

ECONOMIC DEVELOPMENT COMMITTEE

JULY 28, 2014

The meeting was called to order at 5:45 p.m. by Chairman John Kevern. Committee members present were: John Kevern, Rick Rettig and Barry VanHoozen. Also present were Mayor Mike Olmstead, City Administrator Bridgette Kabat, Finance Director Dave Creps, Planning and Zoning Administrator Brody Walters, and Economic Development Consultant Glenn Gridale.

DOWNTOWN INFRASTRUCTURE ENHANCEMENT

Mayor Olmstead stated that economic development is one of the primary objectives of the Administration. He said that economic development encompasses a lot of different aspects. He likened economic development to a puzzle with each piece being a necessary piece of the picture. He said the downtown area is very important to economic development and the overall quality of life in Perrysburg. Earlier this year he tasked the Administration with reviewing studies that have been done in the past for the downtown area to pull out items that are proper responsibilities for the City. He said that those plans reflect input from virtually thousands of people. Mr. Walters presented renderings featuring a roundabout at Louisiana and Front that showcases the Commodore Perry statue with a lighted fountain. The terracing design around the bottom of the statue will allow for displays such as the pumpkins at Halloween. The renderings reflect a boulevard between Front and Third Streets with pavers at the intersections which are a physical indicator of importance as well as a visual indicator. The renderings also show new lighting and landscaping. Mr. Walters reviewed the benefits of a roundabout and how pedestrians fit in. He also showed renderings of possible ideas to connect the downtown infrastructure to the riverfront. They included a circular plaza/patio area and an expanded boat dock area.

Mayor Olmstead said that the cost of the first stage, which would include from Third Street to the roundabout at Front Street, is estimated to be \$2.3 million dollars. He said that the City could obtain general obligation notes at an interest rate of approximately .35%. He anticipated a five year pay down. Ms. Kabat added that financial markets are favorable right now and with the City's credit rating, we would qualify for a low interest rate. She anticipated a four to five year pay down. Mr. Kevern asked if there has been any calculation on the return on investment. Mayor Olmstead said it would be difficult to monetize. Mr. Gridale said that return on investment is harder to quantify in a smaller area, but in larger markets the rule of thumb is for every dollar spent by the public, there is a ten to fifteen dollar return for private industry. He said that you have to consider the costs of not moving forward when other communities have made significant downtown improvements. Mayor Olmstead said we have a successful downtown and this is building on that success. There are no activities included with this because that is not the City's role. This is infrastructure that will improve the traffic flow and make the downtown more pedestrian friendly and give downtown businesses the ability to compete with other communities.

Mr. Rettig asked if rerouting Route 20 is included with this. Ms. Kabat said that the roundabout is WB 50 which means it can handle trucks. ODOT is pleased with the roundabout, but at a future point as we understand the truck traffic, we may consider moving 20 off of Louisiana Avenue. Mr. VanHoozen asked if we have talked to ODOT about relocating Route 20. Ms. Kabat said that we have, and that it is a methodical process. Mayor Olmstead said that this plan is not contingent on relocating Route 20. Mr. Rettig asked if any thought has been given to winter weather conditions because in previous winters snow was piled in the middle of Louisiana Avenue. Ms. Kabat said that they are aware of the issue and the Administration will come up with a plan of attack. She gave the following timeline going forward with this proposal:

Open House – Thursday, August 6th

Economic Development Committee – Wednesday, August 20th

City Council – Tuesday, September 2nd – first reading of a resolution to approve the concept of the project including funding of the project and an ordinance authorizing Requests for Qualifications for design work

City Council – Tuesday, September 16th – vote

Mr. Kevern asked when Phase 2 would move forward. Mayor Olmstead said that ideally he hopes there is enough interest and support to move forward with it now, but if not next summer. He said that we have talked about this for decades, the time is now and it would be great to have it done in time for the City's Bicentennial in 2016. Mr. Kevern said his primary concern is Phase 1 leading to Phase 2 and then to Phase 3 and so on. Mayor Olmstead noted that none of this includes any activity and the primary objective is to accomplish Phase 1 and the linkage to the riverfront with Phase 2. Mr. Rettig said that at face value this seems like a good investment for the downtown area, but he questioned why it couldn't be part of the normal budgetary process. Mayor Olmstead replied that this is not an irregular part of the budget. He said thousands of dollars of taxpayers' money has already been spent on past studies, and nothing operational is being cut because of this. He said that this is a special type of capital improvement and right now there is a good financial market.

Mr. VanHoozen asked how we got from the P3 process to this plan. Mayor Olmstead said that common ideas were pulled out of the plans; ideas that are part of the core economic development responsibility of the City including enhanced pedestrian areas and enhanced aesthetics. Mr. Rettig asked if the blacktop would get replaced. Ms. Kabat said that is not included in the estimate, but there is a project in the queue with ODOT to repave Louisiana Avenue. Mr. Kevern asked if this project will impede Fire Station 2. Mayor Olmstead said that the Administration is responsible for the entire City. He said there is no City department that won't get what it needs because of this. He said that they are always looking at every division to see if there is a better way to do things. Mr. VanHoozen asked about downtown parking. Mayor Olmstead said that the loss of parking on Louisiana is minimal and they have come up with a way to add

parking. Mr. Walters explained that the loss of parking on Louisiana Avenue would be about three or four spots. The orientation of parking on Second Street would be changed from parallel to perpendicular parking. For every three parallel spots, you can get seven perpendicular spots. Mr. VanHoozen asked if that would be included in the plan, and Mr. Walters said it would be.

Jim Hagen, Avenue Road, said that the plan shows additional street trees. He asked if the City would be adding money to the Street Tree Fund. Mayor Olmstead said we would maintain anything we put in. There was discussion regarding parades, and the Mayor said there are plenty of options available and a lot of ideas have been discussed. Sandy Latchem of the Perrysburg Convention and Visitors Bureau asked when this work would begin. Ms. Kabat said that if it is approved by City Council in September, it would take four to six weeks to hire a design firm. The goal is to go out to bid during the winter. She said the City would work with the CVB on maintaining events held on Louisiana Avenue during construction.

CRA ABATEMENT – NINETEEN POINT NINE, LLC AND KYLE A. BRODIE, OD

Mr. Grisdale stated that Dr. Brodie was unable to attend the meeting, but he was available by phone if any of the Committee members had questions for him. He explained that Dr. Brodie is an eye doctor who has been leasing space in Perrysburg for years. He will be building at the site of the former Fort Meigs Motel at 840 West Boundary Street. He will be taking a vacant non-income generating property and adding 8,000 square feet of income generating property. Dr. Brodie is requesting abatement of 75% for twelve years on \$880,000 of new real property investment. Construction will begin in September of 2014 and be complete in March 2015. Dr. Brodie will retain six jobs with payroll of \$260,000 and will create nine or more full time jobs with payroll of \$350,000. Mr. Grisdale said that they have requested two years more than the normal ten year abatement because of extra costs associated with site remediation and added construction costs because the property is located in the Corridor Overlay. The schools have been notified. The Committee agreed 3-0 to recommend approval of the abatement as presented.

There being no further business, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

John Kevern, Chairman
Economic Development Committee

Next meeting: Wednesday, August 20, 2014 at 5:00 p.m.