

**DUBLIN CITY COUNCIL  
COMMUNITY DEVELOPMENT COMMITTEE  
Monday, March 1, 2021**

**Minutes**

**Call to Order**

Mr. Reiner called the meeting to order at 4:30 p.m.

**Roll Call**

Committee Members Present: Mr. Reiner, Mayor Amorose Groomes, Mr. Keeler

Staff Present: Ms. Noble, Ms. Rauch, Ms. O'Callaghan, Ms. Gilger, Mr. McDaniel

**Approval of the Minutes**

Mr. Keeler moved to approve the minutes of the January 20, 2021 Community Development Committee meeting.

Mayor Amorose Groomes seconded.

Vote on the motion: Mr. Keeler, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes.

**Staff Update**

Economic Development

Ms. Gilger provided a presentation of a high-level overview of job creation and commercial real estate: office, industrial, medical office and retail (attached hereto and incorporated herein by reference as Exhibit A).

Mayor Amorose Groomes asked about the high demand on industrial space and what is causing the push back. Ms. Gilger stated that it has a lot to do with one story buildings and green space land costs. This product gets priced out when Dublin's land costs are considered. Mr. Reiner asked Ms. Gilger about the shift from corporate housing for executives to providing affordable housing for the workforce. Ms. Gilger stated that COVID-19 exacerbated the work from home dynamic, and technology companies are specifically subject to working from home. How do we get the employees to live in Dublin and work from home? She believes the answer is in diversifying the housing market. She also noted that the City's fiber initiatives will make a difference in keeping Dublin competitive as people continue to work from home. Mr. Reiner shared some of the history in development and the philosophy Dublin used. He suggested looking again at some of the ideas for multi-family designs to create the housing that the market is dictating is desirable. Ms. Gilger stated that this will be important discussion as we work though the Dublin 2035 Framework Plan.

Historic District Task Force Recommendations/Implementation

Ms. O'Callaghan provided a brief introduction to this discussion. Ms. Noble briefly summarized the update that was provided to the Committee at their January 20, 2021 meeting. She stated that the Committee wanted more information regarding:

- Current resources that are being focused on the Historic District;
- More information about management programs in the region; and
- Other options for providing structure to the current groups focused on the Historic District.

She stated that the City invests in aesthetic improvements, such as landscaping, holiday décor, mowing and litter removal, wood fences and bike paths, and other items considered general upkeep. The Commercial Façade Program provides improvements in the Historic District as well. In addition to the aesthetic improvements, the City makes financial investments in the Historic District such as:

- Visit Dublin Ohio (35% of the Hotel/Motel Tax Fund);
- Historic Dublin Business Association (HDBA); and
- Chamber of Commerce support for operations and staff.

Mayor Amorose Groomes stated that she was more interested in things like church parking lot rental, expenses related to planter boxes, etc. What are we spending in that district that we aren't spending anywhere else in the City? She stated she would like to see the funding provided by the City that is expended in the District. Referring to the Tax Increment Funding that provides revenue to the District, Mayor Amorose Groomes asked what the \$73,600 in the 2021 Operating Budget is attributed to and what that is spent on.

Mr. Keeler stated that it would be helpful to understand what money is going to the district right now, and what other mechanisms are potentially available now or in the future such as Federal Historic Preservation Credit, Community Reinvestment Act funding, Ohio Historic Pipeline Initiatives or any other applicable grant programs.

Ms. Noble shared that the first group that staff engaged with in looking at District Management Strategies was Heritage Ohio due to their Main Street Program. They are very focused on preservation. Another management organization group staff engaged is 3CDC. 3CDC is a group that assisted the City of Cincinnati in the revitalization of Over the Rhine. They are more of an investment group and they provide different mechanisms for revitalization.

Ms. Noble stated that at the January meeting of the Committee, the City Manager highlighted the importance of providing structure to the existing organizations that are focused on the Historic District. This group of stakeholders could have representation on a committee or task force with the goal of improving communication and decision making amongst the groups.

Ms. Noble asked the Committee to comment on the following:

- What additional information is needed regarding current City resources in the District?  
Ms. Noble stated that this topic has been covered by earlier discussion.
- Would the Committee wish to have additional information/presentations regarding management and organization strategies?
- Are there other funding mechanisms or financial structures that should be considered for revitalization?
- What role does the Community Development Committee see themselves taking in these efforts moving forward?

Mayor Amorose Groomes thanked staff for putting the information together. She stated that as far as additional information, she would like to get a clear picture on what the City is

spending now in the District. She would like to have additional information/presentations regarding management and organization strategies. She would like to have a professional that has done this type of work somewhere. The Community Development Committee would take the gathered information to Council for consideration. The Historic District Task Force came forward with some great ideas that have been in existence for a while. She expressed that she was hoping to see funding mechanisms as suggestions from the Task Force, but they probably ran out of time to include those.

Mr. Keeler stated that he agrees with Mayor Amorose Groomes. He added that the Historic District Task Force brought forward some great tactics or action steps, and the Committee now must discuss who will be the manager to make those things happen. He does want a manager for the District. He would like clarification on the funding that is currently going into the District. He stated that this is not just about preservation, but about revitalization, preservation and economic development.

Mr. Reiner stated that what was in agreement that the funding was being spent on needs to be identified and then decisions can be made about whether or not the funding needs to be reallocated, increased, decreased, etc. He is open to a manager in the District.

Mr. Keeler stated that he is in agreement that all the invested parties need to come together and be involved in some way, but a manager that will be focused on the revitalization of the District is needed.

Mayor Amorose Groomes stated that there is a long list of costs that are going into the District. Ms. O'Callaghan stated that staff will provide the incremental costs that go into the District.

Mr. Reiner suggested sharing the parking study that was done in the District for the Committee.

### Adjournment

With no other business to come before the Committee, the meeting was adjourned at 5:19 p.m.

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Acting Clerk of Council