

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

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

Held
August 11, 2025
20

CALL TO ORDER

Mayor Amorose Groomes called the Monday, August 11, 2025 Regular Council Meeting of Dublin City Council to order at 6:15 p.m.

ROLL CALL

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

Staff members present were Ms. O’Callaghan, Mr. Ashrawi, Chief Paez, Ms. Weisenauer, Ms. Rauch, Ms. Wawszkiewicz, Mr. Earman, Ms. Willis, Mr. Rubino, Ms. Falcone, Mr. Gracia, Mr. Barker, Mr. Hammersmith, Mr. Hounshell, Ms. Singh, Mr. Hendershot, Mr. Ament, Ms. Hunter and Ms. Blake.

Others present were Greg Daniels, Squire Patton Boggs.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the purposes of discussing the following:

- Conferences with an Attorney for the Public Body concerning Disputes involving the Public Body that are the subject of Pending or Imminent Court Action; and
- To consider the Purchase of Property for Public Purposes

Vice Mayor Alutto seconded the motion.

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

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Ms. Kramb to lead the Pledge of Allegiance.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

- Minutes of the June 16, 2025 Council Work Session
- Minutes of the July 1, 2025 Regular Council Meeting

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the Consent Agenda.  
Vice Mayor Alutto seconded the motion.

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

ORDINANCES FOR ADDITIONAL READING/PUBLIC HEARING

Ordinance 06-25

**Rezoning of Nine Parcels (PID 272- 000195, 272-000086, 274 -001259, 274 -001260, 274-001261, 274-001419, 274-001420, 274-001313, and 274-001421) from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District (Case 25-008Z)**

Mr. Hounshell provided Council a presentation summarizing the proposed rezoning of nine parcels totaling approximately 370 acres in size. Two of the parcels (65 acres) are owned by the City of Dublin and are located at the intersection of Shier Rings Road and Cosgray



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Road. The remaining sites are privately owned and within the City of Dublin corporation limits. There are no development proposals that are being submitted in coordination with this rezoning application.

Mr. Hounshell provided a history of the public engagement since this item was last before City Council. Since the June 23rd meeting when Council moved to hold the initial reading, staff has conducted multiple meetings with the Ballantrae Community Association and held several community conversations over a three-week period. Public concerns centered on permitted uses near residential areas, environmental and physical impacts, traffic and utility impacts, building height and massing, impacts on property values, and health and safety concerns.

Staff recommended tabling the ordinance to allow for Code amendments through a public review process. The proposed amendments would include removing data centers, various utilities, conference centers, hospitals, and certain recreational uses from permitted uses. Maximum building heights would be reduced from 68 feet to 45 feet east of the railroad and to 55 feet west of the railroad.

The following citizens came forward to express opposition to Ordinance 06-25, citing concerns of traffic, pollution, noise and the potential reduction of property values and quality of life:

- Suzanne Ewart, 7090 Cormac Way;
- Wendy Johnson, 5632 Newtonmore Place;
- Daniel Hammel, 5725 Trafalgar Lane;
- Tim Myers, 5884 Glendavon Court;
- Jennifer Hammel, 5725 Trafalgar Lane;
- James Martinson, 7074 Cormac Way;;
- Todd Hemmert, 5824 Houchard Road;
- Richard Weeks, 5826 Houchard Road; and
- Cristian Cooney, 5835 Baronscourt Way.

Ms. Weisenauer stated that all comments that were submitted online have been provided to Council.

Council members expressed unanimous support for tabling the ordinance. They acknowledged the extensive community engagement and appreciated residents' thoughtful participation. Mayor Amorose Groomes clarified the process moving forward by explaining that staff would draft Code language over 2-3 months, Planning and Zoning Commission would review it at least twice, then it would return to Council - a total timeline of 4-6 months with three additional opportunities for public input. She stated that parties that have expressed interest in this ordinance to the City will receive notice of those public input opportunities.

Mayor Amorose Groomes moved to table Ordinance 06-25.

Vice Mayor Alutto seconded the motion.

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

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 33-25

Rezoning approximately 2.95 acres (PID 273-007004) from PCD, Planned Commerce District (Perimeter Center, Subarea I) to PUD, Planned Unit Development District (Crown Campus) to add Subarea B and associated development text (Case 25-031Z)

Ms. Rauch stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.



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

Ordinance 34-25  
**Authorizing the City Manager to Accept an Approximately 2.053- Acre Parcel and Related Necessary Conveyance from Muirfield Association, Inc. A/K/A Muirfield Village Association, Inc. on Behalf of the City for a Public Art Project**  
Mr. Earman provided follow-up information requested at first reading regarding the public art project. The green moss material component would be a synthetic turf-like element designed to withstand adverse weather conditions and UV deterioration while requiring minimal maintenance. The material was selected for durability and ability to accurately convey the intended appearance. Staff recommended approval.

There were no public comments.

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

Ordinance 35-25  
**Amending Zoning Code Section 153.074 regarding Accessory Uses and Structures to Address Language regarding Renewable Energy Equipment for Solar**  
Ms. Noble presented modifications to solar regulations addressing multiple City programs. Council's July 1st feedback regarding height requirements and definitions has been addressed. Staff confirmed height requirements were sufficient and clarified the definition applied to all equipment components.

There were no public comments.

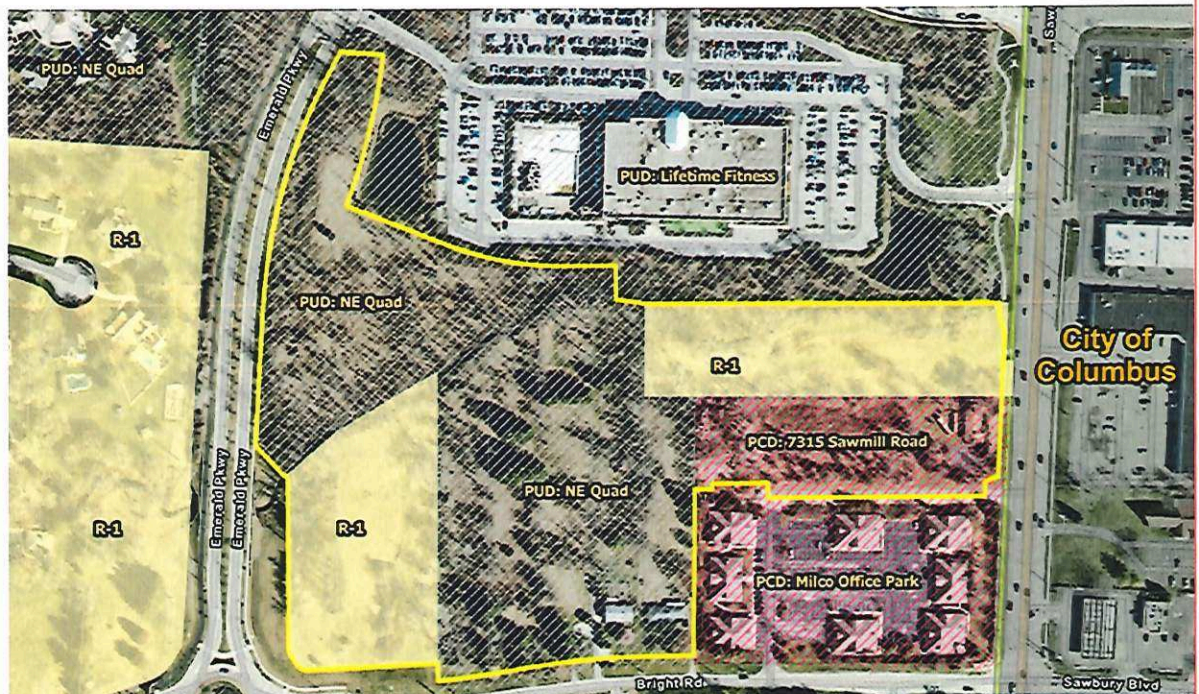
Vote on the Ordinance: Mr. Reiner, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Ms. De Rosa, yes; Mr. Keeler, yes.

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 36-25  
**Rezoning 21.523 acres from R-1, Restricted Suburban Residential District; PCD, Planned Commerce District (7315 Sawmill Road); PCD, Planned Commerce District (Milco Office Park); and PUD, Planned Unit Development District (Northeast Quad) to PUD, Planned Unit Development District (Beacon CCRC); and rezoning of 0.051 acres from PCD, Planned Commerce District (7315 Sawmill Road) to PCD, Planned Commerce District (Milco Office Park); and a Preliminary Development Plan for the Construction of a Continuum of Care Retirement Facility and Associated Site Improvements and Amenities (Case 23-125Z-PDP)**  
Vice Mayor Alutto introduced the Ordinance.  
Mr. Bitar presented the rezoning application for 21.523 acres for the Beacon Continuum of Care facility. The application has been reviewed three times by Planning Commission as a Concept Plan and once for Preliminary Development Plan and Rezoning, receiving recommendation for approval.  
The site included three City-owned parcels to be transferred to the applicant and would feature a one-story memory care building near Bright Road and three four-story buildings toward the rear with underground parking.



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There were no public comments.

Mr. Keeler asked about building heights, with Mr. Bitar confirming the four-story buildings would be at the north end of the site.

Ms. De Rosa inquired about phasing. Mr. Bitar explained that Phase One would include the center building with assisted and independent living plus most infrastructure and landscaping.

Ms. Kramb noted the East Dublin Civic Association had worked with the developer for five years, resulting in changes like the one-story building along Bright Road.

Ms. Fox, while supporting the rezoning, encouraged Planning and Zoning to consider exterior amenities for senior socialization, including gathering spaces, gardens, and fishing opportunities in the ponds. She emphasized the importance of outdoor spaces for wellness in senior developments.

Second Reading/Public Hearing of this Ordinance is scheduled for the August 25, 2025 meeting.

## Ordinance 37-25

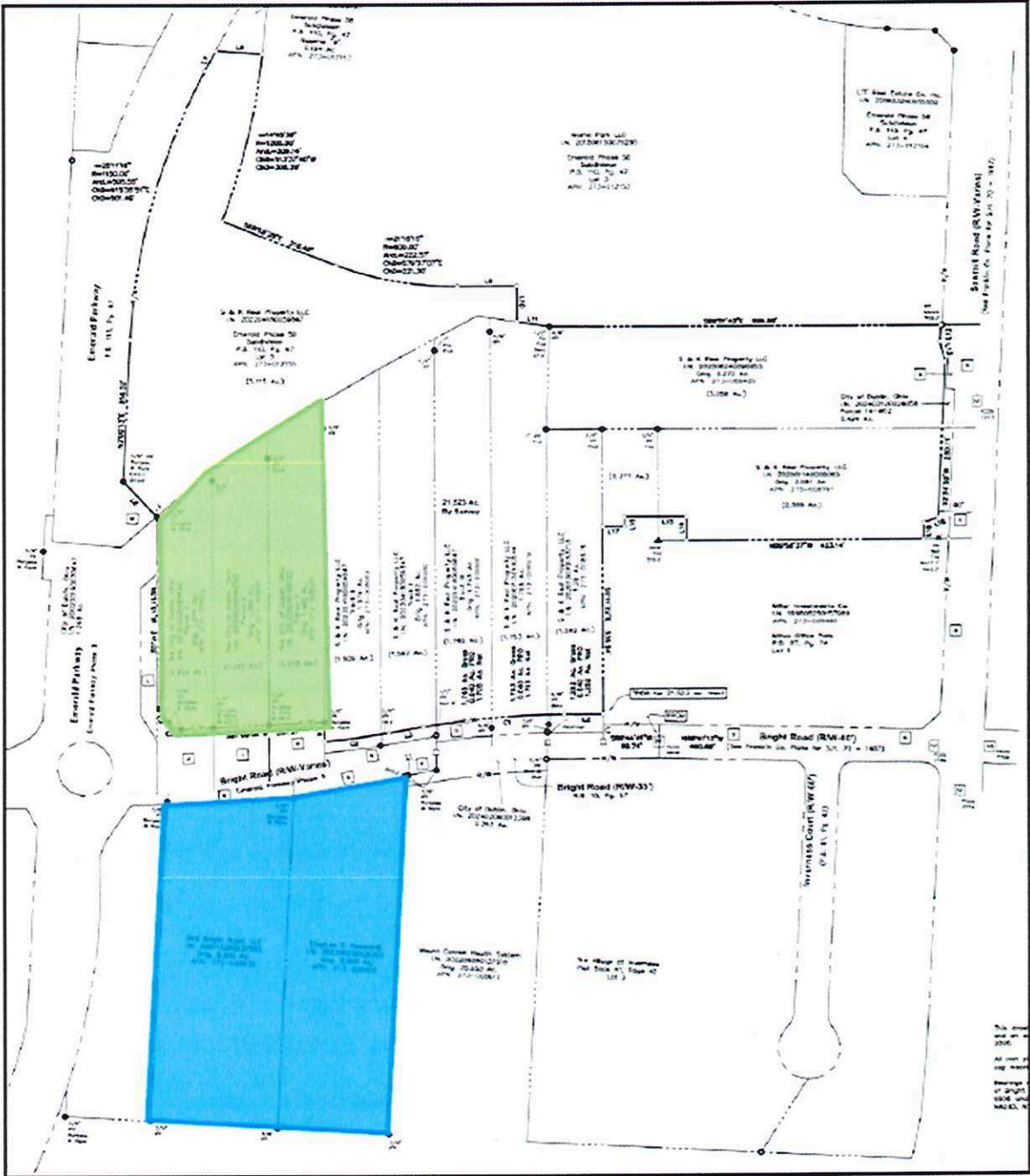
### Authorizing the City Manager to Enter into a Development and Land Exchange Agreement with SKS Bright Road LLC and Stephen T. Newcomb

Vice Mayor Alutto introduced the Ordinance.

Ms. O'Callaghan presented the development and land exchange agreement with SKS Bright Road LLC and Steve Newcomb. The City owned parcels on the north side of Bright Road (shown in green on the image) while SKS and Newcomb owned parcels on the south side (shown in blue). The difference in appraised values was \$1,739,200, which the City would pay.

A deed restriction would prohibit the City from using acquired property for senior housing without Newcomb's approval. The agreement included a 90-day contingency period with an additional 180 days for Final Development Plan approval.





There were no public comments.

Second Reading/Public Hearing of this Ordinance is scheduled for the August 25, 2025 meeting.

**Ordinance 38-25**  
**Authorizing the City Manager to Enter into an Infrastructure Agreement with SKS Bright Road LLC for the Beacon Continuum of Care Retirement Community**  
Vice Mayor Alutto introduced the Ordinance.

Ms. Wawskiewicz presented the infrastructure agreement with SKS Bright Road LLC for the Beacon retirement community. The developer's traffic impact study had been accepted by Dublin and Columbus. Several improvements identified as developer responsibilities were included in the City's CIP project, with this agreement providing reimbursement. Improvements included a turn lane on Bright Road, pedestrian/bicycle facilities, and proportional contribution to the Bright Road corridor project. The developer would dedicate right-of-way for a potential future southbound right-turn lane from Sawmill Road.



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There were no public comments.

Mr. Keeler asked about the southbound right-turn lane timing. Ms. Wawzkiewicz explained evaluation would occur at Phase Three with construction, if needed, at Phase Four - coordinated with Columbus since it was their jurisdiction.  
Ms. De Rosa inquired about bike/walking path connectivity and timing. Ms. Wawzkiewicz confirmed the Bright Road improvements were currently under construction, including facilities on both sides of Bright Road and the west side of Sawmill Road with a bus stop pad.  
Mr. Reiner confirmed the tradition continued of developers paying for turn lanes.  
Mayor Amorose Groomes asked about bus shelter inclusion, which Ms. Wawzkiewicz confirmed would be part of the five shelters in the CIP.  
Second Reading/Public Hearing of this Ordinance is scheduled for the August 25, 2025 meeting.

Ordinance 39-25  
Authorizing the City Manager to Enter into a Development Agreement and other related agreements for the development of Indus Bridge Street Development with Indus Companies, Inc. and The Daimler Group, Inc.

Vice Mayor Alutto introduced the Ordinance.  
Ms. Rauch presented the development agreement for Indus Bridge Street development. The updated Concept Plan included a 618-space parking garage in the northeast corner, residential mixed-use building with ground-floor retail, office building, additional residential building, and 150-key hotel along Riverside Drive. The development would include 75,000 square feet of Class A office, 60,000 square feet of ground-floor retail/restaurant space, and 294 multifamily units.  
Mr. Daniels explained the familiar economic development tools: CRA incentive for the parking garage only, TIF financing under existing agreement with schools, and expansion of the Bridge Park Community Authority. No City credit would extend to bonds for infrastructure. The 30-year TIF was expected to generate approximately \$31 million in excess revenues for future infrastructure investment.

There were no public comments.

Ms. Kramb clarified that approval of the economic development agreement did not pre-approve the development plan - Planning and Zoning Commission approval is still required.  
Ms. De Rosa confirmed no changes to NCA rates or structure.  
Mr. Reiner emphasized ensuring adequate parking calculations and quality design for mini-parks between buildings.  
Mayor Amorose Groomes noted the standard development process would apply through Planning and Zoning.  
Second Reading/Public Hearing of this Ordinance is scheduled for the August 25, 2025 meeting.

Ordinance 40-25  
Authorizing the Provision of Certain Incentives to NWLFD, Inc. to Induce it to Lease a Facility to Locate and Expand an Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement

Vice Mayor Alutto introduced the Ordinance.



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Ms. Falcone presented the incentive agreement with NWLFD Inc. (Benefit Bank Distributors), an independent marketing organization offering annuities and life insurance through banks. The proposed 15% performance incentive on withholdings over three years valued at \$37,000 would support creation of 56 jobs by December 31, 2028, generating approximately \$200,000 in additional income tax revenue.

There were no public comments.

Second Reading/Public Hearing of this Ordinance is scheduled for the August 25, 2025 meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 43-25

Acceptance of a Preliminary Plat for Bridge Park, J Block, located within the Bridge Street District (Case 25-056PP)

Vice Mayor Alutto introduced the Resolution.

Mr. Hounshell presented the Preliminary Plat for Bridge Park J Block, subdividing 5.25 acres. The plat establishes two developable lots (20 and 21), two private reserves (Green Street and primary open space), and two public streets (Banker Drive and Colwell Street). This did not include the Phase Two COTA park-and-ride section. Planning and Zoning Commission recommended approval on July 17th.

There were no public comments.

Ms. Fox complimented the solution for the street and green space configuration that avoided interrupting the plat with a street through the middle.

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

Resolution 44-25

Acceptance of a Final Plat for Bridge Park, J Block, located within the Bridge Street District (Case 25-057FP)

Vice Mayor Alutto introduced the Resolution.

Mr. Hounshell stated that this Final Plat presentation is identical to the Preliminary Plat presentation.

There were no public comments.

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

OTHER BUSINESS

- 2026 Budget Kick-Off

Mr. Rubino presented the 2026 budget kickoff, explaining the new integrated schedule combining Operating and CIP review for strategic alignment and improved transparency. He provided economic outlook observations including unemployment at 4.2%, stable inflation, GDP at 1.2%, and interest rates around 4%. Potential federal trade policy impacts through tariffs could affect prices and business productivity.

Current year performance showed revenue outperforming estimates by 2-3% and operating budget showing similar surplus. The City's resources averaged \$269 million annually across all funds, with 42% from local taxes. General fund revenue



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averaged \$93.6 million with 97% from local sources. Income tax collections averaged \$109 million total, with 75% from withholding.

Total expenditures averaged \$274 million annually, with general fund operations accounting for 50% and capital improvements 35%. Operating budgets averaged \$128 million per year. Capital budgets averaged \$90 million annually with five-year CIPs now exceeding \$300 million.

Council members provided input for the upcoming budget process. Ms. Kramb requested updates on parks and recreation fee changes, utility extension progress, and suggested prioritizing SportsOhio over Riverside Crossing Park investments. Ms. Fox wanted summaries of strategic framework, existing programs, cost-saving strategies realized, department budget alignment effectiveness, and data analytics insights.

Mr. Reiner advocated establishing a fund for greenway replacement to maintain Dublin's green city image.

Mr. Keeler noted concern about CIP spending increasing 6.4% annually while general fund increased only 1%, questioning long-term sustainability.

Ms. De Rosa highlighted needs for greenway infrastructure funding, parks maintenance adequacy, Metro Center catalytic projects, revenue generation from sports complex, balanced budget approach importance given volatility, AI cost reduction opportunities, and including average debt issuance in projections.

Vice Mayor Alutto supported structured advancement planning for SportsOhio revenue, prioritizing health and safety projects, spreading investments beyond Riverside Crossing Park, and adding average debt projections to profiles.

Mayor Amorose Groomes requested actual versus budget comparisons, identification of difficult-to-execute projects, and emphasized the honor of stewarding community resources.

- Acceptance of TIRC Reports – Franklin, Union and Delaware Counties

Mr. Rubino reported the three TIRC groups met in May to review tax incentive performance and approved all reports. He also noted that all three counties approved virtual meetings for next year.

Mayor Amorose Groomes moved to accept the Franklin, Union and Delaware county TIRC reports.  
Vice Mayor Alutto seconded.

There were no public comments.

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

STAFF COMMENTS

- Ms. O'Callaghan shared the following comments:

  - She thanked supporters of the Dublin Irish Festival, reporting record-breaking results: \$365,000 in cash sponsorships, 85,000 estimated attendance, and \$2.64 million gross revenue - 23% higher than 2024 and 10% above the previous record.
  - She provided updates on Route 161 corridor discussions involving multiple jurisdictions experiencing development pressures. A recent Plain City meeting facilitated by Jamie Green included representatives from Dublin, Madison County, Plain City, Darby Township, Marysville, and Jerome Township. The group agreed on collaborative principles including common understanding of proposals, respecting



autonomy, ensuring development pays for infrastructure, and commitment to high-quality design. ODOT's corridor study recommendations were expected later in the month.

- Madison County and Darby Township were updating their comprehensive plan to change land use from agricultural to commercial and flex employment, with public sessions on August 20th and September 17th.
- Finally, planning continues for the 2025 Midwest US-Japan conference September 2-12, with Council members invited to participate.

Mr. Reiner expressed concern about preserving the Darby Creek as Ohio's cleanest waterway amid development pressures. Ms. O'Callaghan noted current discussions focused on development between Plain City and Dublin, though environmental concerns could be addressed later.

Mr. Keeler regretfully withdrew from consideration for the Japan trip due to scheduling conflicts.

COUNCIL REPORTS

- **Committee Reports**
  - Administrative Committee: Ms. De Rosa reported that the committee met August 5th for the purposes of three topics. The first was to finalize the September 2nd joint work session agenda with boards and commissions. The Committee also reviewed Council Rules of Order with minimal suggested modifications, including bringing public comment expectations forward to agendas. The Committee also reflected on board and commission recruitment, finding the process good but seeking to enhance how the community finds information by streamlining websites. The next meeting was moved to September 15th due to the joint work session.

COUNCIL ROUNDTABLE

Ms. Kramb attended the Chamber's "I Care, I Serve, I Lead" program for 20 middle school students and congratulated the Chamber on their 50th anniversary. She attended Bishop Elementary's ribbon cutting - Dublin City Schools' 15th elementary school - noting the packed gymnasium and excitement for the new school year.

Ms. Fox praised the Irish Festival staff and volunteers, highlighting the priceless community experience. She attended the Miracle League fundraiser with Cloverleaf Coffee, emphasizing their impact on children with disabilities and encouraging donations for their upcoming anniversary.

Mr. Reiner invited all to the monthly veteran's dinner at Scioto Reserve. He shared positive vendor feedback from the Irish Festival and suggested extending farmers market hours from 9-12 to 9-1, while acknowledging resident impact considerations.

Mr. Keeler praised both planning and events staff for their professionalism and hard work on multiple events including Independence Day, as well as Irish Festival. He is excited to hear about Irish Festival financial outcomes.

Ms. De Rosa reflected on Dublin's commitment to long-term excellence, noting achievements from the Chamber's 50 years to festival success to school expansion, emphasizing the difficulty and importance of maintaining quality over time.

Vice Mayor Alutto shared her history of Irish Festival "staycations," congratulated the Chamber's new board members whom she swore in at the Golf Classic, and reminded everyone about school starting with a plea for careful driving in school zones.

Mayor Amorose Groomes noted the remarkable accomplishments since July 1st, highlighting the Irish Festival's new high watermark providing valuable data for future planning. She expressed appreciation for the brief summer break and enthusiasm for the upcoming budget season focused on delivering the best for Dublin residents.



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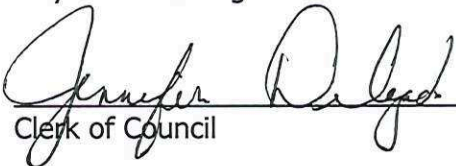
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ADJOURNMENT

There being no further business, the meeting was adjourned at 9:47 p.m.



Mayor – Presiding Officer



Clerk of Council