

5/09/2019 | 8:15 AM

The meeting of the Citizen Financial Review Task Force was called to order at 8:16 a.m. in the Lower Level Meeting Room, located at 3600 Tremont Road by Chairperson Ann Gabriel.

MEMBERS PRESENT: Chairperson Ann Gabriel, Jamie Crane, Colin Gawel, Ukeme Awakessien Jeter*, Tim Keen, Matthew J. Kirby, Matthew Rule, Kaz Unalan

MEMBERS ABSENT: Greg Guy

STAFF PRESENT: Acting City Manager Dan Ralley, Community Affairs Director Emma Speight, Finance Director Brent Lewis, Police Chief Steve Farmer, Assistant Finance Director Jon Lindow, Fire Chief Lyn Nofziger, Economic Development Director Joseph Henderson, Acting Development Director Chad Gibson and City Clerk Ashley Ellrod

1. Approval of Minutes of May 2, 2019 Meeting

Ms. Crane moved, seconded by Mr. Gawel, to approve the minutes of the May 2, 2019 Citizen Financial Review Task Force Meeting.

Motion carried.

2. Overview of Economic Development Department

The Economic Development Director came forward and provided a PowerPoint (attached hereto and incorporated herein by reference as Exhibit A). He conveyed he works under the City Manager's Office and his job is to help build a strong economic base for Upper Arlington.

Chair Gabriel questioned what the Economic Development Director is most proud of. The Economic Development Director conveyed new projects coming in will not receive an incentive unless they provide some sort of office space. The City is increasing the office space and there has been a big push for more office over the last five years. He said most of the office buildings in UA were built with no elevators and are very outdated. They are working to make them ADA compliant and more modern. A lot of these buildings were 80% occupied on the first floor, and 10% occupied on the second. Once buildings have these upgrades, they are seeing interest from tenants.

*Ms. Jeter arrived at 8:35 a.m. and was present for all subsequent business.



Chair Gabriel questioned looking back if there was anything he would have done differently. The Economic Development Director said when he looks at Lane Avenue and Kingsdale, there have been discussions on how they can bring more uniformity to those areas. He advised people want unique areas and he wants to continue the growth of those areas.

Chair Gabriel questioned what are the Economic Development Director's goals going forward. The Economic Development Director advised there are a lot of projects on the table and he wants to see those through to completion. He continues to meet with businesses and keep good relationships with them.

Chair Gabriel questioned what keeps him up at night. The Economic Development Director advised UA is moving in a great direction, and he was drawn to UA because of the community. His fear is that the cost of development will continue to rise and when it rises it makes it harder to have redevelopment. His biggest fear would be that the cost of redevelopment will make it difficult to compete.

Chair Gabriel asked what additional support from the City is necessary to accomplish his goals, the Economic Development Director advised they work with about \$500,000 a year for incentives. The more money the more projects and incentives they could offer. He conveyed when looking at UA's neighboring communities, they are offering more money when working with developers. He added another thing is the ability to have someone doing BRE visits, and getting to know the community.

In response to Mr. Keen, the Economic Development Director confirmed the \$500,000 is for large businesses, small businesses, and job creation. It does not cover TIFs and Community Reinvestment. Mr. Keen asked how many active CRA's the City has, the Economic Development Director advised currently there are two.

Mr. Kirby questioned if there are specific areas of the community Staff has targeted as potential redevelopment; and other than the Chamber, if there is anything else in terms of outreach for existing businesses and their development. The Economic Development Director advised there are target areas, they have a list, and within that list they know which ones are more likely to happen than others. He related as far as outreach, there are organizations like Columbus 2020, meeting them or calling them, and doing BRE visits with top businesses. He added the Chamber is the most formalized way of getting them all together.

Mr. Rule questioned if there have been discussions about expanding CRA districts. The Economic Development Director advised they have not discussed expanding the CRAs, they would like to use TIFs more. The Finance Director advised they try to stay away from abatements, and have not been in a situation where a CRA has come up recently.

Mr. Gawel stated he recently learned about the importance of the CompuServe area and questioned what that area is referred to. The Economic Development Director responded he refers to that area as Arlington Boulevard. Mr. Gawel



advised he thinks people have a hard time grasping the importance of it. The Economic Development Director said to redevelop that site would have a big impact on UA.

In response to Mr. Rule the Economic Development Director advised Grandview Yard was a big change for Grandview, and Bexley has Capital University. He advised UA needs to continue to build the density on Lane Avenue and Kingsdale.

Mr. Rule related there are a lot of discussions about the Lane Avenue corridor but questioned why the Henderson Road corridor is not in the mix and asked what is proactively being done there. The Economic Development Director advised Upper Arlington only controls half the development pattern on that street. He added there is a draw for businesses to Lane Avenue because of the walkability and proximity to Whole Foods, restaurants, and shops.

3. Overview of Community Development Department

The Acting Community Development Director came forward and provided a PowerPoint (attached hereto and incorporated herein by reference as Exhibit B). He related he has been with the City approximately 16 years, and before coming here, he was with the City of Dublin.

Chair Gabriel questioned what keeps him up at night. The Acting Development Director advised making sure the developments are thought through completely and it is very important to him to have a positive impact on these projects.

Ms. Jeter questioned the financial figures for the immediate department needs, and if the costs will be covered by revenue. The Acting Development Director advised he believes some of the contracts will need bumped up but all of those overages will remain in the revenue stream.

Ms. Jeter questioned if the permit software the Development Department uses is adequate. The Acting Development Director responded currently the Department is using Viewpoint and it is a fantastic system. He said it allows them to accept permits and payments electronically.

Mr. Gawel questioned if there have been discussions about linking the High School to the new Lane II. The Acting Development Director advised the City's Master Plan ties everything together and recognizes this importance.

4. Overview of Police Division

The Police Chief came forward and provided a PowerPoint (attached hereto and incorporated herein by reference as Exhibit C). He advised he was with the City of Dublin for 22 years and it prepared him well for the challenges he is seeing here.

In response to Chair Gabriel regarding the Police Department's capital equipment budget, the Police Chief advised there is a schedule for replacing vehicles. He advised Ford has come out with a hybrid that is being promoted for police, they lose nothing on performance, and there may be some cost savings over the life of



the vehicle. He advised they will look at the data to see if that is the best way to go in the future.

The Finance Director advised they try to stay on a regular cycle of replacing one to three police cars a year. The Police Chief advised they did add one vehicle this year and they were able to fund that with forfeiture funds.

Mr. Gawel asked if the opiate problem has impacted police work. The Police Chief advised it has, not in policy, but in shared services. For instance, if there is an overdose, investigators work with the Franklin County HOPE task force to track it back to the provider of the drugs. The Police Chief said he wants to make sure they are staying on the cutting edge and are a leader in Central Ohio.

5. Overview of Fire Division

The Fire Chief came forward and provided a PowerPoint (attached hereto and incorporated herein by reference as Exhibit D). He advised he has been with the City for 31 years.

Mr. Rule questioned if there is a fire in a building that is over five or six stories does that requires different capital equipment, the Fire Chief responded it requires different staffing.

Mr. Keen questioned the most common cause of home fires in UA. The Fire Chief responded electrical, extension cords, and some have been from home repairs.

Mr. Rule praised the Fire Department for diving into the CARES Program, he said it is nice the Fire Department is doing this proactively.

6. Discussion of Steps to Final Report

Chair Gabriel advised she believes they are coming into the deliberation phase. They will talk to Finance next week and proposed at the meeting on Wednesday to concentrate on the recommendations from the 2014 Task Force.

7. Public Comment

In response to Chair Gabriel's invitation to speak:


Rachel Wyant advised she is the new intern with the City Manager's Office. She said it was helpful to sit in on this.

* * *

There being no further business before the Citizen Financial Review Task Force, the meeting was adjourned at 9:55 a.m.




Chairperson

ATTEST: 
City Clerk

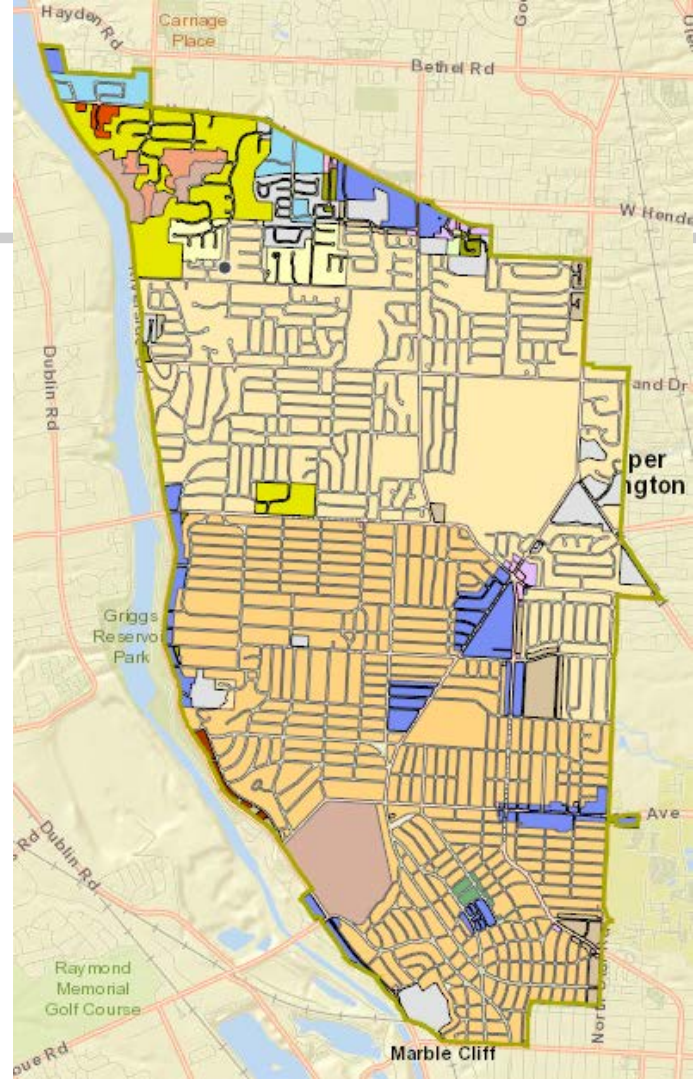


Economic Development Division – Citizen Financial Review Task Force



UA Zoning Map

- Landlocked
- Over 90% residential
- 9.8 square miles
- Population around 35,000
- Above average income, education and home prices





Strong Economic Base



Median Household
Income

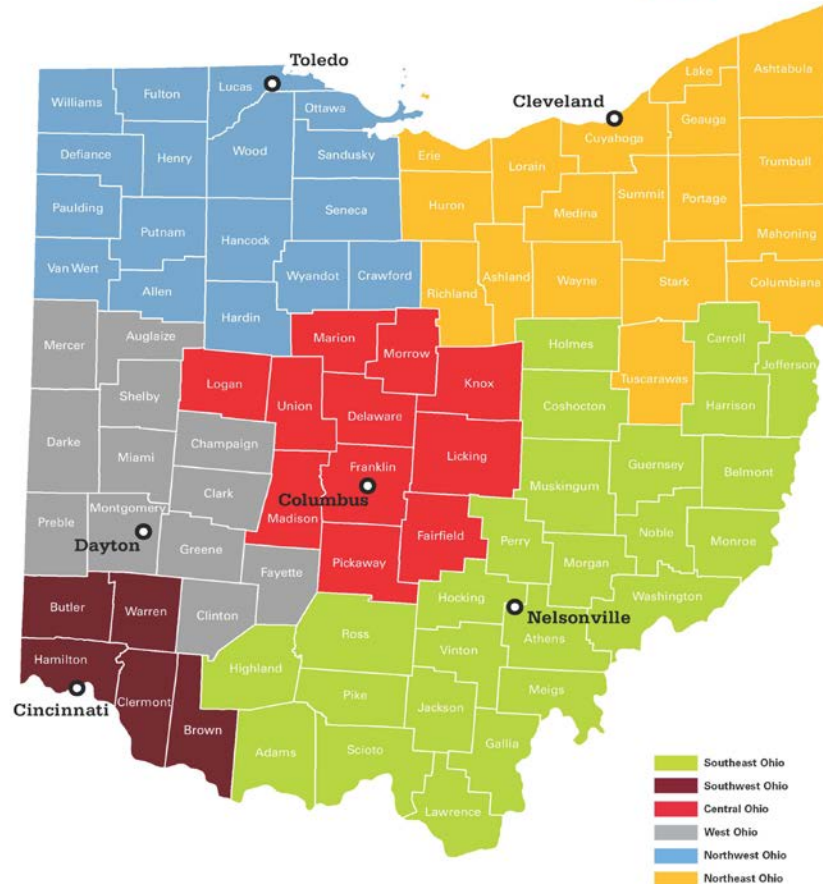


Labor Force
in the Region

Leading Local Industries:

Professional | Technology

Healthcare | Financial Services



COLUMBUS[★]
2020



Regional Partners

COLUMBUS
2020

morpc

TriVILLAGE
CHAMBER PARTNERSHIP
GRANDVIEW • MARBLE CLIFF • UPPER ARLINGTON

MO  **DE**
mid-ohio development exchange

rev1ventures
for COLUMBUS



Fostering Development

Community Improvement Corporation (CIC)

- Supports City's economic development activities
- Comprised of public and private board members





Incentive/Forgivable Loan Programs

- Small Business Forgivable Loan/Grant*
- Large Business Forgivable Loan/Grant*
- Job Creation*
- Enterprise Zone Area Program
- Tax Increment Financing (TIF)
- Community Reinvestment Area (CRA)



Recent Incentive Agreements



3040 Riverside Drive
Office Building



COLUMBUS AESTHETIC
& PLASTIC SURGERY
THE MEDICAL SPA AT CAPS



THE OHIO STATE UNIVERSITY
WEXNER MEDICAL CENTER



NEW AVENUE
architects • engineers



Organic Trails Café

brassica
SANDWICHES • SALADS



Citizen's Financial Review Task Force

Community Development Department Overview

Thursday, May 9, 2019

Chad D. Gibson, AICP

Acting Community Development Director



Department Composition

➤ Planning

- BZAP, Zoning reviews, Master Plan, UDO
- Technical Review Committee, COTA advisory panel, MORPC, COG

➤ Building

- Commercial & Residential Plan examination, permit issuance and inspections
- Mechanical, Plumbing & Electrical permit issuance, inspections & coordination

➤ Code Enforcement

- Property maintenance, sign abatements, complaint responses
- Voluntary compliance goal, Mayor's Court for citations



Current Staffing

- Acting Director (since 4/1)
- Chief Building Official
- Building Inspector / Residential Plans Examiner
- Building Inspector
- Planning Officer
- Code Enforcement Officer***
- Administrative Assistant
- Intern/co-op
- Contract commercial plans examiners (2), electrical inspector and backup building inspectors (2)



****Assistant Code Enforcement Officer starts on 6/3*

Notable 2019 Projects

- Upper Arlington High School (new)
- Wickliffe Elementary School (new)
- Windermere Elementary School (new)
- Barrington Elementary School (addition & alteration)
- Tremont Elementary School (addition & alteration)
- Greensview Elementary School (addition & alteration)
- UAHS cell tower relocation/replacement (new)



Notable 2019 Projects (continued)

- Arlington Gateway
- Lane 2
- First Community Village (Fairfax & Gatehouse)
- Heartland Bank
- Ortho One/OOSI
- COhatch (time share office concept)



Other Efforts

- River Ridge/Kingsdale West Study
- UDO Amendments (i.e. Residential Design Standards)
- COGO bike share rollout
- Easement vacations/dedications
- Outdoor dining policy for City R/W
- Small cell regulations and design guidelines
- Sustainability projects (i.e. composting, solar panels, EV charging stations)
- Lane Avenue streetscape study



Community Development Department 2018 Key Statistics

\$100.7M in total construction value

\$1.2M in permit fees collected

3,427 permits and project approvals

583 code enforcement cases, plus 452 sign abatements

Over **\$400M** of permitted construction during 2015-18

Department self-funded through permit fee revenues!

2019 Stats through April

- **\$350M** of building permits submitted (all-time record for a year by 3x)
- **12** new houses (17 total last year)
- **25** Demolition Permit Issued (12 total last year)
- Over **\$650,000** in permit fees collected
- Using backup inspectors with greater regularity due to high inspection volume
- Although the high volume of permits were issued this quarter, the majority of the inspections will take place over the next 2-3 years



Immediate Department Needs

- Temporary administrative assistant (15-20 hours/week)
 - Permit intake/processing
 - BZAP meeting minutes
- Train new ACCO on front counter/permit software
- Approval of OT/overages or contract adjustments
- Hire replacement intern
- Hire backup electrical inspector



Looking Ahead...

- 3180 Kingsdale center (Kroger mixed-use)
- 1640-90 W. Lane Avenue (Crawford Hoying mixed-use)
- 5025 Arlington Centre Blvd (Hamilton Capital 2, office)
- 1615 Fishinger Road (City of UA, office)
- 1700-20 Zollinger Road (ECP F2 Zollinger LLC, mixed-use)
- 3648-3700 Riverside Drive (Golden Bear S.C., mixed-use)
- 3832 Riverside Drive (Dubanowich, mixed-use)
- 3220-3250 Riverside Drive (Delta Gamma, training campus)



Division of Police

Chief Steve Farmer

Citizen Financial Review Task Force

The 3 things you are most proud of related to your department over the past 5 years?

1. Maintaining CALEA Accreditation amidst numerous changes in leadership.
2. Maintaining a high standard of customer service (Based on citizen surveys & Top 20 Safest Cities recognition)
3. Acceptance of new leadership from an outside entity

The 3 things you would do differently looking back over the last 5 years?

1. Focus on leadership development through succession planning and mentoring
2. Development of multi-year strategic plan
3. Cross-departmental collaboration within the City

Additional funding/support needed from the City of UA to accomplish goals?

1. Fund one additional sworn police officer to fill a deputy chief position
2. Fund 1 ½ civilian positions to re-distribute administrative workload including accreditation management, property room technician, and finance liaison.
3. Regional Records Management System (RMS)
4. Body-worn cameras (when applicable) require capital and operational funding

Related to your work at UA, what keeps you up at night?

1. The need to update our policies and procedures
2. Staffing the organization for peak efficiency (sworn and civilian staff)
3. Addressing the barriers between the Police division and other departments in the City of Upper Arlington

What ongoing communications do you currently have or would you like to have with the private sector within UA and surrounding areas that could be a potential partner in your endeavors?

- Crime prevention messaging (collaboration, education, and analysis with public and private sector)
- Recruiting a diverse workforce (assistance from the private sector)
- Assistance for transient population (local business)
- Potential sponsorship if needed

Upper Arlington Fire Division



Lyndon Nofziger, Fire Chief



Fire Division Overview

Responsible:

- Fire Protection (includes Fire Prevention)
- EMS (medical emergencies and non-emergent CARES)
- Technical Rescue responses (auto accidents)
- Hazardous Material Responses



Facilities and Equipment:

- Sta71 (2095 Arlington Ave)

Engine/rescue and Medic

- Sta72/Fire Administration Offices (3861 Reed Rd)

Ladder, Medic, CARES Medic and BN 72



Staffing

- 55 – Sworn Officers and Firefighter/Paramedics
- 2 – Secretarial Staff
- 1 – CARES Program Manager (civilian)
- 1 – Part-time Public Education Coordinator
- 1 – Volunteer Historian
- 1 – Volunteer Chaplin



Incidents and Stats 2018

Total responses 4771 (13/day)

- Fire – 1597 (94 actual fires)
- EMS – 3174
- *Mutual Aid – 1003



Fire Inspections Activities – 2031



Public Safety Education Activity – 5705



Revenue

EMS Billing (Started in 2005)

- Billed vs receipt (Last 13 months)
- Gross Charges -\$1,698,026
- Gross Receipts - \$616,290

Grants:

- Fire Fighters Assistance Grant - \$32,000
- Various CARES grants (OSUWMC Orthopedics Partnership)
\$100,000

Permits



CARES

Community Assistance, Referrals and Education Services



The CARES program is a team comprised of paramedics and service coordinators from the Upper Arlington Fire Division who support patients within Upper Arlington by offering post EMS intervention, care coordination, home safety assessments, health system navigation, and strong patient advocacy to ensure that UA residents have access to the right level of care at the right time.

- Service and Care Coordination
- High Utilizer Program
- Fall Intervention Program
- At risk patient monitoring program
- CARE Registry
- CPR Training





Upcoming Capital Equipment Needs:

Description	Vehicle	Acquisition Date	Purchase Price	Est. Replacement	Replacement year
Ambulance	M71	7/1/14	\$231,187.00	\$300,000.00	2021
Ambulance	M72	7/1/17	\$284,983.00	\$300,000.00	2024
Custom Pumper	ER71	7/1/15	\$599,371.00	\$699,000.00	2027
Aerial Fire Truck	L72	7/1/12	\$919,196.00	\$1,200,000.00	2024
Ambulance	M73 CARES	7/1/09	\$212,490.00	\$300,000.00	2020
Batt 72 Truck	BN72	7/1/19	\$82,590.00	\$95,000.00	2029
Staff Truck	P71	7/1/13	\$22,119.00	\$40,000.00	2023
Staff Truck	P72	7/1/13	\$22,119.00	\$40,000.00	2025
Staff Truck	EMS71	7/1/07	\$18,735.00	\$42,000.00	2019
Staff Truck	C70	7/1/18	\$40,430.00	\$60,000.00	2028
Staff Truck	C71	7/1/18	\$41,000.00	\$61,000.00	2028
Station Truck	Sta71	7/1/07	\$10,637.00	\$30,000.00	2022
Station Truck	Sta72	7/1/01	\$36,229.00	\$30,000.00	2021
			\$2,498,967.00	\$3,197,000.00	



Questions?



The Maltese Cross remains the international symbol of the willingness of firefighters to risk their lives to save others.

Members of the Fire Division wear this symbol proudly to show our commitment to the citizens of Upper Arlington and to honor those firefighters who have fallen.

