

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Minutes - FINAL

February 4, 2019

6:00 PM

Council Work Session

Mike Walker – Chair

Jill Amos

Will Bennett

Bob Clark

Mike Coolman

Bruce Jarvis

Patrick Lynch

A. Call To Order

Walker called the meeting to order at 6:00p.m.

B.

Present 6 – Amos, Clark, Coolman, Jarvis, Lynch, Walker

Absent 1 – Bennett

Roll Call

A motion was made by Walker to excuse Bennett, seconded by Clark. The motion carried with the following vote:

Yes 6 – Walker, Clark, Amos, Coolman, Jarvis, Lynch

C. Also In Attendance

Matt Peoples, Lucas Haire, Amanda Jackson

D. Request for Council Action**ORD-19-005**

Finance

An Ordinance To Authorize The Mayor To Enter Into A Contract For Indigent Defense Representation In The Franklin County Municipal Court With The Franklin County Public Defender On Behalf Of The City Of Canal Winchester Mayors Court For The Calendar Year 2019 ([Ordinance, Exhibit A](#))

- Request to move to full Council

Jackson: Thank you Mr. Walker, this is another annual contract that we have as part of the Mayor's Court system; we are required to offer public defenders to those who are in Mayor's Court; the public defenders do not come to Mayor's Court; if someone were to request one, we would have to transfer them to Franklin County – that's why the contract is with Franklin County, and then we get billed for it; this is that contract for those services, but it is something we are required to do; Lynch: How often is that typically used, in a typical year? Jackson: In a typical year, I honestly don't have any statistics, but it is a common occurrence, for those who cannot afford an attorney, they ask for a public defender; Lynch: Thank you, I was just curious.

A motion was made by Jarvis to move ORD-19-005 to full council, seconded by Coolman. The motion carried with the following vote:

Yes 6 – Jarvis, Coolman, Amos, Clark, Lynch, Walker

ORD-19-006

Development

An Ordinance Authorizing The Mayor To Enter Into A Natureworks Local Grant Program State/Local Project Agreement With The Ohio Department Of Natural Resources For The Proposed Westchester Park Improvements And To Declare An Emergency ([Ordinance, Exhibit A](#))

- Request to move to full Council

Haire: Thank you Mr. Walker, this agreement will allow us to enter into an agreement for a Nature Works Grant for Westchester Park; this is the one we brought to you late summer of last year for the application, we were notified in December that we gained the \$100,000 award; this just allows us to take the next step in working on the improvements; I believe once we are in an agreement, then we will start the design work; the goal would be to have this constructed by this Summer/Fall; the grant does allow us until December 31st of 2020 to complete all the work, so there should be no issue in completing that; this is a \$100,000 grant towards a \$278,000 project.

A motion was made by Coolman to move ORD-19-006 to full council, seconded by Amos. The motion carried with the following vote:

Yes 6 – Coolman, Amos, Clark, Jarvis, Lynch, Walker

Walker: Does this need to be declared an emergency, Mr. Haire? Haire: It does not; is it written as an emergency? Then yes – the goal is to get the design phase soon, so we can get it out by late summer.

ORD-19-007

Development

An Ordinance To Authorize The Mayor To Accept An Easement For Water Line From Shrimengeshi, LLC ([Ordinance, Exhibit A](#))

- Request to move to full Council

Haire: Thank you Mr. Walker – this is a waterline easement; the waterline has been constructed from Diley Road, along the alignment of what will be the future Greengate Drive, to serve the future Winchester Ridge apartment complex; the waterline was constructed late last year, and it's complete at this point, so this is to finalize accepting the actual easement, so that we can get that waterline accepted and into service; this will serve Winchester Ridge, and hopefully it will be extended eventually further to the east to serve additional property along the future Greengate Drive; this is a water and sewer line easement; Amos: Mr. Haire, this is 007 and 008 – are they for the same development, Winchester Ridge? Haire: Correct, they are two separate owners, two separate pieces of property; Jarvis: Who are the principals for Shrimengeshi? Haire: It's the Kulkarni family; Jarvis: Are they a local family? Haire: They're from Cincinnati; Jarvis: I know I'm jumping ahead to the next one – Winchester Ridge III, LLC? Haire: That's Redwood – they're a developer out in Medina.

A motion was made by Amos to move ORD-19-007 to full council, seconded by Lynch. The motion carried with the following vote:

Yes 6 – Amos, Lynch, Clark, Coolman, Jarvis, Walker

ORD-19-008

Development

An Ordinance To Authorize The Mayor To Accept An Easement For Water Line From Winchester Ridge III, LLC And To Enter Into A Waterline Easement Agreement ([Ordinance, Exhibit A](#))

- Request to move to full Council

Haire: Again, this is the same waterline that has been constructed by Winchester Ridge, LLC; this would dedicate that portion of their lot for an easement, for the waterline that has been extended; this would be for the future Greengate Drive extension.

A motion was made by Lynch to move ORD-19-008 to full council, seconded by Amos. The motion carried with the following vote:

Yes 6 – Lynch, Amos, Clark, Coolman, Jarvis, Walker

ORD-19-009
Development

An Ordinance To Accept Dedication Of Real Property ([Ordinance, Exhibits A B](#))

- Request to move to full Council

Haire: This is an ordinance that would allow us to accept a parcel in Winchester Village, Section 2, it's known as reserve D of that parcel; it's basically on Carriage Place, at the dead-end of Water Street; Ms. Pfeifer has retained ownership of that parcel since the subdivision was developed; she is trying to divest of all her property interests in and around the Canal Winchester area; she has sold the detention pond in this development to an adjacent property owner there; this is the last piece of property she has in that subdivision; we have a number of utilities and easements that run through that lot, so we can't develop anything; we would like to take title of that property with the idea that we would maintain our easement areas, and potentially connect the sidewalk through Water Street to the post office there; Jarvis: The transaction – does it involve any funds, or is it just an administrative thing? Haire: It's just an administrative thing, she would just like to sign the deed over to us; it's not a developable property, so she would just like to divest herself of it; Jarvis: For our part of it, we would have to cut it, right? Haire: We would be responsible; I know the neighbors on either side have been cutting it for years; Jarvis: It would be nice if they could keep that up, I guess.

A motion was made by Coolman to move ORD-19-009 to full council, seconded by Clark. The motion carried with the following vote:

Yes 6 – Coolman, Clark, Amos, Jarvis, Lynch, Walker

ORD-19-010
Development

An Ordinance To Authorize The Mayor Convey A Tract Of Land Consisting Of 110.244 Acres On Bixby Road To The Canal Winchester Industry And Commerce Corporation To Provide For Its Subsequent Conveyance To NorthPoint Development, L.L.C., Pursuant To Their Real Estate Sale Contract, And To Declare An Emergency ([Ordinance, Exhibit A](#))

- Request to move to full Council

Haire: Thank you Mr. Walker, this would allow us to enter into a contract with Northpoint Development, LLC to purchase the property that we are currently in contract to purchase on Bixby Road; this is one I brought to you recently when we entered into contract to purchase this for future investor development; we've been out marketing that to potential real estate brokers and developers that would have an interest; Northpoint is taking an interest in developing that; we've entered into contract to sell the whole 110 acres for \$15,000 per acre; Northpoint is one of the largest industrial developers in the country, they're the second largest landlord in the United States; they're based out of Kansas City; they would be partnering with another developer on this site, it's a developer out of Dallas; they're good partners to have in this; this contract allows them a due diligence period that would match up with our due diligence period on the Bixby Road parcel; hopefully we can align the closing dates, so we can close on the same date; Lynch: What type of development are they looking to put there? Haire: They build mostly

warehouse and distribution centers; it could be manufacturing as well; Lynch: Do they have any kind of timeline as to when they foresee the build-up in there? Haire: The hope would be that if we can meet the due diligence timelines that we have in our contract that we'd be closing in June, and construction would start soon thereafter; Lynch: Quick turnover; Haire: Yes.

A motion was made by Clark to move ORD-19-010 to full council, seconded by Coolman. The motion carried with the following vote:

Yes 6 – Clark, Coolman, Amos, Jarvis, Lynch, Walker

ORD-19-011

Construction Services

An Ordinance To Authorize The Mayor To Grant A Utility Easement To South Central Power Company For Existing Overhead And Underground Electric Utilities Along Groveport Rd (Parcel Number 184-001310)

(Ordinance, Exhibit A)

- Request to move to full Council

Sims: Thank you Mr. Walker – this easement is similar to the one we had last month; it is for existing South Central utilities, this time east of Gender Road on Groveport; in particular, this is on the parcel that we obtained from ODNR last year about this time; we had – there's an existing overhead line right along the right-of-way that South Central has; we provided them access to bury some of the new underground that was part of the relocation work on Gender Road; Amos: Last month you said that a lot of the work they were doing was a lot of cleanup work – is that similar to what this is going to be? Sims: It kind of is; in the sense of the existing overhead portion that was on our parcel; we had parcels on both sides of it, so now we have the third, so we'll have the easement with South Central all the way down through there.

A motion was made by Amos to move ORD-19-011 to full council, seconded by Coolman. The motion carried with the following vote:

Yes 6 – Amos, Coolman, Clark, Jarvis, Lynch, Walker

ORD-19-012

Construction Services

An Ordinance To Authorize The Mayor To Grant A Utility Easement To South Central Power Company Along Robinett Way For Underground Electric Utilities On Parcel Number 0420376000 (**Ordinance, Exhibit A**)

- Request to move to full Council

Sims: This easement to South Central Power is to allow them to extend the existing underground electric system on Robinette Way – currently it ends basically where Cam Logistics is on the north side of the cul-de-sac, and extend it across the frontage of our property there to reach the Nifco site, so they can provide electric service to the Nifco project; Jarvis: Was it the case of whether there was electric provided to that parcel, or was it insufficient for what they are doing? Sims: At the time, when they extended the electric years ago when the first developments went in, that was essentially one giant lot that we owned; we didn't know how it was going to shake out exactly, so it ended at Robinette Way; so this is going to wrap around that ball, and go into the Nifco site; Haire: They extended that electric line in 2013, so we developed that in 2009, and have been working with South Central Power – in 2013 they extended that line at their cost, which is rare, so it was a good partnership with Canal Pointe having them put in

that line; they just put it on the north side, because we had imminent users affecting it; Jarvis: This is just getting it over there – Haire: Correct; Sims: Just to reach that site, basically – it's a pretty narrow stretch just to get to the Nifco property.

A motion was made by Jarvis to move ORD-19-012 to full council, seconded by Coolman. The motion carried with the following vote:

Yes 6 – Jarvis, Coolman, Amos, Clark, Lynch, Walker

Jarvis: Quick question – is there any reason to suspend the rules for 2nd and 3rd readings, and/or make it an emergency on that one? Sims: No; Jarvis: For some reason, I thought they were moving ahead from your report; Sims: They are – South Central will be performing work; we gave them a right-of-entry, like we typically do on our own projects to allow them access until the easements were obtained; they probably will be doing the work over the next few weeks; Jarvis: Is this enough time for 3 readings? Sims: Yes, exactly; it didn't necessitate an emergency, so we wouldn't follow that path unless it was required.

ORD-19-013

Public Service

An Ordinance To Authorize The Mayor To Enter Into The Sewer Oversizing Agreement With Grand Communities, LLC ([Ordinance, Exhibit A](#))

- Request to move to full Council

Peoples: Thank you Mr. Walker; Grand Communities is Fischer Homes, they are building Westchester 13; they are putting in about 2,000 feet of sewer line – their need was to only do 8-inch sewer lines through there; as part of adjacent land that could possibly develop in the future, we want to be able to accommodate sanitary sewer for that, from a gravity standpoint; in order to do that, we had to have them oversize the pipe from 8-inch – 1,650 feet – from 8-inch to 12-inch, and then 400 feet from 8-inch to 24-inch; this would be the reimbursement agreement for that; basically, we are paying for the oversizing of the pipe itself, the difference between the 12 and the 8, and the 24 to 8; we're splitting costs for dewatering in that area; Walker: What is the difference between 8-inch and 24 in cost? Peoples: I don't have – I can calculate it out: it was \$54,000 for the 8-inch – Haire: It was in section 4, so 8-12 for 1,650 feet it was almost \$15,000, and for the 8 to 24 it was almost \$40,000 for 400 feet; Peoples: \$9 a foot for the 8 inch, the price difference is \$9 a foot between the 8 and the 12; Walker: Obviously we are okay with that difference? Peoples: Yeah, we had Bill look through it as well – as far as the cost difference, we are good with it; we had to work on it a little bit with the dewatering, just because it wasn't as easy to calculate the difference of that their portion was, so we just split it evenly; Clark: Will we recoup the \$134,000 when the development comes on the other side? Peoples: Portions of it – obviously with the 12-inch line, there's not as many acres – I think there's only a 40 acre piece that's on the east side of Gender Road that will serve into that; the 24-inch line is quite a few hundred acres that it could potentially serve as well; Clark: That price will be built in when those are developed; I don't want to pay for residential development; Peoples: Westport – the proposed Westport development at Middletown Farms – we had some discussion with them about their contribution to that; Walker: Who is it that calculates that in the beginning; I'm just curious, because that's 3 times the size of the line? Peoples: From a tributary area – or the size of the pipe itself? We've had Bird & Bull – our engineers – they had done a study for us, a sewer tributary study, a 20-year plan type of thing, and they had done that for us in 2010; they are – as part of that, we looked at these areas, when they started the development on that – the Westport development they went in and made sure of our calculations; Jarvis: I don't question the wisdom of doing this – I think it's good, solid planning, because something is

going to happen in the future, and if you didn't do something like this, you might be tearing up lines, and there would be a throwaway; Peoples: Or have to put in pump systems, which would be more infrastructure; Jarvis: I do have a question about the timing – this is another one that's been ongoing, it's already underway; if Grand Communities, which I'll use interchangeably with Fischer, are they allowing this to happen, or are they a cost-sharing partner – or is the real cost-sharing partner the 3rd party that's unnamed, that's on the other parcel? Peoples: They are a cost-sharing partner, they've basically fronted the money for this; we did the structure of it, the reimbursement will be when they get the first phase done, and all completed with, and we'll give them a portion – I think it was 50% of the money, or very near 50%; once phase 2 gets going, we're going to pay the other portion of it; Jarvis: We are talking about Fischer right now? Peoples: Yes, Fischer, other developments will be tying into this; it has yet to be negotiated on what contributions are; Jarvis: I guess because this is not commercial it's not a 'TIF-able' situation, but you're sort of trying to construct a TIF for another situation? Somebody who is not there right now will be – Peoples: I guess an example I could use that you might be familiar with is Sycamore Creek, the Pickerington development, we've done that all through different capacity fees; we set an area that's tributary to the Route 33 lift station; it serves Canal Pointe, and it also serves Sycamore Creek and Fox Glenn; back when we had that done, we entered into that agreement, so the reimbursement is just higher capacity fees; we are basically financing that over a long period of time, so the capacity fees are just going towards that lift station.

A motion was made by Amos to move ORD-19-013 to full council, seconded by Clark. The motion carried with the following vote:

Yes 6 – Amos, Clark, Coolman, Jarvis, Lynch, Walker

ORD-19-014

Public Service

An Ordinance To Accept Hill Rd. Right-Of-Way ([Ordinance, Exhibits A B](#))

- Request to move to full Council

Peoples: Thank you Mr. Walker, as included in your packets, the exhibit – a parcel of land that is on the backside of the right-of-way along Hill Road, and fronting Westport's Canal Cove project out there, this is – as you remember, Hill Road is not in the city, and this was just a parcel of property that was part of the development; there's a gap between our corporation limit and the right-of-way; this another piece of the puzzle as far as Hill Road eventually being in the city.

A motion was made by Jarvis to move ORD-19-014 to full council, seconded by Coolman. The motion carried with the following vote:

Yes 6 – Jarvis, Coolman, Amos, Clark, Lynch, Walker

E. Reports

Matt Peoples - Thank you Mr. Walker, just a couple of highlights from my written report – the McGill Park – OHM submitted the grant application for the trail connector that would connect McGill Park over to the covered bridge; that would start at the phase I of McGill, that we have the Land & Water Conservation fund; we had this at the last council meeting, just authorizing legislation; at that meeting, we just kind of proposed it, we were still developing costs for that; at that time, we estimated about a million dollars – the biggest concern we had was that there was a bridge associated with that; we did finalize everything with the grant application; it is a \$900,000 project, just a little bit over – that bridge

that we were talking about was \$300,000 by itself; it's a significant structure that we will be putting up there; I don't know if there is a time frame on the award; Jackson: October or November; Peoples: The grant request was for a 50/50 split, so right around a \$450,000 grant to go along with our portion; Haire: It was about a mile-long trail; Coolman: That's quite a healthy contribution to the whole project; Peoples: Yeah, as part of the overall McGill project, we did not have this connector to the covered bridge – basically from the Washington Street down to the covered bridge; to make that connector to our existing trail system would be looked favorably upon the application committee; Jarvis: This also addresses a safety concern we had, right? Peoples: There's some access that's going to be able to be provided – a little better crosswalk, some of the houses along Washington Street down Ashbrook Road, there's no sidewalk down through there; I'm not sure how many kids do that, but they will be able to cross; this will pick that up, and then additionally this goes through the land that the Ashbrook Homeowners Association donated to us, and one of their requests was that we escalated the trail up through there; this grant opportunity came along, and we wanted to try to make that happen; Walker: Will there be a need for any lighting there, for the students that are walking? Peoples: There's not any lighting included in the project at this point; there are some overhead lines through there; we've been working with South Central on getting regular cobra head streetlights over on the Groveport Road bike path, because there is some existing pole line out there; that could be an improvement that we do when we do McGill Park; per our ordinance, the parks are only dusk to dawn, so they have – with McGill Park having the event center, there will definitely be some after hours, so we will be looking at that; Lynch: Does this bike trail and path – is that part of the overall \$7 million budget that was included? Peoples: The trail was shown on there, like I said, the only thing that wasn't on there was that line along Washington Street, from Washington Street down to the covered bridge – that was not included; there are definitely trails, I don't know if in that \$7 million budget that the bridge was quite expected; it'll be an outstanding amenity, if we can get that; it's such a setting back there, I'm very excited – hopefully we can get this funded and get it going; Lynch: What do we have in total grant applications at this point, has anything been awarded for sure? How much is proposed? Peoples: Not for McGill, just for – as Mr. Haire talked about earlier, for Westchester, we did get \$100,000 for that; we have \$450,000 here, \$500,000 for phase I; Jackson: Correct; Peoples: Those are the two that are out for McGill – almost a million dollars; Lynch: Okay, do we feel there's more grant opportunities out there? Peoples: Yeah, there's some private grants out there, these are both state grants through ODNR that we have applied for; there's a lot of smaller grants that we would be looking for – tennis courts, lighting for baseball fields; Jackson: Major League Soccer, Major League Baseball – those types of organizations have separate grants that we are looking into; Peoples: Even if they're just providing goal nets for soccer, it's one less thing we have to do; I know that there's a contract that we have a firm looking at putting some stuff together for outside donations; we already have Mr. Wood and the Wood Foundation donated \$500,000; I guess that was part of the whole process of looking at private as well; naming rights – I think we have nothing nailed down, but we have a full gamut of things that we are looking at; there's always playground grants that we can look at, even if they're just 25% off a piece of equipment.

Lynch: Who is looking into all of these grants? I know there is a world of them out there, I know some of them can be a little elusive, and a little challenging to locate; Peoples: We use MORPC's list – most of these are public grants, the ODNR-type thing that we are looking at; Jackson: Our consultant is doing that; we have a consultant that we meet with every month, and they are putting together all of that information, and putting together what they need from us to do the grant application; quite honestly, we don't have the time, or the ability to do that; they are doing that for us; a lot of those grants are

multiple cycles a year – if we miss the first cycle, we have the opportunity for the second cycle, and we don't get it, we can always apply again; they are working on that for us; Lynch: It's a size within itself.

Chair acknowledges that Mr. Bennett joined the meeting at 6:29p.m.

Lucas Haire - A couple of items from my written report that I wanted to update you on – last Tuesday I attended the Franklin County commissioners' hearing for the annexation of the Bixby Road parcel; they passed their resolution to support that annexation, so now that will come to city council; there's a mandatory 60-day waiting period, so that will likely be on your April 1st agenda, so we look forward to that; if you haven't been out to Canal Pointe recently, or you haven't drove down 33 and saw the large building going up, I would recommend going and looking at that; Nifco has got their building under construction now – the front wall of the entire building is up, the pre-cast concrete there, they've got about half the steel up the last time I was out there; it's really starting to take shape, and you're starting to get the scale of that structure – 105,000 square feet; they are looking at a completion for that project in June, I would recommend that you take a drive there – if you don't regularly drive between Gender Road and Diley Road, I would recommend that you take a drive out there, and you can get an idea of the scale and the visibility of that building that you have from 33; the Hampton Inn is under construction, so you've likely seen the stair tower going up close to 33; it's almost topped out – I think they have one more floor to add on there, but that will also give you an idea of the scale of that building; there will be a stair tower on either side of that building, so they will start next with the one that's closer to Waterloo Street; that structure is planned for completion in January of 2020; I believe that work was supposed to start at the Canal Winchester high school today; you'll see some progress start to take place there in terms of the new addition they have going on; a lot of the work is centered around the media center, which is the current office of the high school; a lot of the work will take place there, and the office will be relocated to the front of the building on Washington Street – there will actually be an entrance off of Washington Street, and visitor parking all across the front there; there will be a building addition with some classrooms on the front; you should see some work taking place over the next few months there, in terms of work taking place on the exterior of the building; during the summer is when they will start the major demolition of the inside, and the reconfiguration they're going through; Planning & Zoning Commission will consider the rezoning of the Bixby Road parcel from its current zoning of township agriculture and limited manufacturing; that's going to be on their February 11th agenda, which will then come to council after that.

Walker: Any grand openings coming up soon? Haire: Nothing planned at this time; I'll be sure to let you know, especially if they're at 6 in the morning in the middle of January; we did have the COTA grand opening for their park & ride location; it was at 6 in the morning on a Thursday – I was surprised at how busy it is; the bus has been very well received – the express buses they have leaving there, and I think one bus had standing room only, they're looking at adding new service already; Walker: It's a good addition.

Amanda Jackson - Thank you Mr. Walker – I'm going to sound a little bit like a broken record here for a second, talking about the income tax changes we made this year; with RITA collecting everything, we've got a lot of phone calls now that people have gotten their W2's; regardless of the year, everything needs to go to RITA; even though you're filing your 2018 taxes, it goes to RITA; I'm going to work with Amanda Lemke on putting that out there as much as we possibly can, hopefully cut down on the phone calls we

have been getting; in case anyone asks, again, anything – doesn't matter the year, goes to RITA; I wanted to let you know that your business cards are on order, they should be here hopefully tomorrow, but if not then, then definitely Wednesday; if you're in a real big hurry, and you want to stop in this week to pick them up, then feel free – otherwise I'll have them for you at your next council meeting.

F. Items for Discussion

Clark: We're going to be getting the money – the \$600,000 roughly from the Bixby Road project; I would like to see a discussion of how people would feel if we would earmark that for economic development purposes; to save that money for when we need to look at extending a line somewhere, or buying new property, or whatever – that we would have that capability in hand; I know there's pros and cons to that; I'm a big economic development believer, I harp on it a lot; I believe that's our future – creating the next job, the new job, to help fund – I think that \$600,000 put in that direction would quadruple in size back to the city over the next 10-15 years; I'd just like thoughts on that, both the administration – I'm sure Amanda will have some input on that; Coolman: You mean to hold it outside of the general fund? Clark: Right – it could be part of the general fund, but just controlled by the CWICC, or it could be in the CWICC, or whatever; this is my idea, this was not anybody else's idea – Lucas didn't think of this, I thought of this all myself; Jarvis: How does it work, historically? For example, we'll use the parcel on Bixby Road – the money to purchase that was not borrowed, it came from somewhere, right? Jackson: We haven't actually purchased that property yet; Jarvis: I was assuming we did; Jackson: We probably would have done some short-term borrowing, rather than paying cash for a purchase that large, because it was about a million dollars – am I correct on that Luke? Yeah, so right around a million dollars – that's a very large purchase; we probably would do a very short-term borrowing, with the intention of once the property is sold, to pay off that short-term borrowing; when I say short-term, I mean less than a year; what Mr. Clark is referring to can be done, let me say that; in a sense, we kind of already do that – we just don't necessarily do it on paper; we know how much we get Mr. Haire sells property, let's say in Canal Pointe or something, we tend to use that as our starting mark for whatever the next project is going to be; if we have to throw in more, we would do that, does that make sense? Jarvis: That's sort of the goal, right? Clark: Yeah; I'd just like to see it saved and spent on something – it was created by an economic development project; it was kind of a windfall – we didn't expect it, this came out of nothing that we were planning for, so it's not like we are taking anything out of our budget; I think you're going to see in the next few years – we've got OPUS putting those facilities in; we've already got a developer buying out there, and they're ready to go – they feel they can fill up some buildings; I think we're going to be in the same position in the next 3-5 years, looking around and going where's our next project – where are we developing our next park? We're going to need money to get it going; Jarvis: One of the things that slowed Canal Pointe down in the early days was that we didn't have enough roadway, it was just one step ahead of – somebody would buy something, and it was like 'now we have to put another section of roadway'; Clark: Right, obviously a developer is going to look and say if you have roads built there, they're going to be like 'wow, we can build here, and our trucks can start rolling the next day'; it would shorten the development process and time, and we might beat some other park that's not quite ready for that; we would have roads and sewers ready to go; Walker: Would this be put as an ordinance – is that how we would go about that, Ms. Jackson? Jackson: I need to look into exactly how legally, under Ohio Budgetary Law, we can do this; let me get back to you on it, I have a few ideas, but I want to look into it; I do just want to, for your information, explain about Canal Pointe and how that was all developed; we did take out a borrowing; it was something we rolled every year, because the interest rates were favorable enough to do that; we would pay it down – basically as we sold property, or as our

budget would allow; we finally were able to get rid of that last year; if you're talking about developing something similar, we would probably take a similar approach, even with this money being earmarked for economic development; Clark: It wouldn't bind, to be honest with you, it would be on resolution, and one vote to free that up – any 4 council members can vote and say 'we have an emergency over here, and we want to free this money from that, and move it'; it couldn't be moved until council – Jarvis: It's non-binding, it's kind of symbolic, I understand; Clark: It shouldn't be touched, if at all possible, except for economic development purposes.

G. Old/New Business

H. Adjournment @ 6:46 p.m. *A motion was made by Lynch to adjourn, seconded by Coolman. The motion carried with the following vote:*

Yes 7 – Lynch, Coolman, Amos, Bennett, Clark, Jarvis, Walker