

Finance & Judiciary Committee Meeting

MINUTES

March 16, 2010

6:00 p.m.

Members: Ben Kessler, Chair, Richard Sharp, Rick Weber

Roll Call: All Members present.

Others Present: Mayor Brennan, Lou Chodosh, Beecher Hale, Bill Harvey, Matt Lampke, Bruce Langner, Mark Masser, President McClelland, Jed Morison, Chief Rinehart, and Kathy Rose.

Review of Minutes: March 9th, 2010 – **Approved.**

Presentation and/or Special Guests: None.

Ordinances & Resolutions –

Third Readings.

Ordinance 12-10 to appropriate \$10,000.00 from the Street Maintenance Fund for the purpose of paying overtime for the remainder of 2010, introduced by Mr. Kessler, (Introduced on February 23, 2010) **Previously discussed.**

Second Readings.

Ordinance 14-10 to amend amended Ordinance No. 28-09, which amended Ordinance 68-02 by establishing a residential community reinvestment area for tax exemptions in the Main Street district, permitting exemptions with no minimum number of units, and prescribing the schedule of tax exemptions for each level of investment, introduced by Mr. Kessler, (Introduced on March 9, 2010)

Mr. Langner stated that in 2005 the City had approved a commercial abatement. It was 100% for the first year than declining thereafter. Any project with a commercial component has to be a common consideration. Even residents of the condominiums received abatements. Originally they had separated the two which made a residential abatement separate from the commercial usage. They still have two condominiums subject to community abatement. They do not meet the number of units to be met.

Mr. Sean Byrne addressed Council on behalf of One Dawson. He said they have a total of five million dollars invested. They are trying to compete with the downtown condominiums as well as Gahanna's developments that are offering substantial tax abatement deals. He said his main points are as follows:

- They have reduced their selling price by close to a half of million dollars;
- Bringing people into Bexley will add will add to the income tax revenue;
- This abatement request will not compare to the 15 year abatement amounts provided to Gateway;
- There are complete tax abatement offers throughout Columbus and Gahanna in connection with the marketing of new condominiums.

Mr. Byrne said an extension would allow them more time as units did not use the abatements because they are saving them for the purchaser for marketing purposes.

Mr. Weber said he appreciates all the time and thought being put into this matter and there is not much difference other than the number of units. He would be as encouraged as he was in the past to approve this Ordinance.

Mr. Kessler said generally speaking it is the City's vision to create second story residential use so he is in favor of this Ordinance.

Mr. Sharp confirmed that One Dawson has been paying real estate taxes up front and in advance. He said this would give the opportunity for any Main Street residents who want to put a residential unit on a second story. He is more in favor of having city wide tax abatements and would like to include other areas in the City as well as Main Street for the future. Mr. Sharp said he is leaning toward being in favor of this Ordinance.

President McClelland said he voted against the Gateway tax abatement and in fairness, this dictates the same treatment.

Mr. Morison said he would need to abstain from voting due to his place of work being affected by tax income. Mr. Langner said the tax abatements would not affect the schools so no vote is required from them on this issue.

Mr. Kessler said more discussion would be needed on this topic. He thanked Mr. Byrne for attending.

Ordinance 15-10 to approve and authorize the Mayor and the City Auditor to sign the amendment to the agreement between the City of Bexley and One Dawson Place, L.L.C. to provide incentives available for project development in the Main Street re-development community reinvestment area, introduced by Mr. Kessler, (Introduced on March 9, 2010) **Correlates with Ordinance 14-10 .**

Ordinance 16-10 to increase the annual salaries for several positions in the City as listed in the body of this ordinance, introduced by Mr. Kessler, (Introduced on March 9, 2010)

Mr. Kessler made a motion to have this Ordinance withdrawn. Motion was seconded by Mr. Weber. **Withdrawn – voice vote 7-0.**

First Readings.

Resolution 4-10 confirming the appointment by the Mayor of Gary Qualmann to replace Larry Heiser as a member of the Bexley Tax Incentive Review Council, introduced by Mr. Kessler, (Introduced on March 16, 2010) **No Action.**

New Business: None.

Old Business: None.

Adjourned at 6:30 p.m. for Mayor Brennan's State of the City Address