a little longer, but he would like to think that it would take no longer than next Fall, with an opening date in '08.

How are they going to get a square? Answer - It doesn't have to be a square, but they have identified property that could be acquired to make a square. Once property owner would be removed, but most other buildings could stay.

Why not move on the other side of Park Street? Answer - because that doesn't solve the problem.

They feel the connection is stronger on the other side, and more simple.

Will Grove City Road be moved? Answer – yes, it would be relocated.

How would that affect the businesses remaining? Answer – first thing to do is relocate Grove City Road and the rest is flexible.

How much more money will this add to the project? Answer – rather than taking tax abatement for the project and providing an artificial subsidy for the businesses, they propose to do a TIF and use that money to put back into the infrastructure.

How many additional square feet would be gained? Answer – 100,000 sq. ft. with 1/3rd office, residential, retail.

6. The floor was opened and the following reflects the general comments made:

All proposals stop at the railroad tracks. Suggest looking into seeing what could be done to bring the businesses into Front Street into the mix and enhancements.

Concern over eliminating any historical buildings with the relocation of Grove City Road.

Concern over developing residential area around the railroad tracks.

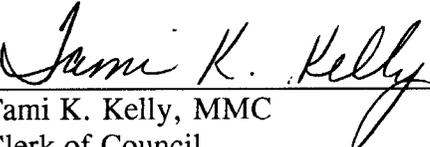
Would like to see the existing businesses along Grove City Road tied into the new development.

Two residents felt it should remain green and developed into a city park with paths, a stage, a playground area. A small Schiller Park setting.

Senior Housing should be reconsidered. It puts them close to many businesses.

7. President Lester thanked everyone for participating. He said Council will consider these comments when deliberating. He said there is a Resolution coming back on Council's Agenda for 8/21. If there is a majority of Council ready to act on it, they will. Otherwise, it may be postponed. He reminded everyone that they are not selecting a development. They are selecting the best developer who will then begin the process of getting a development plan approved.

Council adjourned at 8:14 p.m.



Tami K. Kelly, MMC
Clerk of Council



Richard D. Lester
President