

Canal Winchester

*City Hall
Council Chambers
45 East Waterloo Street
Canal Winchester, OH 43110*



Meeting Minutes - FINAL

August 21, 2023

6:00 PM

Council Work Session

*Bob Clark - Chair
Laurie Amick
Jill Amos
Steve Buskirk
Chuck Milliken
Patrick Shea
Mike Walker*

City YouTube Channel – [CityofCW YouTube Page](#)

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- A. Call To Order** *Milliken called the meeting to order at 6:02 p.m.*
- B. Roll Call** *Present 6 – Amick, Amos, Buskirk, Milliken, Shea, Walker*
A motion was made by Walker, seconded by Amos to excuse Mr. Clark from the Work Session meeting. The motion carried with the following vote:
Yes 6 – Walker, Amos, Buskirk, Milliken, Shea, Amick

C. Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims

D. Reports of City Staff - Bill Sims

Bill Sims – Construction Services Director

Discussion started at 34:17 on YouTube Channel

Sims – The street program is still ongoing. We’ve had a bit of a lull as we accomplished some of the paving work initially and are waiting to get started in the Dye Addition with the reconstruction of Woodsvew Drive and the resurfacing of the other roads in that area. We’ve really just been waiting on storm structures at this point. We’re anticipating getting started on that almost any time now. We’ve got roughly four to six weeks of work in that neighborhood to wrap up the street program. The water line replacement project is moving along quite well. The contractor is probably significantly ahead of schedule by at least several weeks at this point. Work is currently occurring on Groveport Road, and probably 90% of the main is in the ground. Their crews are also installing water service tubing and things of that nature. They also have a second crew that has started over in McGill Park, installing the main water line from the park to the end of East Columbus Street. We’ve got a couple weeks’ worth of work on that as well. The Three Seasons Shelter: we still don’t have a date for the delivery of the building. I’m expecting the building permit submission at any moment. It should have been last week. I was waiting to get that in to the building department so we could get permit items taken care of. I am expecting two or three days of site work to occur here in the next week or so in anticipation of Ferguson starting some foundations in September. We have the pickleball courts out for bid. They’re currently out, with the bidding opening on Friday. It looks like we’ve had a fair amount of interest in the project. I think I counted 10 general contractors on the plan holder list, so hopefully that will translate to at least a few bids on that project. We’re really looking forward to that, and I know that’ll make a lot of folks happy to see us moving forward on that project. On the private end of things, we have Greengate starting their last section of work. Its phases four, six, and seven that are combined. It’s kind of the north-side loop of that development. They’re currently doing earthwork. They’ve got another week or two of earthwork, and then they’ll start the underground utilities. The expectation is that it will go on for the rest of the year until snow falls. They’re hoping to get some asphalt down, but it’s going to be tight, so they’ll probably wrap it up in the spring. The Evans Farm project on the end of Robinette is starting to near completion at this point. They do have a punch list; there are a number of items that need to be completed to be substantially complete, with the first and foremost being the sanitary lift station, which is not yet operational. The contractors are there, the electricians are there currently installing panels, and hopefully we’ll have a startup within a couple weeks. The last thing that will probably occur out there is actually putting the surface on Robinette. There’s asphalt out there currently, but we’re holding off on the surface until they’ve got basically everything done that they need access to on the road with trucks and equipment. Also worth noting is that the Indian Trail edition project has begun. Elford Construction is doing that project for the schools. I had a site kickoff meeting with the general contractor and sub site work contractor today. They’ve started a little bit of work out there, but they’re anticipating some utility relocation that they want to get started on this week. This project will be ongoing until the end of next summer. From a right-of-way standpoint, probably the most significant item is that South Central Power

is rebuilding some of their overhead lines coming from the substation off of Waterloo and Elm Street and rebuilding that line going north. They're going to be going under 33 and burying their overhead lines under the freeway, then continuing north along Bowen Road up to the Lehman Road area. They've just started on that project. AT&T's intention to get started on the Ashbrook Village subdivision is to hopefully get it completed this year, but they're still finishing up a couple items on previous projects. We'll see how that goes. Any questions?

Walker – When we're looking into the pickleball courts, I was asked to mention and see if anyone is comparing with other cities how their pickleball courts are set up.

Sims – We did look at other communities. It's been kind of a hot item the last few years. EMH&T is the design engineer, and they've done several pickleball projects for a number of other communities as well. We kind of got to learn from some things that went well or maybe could have been better. I think we have a good set-up with our court dimensions, the style, and the types of fencing that we're using for separation, seating, and lighting. There's a group of about 20 here from Canal that plays in some other communities, and I did have some conversations with folks from that group and walk them through our project. I think at the end of our conversation, they were pretty pleased. There are a couple of amenity-type items that are not necessarily part of the construction project but could be added to dress things up a little bit. Overall, I think some of the concerns about the fencing configuration, spacing between courts, and area for seating have been handled pretty well.

Amick – Just a quick follow-up on the damaged sections of Jenkins Drive in Ashbrook Village. I think you guys were going to ask the asphalt vendor to go take a look at it. Is there any report on that?

Sims – We have added those to the contract. When they have a patching crew back in town, we will address that. We also have another pretty significant pavement failure on Buckner. Mr. Starcher, the street superintendent, brought those to my attention. We went out and looked at them and got measurements, so we've added those to Decker Construction's contract, and we'll get those performed this year.

Amick – I know that when we talked about the cause of that particular section, there seemed to be a bit of a mystery. I know we've talked about, at some point, whether there was an underground spring that ran through there. Will there be any deeper dive into what's causing that section to continually erode?

Sims – I don't have any plans to study it. I would certainly say it's definitely a moisture-related problem. The groundwater in that area actually seeps out of the hillside, even up at the top of the hill. My suspicion is that it's obviously getting trapped under the pavement at different points in time, and it's leading to some of those areas that are failing. It's a little challenging to try to figure out how to stop that or intercept it. The roads are designed with underdrains and things of that nature that should be capturing some of that water, but they're not. Those are not really intended to carry continuous groundwater.

Amick – Are you confident that it's a naturally occurring underwater situation versus something coming from the water tower?

Sims – Yes. Absolutely. If we had a leak of some type, it would be continuous, and it'd continue to get worse. We've got some strange conditions here. We have a lot of silt in our clay, which does not help. It's

really moisture-sensitive. We've struggled in some areas, like Dietz Drive, for example. We've had issues in Ashbrook in the past where there were trenches across the road.

Amick – There is a lot of rust on the road too, caused by that leakage.

Sims – That's another indicator; it's groundwater.

Amos – The school is expecting to host all-day kindergarten starting in August of next year. I think that's the goal—to have the building complete to receive occupancy in August of next year. Do you see any hang-ups from our side as far as making that happen?

Sims – I don't foresee anything. The aspect I'm involved in is more of the site's civil nature, and it's pretty limited as far as that goes. I mean, building construction is the vast majority of the work. Our building department follows the Ohio building code, so there should be no surprises unless there's some unforeseen issue in the design. The contractors intend to be complete by August 15th. I don't see why they wouldn't be.

Amos – Is this the same contract they used for the high school add-on?

Sims – Yes.

Amos – Originally, there was an access road in front of Winchester Trail that led onto Gender Road. Potentially, with another 200 students coming in per day, is there a possibility they're going to open that access road to do the right out onto Gender Road from the parking lot area?

Sims – There's nothing associated with this project specifically related to that requirement. Certainly, the space is there and available for that. What is the school's intention? I'm not too sure. They used to have access out to Groveport Road as well, and I think they got rid of that property.

Haire – This would be going from half a day to all day, so it would be the same number of students. They're just going for a longer period of time.

Amos – Right now, you have about 250. You'd have 500 that would show up at one time, so you're increasing your number when they're coming and going. The traffic coming in and going out is already chaotic. I'm just wondering if it will help alleviate some things if they open that access road.

E. Request for Council Action

RES-23-028

Finance

A RESOLUTION AUTHORIZING THE LABOR DAY FESTIVAL COMMITTEE TO OPERATE THE ANNUAL "CANAL WINCHESTER LABOR DAY FESTIVAL" ON THE VARIOUS STREETS AND SIDEWALKS OF THE CITY OF CANAL WINCHESTER

- Request to move to full Council

A motion was made by Amick, seconded by Buskirk to move RES-23-028 to full Council. The motion carried with the following vote:

Yes 5 – Amick, Buskirk, Milliken, Shea, Amos

Abstain 1 – Walker

Discussion started at 48:29 on YouTube Channel

Ebert – This is pretty typical of what we’ve done every year for 101 years. It defines what the Labor Day Committee can use, the boundaries, and the hours of the festival.

RES-23-029

Development

A RESOLUTION TO AUTHORIZE THE MAYOR TO ACCEPT A DEED OF SANITARY SEWER EASEMENT FROM THE BOARD OF EDUCATION OF THE CANAL WINCHESTER LOCAL SCHOOL DISTRICT

- Request to move to full Council

A motion was made by Buskirk, seconded by Walker to move RES-23-029 to full Council. The motion carried with the following vote:

Yes 6 – Buskirk, Walker, Amick, Amos, Milliken, Shea

Discussion started at 49:34 on YouTube Channel

Haire – This is the project we were talking about with the elementary school expansion, and reviewing it, we were able to discover that we never received a sanitary sewer easement when those schools were originally constructed. Since there are two buildings connected to that one line, it is a public line, so this would just allow us to accept a 0.669-acre sanitary sewer easement across the existing public sanitary sewer.

RES-23-030

Development

A RESOLUTION TO AUTHORIZE THE MAYOR TO ACCEPT AN EASEMENT FOR WATERLINE PURPOSES FROM THE BOARD OF EDUCATION OF THE CANAL WINCHESTER LOCAL SCHOOL DISTRICT

- Request to move to full Council

A motion was made by Buskirk, seconded by Amos to move RES-23-030 to full Council. The motion carried with the following vote:

Yes 6 – Buskirk, Amos, Milliken, Shea, Walker, Amick

Discussion started at 50:42 on YouTube Channel

Haire – This is the same scenario as with the water line. There was no easement associated with the public water line that was installed. This would allow us to accept the 0.45-acre easement over the existing public water line.

RES-23-031

Public Service

A RESOLUTION TO ADOPT THE FIVE-YEAR CAPITAL IMPROVEMENTS PLAN/MAINTENANCE OF EFFORT FOR THE CALENDAR YEARS 2024-2028 FOR THE CITY OF CANAL WINCHESTER, OHIO

- Request to move to full Council

A motion was made by Amick, seconded by Amos to move RES-23-031 to full Council. The motion carried with the following vote:

Yes 6 – Amick, Amos, Buskirk, Milliken, Shea, Walker

Discussion started at 51:34 on YouTube Channel

Peoples – This is a combination of the planning efforts we’ve had with the Capital Improvements Plan. As I always say, this is correct as we pass it, and with all intents and purposes for next year, we are trying to include it in the budgeting process, but things do change in this. It is a very fluid document.

Amick – It just so happens that it’s the last item on the list, but the old adage says strike while the iron’s hot, right? We have our Ohio Health Partners moving to Waterloo, and it’s a beautiful piece of property, and it also happens to be where we have our temporary welcome sign. I was curious if we would be in a position to perhaps buy whatever it would require, you know, a tenth of an acre. I’m not sure how much space it would require to simply put a welcome sign there. I believe in our previous discussions about this

topic, it was more a question of not owning the land to do it than the cost of the sign itself. I'm just open to your thoughts on that.

Peoples – It's something that we've thought about internally. We haven't had a whole lot of discussions, but as I was putting this together, I realized that we won't be able to put it in that driveway anymore. I'm not sure if a permanent sign would go there or somewhere else. We have had some discussions previously, especially with Ohio Health coming. It's probably something that's a little bit more on the forefront.

Amick – It's definitely a timing question at this point.

RES-23-032

Public Service

A RESOLUTION TO APPROVE THE TRADE-INS OF A 2008 CHEVROLET 4500 CABOVER STAKE BODY TRUCK AND A 2011 FORD F-150 PICKUP TRUCK

- Request to move to full Council

A motion was made by Walker, seconded by Shea to move RES-23-032 to full Council. The motion carried with the following vote:

Yes 6 – Walker, Shea, Amick, Amos, Buskirk, Milliken

Discussion started at 54:09 on YouTube Channel

Peoples – This is very similar to the condition we had in early 2022. We've ordered three trucks through some vendors as part of the state bid process, and one of those trucks is built and has a ship window. The other two trucks are kind of question marks, so we ended up finding another vendor that has these trucks in stock rather than being built. These are some trade-ins for those two vehicles. Obviously, the 2008 is Dick Miller's favorite truck, so he will definitely be sad to see that go, but we did find a suitable replacement. We're trying to get 12 years out of our standard pickup trucks and still have them provide some value for us on the trade-in.

Amos – The three new trucks were included in the budget, correct?

Peoples – Yes.

Shea – Do we really want to do that to Dick Miller?

Peoples – It's almost the exact same truck. The only difference is that it's a four-door. If you have ever seen his cabover, it has a tank in the back of it. He loves the flat front of it as well as the maneuverability. The guys are going in and out of traffic. The wheelbase is a foot longer than his existing one, but the bed is a dump bed as well, and I think he was pretty happy.

ORD-23-028

Development

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING APPROXIMATELY 16.36 ACRES OF FAIRFIELD COUNTY PARCEL 042-0388810, OWNED BY SHRIMANGESHI, LLC, LOCATED AT SOUTHEAST CORNER OF DILEY ROAD AND BUSEY ROAD FROM PCD – PLANNED COMMERCIAL DISTRICT TO PUD - PLANNED UNIT DISTRICT

- Tabled

A motion was made by Amick, seconded by Amos to untable ORD-23-028. The motion carried with the following vote:

Yes 6 – Amick, Amos, Buskirk, Milliken, Shea, Walker

A motion was made by Amick, seconded by Buskirk to move ORD-23-028 to full Council. The motion carried with the following vote:

*Yes 6 – Amick, Buskirk, Milliken, Shea, Walker, Amos**Discussion started at 57:27 on YouTube Channel*

Amick – I see that we have our clients here who are proposing this particular change. Unfortunately, Mr. Clark is unable to be with us tonight. I know there were several questions from the group about the opportunity to continue to have discussions about the commercial development of that particular plot. I don't know, Mr. Milliken, if it's appropriate to ask if one of them wants to speak.

Milliken – Certainly.

Shree Kulkarni – I have a presentation to go through, if you guys don't mind. I'm the owner of Shrimangeshi, LLC. You guys have quite a bit of background, I think, on the southeast corner of Diley Road and Busey Road. I do think it's going to be helpful to kind of go through this presentation for all of our educational purposes. One of the things that we didn't really get a chance to look at last time but that is imminently important is the community plan that you guys put into motion. Over the last year, the City of Canal Winchester has done a lot of work trying to figure out what your constituency wants for their city. If you look at this timeline, there are thousands of interactions with community members at Blues & Ribfest, Labor Day, and Community Workshops; it's pretty exhaustive. At the end of the day, I think this community plan gives a pretty decent representation of what the people in your community want, which is interesting because one of the things that came out of this is a market study attached, which I'm sure you guys have seen, but there's a deficit in the city of 2,600 multi-family units. I think that's over the next five years, but the fact of the matter is, and I think hopefully everybody here agrees, that the City of Canal Winchester doesn't have enough diversity of living. There has to be apartments for single people who are working in the thousands of jobs that you all are creating in all these warehouses and all of this regional development that you guys are doing in commercial development. They need a place to live. Not everybody can afford a house; not everybody can afford the down payment; and not everybody can afford 8% interest rates when they purchase a house. There has to be a diversity of housing stock, and your study shows it. If you look at our particular parcel, the community plan labels it a mixed-use new town center. It's basically a mixed-use development, including residential and retail. I think this is one of the rare times where what the community wants and what I, as a developer, propose intersect. At the end of the day, what we're putting together is a plan that matches what they want out of their community. It's a win-win. From a user perspective, it's also a win-win financially, which we can go through in the next couple slides, but I just think it's important. If you look at the picture, we highlighted the language, but it resembles the type of development that we're looking to do here on the southeast corner of Diley and Busey. Greengate Boulevard, when I bought this property in 2006, at some point after there was this right-of-way exchange, and the city has promised to build Greengate Boulevard, the storm water detention, and bring all the utilities through. This is a very expensive and important piece. This is part of your transportation plan, and there's not enough money in the TIF today to cover the costs of building that road. What we're proposing to do is add a development here that will pay for all of Greengate Boulevard and more. Even if you do the rough numbers for a \$50 million multi-family building, and it's going to be more than that, but let's call it \$20 million of commercial development, we're going to be inputting into the system about a million plus dollars of real estate taxes. If 55% of that goes to the schools, the City of Canal Winchester gets \$450,000 in real estate taxes. Mr. Clark made a comment about getting more retail before he agreed. He feels uncomfortable. There are a couple things I can say with pure, unadulterated truth here: retail follows people. It's a fact. You're not going to get the type of retail you want unless you bring the people that are going to stay in the apartment complex or the people that are earning \$80,000 a year. Even if you did the simple math on that, imagine 244 apartment units

occupied by an average of \$80,000, and you get \$20 million of spending. Those people are buying burgers, drinking beers, and using the services; it's very important. From an apartment perspective, in today's day and age, it's not just somebody living there. There are a lot of people who work from home. There's an opportunity to collect income tax, capture those dollars, and service the people that are working here. In a perfect world, you want people to work here, live here, enjoy the community, enjoy the downtown area, and enjoy all the amenities you guys have to offer. Our plan really leads, as I said, to a win-win-win. It's good for the community. It's good for us. It's good financially. The Greengate Boulevard project is a priority. It's a very important piece. It's a big piece of the connectivity between Redwood and Hill Road. It's a piece of the connectivity in terms of the bike paths that we'll have that are going to get you to the park system and all of the other things that you guys are spending money on. We're an important piece of that. You can see our parcel there, but effectively, our multi-use trail on Diley Road will connect through Greengate; it'll go to the park that you have on the east side of Busey Road. The total acres that we have left over for commercial use are going to be 23 acres. Even if you do the rough math of 10,000 square feet per acre, assuming that you can get continuous development, there are 230,000 square feet of commercial space that we're going to build at some point in the future. From our perspective, you're not going to have a more patient owner. It's been 17 years. We haven't built anything. Why? This is the opportunity to build the right thing. The truth of the matter is that we have a great partner on the multi-family side. I'm not in a position to name the group, but this is a group that you guys would be very proud of. This is a group that, if you go to other communities and look at their developments, you'll think is amazing. They would help us on the multi-family side. They would help us make sure we got the right tenants on the retail side. At the end of the day, we have to develop the right type of thing here that's going to attract the right user base, the right tenants, as well as the right retail users. This is an effort to do that. This is the whole site. It kind of gives you a breakdown. It is 35.57 acres; subareas 1 and 2 are 16.36 acres. The right-of-way is 1.25 acres. Its 18 acres on the south and 5.49 on the north. There are 23 acres of commercial development to be had. This is just a list of all the benefits that our development is going to bring. It directly ties into the future land use that you guys have planned. It pays for Greengate Boulevard, including improving the regional transportation network as well as the trail systems. It has regional storm water. It fits all your architectural design standards. It's compatible. It's walkable. Our hope is that you guys feel the same and move it from the table to full council. I think it's going to be a great project for everyone. I'm happy to answer questions.

Shea – I asked a question of Mr. Feathers last week. Do you have an answer to that question?

Kulkarni – I do. A couple things: I don't think it's legal for me to promise something on a parcel that's not in front of you guys. I don't think it's fair, but most importantly, I don't think it's the right business move for the community. We have spent a lot of time and effort to get here. We had to come up with a plan, footprints, and design standards. Six to eight months ago, you may have heard we had a big-box user that was interested in the site. It's a different plan. If Ohio State comes to the market and says they want to put a Wexner Center here, that's a different plan. Target; it's a different plan. Kroger has a different plan. It's very difficult for me to come up here and promise to do or not do something. What I can tell you is that we've owned this property for a long time. We've done nothing with it, not because we couldn't but because we didn't think we should. It wasn't the right time. This is where we are today. We're moving forward with you guys as partners, and that's how we see it. It's a partnership. Unfortunately, we can't promise something on the other site, but you're going to know that we're going to try to do the right thing because we're in contact with Andrew and Lucas. We're in the process.

Shea – You are the majority holder, correct?

Kulkarni – Yes. I'm the sole owner.

Shea – One of the things that happens when you do multi-family is that they can often sell pretty quickly for a quick profit or a good multiple. What's your hold strategy? I'm going to take your word on this because I have no way to hold you to it.

Kulkarni – It's a good question. Our partner may have a different hold strategy than we do, but the type of development there that they will build is going to be first-class. It's going to be what you guys had planned, and I'd be happy to tell you guys' offline who this partner is. They've built first-class developments in communities like Canal Winchester. I can promise you that. I can't answer your question directly.

Amos – What I hear you say is that you're going to sell off the apartment piece.

Kulkarni – We're in partnership with them. Part of it for us is that we need them to help us market the retail to the right users. It's a big piece for us. We're giving up users or a user type to get this zoning because we have a PCD zoning and could do anything. We're giving up a user type, so we want to get the right users. They have expertise in doing that.

Shea – One of the things that I noticed is that I looked at our zoning code and found that business and professional services are in there, and this really is like the last swath of undeveloped commercial land in the city. I hope you're getting a good harvest off of it, and the farmers are paying you well, and you're happy with that. I guess my question is, Wednesday we have a luncheon about Intel, and that's coming to town, and it's going to change the entire operation of this metropolitan area. In addition to that, we have a Honda LG going in down there on 35 and 71, so if you draw co-centric circles, we're inside a 30 mile radius of those folks. I don't know what they're going to talk about on Wednesday about Intel, but I'd like to at least listen to it before I take land that can be used to generate jobs and income taxes. I saw a tax projection earlier today on what your project would generate for the TIF and for the schools, and it's a very attractive number. It really is. It's a good deal for the city. It comes down to whether our residents want it or not. The other question I have is: are we better off, and maybe you're better off too, to come join us on Wednesday and watch this Intel presentation and see if there's an opportunity for the remainder of your land?

Kulkarni – Well, certainly for the remainder of the land. I totally agree with you. Based on the community plan, it seems like that's what they want. It's what the plan is pushing towards. We're trying to deliver that.

Shea – You're going to get into a hill of worms if you keep going back to that community plan. It's a draft, and it's not done yet. There are some flies in that ointment that you're probably not aware of. We'll take the surveys for what they are. Is that fair?

Kulkarni – Fair enough.

Amick – I will probably take you up on your offer to understand who your unnamed partner is offline. Would you consider them to be simply influencers, or are they themselves involved in market studies to

know what kinds of retail this community can support? How active is their participation in those conversations with you?

Kulkarni – I think those conversations with them so far are preliminary because we just signed this agreement with them. It's hard for me to emphasize enough that they're going to be the right partner for this community. I promise you that.

Buskirk – I have a question for Mr. Haire. Can you explain to me financially what it might look like for the apartment side with some smaller commercial versus a larger development, and what the gain and profit for Canal Winchester would be?

Haire – The revenue generated from any development is going to vary based on the type of development, income taxes, and things like that. The City of Canal Winchester derives the majority of its revenue from income taxes. If this were to be a large office building, that could potentially generate a lot of revenue. If it's retail, you're generally not going to generate as much revenue from a retail operation. By going multi-family, we're looking at this from a different perspective in terms of the revenue that we generate for both the schools and for a TIF that is already in place. The tax increment financing district was passed for the Greengate area in 2017, and basically what that does is capture the value increase on the property from development and then dedicate that to public improvements that improve the area. Those public improvements can be used to build Greengate Boulevard and put the traffic signal there. They can also be used for things like improving Busey Road Park, Diley Road, maintenance, or constructing a fire department. There are a variety of uses for those dollars, but that's really where you're going to generate a lot more revenue on the TIF side of the equation if you have multi-family go in. Mr. Kulkarni basically said it's going to cost \$70 million in potential development. If we were looking at this straight from a retail perspective, there wouldn't be nearly that much investment made.

Shea – Do you have that sheet we looked at earlier?

Haire – Yes.

Shea – Can we have it now?

Milliken – What sheet is this?

Haire – These are TIF projections that I put together, basically looking at if this were to be built out just for the multi-family portion of the revenue that it would potentially generate for the TIF. These are very basic projections that look at, if this were \$50 million worth of multi-family development, the revenue that would be generated for the school district and for the TIF. There are 24 years left on that TIF if this were to be constructed, with 2025 being the first tax year, which is paid in 2026.

Shea – What do you think this will be valued at when you're done? That matters when it comes to these tax numbers.

Kulkarni – If we're building it for \$50 million, the hope is that we make a profit. Maybe \$60 million. I couldn't tell you. We want to make money, for sure. Going back to the Intel, our goal is to get great uses there, so if there's an opportunity on the south side to do an awesome development with a business that wants to be here and within 30 miles, I'm in. You're going to find a partner in me.

Amos – One of my concerns that I mentioned in the last meeting was that there are 5,000 units being developed between Shannon Road and Brice Road. Are you concerned with that and the occupancy level of your new ones? Is it some of the same builders that are going to be building these new ones? I know you can't say the company out loud, but in your presentation, you indicated that there was a lack of housing. I will argue that in our area, there will not be a lack of housing. Maybe an absurdly excessive amount at some point between here and there because there are no big boxes between here and there. You don't have a lot of shopping in between that's going to draw them one way or the other. They're mainly coming this way at this point.

Kulkarni – A couple points to that: I think 5,000 units relative to this area is a lot, but it's not a lot when you think about the deficit of housing that the market requires. I think that there is a deficit every year of two to four thousand units in Columbus. It happens every year because they're just not building enough. With these 5,000 units that are coming on, the market is changing; it's certainly a different market today than it was last year. You're going to see projects that are on the margin slow down or maybe not come out of the ground today or tomorrow. We value Canal Winchester a lot more than perhaps other people do. It's our belief that being in Canal Winchester is valuable. It's our belief that having a great school system is awesome. Being very close to downtown, like you all are, is great. We think that's going to be a differentiator relative to other things in the market. We're willing to put our money where our mouth is.

Amos – I will agree with you. The choice would be Canal Schools versus Columbus or Groveport, and obviously, this being our town, I'm going to tell you ours are the best.

Kulkarni – Plus, we have a different product. Look at what we presented. It's really a different product. You don't see that.

Shea – It's a nice product.

Kulkarni – It's a beautiful product.

Buskirk – I think a big difference is meeting our zoning code and meeting City of Columbus standards. You're looking at a bare minimum, and I think our zoning requirements that they've gone through are top-notch.

Shea – They're giving tax incentives like crazy for affordability in Columbus. This is a completely unsubsidized project, according to my understanding.

Kulkarni – It's an unsubsidized project. We're not getting any money from the city.

Amos – I'd love for you to find some more ways to create green space in there. I'm not going to lie. The initial project did not overwhelmingly stun me. I think it looked quite commercial in a sense. The buildings are gorgeous, don't get me wrong, but as far as green space, I thought it was lacking. Our urban forester says that trees in a median are horrible because they have a short lifespan. As you go back, please take it to heart that if this is approved, look at that green space.

Kulkarni – Certainly. I'm just talking out loud and spitballing with you guys, but one thing that hasn't been done is Greengate Boulevard. Maybe there is a way to add greenery. Our plan is like the plan; it's to the T.

It's very hard to add green space at this moment in time, but given the whole plan over time as things come, I think there are ways to absolutely add more green space.

Shea – Would you be open to a little swale road that would take Greengate out so you could get a little bit more green space on that?

Amos – I'd like the drive-by to be beautiful. I'd like the residents to love coming home.

Kulkarni – I'm in the same boat as you. Trust me. We're trying to achieve the same goals.

Shea – We're trying to work with you. Apartments are a bad word in this town. They really are. They have been for years. We're not looking to add people to this town. People are looking to move here. If we do this, we have to make sure our residents are in agreement with it because this is a big change for this community to allow this many apartments to be built in one space. Let alone take away zoning that can be used for business. That's a heavy thing to weigh. I hope you can respect that. I'm not trying to get in the way of your development rights. I'm trying to do the right thing for our town.

Kulkarni – I respect that. We might have a different understanding of what we presented, but I respect that. I just think that there needs to be diversity in housing in this community. Not everyone is the same. Where do you go? The Redwood community has a waiting list. I don't understand that. When we're going to build retail, where do you go if you're a retail user and you want to lease space? You don't have a place. We're helping with that.

Amick – I've been to every single steering committee meeting, and I know that our residents are clamoring for a quality of life experience in our city. What does that mean to them? A lot of times, it means better restaurants, more retail, more shopping, and more boutiques. It's a bit of a quandary that we're in about the absolute best long-term use of that particular parcel because it's not that big.

Kulkarni – We still have another site to the south. It's just not part of this request. There are 18 acres that are zoned PCD. It's zoned commercial. There's plenty of commercial to be had.

Milliken – My style is to wait until the end to speak and hear everybody. I've heard a lot of things that I agree with from both sides of where we're sitting. In my mind, I keep going back to when, recently, we had a lot of controversy around development in this town with regards to warehouses. I realize you're not trying to build a warehouse, but I think back to that discussion, and a lot of that had to do with, you know, annexing land that we currently don't control. This is land that we do control. I want to do my due diligence and fulfill my responsibility to the residents by making sure that we're taking our time with this piece of property. We just received the rough draft of the comprehensive development plan at 1:30 p.m. today. I don't think it would be right for me to move forward with this today, having just seen that. I know Lucas has assured us that it matches, and you think it feels good, and that's great. I'm glad that we feel that way, but I might look through it and have other questions. Like I said, this is land we control. I want to make sure that we're not rushing to any decision on that. With that being said, I would like to make a motion to retable.

Shea – I just talked to Mr. Shamp, and we have a challenge because our city law says that we have to act on this within 45 days with three readings.

Shamp – You have 45 days from the date of the public hearing to act on it. If you have three regular meetings, that takes you to September 20th, so if you brought it to the table for a first reading tonight, you could get a third reading in by September 18th. The code says you must act within 45 days.

F. Old/New Business

Discussion started at 1:30:20 on YouTube Channel

Shea – Speeding on East Columbus Street. Speeding on Bigerton Bend. More details will follow, Sergeant Walker. I asked Mr. Boggs to draw up a resolution on behalf of this body to show Chief York and the Madison Township Police Department appreciation and thanks for their actions at the football game last Friday. He will be here once I confirm with his administrator that the meeting will take place after Labor Day. He even said he'd bring us bodycam footage. I just want to make sure everybody on council is okay with that. I thought that was appropriate and a nice way to say thanks to those folks.

Amick – In the public statement that was issued, he made a lot of very positive comments about the partnerships between all of the agencies. We've become a country where we're a bit desensitized because it happens in somebody else's school. The fact that it was that close makes me extremely grateful that we have the people that we have. Also, I wanted to have a follow-up conversation about the DORA. At the Blues & Ribfest festival, I believe Mayor Ebert made a comment about a couple of bumps, educational kinds of things that need to continue with DORA. What are we doing to better educate our community and our Sheriff's Department partners about DORA for Labor Day?

Ebert – At this time, we're not taking any action. I'm going to go through the Labor Day Festival to see what happens there. I think I've already discussed it with the operator of the beer tent, so I'm hoping that will cure some of it.

Milliken – With that being said, outside of Labor Day, I'm still seeing lots of red Solo cups. I think that those were being distributed by a restaurant during Blues and Ribfest. The last time I saw them, it wasn't Blues & Ribfest. I'm not sure if people are bringing stuff in or if it is still that restaurant. I just wanted to bring that to your attention.

Ebert – I don't know if there's a specified color.

Milliken – They're supposed to be clear, aren't they?

Ebert – No.

Milliken – So, the red solo cups are okay?

Ebert – Yes.

Milliken – I misunderstood.

Ebert – It was originally supposed to be clear and marked. It's not the case anymore.

Amos – There was such a shortage of product for organizations that were in the DORA, which led to the changes.

Haire – Any plastic cup or bottle, and it can't be more than 20 ounces.

Ebert – The biggest thing is crossing the boundaries, either in or out.

G. Adjournment @ 7:04 p.m.

A motion was made by Amos, seconded by Amick to adjourn. The motion carried with the following vote:

Yes 6 – Amos, Amick, Buskirk, Milliken, Shea, Walker