

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

November 06, 2017

6:30 - Caucus

7:00 - Reg. Meet.

Presentations: Westerville Bridges

FINANCE: Mr. Davis

Ordinance C-55-17 Authorize the City Administrator to Dispose of the Real Property located at 2120 Harrisburg Pike as it is no longer needed for Municipal Purposes. Second reading and public hearing.

SAFETY: Mr. Robinette

Ordinance C-57-17 Temporarily Amend Section 161.10 of the Codified Ordinances titled Employee Statue, Number of Employees per Department, Pay Grades and declare an emergency.

LANDS: Mr. Bennett

Ordinance C-56-17 Amend Ord. C-83-15, a Special Use Permit for Daystarz Child Care located at 3323 Cleveland Ave., to expand the relocated playground. Second reading and public hearing.

Resolution CR-45-17 Approve a Preliminary Development Plan for Redwood Holton Road located on the southwest corner of Holton Road and S.R. 104.

Resolution CR-46-17 Approving the Form of the Request for Proposals for the development of land known as the Former Library Site and adjacent parcels and Authorize the City Administrator to Seek Proposals from said Form.

ON FILE: Minutes of: 10/16 & 10/23 – Council Meeting

Date: 10/09/17
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-55-17
1st Reading: 10/16/17
Public Notice: 10/19/17
2nd Reading: 11/06/17
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-55-17

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO DISPOSE OF THE REAL PROPERTY LOCATED AT 2120 HARRISBURG PIKE AS IT IS NO LONGER NEEDED FOR MUNICIPAL PURPOSES

WHEREAS, in 1956, the City of Grove City acquired the real property located at 2120 Harrisburg Pike that was used as a water booster station; and

WHEREAS, because of other improvements, the water booster station was taken out of service; and

WHEREAS, the property is surplus and is no longer needed for municipal purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The real property located at 2120 Harrisburg Pike is hereby declared surplus and is no longer needed for municipal purposes.

SECTION 2. Council hereby authorizes the City Administrator to take all necessary actions to dispose of the real property located at 2120 Harrisburg Pike by listing it for sale and/or utilizing any of the competitive methods listed in Section 133.05 of the Grove City Codified Ordinances.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

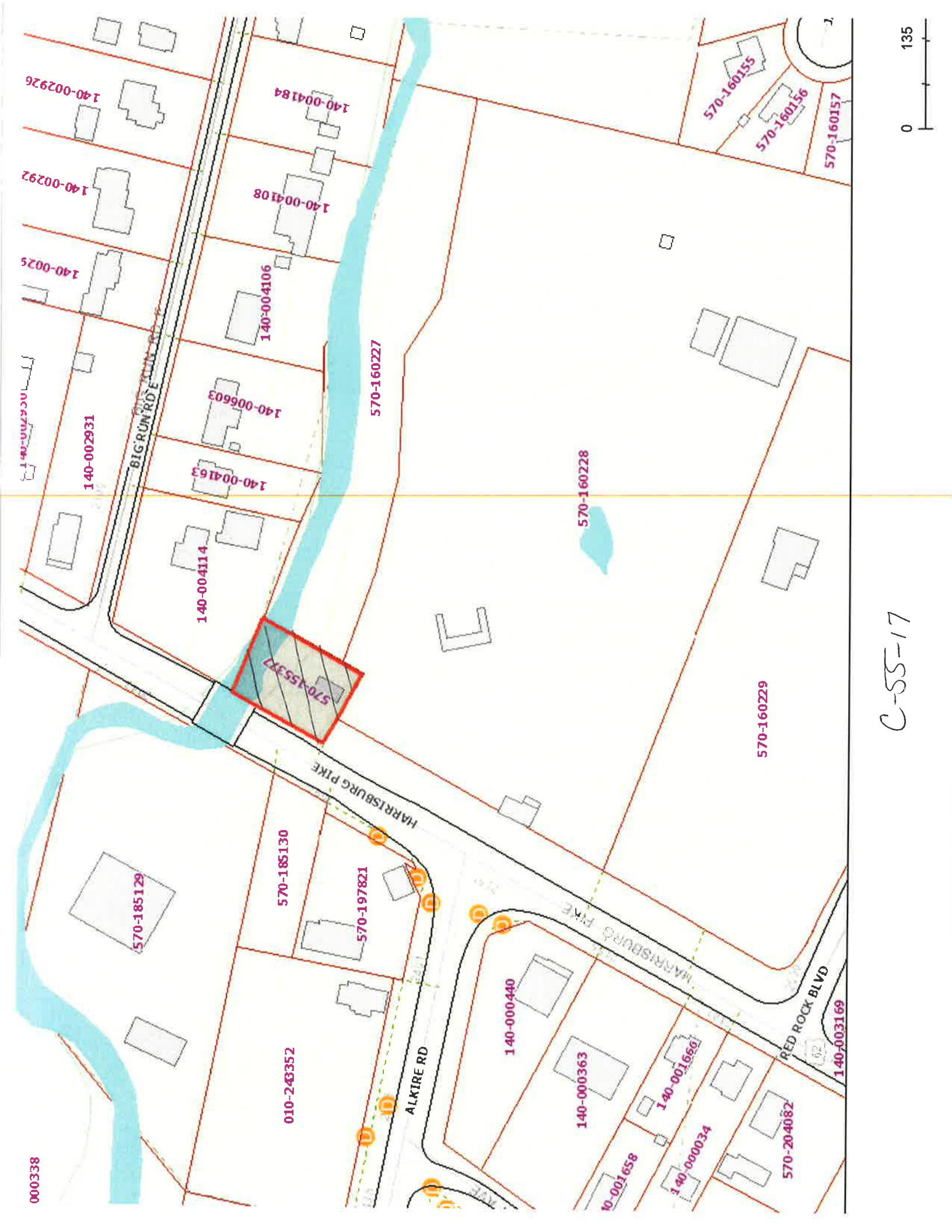
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law



C-55-17

0-20

C-55-17

WARRANTY DEED

24603
VOL. 2007 PAGE 211

KNOW ALL MEN BY THESE PRESENTS: That Elmer G. Keller and Flonnie M. Keller, husband and wife, Franklin of the Township of Jackson, County of Franklin and State of Ohio, Grantors, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to them paid by the Village of Grove City, County of Franklin and State of Ohio, Grantee, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said Grantee, the Village of Grove City, its successors and assigns forever, the following REAL ESTATE situated in the County of Franklin, in the State of Ohio and in the Township of Franklin and bounded and described as follows:

Being part of an 87.53 acre tract described in a deed to Elmer G. Keller, recorded November 24, 1933 in Deed Book 1012, page 377, Franklin County Recorder's Office, and being more particularly bounded and described as follows:



Beginning at a point in the westerly line of said 87.53 acre tract, the centerline of Harrisburg Pike, said point being southwesterly a distance of 169.3 feet from the northwesterly corner of said 87.53 acre tract, said point also being the southwesterly corner of a 1.192 acre tract of land conveyed to John W. Schenz by deed recorded October 28, 1946, in Deed Book 1348, page 91, Franklin County Recorder's Office;

Thence easterly, with the southerly line of said 1.192 acre tract, a distance of 120.51 feet to a point 120 feet easterly from the westerly line of said 87.53 acre tract, measured perpendicular thereto;

Thence southwesterly, parallel to the westerly line of said 87.53 acre tract, the centerline of Harrisburg Pike, and 120 feet easterly therefrom, a distance of 126.03 feet to a point;

Thence westerly, perpendicular to the westerly line of said 87.53 acre tract, a distance of 120.00 feet to a point in the westerly line of said 87.53 acre tract;

Thence northeasterly, with the westerly line of said 87.53 acre tract, the centerline of Harrisburg Pike, a distance of 115.00 feet to the place of beginning, containing 0.332 acres of land, more or less.

Subject to conditions, restrictions and easements, if any, of record in any way affecting title to said premises.

As a further consideration for this conveyance Grantee covenants and agrees to landscape the south and east sides of the building to be erected on the premises herein conveyed with shrubbery standing at least one-half the height of the building; to grade said premises and to install swills and inlets to prevent drainage from the land retained by the Grantors; to fence the above described premises at the property line with eight foot cyclone fence; to paint said premises with two coats of exterior masonry paint.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, the Village of Grove City, its successors and assigns forever.

And the said Grantors, Elmer G. Keller and Flonnie M. Keller, for themselves and their heirs, do hereby covenant with the said Grantee, the Village of Grove City, its successors and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER except

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or

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taxes and assessments, if any, due and payable after the June 1956 tax collection and thereafter all of which the Grantee herein assumes and agrees to pay as a part of the consideration for this conveyance and that they will forever WARRANT AND DEFEND the same, with the appurtenances, unto the said Grantee, the Village of Grove City, its successors and assigns against the lawful claims of all persons whomsoever except as herein noted.

IN WITNESS WHEREOF the said Grantors, Elmer G. Keller and Flonnie M. Keller, husband and wife, who hereby release their respective rights of dower in the premises, have hereunto set their hands this 18th day of December, 1956,

Signed and acknowledged in presence of:

Ruby M. Hunter

Elmer G. Keller
Elmer G. Keller

John H. Davis

Flonnie M. Keller
Flonnie M. Keller

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 18th day of December, 1956, before, the subscriber, a Notary Public in and for said county, personally came the above named Elmer G. Keller and Flonnie M. Keller, the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



John H. Davis
Notary Public

THIS INSTRUMENT WAS PREPARED BY RICHARD G. CLARK, ATTORNEY.

APPROVED BY FRANKLIN COUNTY
REGIONAL PLANNING COMMISSION
-NO FEE REQUIRED-
DATE _____ BY _____

TRANSFERRED
DEC 28 1956
FRED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO

received 12/28 1956 At 3:30 o'clock
recorded 12/28 1956 In Franklin
GORDON F. SERROTT, Reco
Recorder's Fee \$ 1.40



570-155377 01/18/2017

Date: 10/30/17
Introduced By: Mr. Robinet
Committee: Safety
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-57-17
1st Reading: 11/06/17
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-57-17

AN ORDINANCE TO TEMPORARILY AMEND SECTION 161.10 OF THE CODIFIED ORDINANCES OF GROVE CITY, OHIO TITLED EMPLOYEE STATUE, NUMBER OF EMPLOYEES PER DEPARTMENT, PAY GRADES AND DECLARING AN EMERGENCY

WHEREAS, Section 161.10 of the Codified Ordinances currently authorizes a maximum of 51 full time police officers; and

WHEREAS, currently an officer is scheduled to retire in January, 2018, and another in June, 2018; and

WHEREAS, pursuant to the requirements set forth in Chapter 155, the City has a current civil service eligibility list for the position of police officer; and

WHEREAS, in order to serve as a police officer, an individual must first attend a Peace Officer Training Academy which lasts over six months; and

WHEREAS, the City wishes to hire from the current eligibility list so that the individual may attended the City of Columbus Academy beginning in December, 2017; and

WHEREAS, if the new officer is not able to attend the December Academy, the next Academy is tentatively scheduled for June 2018; and

WHEREAS, an emergency exists for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the reason that if the City is not temporally permitted to exceed its authorized strength for the position of police officer, it would create an additional six to nine month period where the Division of Police is operating at less than full staffing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, AND STATE OF OHIO, THAT:

SECTION 1. Council hereby authorizes an additional police officer, bringing the total full time officers to 53, until June 30, 2018.

SECTION 2. For reasons stated in the preamble this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Roby Schottke, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

Date: 10/11/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-56-17
1st Reading: 10/16/17
Public Notice: 10/19/17
2nd Reading: 11/06/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-56-17

AN ORDINANCE TO AMEND ORDINANCE C-83-15, A SPECIAL USE PERMIT FOR DAYSTARZ CHILD CARE LOCATED AT 3323 CLEVELAND AVENUE, TO EXPAND THE RELOCATION OF THE PLAYGROUND

WHEREAS, on November 02, 2015, Council approved a Special Use Permit for Daystarz Child Care located at 3323 Cleveland Avenue; and

WHEREAS, as part of the approval, a playground area was located directly behind 3946 Broadway; and

WHEREAS, on September 09, 2017, Council approved Ord. C-44-17, an amendment to the playground approved with the Special Use Permit; and

WHEREAS, Daystarz Child Care wishes to expand the relocate the playground approved through C-44-17; and

WHEREAS, on October 03,, 2017, the Planning Commission of the City of Grove City recommended the approval of amending the Special Use Permit, at this location, to allow for a 20' x 30' play area with the following stipulations:

1. Bollards shall have decorative caps matching the character of those utilized throughout the Town Center; and
2. Landscape planters shall be located around the play area, as approved by the Urban Forester; and
3. The landscape area located between the play area and Cleveland Avenue shall be landscaped as approved by the Urban Forester.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

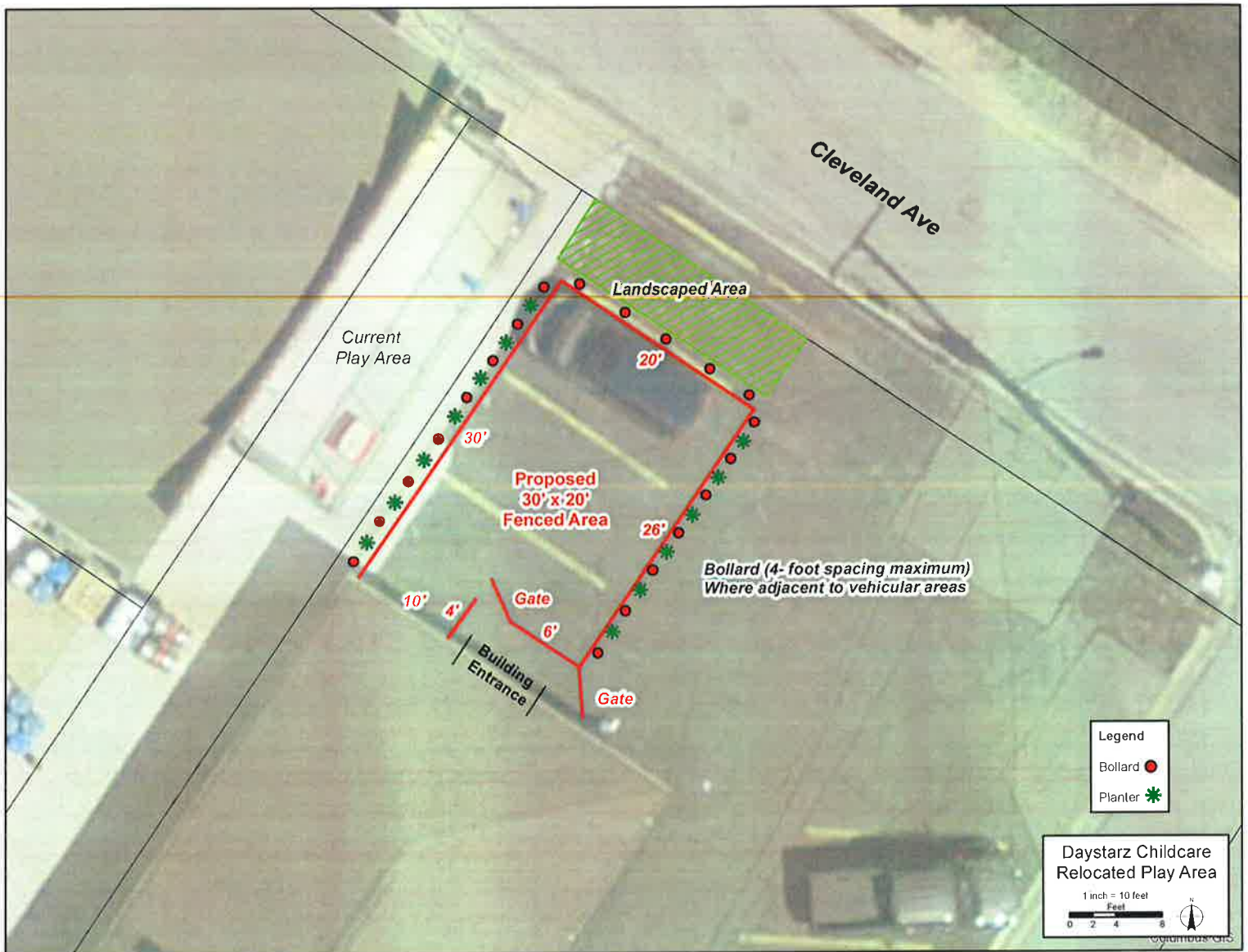
SECTION 1. Ordinance C-83-15 is hereby amended to permit the relocated playground area for Daystarz Child Care, located at 3323 Cleveland Avenue, to be expanded to 20' x 30', contingent upon the stipulations set by Planning Commission.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed: _____

C-56-17



Date: 10/11/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

*Postponed
to 11-06*

No.: CR-45-17
1st Reading: 10/16/17
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-45-17

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR REDWOOD HOLTON ROAD APARTMENTS LOCATED AT THE SOUTHWEST CORNER OF HOLTON ROAD AND STATE ROUTE 104

WHEREAS, on October 03, 2017, the Planning Commission recommended DENAIL of the preliminary development plan for Redwood Holton Road Apartments as submitted.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY,
STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Redwood Holton Road Apartments, located at Southwest corner of Holton Road and State Route 104, as submitted.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 10/30/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-46-17
1st Reading: 11/06/17
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-46-17

A RESOLUTION APPROVING THE FORM OF THE REQUEST FOR PROPOSALS FOR DEVELOPMENT OF LAND KNOWN AS THE FORMER LIBRARY SITE AND ADJACENT PARCELS AND AUTHORIZE THE CITY ADMINISTRATOR TO SEEK PROPOSALS FROM SAID FORM

WHEREAS, it is desirous to have the land owned by the City known as the Former Library site and adjacent parcels be developed and for the Administration of the City to seek proposals from developers to do so pursuant to a "Request for Proposals" process; and

WHEREAS, it is desirous to authorize the City Administrator to administer the Request for Proposals process and the administration shall submit the proposals to this Council for selection of a developer.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Request for Proposals form attached hereto as Exhibit "A", seeking proposals for the development of the former library site and adjacent parcels.

SECTION 2. This Council hereby authorizes the City Administrator to seek proposals for the development of the former library site and adjacent parcels pursuant to the Request for Proposals form and determine the process for evaluating and selecting such proposals which will be submitted to Council at a later date so that this Council may authorize an award of the contract for such development.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

CP-46-17

City of Grove City



REDEVELOPMENT OF TOWN CENTER (PHASE II)

REQUEST FOR PROPOSALS

City of Grove City, Ohio

The City of Grove City, Ohio is pleased to issue this Request for Proposals (RFP) for the redevelopment of identified sites within the Town Center.

Situated along U.S. Route 62, Grove City's historic core, the Town Center is comprised of approximately 65 acres and includes the community's original plat as well as a diverse mixture of residential, commercial, industrial and civic uses. In 2008, City Council commissioned a plan to guide future development within this historic center. This adopted plan identified underlying themes and developed them into the plan's central vision:

Grove City's Historic old Town Center, the nostalgic heart of the community, is one of the great urban neighborhoods in Central Ohio; a walkable, mixed-use and vibrant place with a civic flavor, where people live, work, shop and play – a place that is a draw for people from far and wide to visit and experience.

The City considers the Town Center to be a vital part of the overall economic health and well-being of the community. In the last five years, more than \$37 million dollars of private/public funds have been invested in the Town Center resulting in urban multi-family apartments, a library and an improved public realm space. With the pending redevelopment of Beulah Park, the former 210-acre thoroughbred racetrack, total investment in the area is expected to be in excess of \$150 million. The City wishes to continue with prior projects within the Town Center and is seeking innovative, experienced, motivated and financially capable developers to prepare a redevelopment strategy for one or more of the identified redevelopment sites contained within this RFP.

Responders can propose projects that may or may not involve needed "green frame" or other public improvements as long as there is a direct correlation between the needed improvements and realization of the potential private site improvements conceptualized in your submittal. Additionally, regardless of the number of identified sites or the breadth of proposed project(s), it is imperative to the City that potential projects advance the aforementioned vision of the Town Center.

Parties wishing to be considered shall submit a letter of interest and five (5) hard copies and one (1) electronic copy of the proposal, in person or by mail, to the address listed below no later than **3:00 p.m. on December 4, 2017**. Please mark the outside of the submittal **"Redevelopment of Town Center"**. The package must also bear the submitter's return address. All accepted proposals shall be retained by the City of Grove City and cannot be returned.

City of Grove City
Attn: Kyle Rauch
Development Director
4035 Broadway
Grove City, OH 43123

Representatives of the City will meet with interested parties who are encouraged to schedule a pre-submittal meeting by calling Kyle Rauch, Development Director at (614) 277-3004.

City of Grove City, Ohio

TOWN CENTER REDEVELOPMENT PROJECT

Phase II

Request for Proposal

Submittal Deadline – 3:00 p.m.

December 4, 2017

Grove City, Ohio

Town Center Redevelopment Project

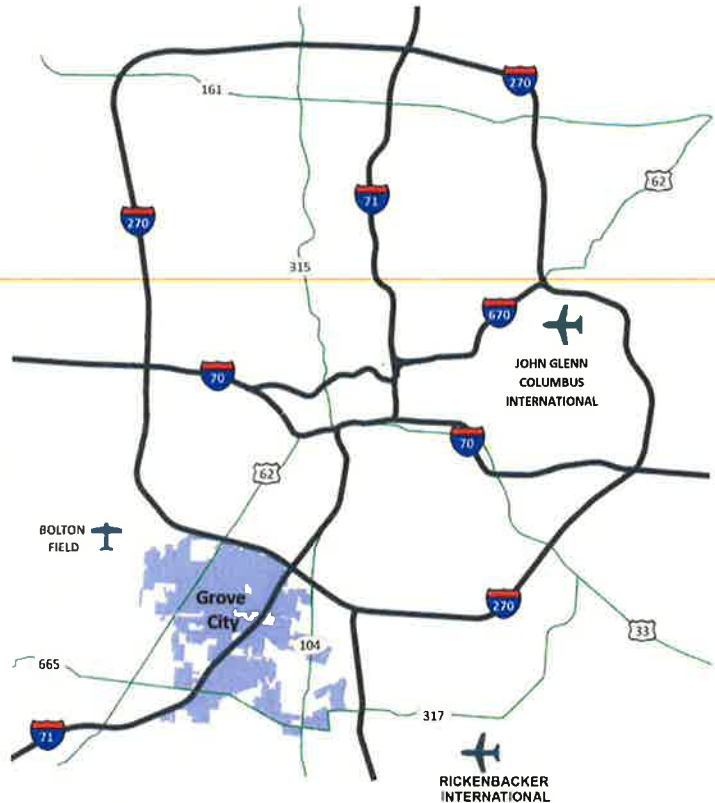
Phase II

The City of Grove City, Ohio (the "City") is marketing strategically located property in the City's Town Center. The City is seeking developers with the creativity, experience and financial capacity to achieve an integrated environment. We look forward to your response to the opportunity presented within.

Grove City, Ohio

With a population recently estimated to be approximately 41,000 by the Mid-Ohio Regional Planning Commission (MORPC), Grove City is projected to be the largest suburb in Franklin County. With excellent schools located within the limits of the City, coupled with a strong sense of community, diverse housing stock and skilled workforce, it is easy to see why Grove City is considered one of Central Ohio's premier communities.

Location & Access: Conveniently located seven miles southwest of Ohio's capital, Grove City serves as the southern gateway to the 1.3 million inhabitants of the Columbus Metropolitan Area. Interstate 270 (the Columbus outer belt) forms the City's northern boundary while Interstate 71 provides three interchanges serving the greater Grove City area. U.S. Route 62 (Broadway) provides connectivity to Interstate 270 to the north and Interstate 71 approximately 3.5 miles to the south. Rail service is provided by Genesee & Wyoming and private air service is available at Bolton Field, five miles northwest of the City. Public air service is also available 18 miles northeast at John Glenn Columbus International Airport and 14 miles southeast at Rickenbacker International Airport, an intermodal facility.



General City Information: With immediate access to Interstate 71 and 270, Grove City has emerged as an accommodation center offering approximately 1,320 guest rooms with gross sales exceeding \$9.1 million per year. A growing list of restaurants complements the variety of accommodations to be found in the City. Grove City's accessibility and proximity to surrounding major markets has fostered the City's balanced growth approach in professional, industrial and commercial sectors and is firmly supported by its diverse labor force.

Ongoing Development Projects: As one of Central Ohio's fastest growing communities, Grove City has numerous private and public projects planned or underway which further contribute both fiscally and contextually to our community's diversity. Below are some notable projects:

- Beulah Park Redevelopment (*pending*) – 210-acre former racetrack situated adjacent to Town Center with approximately 900 dwelling units.
- Broadway Station (*complete*) – 120 upscale urban apartments constructed in the heart of Town Center.
- Grove City Library (*complete*) – 46,000 square foot state-of-the-art library facility.
- Mount Carmel Hospital and Medical Office Building (*under construction*) – 210 bed, 7-story hospital and 5-story medical office building are to be complete in November 2018. This facility is to employ approximately 1,500 individuals.
- Ohio Health Grove City (*under construction*) – 26 bed surgery center, emergency department and medical office building.

Community Vision: To help guide this strong growth, in 2016, the City launched GroveCity2050, a planning initiative focused on reshaping our land use, transportation and economic development policies based on larger context of the region. Through this effort, the City has been able to assimilate the findings with the public's input to establish a guiding vision for future development while ensuring our community remains a desirable place to live, work and invest. The findings of GroveCity2050 highlight the importance of character of place and how development needs to not only address the typical zoning regulations but reaffirm our community's core principles and beliefs.

There are four elements that we believe are critical to establish, build and foster within our community to obtain our vision:

1. Social Offerings – availability of arts and cultural opportunities, availability of social community events, community nightlife, a good place to meet people and a place where people in a community care about each other.
2. Openness – good place for different groups including the elderly, families with children, young adults without children, racial and ethnic minorities, immigrants, LGBT's and young, talented college grads looking for employment.
3. Aesthetics – overall physical beauty, the availability of parks, playgrounds and trails.
4. Educational Offerings – ratings of local colleges and universities, public K-12.

It is important to the City that potential projects within the community's center not only acknowledge but also advance these principles in the same manner and intensity. Within the past five years, the Town Center has seen over \$37 million of public and private investment, which has resulted in a new 46,000 square foot library, 120 apartment units, local micro-brewery, public monuments and public space. The following provides some general background and material on the Town Center.

Town Center

Lying at the historic center of our community is the Town Center. This area encompasses 65± acres and includes a diverse mixture of commercial, office, light industrial, civic and residential uses. Town Center also sits adjacent to the former 210-acre Beulah Park racetrack which is undergoing its own transformation and integration into our re-emerging core area.

Location & Access: Located in the northwest quadrant of the City, Town Center is approximately 1½ miles south of Interstate 270 and 2 miles west of Interstate 71 and is situated at the intersection of two major

traffic corridors. According to 2016 traffic count estimates, over 16,300 vehicles pass through the Town Center daily. There are eight (8) public parking facilities located along Park Street, Grant Avenue and Columbus Street providing more than 200 parking spaces to accommodate customers and visitors. The traditional grid pattern makes the shops and businesses readily accessible to pedestrian traffic through its walkable network of sidewalks.

General Town Center Information: Town Center is home to approximately 100 shops, restaurants and businesses ranging from antique stores to specialty shops and retailers. Town Center is home to Grove City Brewing Company, a local micro-brewery, and Plum Run Winery. There are also a number of other taverns and restaurants in the area as well as a bakery and live community theater. Other attractions include a local auction house, Welcome Center & Museum and the recently completed Grove City Public Library, which receives more than 2,000 visitors a day and is a tremendous contributor to the areas vitality.

Town Center is host to a number of community events throughout the year, ranging from single day affairs (Grove City Homecoming, Bourbon Tasting, Boo on Broadway, Christmas Celebration and Mistletoe Market) to multi-day (Wine and Arts Festival, Arts in the Alley) and weekly happenings held over the course of a season (Summer Sizzle Concert Series, Farmers Market, Harvest Market). These events attract substantial crowds to the Town Center and area businesses.

Identified Redevelopment Sites

The City has identified two (2) redevelopment sites located within a one-quarter mile radius of the intersection of Broadway and Jackson Street. Both sites are primarily controlled by the City, however, both have some area that is owned privately. Respondents may select and/or identify partial, whole or multiple parcels/sites for redevelopment.

The City also believes there are number of redevelopment opportunities currently under private ownership. Therefore, as part of this process, the City is willing to facilitate meetings with local property owners.



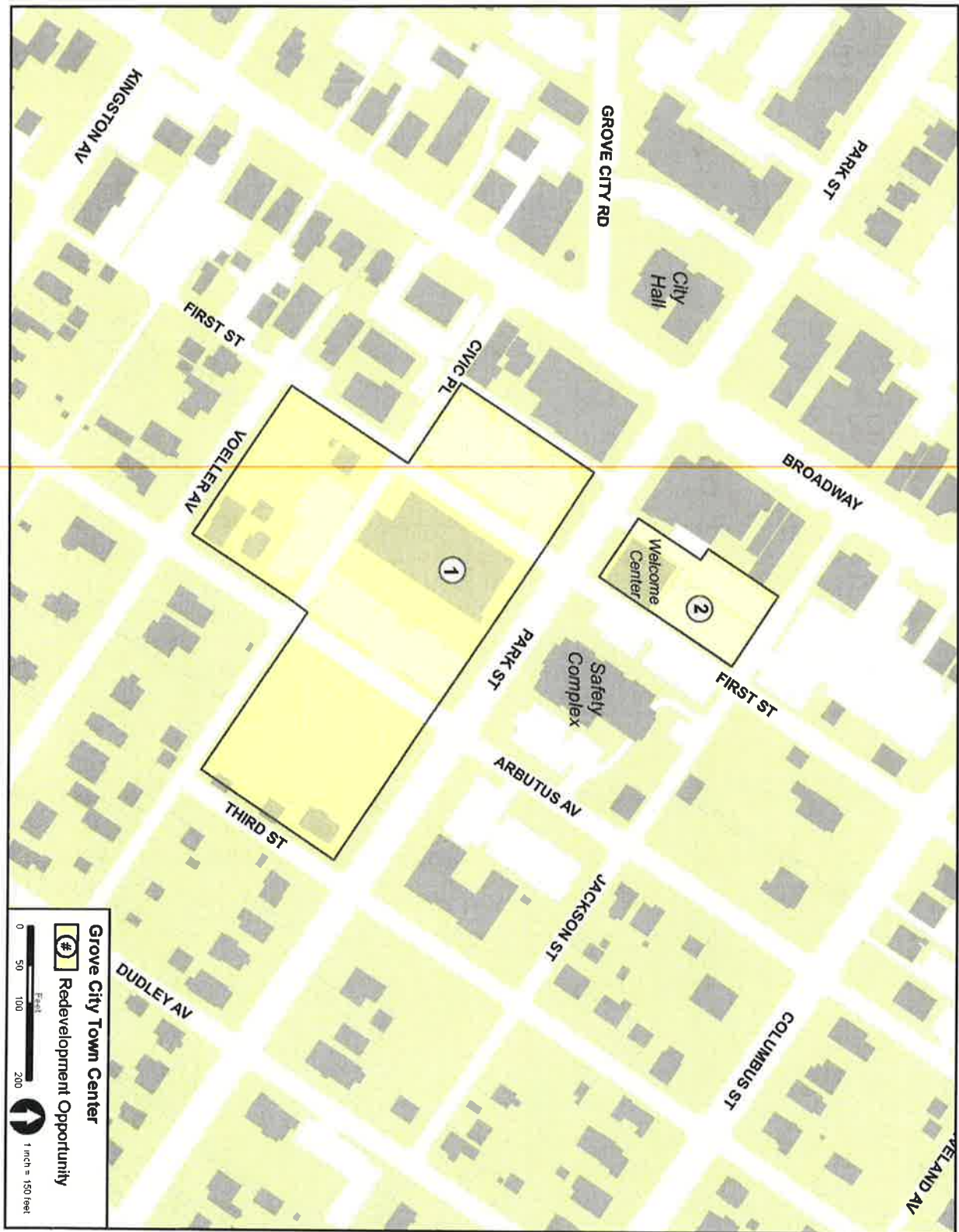
On the following pages, each identified site/area has a general description as to its composition and current use. Each site/area also provides a summary chart detailing the included parcels, as well as associated information including the property owners' name, acreage and zoning classification.

Site/Area 1 is the largest defined redevelopment site and includes acreages from four city blocks, including the former Grove City Library. The City will entertain projects involving the rehabilitation and/or demolition of this facility as part of the sites redevelopment. Please contact the Development Department to obtain a copy of the building analysis for the former library. Additionally, the City will entertain vacating one or more public streets to create a more advantageous site/configuration.

PID	Owner	Address	Affected Acres	Zoning
040-000050	CITY OF GROVE CITY OHIO	CIVIC PL	0.11	SD-1
040-000199	CITY OF GROVE CITY OHIO	PARK ST	0.26	SD-1
040-000393	COTTON VIRGINIA S TR	4107 ARBUTUS AV	0.21	R-2
040-000475	LARGER GEORGE K JR SANDRA L	3323 E PARK ST	0.25	R-2
040-000549	CITY OF GROVE CITY	4073 FIRST ST	0.05	CBD
040-000123	CITY OF GROVE CITY	3327 E PARK ST	0.23	CF
040-000141	CITY OF GROVE CITY	3339 E PARK ST	0.25	CF
040-000220	CITY OF GROVE CITY OHIO	PARK ST	0.25	SD-1
040-000392	CITY OF GROVE CITY OHIO	CIVIC PL	0.16	SD-1
040-000404	CITY OF GROVE CITY OHIO	3359 PARK ST	0.25	SD-1
040-000442	CITY OF GROVE CITY OHIO	CIVIC PL	0.16	SD-1
040-000473	CITY OF GROVE CITY	3383 E PARK ST	0.13	CBD
040-000534	CITY OF GROVE CITY OHIO	CIVIC PL	0.16	SD-1
040-000864	CITY OF GROVE CITY	FIRST ST	0.02	CBD
040-000032	CITY OF GROVE CITY	3333 E PARK ST	0.26	CF
040-000133	CITY OF GROVE CITY OHIO	3359 PARK ST	0.26	SD-1
040-000456	CITY OF GROVE CITY OHIO	3402 CIVIC PL	0.13	CBD
040-000942	CITY OF GROVE CITY	4069 FIRST ST	0.04	CBD
040-001178	CITY OF GROVE CITY OHIO	3387 - 3389 E PARK ST	0.15	CBD
			3.31	

Site/Area 2 is a half-acre site with multiple points of access, primarily from Park Street with secondary access from Jackson Street and First Street. The City of Grove City controls the majority of the ownership interest for the site. The City would entertain vacating Jackson Street to create additional developable area combined in part or in its entirety with the site/area.

PID	Owner	Address	Affected Acres	Zoning
040-000227	CITY OF GROVE CITY OHIO	3378 PARK ST	0.13	CBD
040-000027	CITY OF GROVE CITY OHIO	3378 PARK ST	0.27	CBD
040-000282	CITY OF GROVE CITY OHIO	3378 PARK ST	0.08	CBD
			0.48	



To All Interested Parties

The City has identified redevelopment areas located within a one-quarter mile radius of the intersection of Broadway and Park Street. These areas are composed of publicly and privately owned property. It should be noted that the City has not initiated any discussions with any owner(s) of private land and while the City is willing to assist developers with contacting property owners it will be the responsibility of the developer to procure any additional land for development. For publicly held properties, the City will review submissions to this solicitation and enter into negotiations with the proposer(s) who, in the sole discretion of the City, provide the best opportunity to meet the City's objectives listed below.

Supplementary Information

Supplementary information regarding the details of the various sites/areas is posted on the City's website (www.grovecityohio.gov). The supplemental package contains information about:

- Available site information, including base maps and digital files (by request only)
- 2008 Town Center Plan – accepted by City Council (CR-09-09)
- 2008 Grove City Town Center Plan Appendices
- 2009 The Lumberyard Redevelopment Project Parking Impact Study
- 2011 Supplement to the Town Center Plan
- 2011 Preliminary Engineering Analysis of the Grove City Town Center Reinvestment (Green Frame Recommendations)
- 2016 Comprehensive Annual Financial Report
- 2016 Town Center Public Realm Vision
- 2017 GroveCity2050 (Draft)

The City will also confer with interested parties by appointment. For more information or to schedule a visit, call Kyle Rauch, Development Director at (614) 277-3004.

Development Strategy

Any redevelopment strategy shall assimilate into the fabric of Town Center's existing character and forward the greater vision as a "great urban neighborhood...a walkable, mixed-use and vibrant place with a civic flavor where people live, work, shop and play..." Additionally, development strategies should further the four (4) core beliefs of the community (social offerings, openness, aesthetics and educational offerings). Any market-driven development program incorporating a mix of complementary uses and innovative urban designs will be considered as long as they are founded on these principles.

Development Objectives/Criterion

The City is seeking quality redevelopment proposals for sites located throughout the Town Center. The quality of a development proposal will be measured by its ability to integrate the proposed project into the existing design fabric of downtown; heighten the image and support of the surrounding area; and, by its ability to contribute value added to the property and spillover benefits of services to the area. Additional primary measures of a desirable proposal are listed below.

- The development must be in concert with the existing Town Center character and must have expectations of creating activity along Broadway and in public spaces.
- Proposals which incorporate or facilitate the future development of appropriate adjacent properties will be more favorably considered.
- Development should accommodate public access and views of existing and proposed public spaces.
- Design concepts should complement the existing multi-story aesthetic found along Broadway.
- Land uses should complement existing development in the Town Center area.
- The development must be responsive to the demands of users whose presence will improve the image and increase the value of the area.
- Although LEED certification is not required, design concepts should incorporate three (3) or more sustainable principles and practices for site and/or building construction.
- The development must be financially feasible and capable of supporting a reasonable land value to the City.

Incentives

The City is amenable and committed to the use of creative incentive options to ensure quality development. Below is a toolbox of available incentive options for proposal development.

- Community Reinvestment Area (CRA) – the sites are located within an existing CRA which offers one hundred percent (100%) abatement for improvements for a period of up to fifteen (15) years.
- Town Center Loan Program – the site is eligible for participation in the loan program and may be eligible for utilization of this funding source. Loans are capped at \$150,000 unless a greater amount is approved by City Council.
- Tax Increment Financing (TIF) – the City will entertain the establishment and utilization of this financing tool for proposed public infrastructure improvement costs.
- Cost Sharing – the City will negotiate cost sharing and responsibility for public space improvements which may include plazas, water features, open space, public parking, etc.
- Any other proposed option(s) for financing will be entertained by the City.

Description of Proposed Transaction

Parties should submit proposals/offers to lease/purchase and describe transaction structure in detail.

Selection/Identification of Prospective Concepts and Developers

In an effort to assemble a wide assortment of proposals for the various identified sites within the Town Center, the City will administer a two-phase selection process to allow prospective developers to submit their conceptual or sketch plans for consideration. It is the City's intent to solicit all feasible concepts based on the development objectives/criterion listed above without overburdening or excluding prospective developers with burdensome submittal requirements. If the concept is identified and selected by the City, the second phase of the selection process will require the prospective developer to assemble detailed plans, financials and other supplemental information as required below. The City of Grove City reserves the right to select multiple concepts and enter into agreements with one or more developers, as it is the City's goal to revitalize the Town Center, not a singular site. The City reserves the right to make its final decision based on its sole and absolute discretion. In addition, the City reserves the right to reject any or all proposals/offers at any time.

Submittal Requirements

Responses should be focused and at minimum contain the necessary information to address the submittal requirements listed below in a concise, but specific nature. Submittals must be sufficiently detailed to provide the City with a sound basis for judging the degree to which the proposed development will meet the City's objectives. Respondents shall furnish five (5) hard copies and one (1) electronic version of their submission, and must demonstrate in their submittal that they have the professional capabilities/experience needed to accomplish the proposed project. The submission should contain specific responses to the following requested items:

- **Statement of Understanding:** a statement describing the respondent's understanding of the City's desired Development Strategy and established Objectives/Criteria for potential projects.
- **Project/Program Approach:** a detailed description of the project's approach and how it will help the City realize its Development Strategy of Objectives. This shall include the program proposed to be developed, including a description of the density and the amount of space planned on being developed by use and product type, along with an estimate of per-square-foot construction costs or some other objective basis for measuring construction quality.
- **Development Objectives/Criteria:** a detailed statement explaining how the proposal is in line with the objectives and criteria listed above regarding the anticipated impact of the proposed development on surrounding properties and Town Center.
- **Conceptual or Sketch Plans:** at minimum, these plans shall include a scaled plan showing the proposed improvements in relation to the surrounding area, a scaled site plan illustrating the character of the site with proposed improvements and colored architectural elevations.
- **Additional Information:** any additional information specific to the parameters of the RFP that will assist the City in the overall consideration of the proposal.
- **Financials:** detailed information on the proposed compensation the City is to receive for the land (i.e. donation, lease payments, equity participation, purchase, overrides, etc.), if applicable.
- **Project Team:** the composition, principals and legal form of the entity submitting the proposal/offer including the name, phone number and address of the person authorized to represent the development team.
- **Identification and Responsibilities of Key Personnel:** Provide a description of the background of key members of the project team and their specific participation in prior similar projects. This may be done in descriptive text or in a short form (one page or less) resume, however at minimum the responsibilities and experience of key individuals should be included.
- **Project Experience:** relevant project experience, including images of past projects comparable to what is being proposed, should be provided and supplemented with appropriate reference information.
- **Additional Information:** any additional information specific to the parameters of the RFP that will assist the City in the overall consideration of the proposal.

Acceptance of Proposals

The City will accept proposals/offers until 3:00 PM on December 4, 2017

Submissions are to be delivered to:

City of Grove City
Attn: Kyle Rauch
Development Director
4035 Broadway
Grove City, OH 43123

Ownership of Proposals

All work product of any kind, tangible or intangible, developed by or contributed in connection with this Request for Proposal, the provision of the Services and all related trade secrets, know-how, methodologies, processes, patents, copyrights and other intellectual property rights (collectively "Custom Work"), shall be the exclusive property of Grove City, shall be considered a "work-made-for-hire" to the extent permissible under applicable law and is otherwise hereby irrevocably assigned to Grove City without further charge or cost. Such Custom Work may include, but is not limited to, diagrams, drawings, images, text, graphics, analysis, factual compilations, recordings, video tapes, multi-media content, sounds, algorithms, protocols, methods, papers, documents, letters, memoranda, tape recordings, computer programs, script, programming codes, data, software and records of any sort, as well as ideas, expressions, inventions, discoveries, improvements, adaptations, advancements, developments and information.

Development and Disposition Agreements

After initial review of the proposals/offers, it is anticipated that the City will interview all or some of the proposers before selecting one or more to recommend to City Council for approval as preferred developer(s). Upon selection of the preferred developer or developers, the City will proceed with a negotiated development and or disposition agreement similar to a private real estate transaction. This procedure should not be interpreted as a public bidding process. Furthermore, the City reserves the right to terminate negotiations with the originally selected party or parties and commence negotiations with other parties, or solicit additional proposals/offers.

Representation and Warranties

The information in this solicitation and the supplemental package information was obtained from sources deemed reliable; however, the City makes no guarantees, warranties, or representations, nor expresses any opinions concerning the accuracy or completeness of the information provided. It is furnished solely as an aid to interested parties. Public redevelopment sites/areas are offered "as is" except for conditions of sale that may be negotiated. Interested parties are responsible for conducting all necessary investigations on and off the property prior to submitting a proposal/offer. Furthermore, the City reserves the right to reject all proposals/offers.