

Dublin City Council Retreat - 2022

Thursday, March 17, 2022 at 6:00 p.m.

5555 Perimeter Drive

and

Friday, March 18, 2022 at 8:30 a.m.

129 S. High Street, Dublin (Chamber of Commerce)

Minutes

Thursday Session

Mayor Fox called the Thursday, March 17 Council retreat session to order at 6:00 p.m.

Members Present: Mayor Fox, Vice Mayor De Rosa, Ms. Alutto, Mr. Keeler, Ms. Kramb and Mr. Reiner. Ms. Amorose Groomes arrived at 6:14 p.m.

Staff Members Present: Mr. McDaniel, Ms. O'Callaghan, Mr. Ranc, Mr. Rogers, Mr. Stiffler, Chief Paez, Mr. Dearth, Ms. Weisenauer.

Also Present: Kenny McDonald and Matt McCollister, Columbus Partnership

Dinner and Discussion: The Intel Announcement

Kenny McDonald and Matt McCollister with Columbus Partnership joined City Council and some members of the Senior Leadership Team to discuss the implications of the Intel announcement that was made in January 2022. Mr. McDonald expressed gratitude for the community that Dublin has built. He stated the region is in a new place. The bar keeps getting set higher and there are opportunities in the pipeline that were never dreamed of. The Intel project is not only an investment in jobs, but there will be an impact to the communities in the region due to this investment. He stated that this announcement has also ignited a confidence for the region regarding economic development. Growth will be pretty steady. We, as a region, have proven we can grow, but we have more to prove. We want to have growth that is adding to quality of life, raising the standard of living and erasing inequities. The biggest issues are going to be fueling the workforce, housing, and transportation.

In response to Mr. Reiner's question about how the Intel project unfolded, Mr. McDonald briefly summarized the details around acquiring the project.

Ms. Alutto asked Mr. McDonald how he would tackle the housing and inequity issues. Mr. McDonald stated that on big system issues like housing, it needs to be a regional solution. He also stated that building public and private partnerships is essential.

Mr. Reiner noted multi-generational housing is on the forefront. Mr. McDonald stated that we need to be a curious region about what is coming and what is needed.

Mayor Fox asked about developing young people to learn job skills to fill the workforce need.

Mr. McDonald stated that we need to developing the talent equitably, building aptitude and building ownership. A simple approach is to be very intentional about it.

Mr. Reiner suggested talking to the schools about skill building.

Ms. Alutto stated her concern that underserved kids will not have opportunities to learn job skills.

Vice Mayor De Rosa asked about the business community Mr. McDonald works with their concerns. Mr. McDonald stated that they have the same concerns as everyone else: workforce, housing, economy, etc.

In response to Mayor Fox, Mr. McDonald stated that we want to be the most prosperous area in the country. Real prosperity means growth and economic development. We need to think about the future of work and think about things differently.

Mr. McDaniel asked how the region would look, Intel project aside. Mr. McDonald stated that we are on a great path regardless of Intel. There is growth across the region.

Ms. Amorose Groomes thanked Mr. McDonald for being a calm and steady hand. It is a gift to the region. She expressed her appreciation for his leadership and having him in this position for our region means a great deal.

Mr. McCollister reiterated the success of the region and stated that there are 12 successes so far this year.

Mr. McDaniel stated that the Taiwanese are building a chip factory in Phoenix. He asked if chip factories draw other chip factories. Mr. McDonald stated that they do.

Mr. McDaniel also asked what suggestions and advice Mr. McDonald has for Dublin. Mr.

McDonald stated that a strong economic development team is vital. It is a different world now.

Mr. Reiner stated that he appreciated Mr. McDonald and Mr. McCollister's statements about Metro Place and that a change needs to occur there.

Vice Mayor De Rosa expressed her appreciation for hearing that Dublin has a great edge due to the supply network and the partnership with Japanese businesses.

Mayor Fox stated that we need to be ready with the land. Ms. O'Callaghan agreed that having the land available is very helpful to investors. She also stated that having the Metro Center visioning completed was great as well as all the work going into mobility.

Ms. Amorose Groomes stated that land acquisition is the most important thing and the window of opportunity is closing a little more each day.

Financial Perspectives

Mr. Stiffler stated that it is very early to estimate the remote work impact. He stated that Dublin is \$20 million over the 50% policy requirement in the general fund. From a budgetary perspective we will do very well in 2022. He is concerned more for 2023 because of the impact of the inflation that isn't felt as much in 2022.

Mayor Fox stated that TIF agreements are essential in helping to pay down debt. Mr. Stiffler stated that the unsung hero of building this community is the TIF funding. Continuing to build that capacity will be strategically important.

Vice Mayor De Rosa asked about the use of TIFs in redevelopment. Mr. Stiffler stated that there are several tools that may be used to help build value.

Ms. Alutto stated that it is about the development of the economic tools for the area. The financial piece needs to come with any redevelopment strategy.

Mr. Keeler stated that a lot of employees do not want to work from home five days a week. He is cautiously optimistic that the impact will not be too dramatic.

Mr. McDaniel stated that you need to make a heavy investment into certain areas such as Metro Place.

Mr. Reiner stated that he is leery of sports venues. He stated that parking and concessions must be successful to make money.

Vice Mayor De Rosa stated that the genius in Dublin is a balance between commercial and residential. The metrics used to create this community that were tried and true may now need tweaked as the future of work changes.

Ms. Amorose Groomes stated that if you maintain the 60/40 percentage, then the only way to keep the housing portion of the scale is to get more access to commercial.

Mr. McDaniel stated that it's the continuum of housing and housing types. We must look at housing as an opportunity and not a threat. Dublin needs to be the "cool" place to live.

Ms. Amorose Groomes stated that Dublin differentiates themselves by quality of the materials. The communities that lose their appeal to the middle class family are built with poor materials.

Mr. McDaniel asked Council to drive around and bring back some ideas of the housing product they want to see in Dublin.

Discussion was held regarding the interest in building an Amtrak station, funding available for such a project and how much space is required for such a project.

There being no further business, the Thursday session of the Council Retreat was adjourned at 8:20 p.m.

Friday Session

Mayor Fox called the Friday, March 18, 2022 retreat session to order at 8:30 a.m.

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

Staff Present: Mr. McDaniel, Ms. O'Callaghan, Mr. Ranc, Mr. Rogers, Mr. Stiffler, Chief Paez, Ms. Weisenauer, Ms. Rauch, Ms. LeRoy, Mr. Earman, Ms. Goliver.

Also Present: Jeff Sturm, The Spark Creative

General Policy Discussions

[Ms. O'Callaghan provided a brief update on the bidding outcomes for the Post Road Interchange.]

Mr. Sturm began the session by stating that these topics are meant to be higher level discussions and bigger policy considerations. He introduced the first topic: The Historic District (HD) and the three considerations for this topic: Preservation, Composition and Management/Funding.

Historic District: Preservation Composition and Management/Funding

Council discussed the HD strengths and weaknesses. Among the strengths were the topography, the public realm, character and that the scale is different than anywhere else. The feel of it is most important. The negative space needs guidance. Among some of the weaknesses discussed were: little building volume, the attention given to High Street on the south is lagging, knowing what is worth preserving and what isn't and the battle between homeowners and commercial continues.

Discussion was held regarding a preservation district and a historic district. The HD is not a preservation district. Information was shared regarding whether or not a property is listed on the register, then the commercial occupant can get tax breaks (if they are income producing). Members discussed boundaries, regulations if a district is on the historic register. Ms. Kramb shared that we are walking this line of preserving and not preserving. In response to Mr. Reiner's question, additions are not excluded from being on the register. Do we want a preservation district or do we just want to preserve a few things?

In response to Vice Mayor De Rosa, Ms. Kramb stated right now there is an arbitrary line that defines the district. Mr. Reiner stated that he would not want any regulations to be too strict to not allow a historic building being able to be used for a shop or something that contributes to the district.

Mayor Fox noted that there is guidance on the stone walls. There is also guidance on the scale. Ms. Kramb explained that German Village is a preservation district, and it is very strict. She noted that the eligibility for tax credits is when the restrictions come into play.

Mr. Reiner stated that there are houses that have no use and are in bad shape. He reiterated that he would not want to interfere with someone who wanted to transform a house into something that is cool and interesting.

Ms. Alutto expressed appreciation for the information because she didn't understand that we could put regulations on a preservation district. Mr. Keeler stated that it would remove some of the uncertainty and provides an opportunity for rules and clarity.

Ms. Rauch stated that one of the challenges is that we are trying to do all these things in a small space and some are saying it is already too restrictive. The guidelines were a public process.

Ms. Kramb clarified that preservation does not prohibit development, but there must be some consistency. We cannot pick and choose to try to please everyone.

Ms. Amorose Groomes stated that age, in her mind, doesn't equal historic value. She suggested that we should be keeping the structures that have historic value and getting rid of what is just old. There is a look and feel to the HD that we are trying to uphold. Do research to understand the difference. The feel of the environment is important. She would like to keep the feel of the environment, and the buildings that have historic value.

Mayor Fox stated that infill is what we are doing, but she is hearing that we are picking and choosing by parcel. The HD is eclectic, so the 50's house is still part of the story.

Discussion was held regarding how to maintain the feel and character of the district. Should it be parcel by parcel or should there be a preservation district that regulates what will be preserved. Mayor Fox suggested a work session to go parcel by parcel and identify what will be kept. Mr. Sturm suggested identifying the path and then drilling down to identify the implications. Then identify Council's role. Is it policing? Is it policy? Is it buying the properties? Consensus was to have a work session on this topic of identifying the specific parcels that they want to preserve or should be preserved.

Discussion was held regarding third party management of the historic district and how that funding would work. Discussion was held about whether or not it would be a contract employee, a City employee or a person hired by a downtown entity. The Community Development Committee will be discussing options at their upcoming meeting and will be bringing a recommendation to Council in the near future.

Land Use

Mayor Fox moved to adjourn into executive session for the purposes of considering the purchase of property for a public purpose.

Ms. Alutto seconded.

Vote on the motion: Ms. Alutto, yes; Mr. Keeler, yes; Vice Mayor De Rosa, yes; Ms. Amorose Groomes, yes; Mr. Reiner, yes; Mayor Fox, yes. Ms. Kramb was outside of the room at the moment of the vote was taken.

Council reconvened the retreat at 12:00 p.m.

Lunch and Discussion: American Rescue Plan Act (ARPA) Funding

Mr. Stiffler spoke about ARPA funding, what will be received and how it could be spent. Discussion was held regarding options for using the money received. Council shared ideas as well as staff. Council would like to try to engage others to give as well as giving themselves in a possible fund-matching scenario. Dublin Arts Council has also asked for additional funding, and discussion was held regarding how the City could help the Dublin Arts Council work on securing other funding. Consensus was agreement with the recommendations that Mr. Stiffler referenced in his memo to Council with the encouragement that these groups will help with their own fundraising.

Moving Council Ideas Forward

Mr. Sturm introduced the topic to Council.

Ms. Fox stated that Council Members are citizens moving into a new space. She expressed her hope that finding a pathway to bring an issue forward would be helpful. Vice Mayor De Rosa stated that she would like to have a mechanism to discuss ideas without too much staff time investment. Ms. Amorose Groomes agreed that there should be some sort of consensus among Council reached before staff invests time in an idea. Discussion was held regarding whether the "roundtable" portion of the Council meeting or a work session would be more appropriate for sharing ideas. Mr. McDaniel reviewed the section of the Council Rules of Order where it states

that any person can put an item on the agenda. He also stated that the budget process also allows opportunity for any Council Member to bring ideas forward. Mr. Sturm reviewed the "Ds" of bringing an item forward: Discover, Define, Design, Do and Deliver.

Community Events Discussion

Mr. Ranc shared a presentation regarding community events and funding models. Ms. Fox asked for definition around private events. Is it a private citizen or a private organization event? Ms. LeRoy stated that it could be both, for example a wedding versus an event where tickets are sold and only those with a ticket get into the event. Ideas were shared about potential events such as projecting historical images on the sides of buildings, an arts festival, using the flexible space of the Darby lot and ideas surrounding Riverside Crossing Park. Consensus was to try an RFP to see what was out there in the way of overseeing events. Consensus was also reached regarding how many days a month could be devoted to different events. It was determined to be four days a month for events.

Performing Arts Center Discussion

Mr. Keeler reviewed background information regarding the Performing Arts Center from the discussion that took place in 2015. He also reviewed various funding models and possibilities. He also provided some location possibilities as to where a performing arts center could be located. Discussion was held regarding combining more than one thing in the space such as performing arts and an art gallery (Dublin Arts Council), or performing arts and wellness. Consensus was reached to look further into the numbers and have additional conversation.

Council Goal Review

Council reviewed the four strategic goals.

- Ensure Fiscal Strength and Sustainability.
- Become the Most Connected Community in the U.S.
- Innovate and Enhance City Services Using Big Data and Better Analytics.
- Dublin 2035.

Mr. Sturm will provide a summary to Council and Council will discuss the potential goals at a work session.

Mayor Fox moved to adjourn to executive session for considering the employment of a public employee.

Ms. Alutto seconded.

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

Mayor Fox reconvened the Friday session of the meeting and adjourned at 4:20 p.m.