

**RECORD OF PROCEEDINGS**  
Special Meeting of Dublin City Council

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

March 19, 2015

Held \_\_\_\_\_

20 \_\_\_\_\_

**CALL TO ORDER**

Mayor Keenan called the Thursday, March 19, Special Meeting of Dublin City Council to order at 6:00 p.m. at the Dublin Municipal Building.

**ROLL CALL**

Members present were Mayor Keenan, Vice Mayor Gerber, Ms. Chinnici-Zuercher, Mr. Lecklider, and Mr. Reiner. Mr. Peterson and Ms. Salay were absent (excused).

**EXECUTIVE SESSION**

Mayor Keenan moved to adjourn to executive session for personnel matters related to the appointment of a public official.

Vice Mayor Gerber seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Mr. Reiner, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.

The meeting was reconvened at 6:30 p.m.

Staff members present were Mr. McDaniel, Ms. Mumma, Mr. Smith and Mr. Foegler. Also present was Chris Franzmann of Squire Patton Boggs LLP.

**PUBLIC HEARING [Pursuant to Ohio Revised Code Section 349.03(A)]**

• **Petition to Establish the Bridge Park New Community Authority**

Ms. Mumma stated that staff has been working with Crawford Hoying on the Bridge Park development. In previous Council meetings, staff has outlined the anticipated components necessary for this project, which include:

1. The establishment of a New Community Authority (NCA), the subject of tonight's meeting.
2. The establishment of multiple Tax Increment Financing (TIF) districts, for which staff will provide an overview at the March 23 Council meeting, including future Council action anticipated in April and May.
3. The establishment of a Community Reinvestment Area (CRA), which staff expects to bring forward in April and May.
4. Governing all of these components is an overarching development agreement, which is still being negotiated between the City and the developer. It will be brought forward when completed.

She reiterated that if the development agreement is not executed, the other proposed tools – including the NCA – would ultimately not be implemented. Each of the other tools mentioned will be brought forward for Council's consideration.

Included in the petition Council received was a map that establishes the boundaries of the Bridge Park NCA. It encompasses the properties owned by Crawford Hoying on the east and west sides of the river.

Crawford Hoying filed the petition for the NCA with the City of Dublin as the proximate city and organizational board of commissioners. The petition was also filed with the Franklin County Board of Commissioners.

On February 17, 2015, Council approved Ordinance 14-15, determining the petition for the Bridge Park NCA was sufficient and contained the necessary components as required by Ohio Revised Code Section 349. Additionally, that Ordinance authorized the execution of the petition and established this evening as the public hearing regarding the creation of the Bridge Park NCA. Notice of tonight's public hearing was done in accordance with Ohio Revised Code and was advertised in the *The Columbus Dispatch* for three consecutive weeks.

At the conclusion of this presentation, a public hearing will be held regarding the petition to establish the Bridge Park NCA. After the public hearing, Council is requested to consider Ordinance 25-15. This ordinance will determine:

1. That Council believes the creation of the NCA will be conducive to the public health, safety, convenience and welfare; and
2. That Council believes it is intended to result in the development of a New Community, as defined in Section 349.01(A) of the Ohio Revised Code.

Either tonight, or within 10 days of passage of Ordinance 25-15, Council will also appoint four members to the seven-member Board of Trustees of the NCA. The developer will appoint the remaining three positions.

She emphasized that Section 9 of Ordinance 25-15 preserves the right for City Council, in its sole discretion, to dissolve the NCA until such time as that right is expressly waived by City

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Council. If the other components, including the development agreement, are not approved by City Council, the mechanisms put in place allow the NCA to be dissolved.

Staff is requesting that Council dispense with the public hearing and pass Ordinance 25-15 by emergency. Passage as an emergency this evening will allow the creation of the NCA prior to the March 22 deadline discussed in the past. Any NCA created after March 21 would have to be sent to the City of Columbus as the proximate city. She offered to respond to questions.

Mayor Keenan opened the public hearing.

He noted that no speakers have signed in to testify.

In accordance with Ohio law, Mayor Keenan closed the public hearing.

**INTRODUCTION/FIRST READING – ORDINANCES**

**Ordinance 25-15**

**Finding that the Creation of the Bridge Park New Community Authority will be Conducive to the Public Health, Safety, Convenience and Welfare and is Intended to Result in the Development of a New Community; Declaring the Bridge Park New Community Authority to be Organized and a Body Politic and Corporate; Defining the Boundary of the New Community District; Fixing the Surety for the Trustees' Bonds, and Declaring an Emergency.** (Request to dispense with public hearing of Ordinance 25-15)

Ms. Chinnici-Zuercher introduced the Ordinance.

Mr. Lecklider pointed out that Council reviewed the petition on February 17 with Ordinance 14-15; this is not new information to Council. The NCA has been under consideration by Council prior to this Special Meeting. He noted that his comments are responsive to an e-mail sent about the timeframes for the consideration.

Ms. Chinnici-Zuercher asked if there is a target date for Council's appointment of the four members to the NCA.

Mr. McDaniel responded that is at Council's discretion, but it could occur on Monday, March 23 or later in the week if necessary. The appointments must be completed within ten days after the NCA is created, which is March 29.

Vice Mayor Gerber echoed Mr. Lecklider's comments that Council has been studying this matter for quite some time. Given the change in state law, it makes sense to create this NCA now so that Dublin can remain the proximate city -- should this development ultimately go forward -- as opposed to Columbus as the proximate city. This is in essence a "placeholder mechanism" to ensure that Dublin can remain the proximate city

Ms. Chinnici-Zuercher moved to dispense with the public hearing and pass Ordinance 25-15 as an emergency.

Mr. Lecklider seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Lecklider, yes.

Vote on the Ordinance: Mr. Reiner, yes; Mr. Lecklider, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes.

The meeting was adjourned at 6:36 p.m.

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Mayor – Presiding Officer

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Clerk of Council