

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

August 28, 2023

Held 20

CALL TO ORDER

Mayor Fox called the Monday, August 28, 2023 Regular Meeting of Dublin City Council to order at 7:00 p.m.

ROLL CALL

Present were Ms. Alutto, Ms. Amorose Groomes, Vice Mayor De Rosa, Mayor Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner.

Staff members present were Ms. O'Callaghan, Mr. Ranc, Ms. Weisenauer, Mr. Gable, Mr. Stiffler, Mr. Earman, Chief Paez, Mr. Smith, Ms. Goehring, Ms. Willis, Ms. Wawszkiewicz, Mr. Rayburn, Ms. Rauch, Mr. Althouse, Mr. Gable and Deputy Chief Tabernik.

Others present: Matt Davis, CSD Dublin, LLC; Greg Daniels, Squire, Patton, Boggs; Jeff Siefker, Kalmbach Feeds; Duncan Webb, Webb Mgmt.

PLEDGE OF ALLEGIANCE

Mayor Fox invited Mr. Reiner to lead the Pledge of Allegiance.

CITIZEN COMMENTS

Lauri Hyland, 5525 Olde Dublin Woods Drive, Dublin, came forward to discuss the landscaping in the roundabout in her neighborhood. She stated that in the past three years, she has called four to six times a year to have the grass cut and the landscaping trimmed. The bushes are too high to see if someone is in the roundabout. She stated that she would like help to get the old bushes out and replant. They do not have a homeowners' association. She wants help getting their roundabout up to the standard that she sees in other areas of the City.

Ms. O'Callaghan stated that coming forward and making staff aware is helpful to understand what needs addressed. She stated that Mr. Ranc reached out to Ms. Hyland earlier in the day and he is following up with staff to see what maintenance might be needed. Regarding the landscaping and bushes, Ms. O'Callaghan added that there are standards for roundabout design and staff will assess the landscaping as well as the health of the vegetation.

Mayor Fox mentioned the Beautify Your Neighborhood grants that are available and stated that Mr. Ranc will make sure that you have all you need for that option as well.

David Lenker, 5352 Indian Hill Road, Dublin, came forward to talk about the sober living home that opened at 5252 Ashford one month ago. He stated that a neighborhood meeting was held, but not much was accomplished. He shared two concerns that the residents have about this facility moving into the neighborhood. The first concern is for the safety of the families and children in the neighborhood. The second concern is for their property values. He stated this used to be a coveted neighborhood, but now there will be a stigma attached to our neighborhood. Within the month the facility has been in the neighborhood, they have had an overdose, there have been a slew of break-ins and his neighbor saw two masked men wandering around at 2:00 a.m. His van has been broken into as well. He is aware that these facilities are protected with federal fair housing and ADA because they are classified as disabled people. He asked if there was anything that the City could do with zoning that could protect the citizens from the issues that are caused by these facilities. Mr. Smith stated that there was not anything further that the City can do regarding zoning. He stated that this is a state issue. This is not within the City's control.

Ms. Amorose Groomes stated that she reached out to State Senator Stephanie Kunze about this issue and that she was setting up a meeting with the neighborhood to hear their concerns.

Mr. Lenker asked about a zoning ordinance that would not allow non-related members living in a single family home. Mr. Smith stated that those type of ordinances are heavily scrutinized when it comes to fair housing. He added that to pass an ordinance

like that after the facility is already established in the neighborhood would be problematic.

Mr. Lenker asked about looking at this as a business in a residential neighborhood and whether or not there are restrictions that could be placed on them through zoning or taxing them in a different way. Mr. Smith stated that the Fair Housing Act and the Dublin Code recognizes this as a residence. Mr. Smith noted that this type of facility could go anywhere in the State of Ohio. Mr. Smith stated that the City has done what can be done with regard to the Fair Housing Act, and we cannot be more restrictive.

Mr. Lenker asked about fire code and inspections. Mr. Smith stated that they did have an inspection; there was only one violation, which the owner corrected immediately. Mr. Lenker stated that the fight is at the state level.

Mr. Reiner stated that the City has looked at this issue extensively to see what could be done, but it is a protected facility under the federal statutes.

Mayor Fox thanked Mr. Lenker for bringing his concerns forward.

CONSENT AGENDA

- Minutes of the August 14, 2023 Regular Council meeting

There was no request to remove the item from the consent agenda.

Ms. Alutto moved to approve the consent agenda.
Mr. Keeler seconded.

Vote on the motion: Mr. Keeler, yes; Ms. Kramb, yes; Ms. Alutto, yes; Mr. Reiner, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes; Ms. Amorose Groomes, yes.

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 30-23

Authorizing the Provision of Certain Incentives to Kalmbach Feeds, Inc. to Induce it to Lease a Facility to Create an Office and its Associated Operations and Workforce, all Within the City; and Authorizing the Execution of an Economic Development Agreement

Ms. Goehring stated that there are no changes from the first reading of the Ordinance. She provided a brief review of the proposed incentive and recommended approval. She introduced Jeff Siefker, Vice President of Human Resources and Customer Service, Kalmbach Feeds. Mr. Siefker thanked Council for the support and stated that they have experienced strong growth in the last 60 years. Having an office in Dublin will help recruit the people they need to sustain and fulfill the growth. He stated that they have grown from approximately 500 employees to 850 employees in five years. Mayor Fox welcomed Kalmbach Feeds to Dublin.

There were no public comments.

Vote on the Ordinance: Mr. Reiner, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Ms. Alutto, yes.

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 31-23

Appropriate a 0.070 -Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights, and a 0.225 Acre Fee Simple Warranty Deed for Right-of- Way, Without Limitation to Existing Access Rights, from Arthur G. Wesner and Elizabeth L. Wesner, For Their Joint Lives, Remainder to the Survivor of Them, From the Property Located at 7455 Hyland-Croy Road and 7485 Hyland-Croy Road, for the Public Purpose of

Constructing Roadway Improvements, Which Will be Open to the Public Without Charge

Ms. Alutto introduced the Ordinance.
Mr. Gable stated that the Hyland-Croy Road improvements include widening Hyland-Croy Road to a three-lane roadway from Post Road to north of Park Mill Drive. It also installs turn lanes where Hyland-Croy road intersections with Springview Lane, Moorland Drive, Holbein Drive and Park Mill Drive. This project requires acquisition by the City from four parcels with two owners. One owner has agreed to a donation. Staff will continue to work with the other property owner to reach a mutually agreeable resolution. This ordinance begins the appropriation process and allows the project to remain on schedule. Staff recommended approval at the second reading/public hearing on September 11, 2023.

There were no public comments.

Second reading/public hearing is scheduled for the September 11, 2023 regular meeting.

**Ordinance 32-23
Amendments to Zoning Code Sections 153.002, 153.071, and 153.074 to address open and uncovered structures (22-178ADMC)**

Ms. Alutto introduced the Ordinance.
Mr. Hounshell stated that in February 2022, the Board of Zoning Appeals received an application for an administrative appeal based on a determination staff had made regarding open and uncovered porches. The Code Section states, "Open and uncovered porches may project beyond the front building setback line or into a required rear yard a distance not to exceed five feet." Staff made the determination that a pergola would not count as an open and uncovered structure so it would not be able to encroach that five feet. The Board of Zoning Appeals upheld the determination by staff, but requested staff to provide more definition to the Code to address elements such as pergolas, awnings, patios and trellises. Planning and Zoning Commission recommended approval of this Code amendment with some modification to the definitions as well as clarification regarding artificially increasing the height of structures. Staff has modified the definitions as recommended to undefined accessory structures. The more significant changes involved the lot and yard requirements. Staff removed any reference to open or uncovered structures. This concerns what can and cannot encroach into the rear yard or front yard setback. Only at-grade patios and seating walls, not to exceed 18 inches, can encroach into the rear yard setback. Mr. Keeler suggested in Section 153.002 B, adding "at-grade" to that section in the definition of patio.
Ms. Kramb stated that the way the Code reads, you cannot have a patio on the front of your house. Mr. Hounshell stated that the intent with patios is that for residential structures they would be rear amenities. He added that there are commercial properties in the City that do have patios in front of the building. The intent was that porches that are uncovered, based on how it was currently written, would be able to encroach. He clarified that there could still be porches or patios forward of the building, but they would have to be within the building setback.
Ms. Kramb stated that the way it is written, it is not permitted to have a porch on the back of a house that encroaches. Mr. Hounshell stated that was correct and added that the intent behind this is to eliminate any vertical or overhead structures that may create visual impacts into setbacks. Ms. Kramb asked why a distinction has to be made between a porch and a patio when neither one of them have a roof. Ms. Rauch stated that porch and patio could be synonymous. She reiterated the intent is to not have covered pieces of a patio, porch or seating wall encroach. Ms. Kramb stated that the only difference between a porch and a patio is that a porch is connected and a patio is not. Mr. Hounshell responded affirmatively.
Mayor Fox asked Ms. Rauch if staff is finding that the setbacks are creating too much density between the lots. She stated that we encourage people to use their outdoor spaces, but we are limiting what they can have on their patio. A big red umbrella or a pergola both have a visual impact. Ms. Rauch stated the difference between an

umbrella versus a pergola is an umbrella is temporary and a pergola is more permanent.

There were no public comments.

Second reading/public hearing is scheduled for the September 11, 2023 regular meeting.

Ordinance 33-23
Authorizing the City Manager to Enter into a Real Estate Transfer and Development Agreement for the Development of Riverview Village with CSD Dublin LLC (Community Space Development LLC dba COhatch)

Ms. Alutto introduced the Ordinance.
Ms. O’Callaghan stated that the City currently owns properties along Riverview Street, just north of Bridge Street. There are six properties along the west side of the street and two along the east side of the street, totaling just shy of three acres. An Advisory Committee was created in 2021 and tasked with guiding a request for proposal process. Two proposals were received and the Committee recommended the proposal by Community Space Development (COhatch) to Council for further consideration as this concept best addressed historic preservation, vibrancy and pedestrian activity, historical character and the public experience goals. In September 2022, Council approved the recommendations of the Advisory Committee to select COhatch’s proposal and directed staff to evaluate and negotiate the proposal through the development process. In February 2023, COhatch presented an informal request to the Architectural Review Board (ARB). All eight of the properties were included at that time and the Board provided feedback on the potential to rezone the area to the Historic Core. COhatch’s Riverview Village concept proposes one-of-a-kind working and entrepreneurship community and represents many aspects of the future of work. This concept includes a walkable district that attracts people with amenities and provides an opportunity to restore and revitalize the North Riverview neighborhood. The three southernmost properties were identified as an option for others to own and renovate, so on July 31, 2023 Council approved Ordinance 24-23 authorizing the City Manager to auction the properties. Ms. O’Callaghan provided a brief history of COhatch. In their seven years of existence, they have grown to 40 locations across six states. While not all of their locations are on historic properties, they do specialize in restoring historic buildings in town centers to bring new life and energy to the community. The company’s mission includes giving back to communities and often supports local charities and entrepreneurs through scholarships. She introduced Matt Davis, co-founder and CEO of COhatch who was present.
Ms. O’Callaghan shared the proposal from COhatch of the Riverview Village concept. The concept includes co-working office collaboration, event spaces, food and beverage experiences, innovation spaces, meeting spaces, start-up programming and pitch competitions and seasonal vendors.
Ms. O’Callaghan reviewed the developer commitments in the terms of the development agreement. She then reviewed the City’s commitments. She shared the estimated project revenues to the City as well as the estimated project expenditures by the City. Mr. Davis stated that COhatch has been blessed to grow through inflation and rising interest rates. He complimented the City and staff. He stated that they have been able to grow because of their true total commitment to what they stand for - strengthening communities, improving lives and equipping people to be greater. He stated that this is a truly innovative project because there is nothing like this in the country. He reiterated that the way the terms are written, COhatch has given the City the control and approvals at every step. This is the largest project that COhatch has undertaken. He is very excited about this concept, innovative companies, activity along the river and keeping the area vibrant for years to come.

Vice Mayor De Rosa asked Mr. Davis to share what he has seen happening with entrepreneurship and the future of work. Mr. Davis stated that the remote work was a knee-jerk reaction to COVID. He stated that as things get back to normal, people will start to return to their normal behavior of working outside the home. The problem is

that large companies gave their employees that remote work freedom which is hard to ratchet back. It appears as though they are trying to reverse that now and at the very least make it more of a hybrid structure. COhatch brings people together for meetings and collaboration. They are seeing an increase in tenants who want to come on board and shed the 10,000 square foot office space. COhatch offers month-to-month, one-year and two-year options to provide more flexibility. He stated that when people talk about the future of work, they are talking about the future of work for large companies.

Mayor Fox asked about, in addition to the collaborative work spaces, the pedestrian fun, friendly, activity along the river that invites people to the area. Mr. Davis stated that they are developing several different concepts that will be brought forward in the future. He is passionate about the red cabin house. He could foresee some sort of cocktail lounge food place. It is a unique area and experience. There will be areas open to the public and once things are built along the river, people will want to come down there. He stated that they intend to use the streets for maker’s markets, festivals, crafts and workshops.

Mayor Fox stated that this would eventually be rezoned to Historic Core. She stated that ARB suggested that the houses going up for auction not be segmented, but for the entire area to be Historic Core. She wanted to know the Planning Department’s view on that suggestion. She added that having it zoned Historic Core would open it up to some uses that would not necessarily be able to be used.

Ms. Rauch stated that the Historic Core does not permit single family residential as a use, so we would not want to rezone those three southern properties that are being auctioned. She stated that staff is trying to make sure that all uses are very compatible. She will double check her information, but staff’s intent was to keep the zoning of the three houses as Historical Residential.

Mayor Fox stated that the Historic South zoning includes both commercial and residential properties, which makes it more flexible. She asked what would be the most beneficial zoning for the remaining street. Ms. Rauch stated staff would look into that and provide more clarity at the second reading. Ms. O’Callaghan stated that the successful bidders of those three southern parcels would have the option to pursue a rezoning process.

There were no public comments.

Second reading/public hearing is scheduled for the September 11, 2023 regular meeting.

Ordinance 34-23
Establishing the Bridge Street/Riverside Drive Business District for the Purposes of Creating Safer and More Comfortable Streets

Ms. Alutto introduced the Ordinance.

Ms. Willis stated that the Speed Management Program was adopted at the July 31, 2023 Council meeting. The program’s purpose is to create safe and comfortable streets for all residents and road users. One way to support this is to create a business district. This type of legislation was included in the action items identified for the third quarter of 2023 in the projected implementation plan of the program. The business district will help establish and support the urban walkable areas that make a healthier and more vibrant City. It will also support the ample sidewalks, shared use paths, transit stops, bike racks, shared mobility devices and the Pedestrian Bridge. The formal business district also serves Citywide key transportation and mobility initiatives such as the Speed Management Program and the silver level Bicycle Community Award. This business district is proposed to encompass the Bridge Street and Historic Dublin Zoning Districts, generally bounded by Sawmill Road to the East, I-270 to the North and West, and Bridge Street/State Route 161 to the South. Once the Bridge Street/Riverside Drive Business District is defined, the process to lower a speed limit in the defined area is relatively easy. Staff would submit a Speed Limit Revision Form to the Ohio Department of Transportation (ODOT). This legislation defining the business district and map would remove any outstanding journalized speed limits that may be in

place. The first core pedestrian area that staff proposed to address is the Riverside Drive Corridor between the North side of Martin Road and north to Tuller Road. Staff is focused on lowering the speed limit on Riverside Drive from the current 40 mph to 25 mph. U-Turn violations along Riverside Drive have also been another common concern and establishing this business district will support police enforcement of these types of violations within the business district. Under Dublin Code Section 72.014, as the Urban Mixed Use Character and Development further extends through the business district, the City will be able to easily update the speed limit to reflect the environment that would be in place. Ms. Willis reviewed the education campaign for drivers prior to enforcements. Message Boards and speed trailers will be used to inform the public of the upcoming changes. Staff recommended adoption at the second reading.

There were no public comments.

Ms. Kramb thanked staff for moving so quickly on this legislation. She pointed out that this does not mean that the speed on all streets would be reduced to 25 mph in this area; it just means we have the option.

Ms. Amorose Groomes asked about the process should Council decide to change the speed limit on other streets within the business district. Ms. Willis stated that staff would complete the required forms from ODOT, provide the legislation and map and specify that it is now defined as a business district under ORC 4511.21. Speed limits within a business district are 25 mph. ODOT reviews the submitted materials and sends back with their signature. Staff would then erect signs, and send back documentation to ODOT showing signs have been changed.

Ms. Amorose Groomes asked about the public process. Ms. Willis stated that staff would work with our Communications and Public Information (CPI) team and our Police Department team regarding an action plan that would include public education. Ms. Amorose Groomes encouraged staff to have a public conversation on these as we go street by street so everyone has the opportunity to be heard.

Mayor Fox expressed her support for this legislation especially on Riverside Drive. She asked about the circumstances under which staff would feel the need to change the speed limit on other roads. Ms. Willis stated that she would look to the development pattern, the density and the character of the environment. She added that we will experience an increased number of pedestrians and vulnerable road users and as those conditions expand, we would look at reducing the speed limits at that time.

Vice Mayor De Rosa thanked staff for bringing this forward. She asked what the residents could expect from an enforcement perspective.

Deputy Chief Tabernik stated that education will be started first, and then once some time has passed, we will address enforcement in furtherance of speed management. He added that it depends on the violation as to whether or not a citation will be issued. Police will aggressively enforce this area with the goal at making it a safer area.

Vice Mayor De Rosa asked if the Police Department has the staffing level needed to do the enforcement that we have now committed to the residents. Deputy Chief Tabernik stated that the Traffic Unit is fully staffed with officers. He added that they are currently in the process of filling the Community Impact Unit Traffic Sergeant position, as well. He explained that they are very well situated to be able to address not only this business district, but all other parts of the City and the neighborhoods.

Second reading/public hearing is scheduled for the September 11, 2023 regular meeting.

Ordinance 35-23
Adopting the 2024-2028 Five-Year Capital Improvements Program (CIP)

Ms. Alutto introduced the Ordinance.

Mr. Stiffler reviewed the scheduled of discussions regarding the Capital Improvement Project (CIP). The second reading of this Ordinance will be September 25, 2023 where

staff will provide a memo addressing the comments and concerns that have been raised in previous discussions.

Regarding the CIP, staff identified 147 projects totaling just over \$240 million across the City. The largest year of CIP execution will be the second year, and that is predominantly due to the bridge over I-270 in that second year. Mr. Stiffler stated that projects are well-funded and supported across a variety of revenue sources, the largest of which, is the income tax and property tax revenue from the Capital Improvements Tax Fund. Staff is also proposing some debt financing in the first three years and some grant funding for federal and state projects and water projects regarding maintenance. This CIP continues the policy and process of prioritizing the maintenance of our current assets. The CIP includes almost \$100 million in maintenance, including \$44 million for streets and parking. In terms of new infrastructure, the program proposes to spend \$142.1 million on new infrastructure. Not surprisingly, the largest component of this is streets and parking but there are also significant contributions to mobility, parks, city facilities and sanitary sewer/storm water programs.

There were no public comments.

Second reading/public hearing is scheduled for the September 25, 2023 regular meeting.

OTHER BUSINESS

- Performing Arts Center Feasibility Study Update

Mr. Ranc introduced the topic and the progression of this item through the Community Development Committee. He introduced Duncan Webb, Webb Mgmt. Mr. Webb stated that he was presenting the second half of the feasibility study on the need and opportunity to develop new live arts and entertainment facilities in and for the City of Dublin. He stated he would be reviewing the work that was presented in June, and then discuss the physical planning and the business planning work that they have been doing to help Council think about how new facilities might be built, at what cost, how it would be programmed and operated, and then what it will take to financially sustain it.

Mr. Webb stated that Dublin is attuned to providing a high quality of life to residents and this effort supports creativity and innovation. Webb Mgmt. recommended an arts and innovation hub, combining the ideas of economic and community development as well as cultural development. They recommended a main theater, which could have capacity of 4,800 seats, a second smaller space, classrooms and other program space. In April 2023, 12 arts organizations and educators joined Mr. Webb and staff to engage in a speculative discussion about the use of a facility. Key physical planning issues, such as the need for rehearsal space, as well as key operating issues were discussed. Mr. Webb shared the highlight of the discussion was an exercise to determine potential use of the facility. This exercise showed evenly spaced utilization of a main theater. They used surveys to solicit feedback from those who were not able to participate in the April discussion. Armed with this information, Mr. Webb engaged their partners Schuler Shook. Schuler Shook is a theater planning firm with offices around the world. It was decided to bring back to Council and Dublin staff two different scenarios. The first is a fully developed concept with a 700-seat theater, as well as a second theater and lots of support spaces. The second scenario is a trimmed back version that would still meet the essential needs of the City. It would be a 500-seat theater with a robust multipurpose space. A capital budget was then developed based on three ranges: \$800, \$900 and \$1,000 per square foot options. Mr. Webb stated that \$1,000 doesn't build the Taj Mahal, but it is higher quality professional. \$800 would be considered high school quality. For the fully developed concept with construction costs and soft costs, the total cost range

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would be from \$95 million to \$119 million. The trimmed down version (500-seat) total cost range would be from \$67 million to \$83 million. A preliminary business plan has developed starting with these goals:

- Attract and support wonderful programs for the benefit of Dublin residents and visitors;
- Provide great facilities for Dublin and regional arts organizations to advance their work;
- Contribute to the economic vitality and vibrancy of Dublin, enhancing the quality of life, attracting visitors and driving economic development; and
- Sustain the building with a reasonable balance of earned income and contributing income based on the value that the building provides to the community and region.

A number of different ways the Center could be operated were considered, such as government operated, non-profit operated, or hired management companies. Mr. Webb stated that he wants to make sure that the City makes the choice that manages the level of financial risk, creates opportunities for ongoing external fundraising to sustain operations, and ensures that local artists and arts organizations are able to access facilities. Building the rental business both for non-profit users and for-profit users is critically important to drive sustainability. Volunteer opportunities are also critically important to build a labor force. These buildings are labor intensive, so it takes a lot of people working a lot of hours in very different skilled positions to sustain these buildings.

Mr. Webb stated that he provided the City with a pro forma operating budget for both scenarios. The philosophy of these budgets is that activity drives earned revenue, which in turn drives staffing and operating expenses, which then dictates the amount of contributed income that is required to sustain the building. The question then becomes, is the contributed income requirement viable and possible in this community. The answer can depend on a number of things such as: how much of the activity is more commercial, how many non-profits are supported (discounted rental rates), and how aggressively the building is staffed and programmed. He provided a five-year summary of the pro formas. The operating deficit or additional funding requirement for the 700-seat theater is about \$862,000, and for the reduced size concept, it would be \$283,000. He stated the decision to make is whether or not it is reasonable to expect to raise \$500,000 a year in this community to sustain the building. Mr. Webb stated that this is a reasonable target based upon the benchmarking he has done with other facilities.

To measure the economic impact of a facility such as this, Mr. Webb stated that the larger facility would result in approximately \$3.9 million in new sales in Franklin County with \$950,000 in new earnings and 24 new jobs created in addition to the people working in the Center. The smaller facility would result in approximately \$2.9 million in new sales, \$700,000 in earning and 18 new jobs. Mr. Webb reiterated that these numbers are at the County level because that is the way the Bureau of Economic Analysis gathers these multipliers. Mr. Webb stated that they started to look at potential sites. A downtown location, a civic campus located close to City Hall and a corporate campus located with other redeveloped entities were all considered. He provided examples of each in other cities and mentioned the advantages and disadvantages of each.

Finally, the final analysis completed by Webb Mgmt. was to develop a Critical Path Plan to move the project forward. There are three parallel tracks: the first track is around fundraising, forming some kind of committee and embarking on a capital campaign. The second track is planning, design and construction. The third track is planning for operations.

Mr. Webb concluded his presentation by saying that there is user demand, the market is strong and there are gaps in the market. He also stressed the

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importance of designing an operating model that can sustain operations with a reasonable balance of earned and contributed income.

There were no public comments.

Mr. Keeler stated that he could make a case for either the 700-seat or the 500-seat facility. He stated that Coffman High School facility already seats over 700. He stated that the New Albany facility seats 786. The groups that were interviewed that use the school facilities do not need 700 seats. That said, is it more profitable to have the Abbey Theater have a performance for 10 or 15 nights for 200 people or for four nights for 500 or 700 people? He stated that it would be more profitable to have fewer performances but have higher critical mass. He stated it comes down to what can we pay for. If you ask anyone if they want a Performing Arts Center, the answer will always be yes. He expressed his belief that this community could raise \$500,000 to operate this type of facility. He added that the City gives over \$800,000 a year to the Dublin Arts Council. This facility would be a cultural arts center that brings the Abbey Theater and the Dublin Arts Council together. The visitors to the facility would have the benefit of not only a performance, but also the art that the Arts Council has on display. There are nine offices in each of the scenarios that could accommodate the Dublin Arts Council and could even promote collaborative working spaces. He stated he is willing to offer seed money and lead by example. He added that the Recreation Center is an amenity, it is not an economic development tool. A Performing Arts Center is both and the economic impact that it can bring to a community is very wide and broad. He stated the City subsidizes the Recreation Center 50% for the 20-30% of our residents that use it. He stated in 2015 when this was explored, the demand was questioned as was the ability to raise money. During the Parks and Recreation Master Plan update process, the percentage of people who were interested in the Performing Arts, Art Camps, and visual arts was at 25-30%. It is a multi-purpose facility. He suggested the City "shoot for the moon" and go for the larger facility. He added that he is good with the Critical Path Plan that the consultant introduced.

Vice Mayor De Rosa agreed that if you ask people if they want it, the response will be yes. The fundamental question is about funding. She stated that the two largest revenue generating sources under the earned revenue were rental income and theater use. She asked Mr. Webb to speak to who those customers would be and were they asked if they would be willing to pay. Mr. Webb stated that ticket sales are when the building books an artist, you pay the artist fee and advertise and market the event, but then you collect the ticket sales and hope they exceed the programming costs. The rental fees are charging someone to come in a base rate and then you could charge them additional user fees associated with what they use, such as technical labor, ticketing office, etc. He added that it is roughly about \$3 a seat for a base rent for non-profit users. The school groups are not used to paying anything, but the professional groups that use other facilities in the region felt that the rental rates were comparable. Vice Mayor De Rosa clarified that the model provided assumes that the schools would have to pay to rent the space. Mr. Webb stated that some assumptions have been made about some schools utilization, but the demand they represent is not completely factored in. In response to Vice Mayor De Rosa's question regarding who the big rental customers would be, Mr. Webb stated that there are at least a dozen that were not the schools. He added that this is similar to the sport field concept, where it would be built more for tournaments, but there may be a night a week that is open to residents to use. There were organizations that Mr. Webb spoke to that were not affiliated with the schools, but using the schools for performances. The total number of days that those groups could use is around 450 days. The core

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group of resident users are the non-profit organizations from Dublin and the area that were identified apart from the schools. Class Acts Entertainment participated in the scheduling charrette that was held which was very helpful as they book some large and more well-known bands for Independence Day and events like that. Vice Mayor De Rosa stated that this has been helpful to understand who has the ability to pay.

Ms. Alutto stated that this feels similar to the process that was done in 2015. There is clearly a desire for a Performing Arts Center. She would like to understand how the pro forma is impacted factoring in a multipurpose center as Mr. Keeler suggested and what it could look like for the Dublin Arts Council to be the non-profit that would operate it. She expressed doubt about the City wanting to operate the facility. She agrees it is for the community, there is a broader, larger regional impact. She stated that there are some other potential financial mechanisms that could be used. She was unsure whether it would be a 500-seat or a 700-seat, because it depends on the financial information. She stated that she agrees it should be more about a cultural arts center. She thanked Mr. Webb for the information.

Ms. Kramb agreed that everyone would want to have a facility like this. She stated that the report shows a demand. She feels the City should not be building or operating a facility like this. She would like to see this opened up to any nonprofit or for-profit company that would like to take this idea and run with it. She expressed that the City should not be spending this money on another amenity when we are cutting out sewer services to residents in the CIP. She thinks the facility is a great idea to hand off to someone else.

Mr. Reiner is interested in further exploration of this facility and the idea of having the Dublin Arts Council operating it. He would like to get more feedback from David Guion, Executive Director of the Dublin Arts Council (DAC), and the DAC Board. He expressed some concern over the funding to build and maintain the facility.

Ms. Amorose Groomes stated that, as she reviewed the list of participants in these discussions for this type of a facility, she is not sure any of them could be paying users. She found that concerning. She expressed concern over the City of Dublin going to residents and corporate residents asking for money for this purpose. She state that it was more appropriate from a different body such as the Dublin Arts Council or whoever we would deem appropriate. She stated that there should be a fundraising campaign led by champions in the community. She feels it is important to identify some champions early that would be willing to have those conversations. She expressed concern regarding the Critical Path Plan because it appears that the design team would be selected before the capital campaign is started. She understands the timeline and urgency, but there is a fiduciary responsibility not to design something that cannot be funded. She reiterated that community champions should be identified, conversations held, but that it should not be the City making those requests.

Ms. Alutto agreed that the community champions should be identified, much like the capital campaign for the Library. She also added that the design piece is a bit premature. She agreed that the City should not be the capital campaign.

In response to Vice Mayor De Rosa’s question regarding the funding of the McCoy Center, Mr. Webb responded that he did not have that information. Vice Mayor De Rosa asked about the approach to build an endowment first. She wanted to know more about the sequence of things. Mr. Webb stated that the

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McCoy Center hired the person who ran the Overture Center in Madison to come and finish the fundraising, which was driven mostly in the private sector to get the building open. He added that there is significant private sector support for operations. Mr. Webb stated that the current practice around endowments is to add a component to the capital campaign, generally a minimum of about 20% more, to start an endowment and an operating reserve.

Mr. Keeler stated that, regarding operations, he believes the Columbus Association for Performing Arts (CAPA) is best suited to operate this because this is what they do. He agrees that the City should not own the facility. He sees the City as being the catalyst that helps this initiative along. He agrees that a Capital Campaign Committee should be formed.

Mayor Fox agreed the City needs a performing and cultural arts center to balance it out and bring arts to the forefront. She added that many of the groups that Mr. Webb interviewed can't pay. However, this would be a cultural art center, and we have a diverse community of people, who put resources toward elevating their cultural traditions and arts. This would be an important element as the conversation turns to forming a Capital Campaign Committee. Mayor Fox also expressed a desire to have the space be flexible, so that it could be rented out for larger events that may or may not be related to the arts. She would like to keep the studio theater because dinner theaters are very popular among the facilities that exist. She would like to break away from the traditional Performing Arts Center and look at the different ways the space could be utilized to make money and create interest. She is also interested in partnerships, specifically with the schools.

Mr. Ranc stated that Webb Mgmt. has completed the draft consolidated report. He stated that he heard questions about the Critical Path Plan and offered to bring it back if Council wished to see something different. He stated that he would like direction regarding what the model for a Capital Campaign Committee should look like and who would lead that effort when it comes to a fundraising strategy and a firmer design to get better numbers on cost. Ms. Amorose Groomes stated that she is not comfortable with the City being the entity that is doing the feasibility studies and the capital campaigns. Whoever does those things needs to own it, and whoever examines these next steps is the body that has to own them. She is not supportive of that being a City initiative. She is not sure it is fair to do these feasibility studies and tell someone else what the outcome should be.

Ms. Alutto agreed that she is not opposed to the City facilitating the conversation, but it should not be the City's conversation. She suggested that the composition of the Capital Campaign Committee be discussed at the committee level.

Ms. Kramb agreed that the City should facilitate someone else taking this to the next step.

Vice Mayor De Rosa agreed that the logical next step is to have a body that can see who will take the lead and be responsible. She requested that the endowment be part of the capital campaign.

Mayor Fox stated that the City has to be the catalyst or it will never get off the ground. She agreed that maybe the Community Development Committee (CDC) should continue the conversation in identifying who could champion this with us.

Mr. Keeler stated that there was a fundraising study as part of the package done previously (2015). He stated that there are questions and comments, but where do we start? He asked if the City should work with a nonprofit, create a separate entity, activate the Dublin Community Foundation, etc. There is a lot of opportunity here, but he feels there needs to be a team of 10 to 20

connected individuals. He stated that the City needs to be involved or it feels like we are telling others to go build a performing arts center. Mr. Ranc stated that when the topic was before the CDC, Committee members determined that City Council feedback was needed. There was new information as well regarding the economic impact analysis. The next steps are to put together a fundraising strategy for the capital campaign and get better costs. The Committee can facilitate this discussion of who should be approached. Ms. Kramb clarified that the group that will be doing the fundraising needs to determine how the fundraising will be done. Ms. Kramb also asked that the report include definitions that can speak to what assumptions were made and how rental cost was calculated. Ms. O'Callaghan stated that staff will also adjust the Critical Path Plan as discussed this evening.

STAFF COMMENTS

Ms. O'Callaghan announced that Dublin has received the Gold Level award as part of the Ohio EPA's Encouraging Environment Excellence in Communities program. This recognition speaks to our commitment to be the Most Sustainable Global City of Choice. The application process required a significant amount of research and collaboration amongst staff. She recognized Management Interns, Mason Althouse and Hayley Griggs, who were integral in compiling over 400 pages of documents. Dublin is one of, if not the first, community in Ohio to achieve the highest-level award in this program.

COUNCIL REPORTS

- Community Development Committee: Mr. Reiner shared that the Committee discussed the US 33/I-270 Interchange planting beds. The Committee provided feedback and staff will be providing options that incorporate the Committee's feedback when we meet tomorrow at 5:00 p.m. The Committee will bring forward a recommendation on these planting beds to Council at an upcoming meeting.
- Liaison Reports:
 - 33 Corridor: Vice Mayor De Rosa stated that there is continued conversation regarding development and the roles and responsibilities that everyone plays in mutual collaboration. Mr. Keeler added that the National BMX Event that occurred was a joint event with Dublin and Union County this past weekend. Marysville is in the process of annexing 1800 acres east of the City. He sees a great opportunity in the 33 Corridor for Honda's commitment to change over to electric vehicles by 2040. He also mentioned that the Avalon Theater in Marysville has a speaker series. He spent some time with Jerome Township Administrator Brandon Stanley. He complimented Mr. Stanley on the contributions he will bring to the area. Finally, Mr. Keeler stated that the roundabout plan at Mitchell Dewitt has been experiencing issues with bids.
 - Dublin Arts Council: Mr. Reiner stated that Elise Sanchez is currently showing her art show "Behind the Surface". The show features bold, exciting patterns and will be available to be viewed through September 8. There will be an artist talk with Ms. Sanchez on September 5 at 6:00 p.m. Sundays at the Scioto started on the 27th and will run until October the 8th.
 - Washington Township: Ms. Kramb shared that an e-mail was sent to Council Members looking for some stakeholders to participate in a stakeholder meeting. She asked each Council Member to identify one or two people that they would recommend be invited to participate.
 - MORPC: Ms. Amorose Groomes reported that a new body is being formed; it is the Statewide Ohio Passenger Rail Coalition. She will attend their inaugural meeting.

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- Envision Dublin: She stated that meetings are coming up relative to the Envision Dublin Community Plan update. On Tuesday night, there is a public input session and on Wednesday evening, Council will have a joint meeting with planning boards to discuss the Envision Dublin project.

COUNCIL ROUNDTABLE

Ms. Kramb reminded everyone that on September 6th is a candidate night that the Chamber of Commerce is hosting at the BMI Federal Credit Union at 6:30 p.m.

Mr. Keeler stated it was a great turnout for the Boat in the Field dedication. There were members of Red Trabue's family there, which was touching.

Mr. Reiner commented on the public art piece, as well, and is happy it will bring a strong reputation to Dublin.

Vice Mayor De Rosa stated that she noticed people stopped to have a conversation around the Boat in the Field, which was wonderful to see.

Mayor Fox stated that, Sherry Smith, Chief Nursing Officer at Dublin Methodist and O'Grady Memorial Hospital, is a 20 year Air Force veteran, and Ohio Health is sponsoring her to accompany the September 28th Honor flight to Washington D.C.

ADJOURNMENT

The meeting was adjourned at 9:39 p.m.



Mayor – Presiding Officer



Clerk of Council