

Canal Winchester

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



Meeting Minutes - FINAL

January 31, 2022

6:00 PM

Committee of the Whole

Chuck Milliken - President

Bob Clark - Vice President

Laurie Amick

Jill Amos

Patrick Shea

Mike Walker

Ashley Ward

- A. Call To Order** *Milliken called the meeting to order at 6:00 p.m.*
- B. Roll Call** *Present 7 – Amick, Amos, Clark, Milliken, Shea, Walker, Ward*
- C. Also In Attendance**
Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Thad Boggs
- D. Items for Discussion**
Police Staffing Study Proposals Review

Clark – As many of you know, the committee of myself, Jill Amos, and Mike Walker, and the Mayor. We have been meeting to discuss the potential and possibilities of studying our police numbers in Canal Winchester. The numbers we have contracted with the Fairfield County Sheriff and if that is the right number that we should be at. If it's too many or too little. And trying to get a consulting group to come in and do a thorough analysis of the police numbers and figure out with our population based, our crime rate, the busy time, and things like that our police officers are doing. Are they at the right levels? And is our community being serviced the best it can by the Fairfield County Sheriff's Office. With that, we met with two groups. One is the Ohio Association of Chiefs of Police, came in and met with us. Their proposal is here. Another group met us over the internet on a zoom call, called Focus Safety Strategies, LLC from Cincinnati. I think both were competent. Both groups could do a good job for our community. Obviously, one more a little more time in their proposal. It really wasn't an RFP. After talking with them about what we wanted in a study and asked them to put together the scope of the study in these two documents. One went a little further than the other. I'm not sure their work would be any better or anything. But one is priced at \$21,000, the Focus Safety Strategies, and the other is at \$8,000. I'll let other people comment on what they thought about these two proposals and hopefully by tonight we can get an idea of which one we want to bring to Council as a resolution to hire to do this.

Amick – I have a couple of observations. The Focus Safety Strategy, I felt like the fact they have a data scientist on staff and the fact that she has expertise in this area, that held some extra weight with me. I did not get that same level of expertise, at least in the proposal, from the OACP. Both companies talked about current staffing levels, but I felt like Focus Safety Strategy talked more about the potential into the future and I did not get that from the OACP proposal. There is a pretty hefty price difference between the two. I'm sure they would be willing to, if we asked them to add additional work into their proposal, they would likely do that. But I lean towards the Focus Safety team simply because of the people and the expertise their proposal said they would bring to the table. When we look at current staffing levels, which was part of the proposals of both providers, how does this differ from what Madison Township or the Fairfield County Sheriff's department would do on an ongoing basis to look at the stats, look at the crime rates, look at the trends, population. Surely, they have to have some idea how to staff for us. How does this proposal differ from that?

Mayor – I don't think it does a whole lot. I asked the Sheriff that several months ago, how they arrived at their figures. It's pretty much the same calculation – population, what is the crime rate currently, the layout of your city, how big an area does it cover. They all use pretty much the same formula. I don't think it will differ a whole lot.

Amick – Do we see any of the administrative overhead from the Fairfield County Sheriff's Office that it takes for us to have the number of deputies that we have?

Mayor – You mean cost wise? No, we do not. Everything that we have in our contract, that's all we pay.

Amick – So, they give us just a bill and we are not privy to the line items that go into that bill?

Mayor – We have availability to anything the Sheriff's Department has. A lot of it is spelled out in our contract but a lot of it is not. I don't think K-9 is in there, or SWAT team, the Drug Enforcement Bureau. A lot of things are not in there but we have availability to. Our Sheriff's Department here operates the same way it does in Fairfield County. They have the same tools to use.

Jackson – Mrs. Amick, going back to your first question is this the same methodology that Madison Township or Fairfield County would use? The short answer is yes, but there has been a desire from Council for many years now to have an independent third party come in and take a look at it. That's what prompted us to go through this process. The second question about what do we pay for with Fairfield County? Included in the monthly amount are the deputies, a full-time sergeant, a full-time dispatcher as well as vehicle

maintenance and gas. When you talk about administrative, all their admin people – payroll, HR, all that – there's no cost built into our contract for that.

Amick – There's not cost as in a line item that we are privy too. There has to be some element of cost associated with it. Let's say they bill us \$300,000 a year. That includes obviously the staff, but what about all of the people it takes to run the department. If there's five communities they probably say, you get \$10 grand, you get \$10 grand. We all get some sort of administrative cost built into what they end up charging us.

Jackson – We do not. The attachment that is with the contract shows us exactly how they calculate our monthly cost.

Ward – There's no fringe or indirect costs?

Jackson – The only fringe benefits are the benefits that the deputies receive like insurance and workers' comp and that kind of stuff.

Shea – The Sheriff has to be there anyways so they are already going to have all that overhead assigned. So, we're just sharing in their existing overhead, piggy backing on their existing infrastructure, and using their labor, would be my understanding of it.

Mayor – To add to what you're talking about, if we happened to be down a deputy, maybe their injured and off work, they will bring another deputy up here and fill that spot every time. We're never down, maybe for a few hours if it happens in the middle of the day, but they're not going to let us be down for very long. They'll fill that spot right away.

Amos – Laurie, I see your point, they are doing evaluations. When we've added additional manpower to the Canal Winchester group, it has been at Council's recommendation that we've added. They've come back and said, we need a detective versus a street patrol. They've kind of geared what we're getting. But the request for the new members that we've added over the last few years have been at the request of Council. And have not always fell when the contract came up. It wasn't reevaluated then.

Amick – Did we ask for that based on an increase or trend upwards in crime or statistics?

Amos – Correct me if I'm wrong, but most of them were from conversations that we had with whoever the sergeant was at the time who would indicate to us using the downtime charts they provide to us. They would kind of indicate to us whether they could use another person or a couple people. Then it does take quite a while for us get any additional. At one point in time it was almost a year we had to wait for the two people we had requested.

Mayor – I'll add something else to that. Additional deputies, it depends on the number you're getting, one maybe not, but two or more, is going to require additional vehicles. Right now, the lead time is 33 weeks on a vehicle. They just ordered one about 4 weeks ago.

Amos – We have had lots of residents ask for us to have an outside party look at this. Even as Council we have all said our Sheriff's Department is doing a great job. But we've had a lot of people that have asked us, are we sure that's the best, which is why we sought an expert opinion versus just ours.

Milliken – My only thought for the moment between the two – as far as our scope is concerned, it seems like we're doing a smaller scope than what potentially could be out there. The Focus Safety is more of a Cadillac and the other is more of a Camry. I think that's ok. I don't necessarily know if we need a Cadillac for such a small focused scope that we're looking at. The cost difference, and it even says in there not to exceed \$8,000 so it may even not be \$8,000, that's how I look at it.

Mayor – I would agree with that. The group goal was to find out if we have enough personnel currently and what it's going to take down the road. That's all we were asking of them. We weren't asking for like Chuck says, the Cadillac.

Clark – We did talk about, down the road, what would our own police department cost.

Mayor – That would have been a whole other survey.

Clark – Right and it still can be later. They explained it to me that they had to get this information first before they could even go into a study.

Amos – Ms. Jackson, is the OACP the one we talked about a year or so ago, that normally does these type of evaluations?

Jackson – Yes, we have used them for other things prior to my time here. Mayor and Mr. Peoples may be able to chime in this. But the OACP is familiar with Canal Winchester because we have had discussions with them about several different police studies. I believe they wrote an RFP for at one point many, many years ago. They do have history with us.

Amos – That’s what I thought I recalled you saying. Ok, that helps. I remember having a decent conversation about them before.

Clark – But I think the gentlemen that we’re talking to now are different than the ones we were talking to originally.

Jackson – I think Chief McKean might have involved in some of those previous conversations. He was just not available for the conversation we had that night back in December.

Amos – I agree. I think one had a much better proposal and they clearly identified the points that we talked about – having to work with multiple units, responding officers timing. But I’m not so sure this that this group isn’t thinking the same thing but it’s traditional for them so they’re not spelling it all out because it’s normal.

Shea – The thing I noticed with the Cadillac proposal is they’re expecting us to upload the data into their Dropbox and do some work. If we go that way, do we have the personnel who can handle that?

Jackson – We don’t have the data. The data will have to come from Madison Township and Fairfield County Sheriff’s Department. We have spoken with both of them about providing all of that. They are very willing and ready to help us. There’s probably going to be some hiccups about how they store their data and getting it to the consultant, but I’m not concerned about that at this point. My guess is that would probably fall on me to work through.

Milliken – At this point we were trying to determine which one of these to go with. Let’s start with Mr. Walker.

Walker – I can really go either way. The OACP we do have some history there, some trust. But like Ms. Amick said too about the scientist being there, has looked into the details. This is just for the right sizingness which is like we’re using now with the data and population and businesses that we have. With our track record of our tickets given, citations, pink slips and all of that. Overall, I have better feel about the Focus Safety group with what they’re offering. Even with the history, I would probably lean towards the Focus Safety.

Ward – I would also lean towards the Focus Safety. We’re going to be using the reports that are submitted to make pretty big decisions and I do think that the Focus Safety proposal was better.

Amos – I do like the fact that they’re data scrubbing. I think that’s a big deal. It’s imperative that you do that. I’d probably go with somebody who is going to analyze it further and put more eyes on it so mine would be Focus Safety as well.

Walker – I want to give the public the best that we can. Another part of why I want to go with them.

Ward – I would echo that. Safety’s a really big concern with our community right now.

Shea – I like the Focus Safety because of the future leading data that they’re talking about. If the Chiefs Association put some leading data into in, I would say let’s have a further discussion but this one looks pretty good to me. Do we have the money for it?

Jackson – Currently budgeted, no. I will have to bring an appropriation amendment to you once you make your decision.

Milliken – I have no problem being the lone wolf at this point. I stand by my original point and go with the OACP

Clark – I don’t have problems with either one. I think they both could do the job. I think Ms. Amick makes a good point that I think the price might go up when we ask them to do futuristic-type look that they didn’t really have in their proposal. I can live with either one. But I’m hearing Focus Safety is more prominent so I’m fine with that.

Amick – I would definitely lean towards the Focus Safety. I think that as we look forward to our comprehensive plan, paying a few extra dollars for a more comprehensive and futuristic look, I think might save us a little bit of money in the long run because we'll already have that data.

Milliken – So, it seems like the Focus Safety is what we'll go with.

Clark – What's the process now? We need an appropriation brought. Then probably then a resolution or ordinance form with a contract with these folks.

Jackson – I can speak about the appropriation amendment. I can have that at your next meeting, on Monday. From a money perspective, we can handle that very quickly. As far as needing Council approval, I'm going to defer to Mr. Boggs but the dollar amount of this doesn't require, under our Charter, Council action.

Boggs – Right. The dollar amount wouldn't require an ordinance for Council action. If you wanted to take an action just by motion or something, you could, if you wanted that to be known to the public. Otherwise, once the appropriation is approved, then the Mayor could move forward with signing.

Land Availability and Zoning Overview Presentation

Haire – I'm gong to start by talking about residential development. How we keep track of residential development, these are the developments we currently have in the city of Canal Winchester that are in some phase of approval. There are currently 133 lots available in Canal Winchester that have been developed. They have roads in place, infrastructure's there. They're waiting for homes to be constructed. There's an additional 128 lots that are available that been approved and they have some form of preliminary plan approval but they haven't yet been constructed. That's one neighborhood which is Greengate. Greengate's a total of 191 lots. They've started the first two phases there. They've constructed the three model homes. They haven't actually started constructing any homes in the development yet. Their intention is to build somewhere between 12 and 15 houses a quarter. We'll probably have somewhere between 50 and 60 houses built there this calendar year. To give you an idea of where these are located, this is what we use to track developments both within Canal Winchester and within the area that we know. We keep track of all the developments that have been approved. How many homes or units, if they're multi-family, have been constructed, and how many are yet to be constructed. The Villages at Westchester – what I keep track of is the last 5 years. We had 132 constructed. They have 87 additional lots planned. Canal Cove – we have 168 units that have been constructed. Waterloo 1 and 2, the multifamily component of those, 14 apartments have been constructed. There are 8 more planned. The Ponds at Madison, the condominium complex on Groveport Rd, those are 48 units. Those are all complete now. Greengate is the other one. Again, 191 units planned. We've issued permits for 3 now so I guess there's 188 left in that location. When you start to get outside of Canal Winchester, there are many more units that are planned. This is called South Hampton. It's on Hill Rd. It's right across the street from Greengate.

Clark – Is that in Violet Township?

Haire – Yes, it's in Violet Township. There's 164 units planned there. That's on the wrong parcel. It's actual on this parcel. This parcel is planned for senior housing. That was part of the overall Pfeifer Farms development called Greengate. That is planned for senior housing. There's an assisted living or nursing home facility that has been approved there through zoning. Then 44 independent living units. Those are both things that have been approved. That parcel's currently for sale. When you go north, Busey Rd is kind of the cut off. Everything north of Diley is in the city of Pickerington. There's an additional 16 units planned at Sycamore Creek and Hill Rd, Busey Rd, kind of where all those combine. There's a small subdivision that's planned there. There's an additional 250 units. This is the Reserve at Pickerington Ponds. This is an area that they've been building heavily in the last 3 years. They have 117 units constructed. An additional 249 planned there. This Preston Trails is built out now. I think they finished building that out early last year. There's 128 units constructed there. A new subdivision they started last year, Longview Highlands. They constructed 48 homes. There's 121 additional planned there. It's on Long Rd in Pickerington, off Diley. It's in the city of Pickerington. Going counterclockwise here, this starts to get into the city of Columbus. This is called Lawndale Commons. It was recently approved. It's 336 multi-family units. That's on the corner of Bowen Rd and Long Rd, adjacent to the metro park there, Pickerington Ponds. Heading to the south, along Gender, this is Gender and Wright Rd. These are units that are under construction now. That's Homewood who is developing that. There are 80 single family homes and 311 apartments that are under construction there. I haven't gone back to see if the single family is under construction. Those are patio homes, is what they have planned. But I know if you drive down Gender, you can see the multifamily, the 3 story units that are under construction there. Just to the south of that, you start to get into the complexes

surrounding The Green. There are future apartments planned around that. There are 532 additional apartments planned there.

Clark – Go up to that church that’s right across from the Schacht farm on Brice Rd and Shannon. I attended the Greater Columbus Community Area and they were presented that night, all that land, there’s like 175 homes being proposed.

Haire – I don’t have any of those indicated there. But the Meadow at Shannon Lakes, there are 800 additional units planned there. 800. When you look at both the north and south side you can see how the neighborhoods are kind of filled in. You’ve got those and everything here to the south. Those will all be built out. An additional 800 units there. I don’t have those included. They are a little far out of our area.

Amick – That is in Canal Winchester schools?

Haire – No, none of these are in Canal Winchester schools. They are in the Columbus school district. Again, around The Green you have 532 additional multifamily units. There’s a White Oak development that Fischer Homes built the first parts of. There’s an additional 105 units there. Between basically Wright Rd and this Pfiefer Ash Drive, there are an additional 1,000 units that are planned there that will be constructed over the next 3-5 years. To put that in perspective, the city of Canal Winchester, we have about 3,000 residential units in our entire city. We’re adding about 1/3 to the population of the area. The city of Columbus in that area, there’s 3,000 units within a mile of that site. This is 144 units. This is not yet approved. That’s there on Winchester Pike. This was just proposed. They are going through the zoning process now but I thought it be pertinent to share that.

Shea – How many of these are subsidized?

Haire – When you say subsidized, that’s kind of a loaded question. Some of these units are income restricted. A certain percentage of the units need to be available to people making 80% of the median income of the area. Other units are completely subsidized, like voucher based or low income, where you’re required to have a lower income to live there. But most of the multifamily units that are being built are abated by the city of Columbus for 15 years, 100% exemption. And they have to keep a certain number of the units at 80% of the AMI.

Shea – On that one we just showed, weren’t they going to increase the density on it from like 6 units per acre to 11 units per acre in exchange for a 60% and 80% subsidy agreement? Is that pretty commonplace for what Columbus builds on these multifamilies?

Haire – Correct. It’s fairly new. In 2020 they created that program. We’re just starting to see that now as these units come through and get approved. Between Brice Rd, Winchester Pike and the one I showed you near the metro park, there’s 5 different proposals that all fall under that program and there are many more in the pipelines I’m hearing. But I haven’t seen exactly where those are yet.

Shea – Those five proposals that are in that, how many units are in those? Is that close to 800 units?

Haire – I would say yes.

Clark – Describe the housing CRA area, where that starts up on Hamilton and how far it runs down and how far up north it runs.

Haire – It’s kinda the whole southeast area of Columbus. I don’t know the specifically. I’d have to look at the map. But covers essentially all the southeast. The city of Columbus classifies the different areas as market ready, I don’t remember all the terminology they use, but this is kind of an emerging area for them. They don’t necessarily have as steep a requirements to make the units affordable. In some areas, they require much more affordability to get an exemption. For years they provided exemptions in the Short North and in downtown. They’re not necessarily providing as much of those now because they consider those areas market ready. But you are still able to get an abatement. You just have to make more of the units affordable. Then to the south in Lithopolis, there’s also some developments that are proposed there. Wagnalls Run, they just started another phase of that. Wagnalls Run, there’s 92 additional units planned there with these phases. It’s my understanding there’s more phases beyond that but that’s what’s coming in the next phases they’ve just constructed. But I believe the total build out there is close 400 lots. Then there’s an additional 31 units planned. This is a subdivision called Zwayer Woods. These are large lots subdivisions. Two acre lots. That’s coming off Lithopolis-Winchester Rd. If you drive by and see the for sale signs there. They haven’t started that development yet. But if you look on their website, they say they have 12 lots left so apparently the sales are going pretty well. Those are both in Bloom-Carroll schools, not Canal Winchester schools. Majority of those developments are not in Canal Winchester schools. The only ones in the city of Columbus that are, I didn’t mention. But when you go down Lehman Rd, right before you get to Lehman and Bowen, there are 51 units that are

patio homes that are planned on this parcel. That's the north side of Lehman Rd. This long narrow parcel here. Those are under construction now. If you drive out there, I think the first 3 or 4 units are under construction now. There are 51 units planned there. Just to the north of that, Hunter's Ridge built out last year. That's in Canal Winchester schools. 78 lots, Maronda Homes. That's built out now. That built over 2019, 2020. Just south of that, south of Lehman Rd, access would be from both Lehman Rd and the dead end of this Crescent Boat, Homewood Homes has a subdivision there. This is called Orchard Lakes and it's 256 single family homes that are planned there. That is Columbus schools, in the city of Columbus. It will encompass this parcel up to Lehman Rd and then down here just out to Bowen. There will be no access from Bowen Rd.

Shea – Who's farm is that that's still standing?

Haire – This is the Hummels. Any other questions about residential and what's planned in the area?

Amick – Just in comparison, I noted that you said there are about 3,000 units in the Canal Winchester corporation limits, is that correct? And are those all single family or is it a combination of multi and single family?

Haire – That's multi and single family. I believe it's around 3,100 units total.

Amick – Do you know what the breakdown is? Is it 50/50?

Haire – No, it's much more heavy single family. I would say 2/3 of that is single family because we consider condominiums as multifamily units as well. There are a number of those that are condominium communities that are around the Westchester Golf Course there. And the only large-scale multifamily community we have is off of Diley Rd, Winchester Ridge.

Amick – The Greengate project, is there only one builder out there? Or are there multiple builders?

Haire – There's only one builder. That's being built by Ryan Homes. I didn't mention, but there are a number of parcels that are zoned R-3 which is our single-family zoning district. If you look on the map, essentially everything in yellow is zoned R-3. This parcel comes off both Bowen Rd and Cemetery Rd. It's 154 acres. That's zoned R-3. It permits 3 units to the acre. When you think about that, there's 450+ units that could be built on that parcel that be permitted by zoning now. Those would be required to meet our residential appearance standards. They are required to have a 90-foot minimum lot width. Most builders are not building that type of unit right now and those size of lot widths because infrastructure's really expensive to build 90 feet of roadway. But those are parcels that are entitled. You have some larger parcels. You have a 20-acre parcel here along Bowen Rd. You have a 20-acre parcel here around Bowen Rd. There are some larger parcels there. Getting down in closer to the heart of Canal Winchester, along Groveport Rd. There's 17 acres across the street from the swimming pool. That's all zoned R-3 and again would permit 3 units to the acre. There are some tracts that are larger that already have that residential zoning associated with them.

Shea – Is that the land that's the two parcels between the Dye Addition and the homes on Groveport Rd there?

Haire – Yeah, there are 5 different parcels, 4 different owners. They're all for sale currently.

Shea – Have we ever looked at buying those as the city and using it for a site for something?

Haire – We looked at it when we were evaluating locations for a municipal complex. It wasn't appropriate for that because of the proximity to residential. We looked at that previously when we were evaluating locations to consolidate all our operations including the street garage and everything we would do there, salt barn. This was before we did our street garage back in 2014 or 2015.

Amick – The land at Oregon and Lithopolis Rd. I thought I saw several months ago that Pulte has a proposal, or an agenda item for Pulte Homes to come in and talk about that particular area. Is that still available for residential and is that already included in this 3,000 number?

Haire – It's not included in any of the numbers I gave you because it's not approved for any development. That parcel is available. It is for sale. There's three parcels here that are 18 acres. That recently transferred to another developer. There's another developer that owns that currently. The parcel around that is owned by a gentleman that lives in Ashville, I believe. He basically just buys farm ground and just holds it for development purposes. That's been in contract with DR Horton. They had a proposal called Middletown Farms. Prior to that it was Rockford Homes that had it. It was called Harvest Point. The most recent proposal they called it Glen

Springs Farms and that was Pulte Homes that had a proposal on it. They are no longer in contract to purchase that and that's been pulled off the agendas. But it's probably a matter of time before another developer proposes something there.

Shea – What about the one empty field that's immediately south of Ashbrook Village, like the part where it's Bloom-Carroll schools? There's that one empty field. There's sewer infrastructure out there because you can see the sewers out there.

Haire – It's not within our corporate limits currently. It appears it's owned by Dave Eversole. It's in Lithopolis. It was annexed in 2003. Then you have these parcels that are just across the street from Ashbrook, along Washington St there. We recently approved that to be a flower farm but that also has an R-3 zoning and so there's probably 35 or 40 acres there that are outside of the floodplain. That's zoned R-3 so 120 additional units could be permitted there as well with the current zoning.

Shea – When I drive around town, is Ashbrook Village an R-3 designation?

Haire – The majority of the subdivisions we have in Canal Winchester were developed under planned residential districts because they didn't meet the straight zoning. They came to the city and asked us to review their development as a whole. We look at that with the amount of open space where typically lots were smaller than we would normally require. But then there's more open space overall in the development. I'm going to move on to commercial development. Gender Rd is still where the majority of the activity is taking place in Canal Winchester. There's still a significant amount property that can be developed in that Gender Rd corridor. This is Winchester Blvd that is up on your screen here. The areas that are in red are commercial zoning. Looking at this, we recently had about 26,000 sq feet of office space that was constructed on Winchester Blvd. There's another 2 acres just to the west of that between what is now being developed as industrial, that will be available for somewhere between 10 to 15,000 additional feet of office space. That's the only office that's planned in the Gender Rd corridor at this time. Looking at the outparcels here around Walmart, you recently had Panda Express, Bank of America, there's one adjacent outparcel there that's being marketed for sale. It's currently been developed into a parking lot. But that is another outparcel that CASTO is marketing for sale, right adjacent to the Bank of America. This parcel here is developed now into the Smoothie King and WellNow Urgent Care. This parcel was recently approved for a Turbo Wash, which is a car wash. And then we're going to have a proposal in front of Planning and Zoning at their next meeting for the last outparcel here before you get to the Walmart drive for a Wright-Patt Credit Union. That's planned there. That leaves one outparcel that will be in front of Walmart.

Clark – How much is that car wash taking there?

Haire – Just over an acre. 1.26 acres. Then there'll be a vacant parcel. Then there will be a proposed Wright-Patt Credit Union. Then when you look here, you have another 6.5 acres in front of Charleston Lakes that's also available. CASTO owns that as well. Just to the north of that, you have Taylor and Sons. The owner of that passed away recently, last year. I would think that in a matter of time that would be for sale as well. So, thinking about redevelopment potential there. There's nearly 5 acres there in the parcels they own. I know there's already been some interest and some folks looking at that.

Shea – Can we do anything about that really old ugly salt barn that's adjacent that's owned by the state?

Haire – The state sold that at auction. The Taylor family purchased that. As you go down Gender Rd, the Crossroads Church has about 4.75 acres that they rezoned for commercial purposes. There's a developer that's circulating plans for strip retail centers there. A little over 25,000 sq feet of retail. They're out to market right now to see if there's people potentially interested in leasing there. They haven't brought any plans forward on that but I would anticipate that'll be some type of strip retail development built there, just based on the size of that lot.

Clark – About that, where are they gonna come out?

Haire – They have the existing roadways in. The private drive, there's a right in, right out here on Gender Rd that goes over to the new Bigerton Bend that connects through here. You have a traffic light at Bigerton Bend, Canal St. And just to the south there is a commercial developer that has this 3.7 acres at West Walnut St and Gender Rd under contract. And they're looking at 20,000 sq feet of retail strip center there as well. There will likely be a rezoning request in the near future for that. An additional 45,000 or so sq feet of commercial space in that area of Gender Rd. It is currently zoned for limited manufacturing. It's the yellow warehouse with all the truck that parks along the street there. Used to have soccer goals. It's leased to HFI. The building would be demolished as part of the proposal. It's just a warehouse space. In the downtown area, you have Waterloo 2, which is across the street here on West Waterloo. Waterloo 1, where Local Cantina is located. Waterloo 2 is about 3,400 sq feet of commercial space on the first floor and 8 apartments

above. That's the only commercial development planned in the Old Town area. There is a lot on the corner of 33 and North High St that was approved as part of the Turning Stone development. There is 1.75 acres adjacent to the Peacock daycare. This parcel here is zoned for office use. It can accommodate up to 20,000 sq feet of office space but there are no proposals currently to do that. But the planned zoning district did permit that office space there. Looking at Diley Rd. you have the hospital. They have 35 acres that they own there. What they have constructed is essentially phase 1 of the hospital. They had a plan for 3 phases of what the hospital build out would look like. They haven't progressed anywhere beyond that first phase. The hospital's there. There's 48,000 sq feet of medical office space adjacent to that. There's been discussions in the past about doing a twin building to that so doing another 48,000 sq feet of office space there, but that hasn't progressed. To the south of that, there's 65 acres here. Essentially everything between what Diley Ridge Medical Center owns and 33, all along the ramp there. That's 65 acres. That's a planned commercial district as well. The only uses that are permitted there are professional offices, medical offices, hotels, and restaurants. That planned district is very prohibitive in what can be developed that. This is the main area that we foresee having additional office development developed on. There's not really been any progress in doing so. The infrastructure costs are significant. We do have a TIF that the beneficiary of is the Diley Ridge Medical Center. It's the partnership that owns that. So, until they are fully compensated for everything they were promised in the TIF, none of those TIF dollars can be used to extend infrastructure to serve that parcel. Hopefully that's something over the next year or so we can resolve those issues which would then allow Eichhorn St, which is the dead end street here, to be extended to open us some of this ground for additional development.

Clark – What do you think would make sense there?

Haire – There's a need for more medical office space. That's what makes sense there.

Amick – ON the 35 additional acres that the Diley Ridge Medical Center or Mount Carmel owns, is there another phase of a hospital that they anticipate putting in a literal hospital?

Haire – That is part of their initial proposals there. Their leadership has completely changed and there's been a lot of turmoil within their leadership and their system within the last few years. Their priorities are always changing. They did do a strategic plan, maybe 3 years ago, to talk about what the future of that facility held. Whether that holds any weight now, because the last three years have changed significantly for them, I don't know. But there hasn't been any discussion of doing another phase of a hospital there.

Amick – Do they have the right to sell that property if they decide that they're not going to go forward with their original plans?

Haire – Yes. Just across the street from that you have the Meijer development and its outparcels. There's 13 outparcels associated with the Meijer development. Four of those outparcels have been developed. Nine are still available. There's still significant amount of development that can take place there around the Meijers store. To the north of that, along Diley Rd, this 39 acres here is basically the southeast corner of Diley and Busey Rd, down to where the apartment complex is. This is owned by a developer out of Cincinnati called KCDG. Back pre-recession times, when they acquired this, there were plans to put a Lowe's and a Target in that location. Those plans fell apart with the recession and plans changed for both those entities. They brought this through back in 2007 and there was like 250,000 sq feet of commercial space there and four or five outparcels. They have recently put this property back on the market for sale. And are out marketing that now. I've talked to them recently. Their intention now would be something is that more mixed use. It would be retail, it would be office, it would potentially be multifamily. They want it to be something that is a more walkable style neighborhood and development. They've just engaged a real estate attorney and what it would take to rezone the site. So, you'll probably see that coming forward soon for a rezoning application there. There's nothing that's entitled on that property. It's a planned commercial district but there's no plan associated with it. Our planned districts are good for 5 years unless they build something. Then they're extended beyond that. Since nothing progressed on this site so there's no zoning. It's planned commercial district but there's no plan and no text associated with it. They need to come back before us, essentially go through the same process that we would with a rezoning to allow anything to be constructed there. I think that's it for commercial development as well.

Amick – Can you go clear to the edge of the corporation limits, north, east, south, west, and let us take a look at that real quick?

Haire – To give you an idea of breakdown, there's just under 6,000 acres that are incorporated in Canal Winchester. About 10% of that is zoned commercial. About 14% is zoned industrial. 7.5% is parks and open space and the rest is residential. Nearly 70% residential.

Milliken – What overall percentage of land do we have that is undeveloped?

Haire – I don't know the answer off the top of my head.

Amick – What are some of the trends that you're see in commercial development? I know we've had parcels of land in our area before that were zoned commercial and just sit there. What are you seeing in terms of trends for commercial buildout?

Haire – In Central Ohio as a whole, there is too much retail space. There's just been too much for the amount of sales that currently take place in brick and mortar locations. You're see a lot of trends of spaces being converted into other uses. Look at Brice Rd and some of those spaces and what they're used for now. They have malls that have been converted into car dealerships. You've got art installations. You have charter schools. You have churches. There's just too much retail space in the market. Retail is very selective in going to A+ locations if they are going to spend the money to build bricks and mortar locations, especially with the cost of what those locations are. They need to ensure that they're going to have an adequate market there. You're seeing the continued flee to A+ locations, Easton, Polaris, 256 are good examples where they're still seeing retail development take place. Rome-Hilliard Rd, those are considered kind of the A+ markets for most retailers in Central Ohio. In terms of office, again that's fleeing to quality. Everyone's thinking about how they attract workforce and they want to be in locations where their workforce wants to come into the office. You're see the Grandview Yards, the Bridge Park in Dublin, Easton, kind of the mixed-use centers are really still attracting office. The other areas are really struggling. The downtown markets, the suburban office markets. Dublin's really struggling to maintain tenants in those suburban office parks. I think you're going to see that. There's too much office space for the amount of office space that's needed now post-COVID and the changing environment people have of working from home and having flexible work options available. There's still a big demand for medical office just with demographics the way they are. You're still going to see the need for that. The challenge for medical office is that you shut down all elective surgeries that were profitable for a significant amount of time. That really hurt bottom line in most medical systems in Central Ohio so they're not doing a lot of expansions or some of the expansions they had planned are now being put on hold. And then you saw that again later last year where a lot of the hospital systems postponed all their elective surgeries again just due to staffing shortages. Again, a challenging environment for office development as well. But there's still the need just with the growth in population we have, there's still the need for medical office, dental office. It's just probably going to be smaller scale than we had hoped for.

Ward – With more people working from home, is there a trend for receiving more income tax in Canal Winchester from people working from their home since a lot of people are working from home instead of office space now?

Haire – Our income taxes were up 21% last year. I don't know the percentage that are work from home or if we can identify that in any way. We can tell people are paying individually but if companies are withholding that, I'm not sure if there's a way to tell that.

Ward – Residential is always kind of seen as a negative on taxes and I'm wondering if with the trend of people working from home more, if that's changing.

Haire – It's a good possibility.

Mayor – Central Ohio Mayors and Managers Association has discussed that quite a bit over the last year. Columbus is fighting it because that's where everybody was working. So, it's in a battle.

Ward – That's true for me. My office is in downtown Columbus but I've been working from home since March of 2020.

Clark – Have you reported to the company? Do you tell them the number of days and then they take that out? That's the big problem. The companies say this is an accounting nightmare to sit here and have 50 different towns that they now have to track. I know my wife works in New Albany, Westerville, and she's just taking Westerville taxes out. They won't do it. She's asked and they won't do it.

Amos – I don't think they're required yet. They're still able to claim their headquarters is their headquarters.

Amick – I know one employer in particular, if they reassign your permanent work location as your home, then that changes the game a little bit. But again, city of Columbus is probably talking to employers and discouraging that at this point.

Ward – I know a lot of companies and places are having work from home policies now where people might be able to work 2 or 3 days from home and I'm wondering how that's going to change the tax we receive.

Haire – I think this year is going to be the first year that's really changed. In 2020 they mandated that you still pay the place. Now you can request a refund. If you work from home you can request a refund. I don't know what that's going to do to us. We have no idea how many people are going to request a refund that were paying taxes to Canal Winchester that were never actually physically working in their workplace here. But that ends as of 2021. In 2022, you pay taxes where you work. So, if you're working from home you owe taxes where you work. The other community has no right to that.

Ward – That starts in 2022? That'll be interesting.

Haire – Right. I think it will change even more. We're just wait and see approach what collections will be. And that's why everyone's still fighting that. There's still lawsuits out there that sued the state trying to collect the back taxes, back to March of 2020. They claim that the emergency legislation they passed to allow the larger cities to collect was unconstitutional. I think that's still out there somewhere.

Boggs – The one that I'm more familiar with is the one involving the city of Columbus where employees who lived in Westerville and one lived in a Township sued Columbus over the 2020 collection of their taxes because they were not working in their physical location in Columbus. So far those employees have lost. They're seeking for the Supreme Court to take jurisdiction over their case but that's typically an uphill battle. But yeah, there are cases as well in Southwestern Ohio, at least in the Cincinnati area as well as the Cleveland area, taking different hits at that same concept.

Shea – I want to go back to that A+ you were talking about for the retail space, when you were talking about those A+ areas. I assume that's driven by traffic count?

Haire – Traffic count, income levels, disposable income.

Shea – How's our traffic count out there on Diley Rd compared to some of these other A+ areas?

Haire – It's still fairly low. It still sees less than 20,000 vehicles a day. Once you get over 25,000 you kind of open yourself up to a whole new group of potential folks that would look at a corridor like that. Having further development out there only helps the situation. Having a McDonald's, a Chipotle, people will start looking at what those places are doing sales wise and that will encourage more development of outparcels there.

Shea – And that traffic count is going to keep growing out there as they keep building more.

Haire – Yeah, you saw the number of residential units that are being constructed so it's gone up probably 5,000 over the last 6 or 7 years. It's slowly growing.

Shea – We're a couple years away from that corridor becoming closer to a prime A retail corridor, if there is such a think anymore in the world of ecommerce.

Haire – I don't know what that looks like in the future for future corridors. Obviously, they want to see that other people are doing sales, improving that. The Meijer location there does very well. That's a help when folks look at the outparcels there because the store sales do well.

Shea – You mentioned a 20% increase in income taxes revenues last year. Do we know what drove that?

Jackson – I can provide you something next week at our council meeting. I do want to touch on the point Mr. Haire made about when somebody's employer is withholding and remitting their income tax when they work from home. It does come in under the employer name and there is no easy way for me to tell if it is workplace tax or residence tax. I have asked RITA, our third-party administrator, if there is an easy way to do that and so far the answer is no. I'd have to literally go in to every single return that they file, pull it up, and look at to determine if it's residence tax, workplace tax, etc.

Ward – A lot of the available residential property that you talked about that is zoned R-3, would something like Ashbrook Village be able to be built on a property zoned R-3?

Haire – No, Ashbrook Village lot sizes are too small for our typical R-3 zoning. Ashbrook Village, most of those lots are 70 or 75 foot lot width. And they're about 12,000 sq feet, I want to say. Our R-3 district is 15,000 sq feet, or 14.5 something, and 90 feet of lot width.

Ward – And it's challenging for developers to meet those requirements?

Haire – It is because the cost of infrastructure. You build 90 feet of street and you can get 2 houses on it when a lot of developers are now building on a 50-foot lot. Some of even are trying to go down to a 40-foot lot which would be more something similar to what you see on Mound St. Mount St is 40-foot lots. It's kind of the more traditional, but is a way to have smaller yards, less infrastructure costs associated with all the water lines, sewer lines, roadways. From the city's perspective, 90 feet with two houses is a lot of infrastructure to maintain over the long term as well. Every house that's built costs you more to service than you bring in in any type of revenue.

Ward – But I'm wondering if that's changing with people working from home.

Haire – It could be. I don't know what that equation is. The biggest household formation is coming from those that are retired. That's still the case that we're seeing in Canal Winchester as well. 23% or 24% of our residents are 65 and older now. We're still seeing a significant contingent of retired people moving here. You see that in a lot of the neighborhoods. You see a lot of ranch homes going up in Canal Winchester. In Canal Cove, a lot of those in the first two phases, there was hardly any ranch homes. The last four phases they built, I'd say probably 30% of those are ranch houses. You're seeing that in the patio homes that are being built in Westchester. When you drive down Connor, probably 30% of those are ranch homes. So, there's definitely demand and that's the household formation that is taking place, probably because that's who can afford it honestly.

Amos – The property that's out on Oregon Rd, what is that one zoned?

Haire – It's zoned EU and PRD. Again, it's a PRD because the planned residential development that Rockford Homes was approved for, they didn't proceed with building that so it expired after 5 years. Essentially, they have to go through a rezoning process. Westport Homes, DR Horton, they came through, went through an entire process to rezone that. Went through Planning and Zoning process, went to City Council. Ended up not getting that property rezoned. Whoever else came through for that would go through that same process. Now we can talk about industrial. Bixby Rd, there's 900,000 sq feet there now. 870,000+ there now. It is fully occupied. What was recently approved is 1.1 million sq feet. That would be on the 70 acres here. What's proposed to the north here, that will be on Planning and Zoning Commission's agenda for their next meeting February 14th. That is two buildings that are 939,000 sq feet. In the city of Columbus, there's a proposal for a 500,000 sq foot building here, just north of Wyler Chevrolet. It's my understanding that was in contract with OPUS. OPUS feel out of contract. It is now back in contract with another industrial developer who's pursuing the rezoning through the city of Columbus to allow that. That would go on the back here. There are 8 outparcels associated with this development as well. They have that laid out for hotel, bank, restaurants, quick service restaurants, daycare, all those type of uses that you would see take place there.

Amos – So, it's 8 outparcels and an industrial building?

Haire – Correct. That's the one I previously sent the traffic study out to you all. It's about 800 peak hour trips. So, significant traffic generation compared to anything we've proposed or approved here. Then looking at Winchester Blvd. This is called the Winchester Logistics Park. There's 816,000 sq feet there. DHL and Kenco are the two tenants. There's still 60,000 sq feet within that development. The Winchester 150 is to the south here. That's 150,000 sq feet. It's likely that they'll be a tenant announcement on half of that space here in the very near future. They're seeking state incentives for that project. It will be a significant job creator so that will come probably at the end of February. There would still be 78,000 sq feet available after that company announces. To the south, this is TS Trim. TS Trim has a 20 acre site there. They could essentially double the size of their building in that location. There will probably future growth associated with that. BrewDog, they own 42 acres there. They've got just over 100,000 sq feet. They could essentially triple the size of that building as they grow. There will likely be additional growth associated there. In the Old Town area, High St, former Dysart Building. The one off Elm and Oak, there's 8,000 sq feet available within one of those buildings. But there is a project that's forthcoming that's going to take some of that space to an existing tenant there called Southeast Distribution. They are a beverage distribution out of Athens. They distribute craft beer, Nestle water, Bang energy drinks. A bunch of different things that they distribute out of that location. The building at 108 North High was recently acquired by Crimson Cup Coffee. They'll have their warehouse operations there. There will be some improvements taking place to that building over the course of this year. A new roof

is going to be the first thing that they do. But they have some ideas on cleaning that up and changing out some of the siding and changing some of the dock doors and things like that. Around that, there's 11 acres that's a former concrete plant. When you look at these structures here, those structures have now been torn down but the concretes all still laying back there in a big heap. It's my understanding that they recently did not renew the lease with the tenant that they had in this building. But I haven't discussed any further plans with them. But there are 11 acres there zoned limited manufacturing. Weiser Construction Company occupies the back two acres here and they have an easement to go through there. But they don't have any long-term plans for that site.

Amick – Before we leave the downtown area, the building that's currently for sale behind the fenced in electric area, how is that zoned?

Haire – Liberty St. It is zoned Old Town commercial. It allows commercial development to take place. It does not allow industrial. It does not allow contractors, entities like that to operate out of there. It's 16,000 sq feet. The owner of that building is a local owner who owns other businesses here in Canal Winchester and they're looking at potentially doing something on their own in there. We may have a proposal coming forward for that as well. But it is still actively for sale. But the only interest we've had in it are people that want to manufacture cabinets or they're an HVAC contractor or people like that and we don't allow that to operate out of that location with the zoning.

Shea – The two empty spaces behind Kroger, you had 60K and 78K. Are you seeing projects come across for that size? I've heard that's a good size for a small or medium sized manufacturer. Are you getting anything like that?

Haire – There's definitely a lot of interest in the Winchester 150. The building on the north we haven't had a lot of interest for the 60,000 left over there. It's a challenging size to be in a multitenant building in that size of space. In a standalone building, there'd be a lot more interest in that. They just got a new broker so I'm meeting with them tomorrow. It was listed with JLL. It's going to be Colliers. Maybe they'll have some more ideas on that. That changed ownership. OPUS developed those buildings and sold them to Stag Industrial. They sold for \$75 million, those two buildings. We'll see a significant tax bump in the TIF collection that we do because that's based on the land values there. This is the Canal Pointe area. This is where Molto is proposing two buildings. The purple areas are the industrial zoning. Robinette Way comes back and dead ends now. Back in 2018, 2019 NIFCO built this 175,000 sq feet. They operate their warehouse operations there. They also purchased the adjacent 16 acres there. There's a plan floating around to do 195,000 sq feet production facility there. At some point in time, that will likely take place. They had first right of refusal and we got another offer to purchase that from another entity so they exercised their first right of refusal and bought it. But that's long-term plans for them to do some type of production facility there. Molto will be extending Robinette Way as part of their project. This roadway will be extended 1,800 feet to the west. It will extend essentially to the county line which is this property line here. They'll be extending water and sanitary sewer as part of that. It's a close to \$2 million infrastructure investment that they'll be making as part of that project to extend utilities and roadways to that site.

Ward – How much room do we have? What's our capacity at our wastewater treatment plant? What's our design flow?

Peoples – Design flow is 2.48 million gallons a day. I think all of 2021 we were like 1.4.

Haire – This specific area is served under contract. We purchase the water from the city of Pickerington in this area under agreement. The whole Canal Pointe area.

Ward – So when you said sewer and water, that would be Pickerington sewer and water here?

Haire – It's our infrastructure but we purchase the actual water from the city of Pickerington.

Ward – Our sewer, Pickerington water.

Haire – Correct. Molto has two buildings proposed there. There's a 464,000 sq feet will be south and then 374,000 north. I don't have gas lines on here. There is a plethora of gas lines, transmission gas lines, that run through Canal Winchester that really impacts development and what happens and how it happens here. We have three different transmission gas lines that run through the city in different angles, different locations, and everything is planned around those gas lines and the hundred-foot easements associated with them. When you look at this site, there's a gas line that runs right here all the way across. It runs just north of these barns and then it changes directions and then it runs all the way down in front of JSB Home Solutions. It runs behind Chipotle, behind Panera. When you think of road layouts and how those happen, it's all due to gas lines.

Clark – So, you can't build a road over?

Haire – You can go over it with driveways and road ways, a crossing. But you can't do any parking in there. You can put any detention areas. You can't build any buildings within that 100-foot easement.

Clark – If we did a road that went down south of there where the Evans farm is to 33, that area, is that available?

Haire – There will be a 464,000 sq foot building there. Will be south of the gas line. And this area, this 50 acres, the city of Canal Winchester owns. It's a large wetland area so there's no intention to do any building development in that area.

Clark – So, the Molto project pretty much wipes out from 33 all the way up to our property line is, there's nothing more to do there then?

Haire – That's correct. Those two buildings will take up this 74 acres here. Molto also bought this parcel, so the 20 acres here in Bowen Rd. They'll be dead ending the road way here. It's likely there will be a future request for a rezoning to develop that as an industrial spot. It's about 25 acres. They did a split. It's 25.76 acres.

Clark – And the land right above that, is that Stan Smith's?

Haire – This 90 acres, yes. This is the Stan Smith farm. 90 acres. The city, in 1996, purchased about 300 acres from Stan Smith. We have a first right of refusal to purchase the rest of that farm. Before he can sell it to anyone else, he has to offer it to us at that price or greater. That's been intended to be phase 2 of Canal Pointe since 1996. We've designed that for utilities perspective, for roadway extensions. Dove Parkway dead ends to that. We have sanitary sewer that dead ends and is stubbed there so everything is designed to extend out there. There are active people pursuing that parcel for development and making offers and Mr. Smith's listening to those offers. This is a gas line here.

Ward – You said we have a first right to purchase that. And what was that price?

Haire – There's not a price associated with it. Essentially what that means is that before he can sell it to anyone else, he has to present us the contract and we have the right to exercise that at that price or greater. Within Canal Pointe itself, there's only 4 parcels left for development. So, you have this, TP Mechanical, they have 1.7 acres here on Robinette that they purchased. The city of Canal Winchester owns a 2.2-acre parcel here on the corner. Lifestyle Flooring is currently getting ready to start construction on a 12,000 sq foot building here. Adjacent to that there's an additional 2 acres that's for sale that's owned by Dublin Building Systems which is a commercial and industrial builder. This is Skelton Truck Lines, that's been constructed. This is Mill Tech, that's been constructed. Manifold and Phalor, currently they're in 60,000 sq feet. They have plans to do an additional 28,000 sq feet so that will be coming this year as well. They'll be adding another 28,000 sq feet onto that building. Then this 10 acres at the corner is owned by South Central Power. South Central Power has put that out for proposals. They are accepting proposals until February 3rd to purchase that site because they have had so much interest in purchasing that. And so many unsolicited offers, they decided to go through an RFP process so those are due on February 3rd and it's likely that they will be selling that site. That is 10 acres. It will likely accommodate 130,000 to 140,000 sq feet of building. I imagine that we will have something else developed on that site in the new future. It's zoned limited manufacturing. It's also within our CRA so allows for 100%, 15-year exemption. And that's a pre-1994 CRA. In 1994 they changed the law for CRAs. A pre-1994 CRA, there's no negotiation, there's no revenue sharing. Basically if you build it, you get it. So, you build the building, you get the 15-year, 100% exemption. This is the Meijers site. This Meijers site has a unique zoning. It's zoned planned industrial district, the whole thing. Then the development text associated with that permits certain areas to be commercial and certain areas to be industrial. The parcel behind Meijer, there's 20 acres there, that's zoned industrial so that will likely be developed as well. That property owner is getting up in age and apparently is in poor health. I would imagine that's coming fairly soon, that they would be selling that as well. They also own the parcel here, and they own what they sold to Greengate. They sold that neighborhood with 191 houses and then the own this parcel. It's currently for sale. It's more than \$3 million they've got that listed for.

Clark – Is this all within Canal?

Haire – Yes, it's all within the corporate limits. It's 25 acres there. Again, that's currently listed for I think \$3.2 million. And then looking at the Basil-Western corridor. Everything you see in blue there is within the corporate limits of Canal Winchester and it's all

zoned EU which is exceptional use which is a holding category. When we annex property into the city of Canal Winchester, it's zoned EU, unless it's owned by the city of Canal Winchester and then it can come in as limited manufacturing. That's how our code is written. These are all zoned EU because there has not been a plan associated with those and a development proposal that's been approved. There's five different property owners now. Two of those are here, these residential homes. And then three large property owners.

Amos – And those are all in the CEDA?

Haire – No, the CEDA boundary is here. And this is also the school district boundary. The areas to the east, this 131 acres, which is owned by Fairfield Commercial Properties, LLC, that's outside of the CEDA area. And that one is Pickerington schools. Looking at this, you have 9 industrial businesses that operate along the Basil-Western corridor currently. You have a number of parcels that are zoned M2 in Violet Township. You've got a number of the parcels here next to Wool Growers. These parcels are currently for sale. Some of those are under contract to industrial developers in the township. There are Fairfield County Utilities that run down Basil-Western, both water and sanitary sewer, so those properties can develop in the township currently. I believe that the 58 acres here that was in front of you for a pre-annexation agreement, that they are going to withdraw their applications and they are going to proceed with development in Violet Township. I know they've had calls with the county in regards to incentives already, and I believe they have a call with the township later this week to discuss zoning and zoning process there. So, it's likely that's going to proceed with development in the township. And again, you have 11 acres that's in contract with an industrial developer. That annexation will not be adjacent to Canal Winchester so we will not be able to annex that site so that will proceed with the township as well. There's 76 acres here at Amanda Northern and Basil-Western Rd. That 76 acres is zoned M2.

Ward – Those blue properties are not within Canal Winchester?

Haire – The three blue parcels are in Canal Winchester. This 58 acres is L&D Farms, that's under contract to Roebing LLC. Roebing appeared before you at the last meeting. It's likely they're going to submit to withdraw those under consideration with Canal Winchester and they'll proceed with development in the township.

Clark – That's outside. That's what we needed to pre-annex. We needed to annex that if we were going to move forward with that? That they withdrew?

Haire – Correct. They haven't withdrawn yet.

Clark – So, if we don't develop that, we lose the rights to developing everything down below that as well.

Haire – Correct. There's 11 acres here that's under contract and there's an additional 2 acre parcel right next to Wool Growers. Those wouldn't be adjacent to anything in Canal Winchester so we wouldn't be able to annex to the south there. This 76 acres at Amanda Northern Rd and Basil-Western Rd that's zoned M2 currently in the township. It's permitted to have industrial zoning. It's my understanding that if it's not already in contract, it will be in the very near future to an industrial developer. And they will be proceeding with development in the township as well.

Milliken – Did Roebing give an idea of why they are withdrawing?

Haire – They didn't feel they had a very warm reception here. So, they're going to take their chances there.

Shea – Now that I see what we've got going on in terms of losing the revenue and the ability to keep expanding and building up the base and we're going to lose it to Violet Township, and they're going to build the same thing, it could be a much warmer reception. It's one thing when you think you're going to get cooperation on a joint economic development district in that area and you've got a little bit of time. But it's a whole other matter when you're going to watch it walk out the doors of your town and go somewhere else and still be built. If we need to do something to warm them up, let us know.

Haire – Ok. I had inquired about meeting and there wasn't a majority of the council members that cared to meet with them.

Clark – I'll go back and meet with them.

Shea – I will.

Haire – Once you get beyond that area, that 76 acres here, you start to get into floodplain and you start to get into residential housing. I don't anticipate we will have more industrial development taking place to the east of that. When you look a little further down here at Pickerington Rd, Pickerington Rd is progressing with an interchange. There will be an interchange likely developed just to the east of the existing Pickerington Rd, so somewhere in this area is where that will take place. The city of Pickerington has bought this farm and they have 80 acres there that they are developing as residential, but their intention is to develop that as an industrial park as well, along the Pickerington Rd frontage so they are pursuing that. It's a large dairy farm.

Clark – If you go back down to the Pickerington Rd interchange, they're going to run a service road from Pickerington Rd interchange because they've got to pick up those houses that are there off of 33. They're going to run a service road all the way and then scoop up and hit Allen Rd and all that will be industrial out on the side of that is their plans as well.

Haire – I know there's been discussions of closing Allen Rd and connecting these two roadways.

Clark – Right and then they'll move all that with that service road all the way down to Pickerington Rd.

Haire – And then this 9 acres here, this is behind McDonald's. This is owned by the company that owns OHM, that operates there. They recycle electric vehicle batteries. They have plans to expand their operations there as well. So, that's 9 acres there that will likely developed industrially. Are there any other questions about industrial development?

Clark – Back to the Basil-Western Rd project, if they build, the CEDA doesn't come into play. It's only if they build in Canal Winchester, we give them a portion of the revenue. They don't share, because they'll be no income tax at that point with the township.

Haire – The CEDA standards are still in place in regards to development so anything developed has to build to the standards that have been jointly adopted in terms of construction materials, design, but the CEDA revenue sharing is an income tax sharing and the township is not able to collect any income tax. So, there will be no income tax generated off those parcels so there wouldn't be any revenue to share.

Clark – Are they going to have to build the same type of roads that we would require? Or is that separate?

Haire – That would be under the county engineer's jurisdiction because Basil-Western Rd is a county road. IT would be up to the county engineer to determine what improvements would be necessary.

Clark – But if we build it, we could do our own and say you build this or that? We could require it to be better, right?

Haire – Our development agreement that we proposed indicated that they would be required to widen the roadway to a three lane section for the entirety of their frontage. And that they would be required to dedicate funds to improve the intersection of Basil-Western, Hill, and King's Crossing. But that parcel, the 58 acres, is zoned residential in the township so they do have to go through a rezoning process to be allowed to use that.

Ward – On the Basil-Western property, who would sewer it if the township developed it?

Haire – The county has utilities that run down Basil-Western Rd currently so that's who would serve it in either case, whether it's in Canal Winchester or in the county.

Shea – They have a plant out there in Lockbourne, don't they?

Haire – They do.

Ward – So the county would whether we'd annex it or not?

Haire – Correct. There's water and sewer from the county that runs down Basil-Western. There is water only from the county that runs down Hill Rd. But the sewer ends right at King's and these three buildings.

Shea – From a long-term strategic standpoint, that 50 acres of L&D has much more implications than some of us originally thought?

Haire – We still control three sides of that. The areas to the south of Basil-Western Rd, we don't have anything currently that's in Canal Winchester south.

Shea – Are there any other areas, when you look around the surrounding contiguous areas, where we should be eyeing to annex or planning to protect the integrity of the city?

Haire – The only area that we should need to look at is the area on Winchester Blvd. The dead end of Winchester Blvd, the areas that are to the west there. There's one property owner that owns approximately 400 acres. These parcels which then go across Rager Rd up to where the Schacht property is. Obviously, we voted to annex the Schacht property which would really cut off the corridor that Columbus would have to be able to annex to the south. But that could be opened up again as well.

Amick – Is that north of Dill's?

Haire – The area south of Dill's. Baker Levin farms here.

Shea – If that referendum gets certified, that project's gone and Columbus' got access to that.

Haire – There's the potential. Groveport has access to it as well from the west. Groveport is restricted on the areas that they can serve with utilities by the city of Columbus and their contracts with Columbus. We don't have those same restrictions. We don't have any water and sewer agreements with the city of Columbus.

Shea – Would it be prudent to start looking at annexing that now or do we have to wait until we're approached by the landowner?

Haire -We can have those conversations with the property owner. That is the same property owner that owns the Stotan parcel that is up for rezoning and development. It's Baker Levin Farms. Stotan is on Bixby, the north side of Bixby. The one that is front of Planning and Zoning. The same property owners, Henrietta Levin and Sam Baker, own the entire 400 acres there as well, that's south of 33. When you look at this area, obviously, the creek is there. There's a lot of floodplain implications there but there's still 70 or 80 acres that could be outside of the floodplain adjacent here on Rager Rd. But when you look at Baker Levin, they own this parcel as well. That takes you up to 33 along Sims Rd and Rager Rd.

Clark – How can we communicate to people that if the Schacht farm is not annexed and we lose that, that Columbus can take another 500, 600, 700 acres?

Haire – Annexation is all property owner driven so it would be up to the property owners to pursue however they wanted to develop the parcels. This is in the corporate limits of Groveport now and annexation of the Schacht parcel brings us all the way over to there. It can kind of cut off that corridor that would allow annexation to the south.

Clark – And they're right across the street. They own a parcel right across the street from the Schacht.

Haire – The Schacht's own this parcel as well.

Walker – How many years back was it that we lost the opportunity to go down close to World Harvest? Maybe in the '70s?

Haire – That annexation happened in the '70s when Columbus annexed like 6,000 acres. It was a huge area. We had no ability to serve that with water and sewer infrastructure.

Walker – Yeah, not at that time with our size.

Haire – That was the main reason development was pursued outside.

Walker – That just shows how the annexation just keeps creeping in.

Haire – The parcel just north of Wyler Chevrolet was once in the Village of Canal Winchester. They sued us to detach because we had no ability to provide them water and sewer. I think in 2001 we lost the court case that allowed them to detach and become a part of

the city of Columbus. This 154 acres that we talked about earlier that's zoned residential, that also recently was sold. That was owned by Homewood Homes. They sold that to the folks that do the sod farming there. They bought that right at the beginning of the year.

Clark – They have a sod farm there?

Haire – That's what's been operating there for a number of years. It's Wilson's Turf. It's DW Real Estate Ltd is the owner now. The Wilson family owned all of Eastside nursery that used to own all the property where the Village at Westchester was built, where the golf course was built. The Wilsons have been involved in the real estate of Canal Winchester for quite a long time. They were partners in the Village of Westchester. They no longer have an ownership interest the golf course. That was sold a few years ago, but the Wilsons still owned a part of the golf course there. They still were partners in all the land holdings that was with Charlie Rumma and Rosalinda Childers, they were one third partner in all that.

Shea – Have you talked to any of your counterparts in Violet in terms of how they feel about stuff coming in down on Basil-Western? And where are they?

Haire – I have. They feel like it's been planned as Violet Pointe for quite a long time. They will be warmly received there from what I understand, by the elected officials.

Shea – Is there a plan anywhere on paper of what Violet Pointe was planned out for, what it was supposed to look like?

Haire – Not that includes all of these parcels no. We have plans for this 76 acres here that was planned out at one time. We have some concept sketches that we put together internally for how that roadway network could layout out there, but here has not been a plan for the whole area. When you look at this area, you're working around a number of gas lines. The yellow lines are transmission gas lines. There's two TransCanada lines that run east-west there. Then there's a Dominion Energy line that runs kind of north-south, we'll call it. That's the one they have a station on Berger Rd if your familiar with that.

Ward – What are the restrictions with the gas lines? What can you and can't you?

Haire – Most of them have a 100-foot easement associated with them, so 50 feet from the center of the gas line in each direction. You can build a driveway across that. You can plant agricultural crops. You can't plan any landscaping in that easement area. You can't do any parking those easement areas. You can't have any change in the grade.

Ward – So, that restricts all those properties quite a bit.

Haire – Yes. It would be difficult to plan the really large big box warehouse style buildings to go in there just because the dimensions typically don't work for what you're left with. The 131 acres here, we've been approached probably a dozen times over the years by residential home builders because that's in Pickerington Schools, that want to build there. We've never entertained that because we've always looked at is a future industrial corridor.

Amick – Give the patchwork of where those gas lines are at, what would you envision the buildings to be? Like 100,00 sq feet? How much could you put in any given spot where there's not a gas line?

Haire – It's all dependent on access and how you provide access to some of these parcels to the north here. But as you can see with the plan that was presented previously, there's 350 or 380,000, it's a rear load building, it's not a cross dock. A cross dock building means that there's docks on each side. One's typically shipping. One's receiving. They are no less than 470 feet wide. It's difficult to do that on a lot of these parcels, to get 470 feet, to get 80 feet to have docks, and then to get trailer storage. Really, 700 feet is about the minimum width you need to accommodate a cross dock building. There's not very many places where you have 700 feet in width here that you'd be able to accommodate that. Most of these buildings, if they were developed industrial, they could be for manufacturing type uses. They could be for rear load buildings, similar to what the Winchester Logistics Park, Winchester Blvd on the north side, the building is 260,000 sq feet. It's a rear load building. It's split into four tenants. I think you would see more of that style of building built along Basil-Western Rd.

Shea – Do you think it'd be multiple tenants or one big tenant?

Haire – Could be either. There's market demand for all industrial buildings.

Amick – Are there identified prospects already?

Haire – Not that I know of.

Shea – This was a very sobering presentation.

Haire – That's why we're doing a plan. Growth's coming. We need to prepare for it. And obviously doing a planning process. RFP deadline was today. We received 6 proposals to complete the comprehensive plan. Those will be distributed to the committee tomorrow. The last one came in right at 4 o'clock today.

Ward – With the Intel complex coming in, my understanding is that there are 30-ish companies that are probably going to come in. My understanding is that ideally Intel would like them located about an hour away so they're not competing for workforce. I do think there's going to be a lot of ancillary opportunities coming in from that Intel complex. Are we doing anything to prepare for that, to try and attract some of those opportunities to Canal Winchester?

Haire – It's my understanding there are 141 suppliers to Intel already in Ohio so a lot of that opportunity will take place in expansion of those facilities but there are a number of other suppliers that have already been identified that will be building new facilities. Looking at that, generally we're going to need sites that are 20+ acres. The challenge being that no one wants to go through a rezoning process. It's a four or five month process to do. It's uncertain what the outcome's going to be. Everyone wants basically shovel ready sites. They want to know you have a plan to get utilities to them if they're not already there. And they want the zoning in place. And they want an incentive structure already negotiated and in place. We had that with Canal Pointe when the city owned that. We entitiled that land. We sold the last site in 2018 to NIFCO, the last 32 acres we had there. We don't compete for those projects. We don't compete for any manufacturing projects in Canal Winchester. If we had land that was zoned and entitiled, we'd have the ability to compete for those projects, but you have to have cooperative land owners that aren't going to sell to speculative warehouse developers. That's the challenge that you're in in that scenario. You're not going to compete for manufacturing prospects unless you have sites. But all the sites are being locked up by other developers because the demand's so strong in all sectors.

Clark – Essentially you can't hold a landowner to say you're going to wait for an Intel project to come and we're not going to let you put anything else on your land so to speak.

Haire – You can do that through zoning. You could create a new zoning district that only permitted certain size buildings and didn't permit warehousing and distribution as a permitted use. There's ways to do that. But you have to have patient landowners who are willing to wait when there's people willing to pay over \$100,000 an acre for ground today. It's hard to convince someone to entitle your land, spend money to do so, and sit on it for years with the potential that you may get a payout someday. Unless the city does those things, that's why you have industrial parks that are developed by community improvement corporations, cities, because they are willing to be patient and recouping that for the right opportunities.

Mayor – And that's the way it is in Canal Pointe. The city bought that in 1996 with the vision that it would be similar to what it is today. But controlled everything that happened there. It's worked out quite well. If we had another 300 acres area, that'd be worthwhile to look at.

Ward – Is that something we should be considering, to buy property and rezone and be shovel ready for some of these opportunities that might provide higher paying jobs than the warehousing?

Haire – I think you need ask the people sitting next to you.

Milliken – I like where your head's at with that. I think we'd all like to have those jobs and that kind of industry come here. For me, spending a lot of money on land on a hunch, is not ideal. If we had something a little bit more firm, a condition that made us feel pretty confident that we could attract this development, then yeah. But what I'm hearing from Lucas is that a lot of specific conditions have to be met in order for things like this to happen.

Haire – There's a shortage of shovel ready industrial sites in Central Ohio.

Ward – What I'm hearing is that it's pretty likely that if we had a shovel ready property we could attract some of these opportunities.

Mayor – We did the same thing with NorthPoint. We purchased that 110 acres and we owned it for 6, maybe 7 months, and we turned around and made a profit on it.

Ward – I think it's probably a good investment.

Milliken – I think if the conditions were right, absolutely.

Clark – I'd like to see the development plan. We've got some hopefully additional revenue with the warehouses and some things we've got coming in. Hopefully we could look. And we're not going to buy all that land, but I think if you look at a sector that makes sense and then also make an investment on some infrastructure, if it's a high-speed internet or whatever else needs to look at the consultant to look at what does the people want in that 30, 40, 50 acres that we bought. What else can we do, other than just sewer and water, what other utilities. And really make it a spectacular place that is exactly what these high-tech places might want. I don't have a problem pursuing that, at least looking at that through a consultant's eyes and see if that's a possibility. And where amongst all of that it might be. I don't know if that's Diley Rd, if that's Basil-Western. You'd have a better idea, Lucas, and the consultants, on where that might be.

Haire – I wouldn't want to discuss any specifics outside of an executive session.

Clark – The concern I have is this stuff is going at light speed right now and to wait an entire year for a development plan before doing anything else, I don't think we're going to be able to do that. I think we're going to lose some opportunities like that Basil-Western situation. I was hoping that Violet might see a better project with us involved in it and maybe hold off and wait and see if we can do a joint development with them there. Maybe we've gotten an education here tonight that's changed a few eyes and maybe we could look at that. I think it would be better for them. It would be more money for them. Obviously, more money for us. If we're going to have the buildings and the traffic and everything, same analogy I'm using at Bixby.

Ward – I think if we wait a year, we're going to miss better opportunities than what's being proposed for that property on Basil-Western.

Clark – Yeah, and we might be in a recession in 12 months and all this dries up too.

Haire – At one point in time the city did attempt to purchase that 58 acres. We were going to jointly develop that with Violet Township. The property was going for auction and we could not persuade the folks to delay the auction for us to purchase that property. It sold at auction for \$9,000 an acre. Our offer was \$15,000 an acre. But we can't purchase as a government entity at auction. We couldn't coordinate that and all the approvals that would be necessarily to allow us to do that. It's very difficult as a government entity to purchase property at an auction. And then it wasn't for sale, but then it traded without going on the market to the person that owns it now.

Amick – You said that Intel, you said their suppliers, 140 some, and you mentioned what comes out of Anaheim versus, what forums are available to learn more about what their intentions are?

Haire – About what Intel is going to be building? The only things I'm privy to is just what's public information. I don't know anything beyond that. I know that they just released the incentives. It was shocking to me that the state is giving up that much cash because they have never done that. But it's, as Mrs. Ward said, how when Honda came, we ended up with three Honda suppliers in this community. It's because they came in and drew a ring around Honda and said no one can locate within 30 miles of this ring because we don't want to compete for labor. Then everyone came in and basically drew a donut. You had 30 miles and then you had an additional 30 miles and all the suppliers came in and said I want to be in this donut. There's hundreds of Honda suppliers in Ohio now and you'll have the same thing with Intel. There's a 141 known already but there are many others that are going to be setting up operations especially if this is going to be their largest facility. The easiest way to figure that out is you just go look at their facility in Oregon, their facility in Arizona, and you see who's located around there. And then you see, do they have operations in Ohio. If not, they likely will. And so we have a great regional economic development group called One Columbus. They're doing all this research already. They're putting together all these lists. They're already making visits to these entities and talking to them about opportunities here. They generate opportunities that will benefit us. Our role is to really look at sites and make sure we have sites, if

we really want to compete for those opportunities, that are available and ready to compete.

Ward – And that’s where the work is right, because we don’t have any of those right now

Haire – Right. Most of those opportunities in Central Ohio are going to Heath, and Delaware, and areas outside of suburban communities because there’s just not anything available in Franklin County that’s 20+ acres, zoned industrial, has incentives. There’s just very little that is available for that. Those are going to Pickaway County, to Heath, to Delaware County. You’ll see more of it in and around Licking County because the person that owns 1,000 acres, also owns an additional 2,000 acres out there that they’ve already got entitled. And that they’re getting billions of dollars from the state to do infrastructure improvements to enhance their property values. There will be a lot more that is happening out there with suppliers directly around Intel.

Ward – What do we need to do to look into potentially being able to attract some of these opportunities? What are next steps we need to take?

Haire – I think just understanding how the property we have, the zoning that’s available on it, the utility capacities that are available there. I have most of this information already. But it’s really just making sure that we have zoning in place so that these sites are ready to go. So, that we’re not sitting here for 4 hours every Monday night debating whether we want to grow and whether we want to have industrial development. Because that’s what turns people off. We had very large industrial brokers that were sitting in the room here last council meeting we had. And they would have a lot of reservations about locating any of their clients in our community now.

Mayor – If you go back and listen to the meetings, you’d understand why. Why they’re having reservations about coming here.

Haire – The same brokers that represent warehouses, represent manufacturing opportunities. There’s basically four large industrial brokerages in Columbus that are national in scale. Those are going to be who are representing all those opportunities.

Ward – It sounds to me like if we want to be competitive, we would have to identify properties, the city would have to buy it, and then we’d have to rezone it.

Haire – That’s one potential option, yes.

Milliken – And get the community involved and onboard.

Amick – I’m not asking for a number, have you discussed the threshold of that purchase and what our city’s budget could withstand in terms of a purchase? Have you had those conversations?

Haire – I have not.

Shea – Can you.

Haire – Sure.

Milliken – Okay, I do have one quick item that we need to address that’s off agenda but I was recently made aware of a potential conflict of interest with my involvement with the comprehensive plan RFP process. I need to recuse myself from that duty and if possible, if somebody would like to step up, that would be appreciated. Mr. Shea? Thank you, Mr. Shea. Right now, most of the communication’s been done through email.

Amick – The current plan is that sometime later this week Andrew will provide you with copies of the submittals from each of the 6 respondents. The timeframe after that would be you’d have roughly two weeks to evaluate them independently, go through your scoring sheet. Then we will convene as a group to discuss our scores. I would say probably within the next two to four weeks there’s probably going to be a lot of activity.

Clark – When do you think you’ll have an answer? Within that four weeks?

Amick – I would hope so but I have specifically asked that when we get to the top 1 or 2, 3, that they are given an opportunity to

come in and give a presentation so we can kind of read what we can't read on paper. We've talked about incentivizing them too. I don't want to incentivize them to the point where they do a sloppy job, but conversely, if they're late, we also build a penalty into their contract. That will be something that we definitely want to stress to them that we do have a sense of urgency but we want them to do their very best.

Haire – The proposals ranged anywhere from 10 months to 18 months for completion.

Amick – But maybe we can prioritize the elements for them. And say, you don't have to finish everything. This is the thing that is the most urgent. So economic development is the most urgent thing on our plate right now. And maybe we can convince them in phases perhaps. Other things, our police force, we just signed a three-year deal with Fairfield County. So, we've got time there.

E. Adjournment @ 8:16 p.m.

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

Yes 7 – Milliken, Shea, Amick, Amos, Clark, Walker, Ward