

New Philadelphia City Council

Public Works & Economic Development Committee

Meeting Notes

April 13, 2015 – 6 p.m.

Present for all or portions of the meeting were the following: committee chairman Darrin Lautenschleger and committee member Sandy Cox; committee alternate Dan Lanzer; Councilmembers Cheryl Ramos, Winnie Walker and John Zucal; Mayor Dave Johnson; Council President Sam Hitchcock; Clerk of Council Patti McKay; Service Director Jim Zucal; Law Director Marvin Fete; Treasurer Tom Gerber; city resident Mark Cox; Jennifer Syx of Insite Advisory Group LLC; and Rodney Wekkin of Menard Inc..

ITEM: Proposed Resolutions 10-2015 and 11-2015, and proposed Ordinance 8-2015

DISCUSSION: Jim Zucal reported that the two resolutions being proposed for consideration would authorize the administration to apply for grant funding for potential property acquisition along the end of Crider Ave. and located outside the city corporation. This approximate 35-acre piece of property is sensitive to the city because of its location near large twin waterlines that feed the city's water system. If successful in receiving funding and negotiating a favorable purchase of the property, Zucal said it would not be developed and left as greenspace. He said he also has talked briefly to the administration at New Philadelphia City Schools about the potential for a partnership to permit the property to be used as an outdoor learning lab and science center if it is acquired by the city. He estimated the total value of the property "could be around \$70,000 or so, but it is too early to estimate accurately."

The city will not initiate formal discussions about any purchase unless it has successfully received grant funding, he said. In addition, the city also has identified the property off S. Broadway where the former Riverview Welding Co. is located as another sensitive piece of property because of its location near the city's waterworks infrastructure. If the funding request is successful, it is possible that funds could be used to negotiate the purchase of that property, too, he said.

The deadline for the applications specified in the two resolutions is May 1.

ACTION: On a motion by Lautenschleger, seconded by Mr. Lanzer, the committee voted 3-0 to recommend that proposed Resolution 10-2015 and proposed Resolution 11-2015 be placed on the agenda for first reading at tonight's (April 13, 2015) regular session of City Council, and that the committee recommends the rules be suspended and that both resolutions be approved on second reading at the April 27, 2015, regular session of City Council.

DISCUSSION: Proposed Ordinance 8-2015 is legislation authorizing the city administration to enter into a Community Reinvestment Area (CRA) tax exemption agreement with Menard Inc. for the property Menard has stated that it intends to purchase on Bluebell Dr. NW that is the site of the former Super Kmart location. Menard has reported that it will clean up the property and construct a new Menards Home Improvement and Building Materials retail store on the site. The total estimated investment is \$18.3 million, and the CRA includes a tax exemption of 50 percent annual on real estate property taxes for a 10-year period. Construction is expected to begin this summer.

Ms. Syx reported to the committee the legislation and the attached negotiated agreement with Menard Inc., represents the first agreement since the CRA area was designated in the city recently. The city entered into a contract with Insite to develop the CRA area and assist in negotiations for the first agreement. The agreement

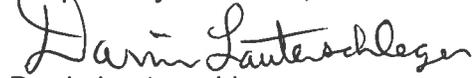
Mayor Johnson said that this topic has been discussed at nearly every meeting for several months and he thanked everyone who provided advice and guidance to this point. He said he is very pleased to consider that

one of the city's biggest "eyesores" will soon undergo a complete overhaul and represent economic development in the community.

ACTION: On a motion by Ms. Cox, seconded by Mr. Lanzer, the committee voted 3-0 to recommend that proposed Ordinance 8-2015 be placed on the agenda for first reading at tonight's (April 13, 2015) regular session of City Council, and that the committee recommends that the rules be suspended and that the ordinance be approved on first reading.

With no further business to be discussed by the committee, the meeting was adjourned at 6:20 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Darrin Lautenschleger". The signature is written in a cursive style with a large initial "D".

Darrin Lautenschleger
Chairman