

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held March 19 20 18

The Work Session meeting of Council held March 19, 2018 was called to order at 6:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle who presided.

Staff Present: Darren Shulman, City Attorney, Dean Stelzer, Finance Director, Sean Hughes, Economic Development Director, Kelsey Scott, Economic Development Specialist, Jackie Walker, Assistant City Manager and Tom Homan, City Manager

ITEM 2: INTRODUCTIONS

ITEM 3: THE ROLE OF A FINANCE AUTHORITY IN ECONOMIC DEVELOPMENT

PRESENTORS:

Steve Cuckler
Taft, Stettinius & Hollister LLP
65 East State Street
Columbus, OH 43215

Bob Lamb
Delaware County Economic Development Director
101 North Sandusky Street
Delaware, OH 43015

Mr. Cuckler and Mr. Lamb provided background history of the Finance Authority in Delaware County. Mr. Cuckler informed Council that the Finance Authority has been present for over ten years in Delaware County. Information was provided on the make-up of the board and that it is a quasi-governmental entity. Mr. Lamb discussed the role of the Finance Authority to promote commercial development in the County. Mr. Cuckler provided information on the process of starting an application with the Finance Authority.

ITEM 4: CITY OF DELAWARE ECONOMIC DEVELOPMENT STRATEGIC PLAN

PRESENTOR:

Sean Hughes
City of Delaware Economic Development Director

Mr. Hughes discussed the importance of focusing on job retention and the need to serve current businesses to allow for continued growth. Mr. Hughes discussed the Economic Development Strategic Plan that was created in 2014 and is to be update this year in coordination with the updated of the Comprehensive Plan. Mr. Hughes discussed the importance of marketing the current labor force in the City of the Delaware. He discussed issues with the lack of public transportation and lack of utilities on undeveloped property.

ITEM 5: THE ROLE OF THE PRIVATE SECTOR IN ECONOMIC DEVELOPMENT

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PRESENTOR:

Jim Russell
The Pizzuti Companies, Executive Vice President
629 N. High Street, Suite 500
Columbus, OH 43215

Mr. Russell discussed the cycle of real estate development from the conception of the project until it is completed. He discussed his past experiences using the Finance Authority and that as a company looking at when it is cost effective and when it is not. He discussed the need to look at the current zoning and the Comprehensive Plan in coordination to current land market prices.

Mr. Russell discussed three areas that a developer needs to look at when pursuing project and potential location. He discussed the need to determine the local political support and determine if the community welcomes development and the type of development they support. He discussed the need to evaluate the market feasibility and evaluate the rents and vacancy rates in the community. His final recommendation was that developers need to determine the financial feasibility to determine if there will be a positive return on the project in the location.

Mayor Riggle requested a break at 7:30 p.m. and reconvened the meeting at 7:45 p.m.

ITEM 6: DISCUSSION

PUBLIC PARTICIPATION:

John Lewis
S1036 Hills Miller Road
Delaware, Ohio 43015

Mr. Lewis presented a question to Mr. Lamb regarding the ownership of the building while participating in the Finance Authority.

ITEM 7: NEXT STEPS

Vice-Mayor Shafer led a discussion on how to improve the results of Economic Development. A discussion was held on target areas to focus on and development fees. Council also discussed the need to look at the impact of economic development on available housing.

ITEM 8: ADJOURNMENT

Motion: Mr. Jones motioned to adjourn the meeting. The meeting adjourned at 8:04 p.m.



Mayor Carolyn Kay Riggle



Elaine McCloskey, Council Clerk