

PUBLIC HEARING ON DOWNTOWN REDEVELOPMENT DISTRICT

Mr. Daniel Vincent opened the public hearing at 6:30 p.m. We are to hear information regarding Ordinance 18-92 that will be before Council tonight. This Ordinance is proposing a Downtown Redevelopment District.

Present at the public hearing were Councilperson Ann Gildow; Councilperson J. Rob Sharer; Councilperson Jan Bradshaw; Councilperson Steven Foreman; Councilperson Sandy Gentry; Councilperson Connie Norman; Council President Dan Vincent; Councilperson Joey Osborn; Councilperson Andy Roberts; Councilperson Mark Baker; Lois Reiner, Cole Graham; Dana Matz, Chamber of Commerce and Zanesville Downtown Association; Grant Stubbins; James Flesher; Kayla Wilson; Kyle Witucky; Mayor Tilton; Jay Bennett, CD/Public Service Director; Jim Lenner, Consultant; Carly Campbell, CD Department; Jason Schaumleffel and Christine Holmes of Y-City News and Susan Culbertson, Clerk of Council.

Mr. Jay Bennett: Thank you very much. Good evening. On behalf of the Community Development Department, we are excited tonight to present on the first of what we hope will be several Downtown Redevelopment Districts. Mr. Bennett introduced Carly Campbell to make the presentation. Mr. Bennett explained the DRD is for Downtown Redevelopment District. It has nothing to do with downtown. The law requires that it contain a historic property. So when he says he hopes this is the first of hopefully several because Zanesville has several historic properties and not just in the downtown. When the historic property is going to undergo investment; that is an opportunity for the city to partner with the property owners in and around that historic property; so the anchor property can make this strategic investment by pulling together those stake holders. Carly is going to explain this process for the Zane-Zenith DRD.

Carly Campbell then presented the Zane Zenith DRD. The city is contemplating the creation of the 9.65 acre Downtown Redevelopment District in downtown Zanesville. The background was explained. Appreciation was expressed to Jim Lenner of James Lenner & Associates with whom we had contracted as a project consultant for this project as well as the DRD stake holder committee which was composed of Don Dal Ponte, of Gottlieb, Johnston, Beam, & Dal Ponte; Dana Matz of the Zanesville-Muskingum County Chamber of Commerce and the Zanesville Downtown Association; Cole Graham of Graham and Graham Law Firm and Zane Zenith Company; Steve Wilson of Muskingum Economic Opportunity Action Group or MEOAG; Susan Zakany of Zak's Restaurant; and Mark Baker, Zanesville City Council 1st Ward. Lastly, I want to express our appreciation to the Community Development Committee of Council for their review of the proposed Downtown Redevelopment District and their robust conversations during the last few meetings.

There are three sections to the presentation:

- 1.) Background on the legislation through the State of Ohio.
- 2.) We will go through what Zanesville has done over the past year or so with this project to get to where we are today.
- 3.) Finally, the presentation of the proposed district in Zanesville.

The Background of the legislation was reviewed, the relevant legislation, and the Ohio Revised Code. In 2016 is when H.B. 233 which approved a procedure by which a city can designate a DRD or Downtown Redevelopment District for the purpose of rehabilitating historic buildings. It creates jobs, as well as, encouraging development of commercial, mixed-use commercial, and residential areas. The DRD cannot exceed 10 acres, requires a historic building that is or will be undergoing investment. The city needs to adopt an Ordinance, have an agreement executed, and the DRD grants a 70% tax exemption from real property taxes for each improvement to the district. The proceeds will be paid into a separate fund and it is similar to a Tax Increment Financing District (TIF). The proceeds from this fund can we used to support grants or loans to historic properties in the DRD area for rehabilitation of the historic building, for non-historic properties it can support loans for building improvements; as well as, a contribution to a non-profit or a community improvement corporation that is targeting economic development in the area. It can also support public infrastructure improvements. The ORC does provide for additional service payment uses in this relevant section.

The work started with work done by the city and its partners over the last year. It began with historic certification of the historic building at Zane-Zenith and the city designated it as a historic property at 11N. Fourth Street. The City formed a stake holder committee whose members were acknowledged earlier. The committee met with city staff and the project consultant Jim Lenner and they made recommendations related to the DRD term lengths, the boundaries; as well as, service payment allocations. The economic development plan was next. It describes the principal purpose to be served, provides a plan for using the service payments, and it describes collaboration and management will continue during the life of the DRD.

Ordinances 18-92 and 18-93 are both related to the DRD. First is the Ordinance creating or establishing the district. The second is authorizing the proper city official to enter into a Historic Property Investment Agreement in connection with the DRD.

This hearing is required and the City has provided notification of the hearing to all property owners of parcels within the proposed district; as well as, providing notification to the Boards of Education of Mid-East Career and Technology Centers and Zanesville City Schools.

The last point is agreements and annual reporting related to the ongoing management of the fund and the annual reporting requirements by the state. Once a DRD is established the city may enter into service payment agreements with property owners or other eligible entities in the district. That will set forth the terms for allocating the funds from the DRD Fund to the property owner or eligible entities: for example, building rehabilitation or façade improvements.

The proposed DRD purpose is to serve as a catalyst for downtown economic growth, job creation, and property investment. The anchor Historic Building is Zane-Zenith

building located at 11 N. 4th Street. The current value of all parcels in the district is \$6.32 million. City staff would like to continue to use this model for future DRD's by naming it after the anchor historic property. This DRD's boundaries are 9.65 parcel acres and it includes properties along 3rd and 4th Streets, Market, Main, and South Streets. That is sort of a corridor for the downtown area and that is the proposed district as it stands.

As mentioned the DRD fund will be established within the City Treasury and it would hold the DRD Service Payments. In the accounting plan it is estimated that \$8,892 will be collected and deposited into the DRD Fund the first year. We have a conservative estimate of 1% growth of assessed value each year. By year ten this would increase to \$9,800 per year. If that value does increase within the district you would see more funds deposited. Over ten years we estimate roughly \$100,000 would be collected to be reinvested into this area for the described purposes. There are categories set for the use of these funds.

Carly then mentioned this Ordinance 18-92 establishes the DRD Operating Committee. This committee would be comprised of the Mayor of the City of Zanesville, or his or her appointee; a member of Zanesville City Council or designee; the Community Development Director or designee; and at least one business or property owner from this DRD area. The committee will provide an annual review of the effectiveness of the district and all property tax exemptions resulting from the DRD. They will present that to Council on an annual basis during the life of the DRD.

In summary the two Ordinances relating to the DRD:

- 1.) The Ordinance creating the DRD of Zanesville is 18-92. This will officially designate the DRD and thereby declares infrastructure improvements within the district to be a public purpose, thereby exempting 70% of the improvements to such parcels from real property taxes for the established time.
- 2.) This also adopts the economic development plan and it creates the DRD operating committee.
- 3.) Secondly, Ordinance 18-93 is authorizing a proper city official to enter into a historic property investment agreement and this agreement certifies that the historic property owner will make investment into this historic property. It further provides that up to 20% of that DRD fund may be allocated for qualified rehabilitation expenditures for the Historic Property.

Dana Matz, President of the Zanesville-Muskingum County Chamber of Commerce and the Zanesville Downtown Association spoke in favor of this Downtown Redevelopment District. Mr. Matz has worked toward getting this established and is very excited to see it move forward.

No one present spoke against this DRD.

This hearing ended about 6:48 p.m.

ZANESVILLE CITY COUNCIL MEETING – MONDAY, AUGUST 27, 2018

The Zanesville City Council met in regular session at 7:00 p.m. on Monday, August 27, 2018 in the City Council Chambers, 401 Market Street, Zanesville, Ohio.

Mr. Vincent led those present in the Lord's Prayer and the Pledge of Allegiance to the Flag.

The following members of Council answered Roll Call: Mrs. Osborn, Mr. Sharrer, Mr. Foreman, Mr. Roberts, Mr. Baker, Mrs. Gentry, Mrs. Norman, Miss Bradshaw, Ms. Gildow, and Mr. Vincent.

APPROVAL OF MINUTES

Mrs. Osborn moved to accept the minutes of August 13, 2018 as written, seconded by Mr. Foreman.

A voice vote was held with all in favor. None were opposed. Motion carried.

COMMUNICATIONS, REPORTS, AND RESOLUTIONS

Resolution No. 18-96 - Introduced by Council – A Resolution accepting the amounts and rates as determined by the Budget Commission, authorizing the necessary tax levies, certifying them to the County Auditor, and declaring an emergency.

Mr. Roberts moved to waive the readings and it was seconded by Ms. Gildow.

Mr. Vincent: Is there any discussion on waiving? This needs passed by October 1. Hearing none, we will have roll call vote for waiving of the readings.

Roll call vote on waiving of the readings.

9 Ayes

0 Nays

Motion carries.

Miss Bradshaw moved for passage, seconded by Mrs. Norman.

Mr. Vincent: Is there any discussion? Hearing none, we will have roll call vote for passage.

Roll call vote for passage.

9 Ayes

0 Nays

Motion carries. Ordinance is passed.

Resolution No. 18-86 – Introduced by Council - A Resolution declaring “Beggar’s Night”/”Trick or Treat” for the City of Zanesville.

Miss Bradshaw moved for second reading, seconded by Mr. Baker.

Mrs. Osborn: I will still reiterate that I don’t think this is our best option. Thank you.

Mr. Vincent: Is there any feedback on best options.

Mrs. Osborn: Not a work night and a school night.

Mr. Vincent: I will let you work on that and see if you come up with something that appeals to Council and be sure to include the Mayor and the new Public Safety Director. Welcome to Mr. Keane Toney. We appreciate that you are here. The Mayor is going to introduce you later on. I would encourage you to include him also.

Mrs. Osborn: Thanks.

Mr. Vincent: Is there anything else from Council? We are at second reading so all in favor of second reading signify by saying aye. All were in favor. None were opposed. Motion carries.

Mr. Vincent: This will return for third and final reading. For the public, the first and second readings are just a formality that we have stuck with as far as history here at Council. That kind of gives you a feel for where Councilmembers are on the first and second votes for Council and they are just a reading. The third one is the one that counts as far as the vote. This is just to update people.

PROPOSED ORDINANCES

Ordinance No. 18-91 - Introduced by Council – An Ordinance Amending Chapters 1105.09, 1105.10, 1105.11, 1145.05, 1353.01, 1353.02, 1353.03, 1353.04, 1353.05, 1353.06, 1353.07, and 1353.08 of the City of Zanesville’s Planning/Zoning and Building Codes.

Mr. Baker moved for first reading, seconded by Mrs. Gentry.

Mr. Vincent: Is there any discussion?

Mr. Baker: This moved through the Community Development Committee. We looked at this extensively over the course of I don’t know how many weeks. We have unanimously approved this to be approved by Council or recommended its approval by Council.

Mr. Vincent: Thank you, Mr. Baker. Is there anything else from Council? We are at first reading so all in favor of first reading signify by saying aye. All were in favor. None were opposed.

Motion carries.

Ordinance No. 18-92 - Introduced by Council – An Ordinance creating a Downtown Redevelopment District in Zanesville.

Mr. Baker moved for first reading, seconded by Mr. Foreman.

Mr. Vincent: Is there any discussion?

Mr. Baker: I think that everything was hashed out in the public hearing that we had prior to the meeting. I think it is going to be great for the city and so does the committee that recommended this and I am all for moving forward.

Mr. Vincent: Thank you, Mr. Baker. Is there anything else from Council? Mr. Matz, do you want to speak, also?

Dana Matz: No, thank you.

Mr. Vincent: We are at first reading. If there is nothing else from Council, all in favor of first reading signify by saying aye. All were in favor. None were opposed.

Motion carries.

Ordinance No. 18-93 - Introduced by Council – An Ordinance authorizing the proper city official to enter into a Historic Property Investment Agreement in connection with the Zane-Zenith Downtown Redevelopment District.

Ms. Gildow moved for first reading, seconded by Miss Bradshaw.

Mr. Vincent: Is there any discussion? Hearing none, all in favor of first reading signify by saying aye. All were in favor. None were opposed.

Motion carries.

Ordinance No. 18-94 – Introduced by Council – An Ordinance rescinding Ordinance No. 18-80 amended (2) and declaring an emergency.

Mr. Sharrer moved to waive the readings and it was seconded by Mr. Roberts.

Mr. Vincent: Is there any discussion on waiving? With that this was passed at our last meeting without a public hearing being held, in error. So, Council is moving forward as far as to rescind this Ordinance and reschedule the public hearing to make sure we meet all of the requirements.

Mr. Baker: This was actually requested by the Law Director's office was it not?

Mr. Vincent: I am not sure where it was initiated, or who figured it out, but

Mr. Baker: I think Mr. Tarbert wanted this passed for that very reason.

Mr. Vincent: It was discovered; he definitely had input as far as to help how to figure this out and resolving it. Is there anything else from Council? Okay, we will have roll call vote for waiving of the readings.

Roll call vote on waiving of the readings.

9 Ayes

0 Nays

Motion carries.

Miss Bradshaw moved for passage, seconded by Mrs. Norman.

Mr. Vincent: Is there any discussion? I guess one of the things I should have added as far as with the waiting is to rescind this before it becomes effective because it was passed as legislation and therefore it had to wait 30 days. This will work out nice. The public hearing will be held on October 9 at 6:30 p.m.* prior to Council. Is there anything else from Council?

***The hearing date provided to the President of Council was incorrect as it should have been September 24, 2018 at 6:30 p.m. for this hearing.**

Roll call vote for passage.

9 Ayes

0 Nays

Motion carries. Ordinance is passed.

Ordinance No. 18-95 – Introduced by Council – An Ordinance to vacate the 14' wide, unimproved alley beginning 134' south of the south right of way line of Ridge Avenue between and parallel to Harvard and Cornell Streets to its end to the south; a portion of the 10' wide, unimproved alley south of Ridge and the first alley east of Harvard Street beginning 254' south of the south right of way line of Ridge Avenue to its end to the south; and a portion of 40' wide Harvard Street beginning 254' south of the south right of way line of Ridge Avenue to its end to the south in the city of Zanesville, Ohio as herein provided and declaring an emergency.

Ms. Gildow moved for first reading, seconded by Mr. Baker.

Mr. Vincent: Is there any discussion?

Mr. Sharrer: On this if we go three readings on this that will put us in September. Are we having a public hearing on this scheduled in October?

Mr. Vincent: Yes, correct.

Mr. Sharrer: So, we will postpone one of them so we will still be okay then. *

Mr. Vincent: Thank you for looking ahead and figuring that out.

***The hearing date provided to the President of Council was incorrect as it should have been September 24, 2018 at 6:30 p.m. for this hearing.**

Mr. Vincent: Is there any other discussion on this? This Ordinance was amended twice so it has had a lot of snags along the way and to me it is only fitting that the public hearing was scheduled and missed. Hopefully, the second time around, take two, it goes much better. I am confident it will. Is there anything else? We are at first reading, so all in favor of first reading signify by saying aye. All were in favor. None were opposed.

Motion carries.

Ordinance No. 18-97 – Introduced by Council – An Ordinance authorizing the proper City official to provide amenities for the City Employee's United Way Fundraiser.

Ms. Gildow moved for first reading, seconded by Miss Bradshaw.

Mr. Vincent: Is there any discussion? With this Mayor, if this goes all three readings is it still in time, I forget when it is to be held.

Mayor Tilton: I am not sure when it is being held.

Ms. Heskett: We just did it as a reimbursement to the employees that had put money forward so we are fine.

Mr. Vincent: I think that is great event, they are not only raising money for good local causes that supports so many charities and so many positives in not only our city, but in our area and counties. I think the benefit then, as far as, pulling employees together, working together and the team building that goes with that, so I think that is important too. It is a good investment. Is there anything else from Council? Okay, we are at first reading so all in favor of first reading signify by saying aye. All were in favor. None were opposed.

Motion carries. This will return to our next meeting for second reading.

ORDINANCES FOR ACTION

Ordinance No. 18-84 – Introduced by Council – An Ordinance allowing a moral claim.

Mr. Roberts moved for second reading, seconded by Miss Bradshaw.

Mr. Vincent: Is there any discussion?

Mr. Roberts: I hope to have a recommendation out of Public Service on the first meeting in September.

Mr. Vincent: Thank you, sir. I appreciate it. Is there anything else from Council? Okay, so we are at second reading so all in favor of second reading signify by saying aye. All were in favor. None were opposed.

Motion carries. This will return to the next meeting for third and final reading.

Ordinance No. 18-89 – Introduced by Council – An Ordinance waiving the residence requirement of the Director of Public Safety and declaring an emergency.

Ms. Gildow moved to waive the readings and it was seconded by Miss Bradshaw.

Mr. Vincent: Is there any discussion on waiving? Hearing none, we will have roll call vote for waiving of the readings.

Roll call vote on waiving of the readings.

8 Ayes

1 Nays Mr. Foreman

Motion carries.

Miss Bradshaw moved for passage, seconded by Mrs. Norman.

Mr. Foreman: I would just like to reiterate that I wish that we would look at more of a time period rather than just waiving of the requirement. I understand that if nothing at all is done it is still a six month period to do that, but I just think it would be a better idea.

Mr. Vincent: Thank you, Mr. Foreman. Is there anything else from Council? If nothing else, we will have roll call vote for passage.

Roll call vote for passage.

8 Ayes

1 Nays Mr. Foreman

Motion carries. Ordinance is passed.

TRAFFIC ORDERS

Traffic Order No. 18-03

Section One: Traffic Order 18-03 is hereby to establish No Parking on the south side of Chester Street from New York to Pine Street.

Section Two: The appropriate signs shall be installed.

Mr. Roberts moved to receive and it was seconded by Mr. Baker.

Mr. Vincent: Is there any discussion? With this, I will turn to the Mayor. This is for access as it is too tight with parking on both sides?

Mayor Tilton: Absolutely. We took the fire department, police department, myself, and the street department. We went out and looked at these and we were down on the street when we had a lot of trouble with traffic being moved, people parking on the street and there was really one individual at that time parked on the street, but the way the street is built it has a hill and with people coming up, you don't see them until you are at the crest of the hill. This is where this gentleman was parking, so we thought it was just better that we close the parking off on the one side from I think it is New York to Pine Street. It is just safer for everybody. What I was told by a lot of people who live in the area this is kind of an access to Pine Street and South Zanesville.

Mr. Vincent: So it is heavily traveled.

Mayor Tilton: Heavily traveled. It was heavily traveled the day we were there.

Mr. Vincent: So, significant risk then with the blind spot.

Mayor Tilton: Yes. Everybody had parking behind their house so that they had access to parking.

Mr. Vincent: So, no concerns.

Mayor Tilton: None that the committee that was there that day had.

Mr. Vincent: Thank you. Mr. Toney, I would normally turn to you, but I figured being new here I would let the Mayor take one last one before we turn it over to you. You probably know what is going on up there. Is there anything else from Council? All in favor of receiving this Traffic Order signify by saying aye. All were in favor. None were opposed. Motion carries.

MISCELLANEOUS AND UNFINISHED BUSINESS

Mayor Tilton: The only thing I have this evening for those of Council who didn't make the meet and greet and for those watching Council tonight. I am happy to announce the new Public Safety Director for the City of Zanesville, Mr. Keane Toney. He comes to us with a lot of experience. He has been here a week and he hasn't run away yet. So, I think that is great. He has really hit the ground running. He has done a lot in his first week here.

(Applause for the new Public Safety Director)

Mr. Vincent: Would you like to say anything, sir?

Mr. Toney: First thank you for the opportunity to be here. I was just telling someone, Zanesville is a lot like my home, Alliance; except Zanesville, being honest, is light years ahead in their thinking, their care of the community, and it really attracted me. I have the pleasure of working with some great people that are seated here and I hit the ground running, not by design, but just to keep up, or try to keep up, with these three seated here. So, it is my pleasure to be here and I thank God for the opportunity and thank you for the opportunity as well. Thank you.

Mr. Vincent: Thank you, sir. Thank you. Is there anything else from the Administration? Is there anything else from Council?

PRIVATE PETITIONS AND COMMUNICATIONS

Non-agenda item petitions filed

No petitions were filed for this meeting.

Mr. Roberts: I move to adjourn.

Miss Bradshaw: I second.

Mr. Vincent: All in favor of adjournment signify by saying aye. All were in favor. None were opposed.

Motion carries.

Mr. Vincent: We stand adjourned. Thank you everyone and have a good evening.

The meeting adjourned about 7:20 p.m.