

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

August 26, 2013

Special Meeting

The special meeting of Council was called to order by President Berry at 6:10 p.m. in the Council Chambers, City Hall, 4035 Broadway.

The following members were present:

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett Melissa Albright

1. Council Members reviewed Pizzuti's latest proposal in a work session. They reviewed the potential development and shared ideas and concerns.

Mr. Jim Russell and Shannon Hamons, Pizzuti, shared a Power Point presentation of their latest concept. The latest concept keeps the City Hall building in its current location. It creates a corridor behind City Hall along the back of the commercial buildings to the north. They also showed 120 apartment units on the Lumberyard parcels. It anticipates the City adding more parking along Grove City Road (11 spaces). It shows a green walkway between the old Hardware Store and the new Tossed-N-Grilled restaurant. The concept turns City Hall into retail space; with outdoor seating and a walkway thru the center. They compared this concept to other communities like Dublin, and to areas like Easton. He said they are trying to create something that is unique to Grove City and connects to other amenities.

They turned their attention to repurposing Beulah Park. He said many communities wish they had this opportunity. He said they hope it would include a large public, community asset. The library needs to be developed in a way to connect to Beulah and the entire Town Center. The desire would create an area/atmosphere where residents would attend an event, walk to a restaurant, order shop and walk home.

Mr. Russell thanked Council, the Mayor and the residents for communicating and offering suggestions. He said it really helps in the concept and development process. It forces them to be more creative and solve issues early. This latest concept is a result of listening to all comments from the first proposal.

Each Council Member thanked Pizzuti for their continued work. They shared what they liked and asked some questions over the concept: It was suggested that Pizzuti own City Hall rather than leasing it. Timelines need to be provided and numbers need to be shared. There also needs to be a Plan to accommodate the city business before moving forward. There is still a concern for parking. The concept was received positively. The next step is to see the numbers and what Pizzuti is asking of the City. What are the real new numbers for parking? While the overall concept is encouraging, a conservative approach should be taken to insure the best vision for the community. Pizzuti commented that once they know the City is on board with a Plan, then they can put together figures to make sure it works. It was suggested that a Resolution of support for the concept only would be put forward at the next available Council meeting. It was noted that Pizzuti needs to keep true to that which is Grove City.

2. Council also reviewed a proposal from Joe Ciminello. They reviewed the potential development shared by this idea and voiced concerns/opportunities.

Mr. Ciminello said it is exciting to be around something like this. He said Beulah Park is so close to the Town Center and they have come up with a couple of concepts to connect it to each other. He

said it is a little premature to present anything, but believes a Central Park concept and a connection to the Town Center has huge potential to be the envy of many communities. He said he would be happy to work with Pizzuti and/or the City on such a project.

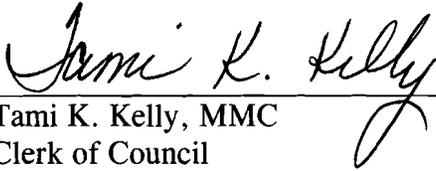
3. The Mayor and Council discussed the potential of Beulah and considering that as a separate issue, at a later date. However, they did recognize this is a strong piece to the puzzle.

4. President Berry opened the floor to the public for questions and comments.

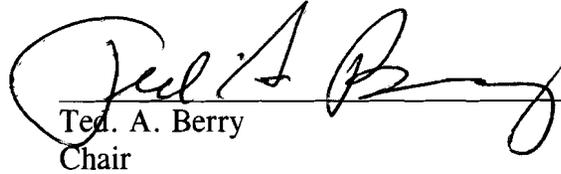
Parking in general was a concern-even now-for the Town Center. It was also suggested that we have two police stations on each end of town and City Hall could relocate in the existing Safety Building. Positive comments were shared about the overall concept and the private investment. There were comments of eagerness to see something happen that will grow the area.

5. Council asked for residents to send them their comments and provide feedback as this changes the heart of the City.

Council adjourned at 7:54 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted. A. Berry
Chair