

MINUTES OF BOARD OF TRUSTEES, JACKSON TOWNSHIP, FRANKLIN COUNTY

July 24, 2007

OPENING

The Board of Trustees of Jackson Township, Franklin County, Ohio, met in regular session on Tuesday, July 24, 2007, at 7:30 p.m. at the Jackson Township Administration Building, 3756 Hoover Road, Grove City, Ohio. Mr. Burris, Chairman, called the meeting to order and invited those present to recite the Pledge of Allegiance. Mr. Burris gave the opening prayer.

ROLL CALL

David Burris	Present
William Lotz	Present
Stephen Bowshier	Absent
Alma Bennett	Present

The following reports prepared by Mrs. Bennett were presented to the Board: Fund Status, Expenditure Account Status, Warrant Register, Memos of Expenditure, and the Audit Report for the Fiscal Years 2005-2006.

RESOLUTION 2007-68

Mr. Burris moved to delete the reading and to approve the minutes for the July 10, 2007 regular meeting. Mr. Lotz seconded the motion. VOTE: all yes.

RESOLUTION 2007-69

Mr. Burris moved to pay payroll, pay all bills and approve purchase orders. Mr. Lotz seconded the motion. VOTE: all yes.

NEW BUSINESS

RESOLUTION 2007-70

Mr. Burris read Resolution 2007-70 and moved to enter nuisance abatement costs on tax duplicate. Mr. Lotz seconded the motion. VOTE: all yes.

DEPARTMENT REPORTS

FIRE DEPARTMENT

Deputy Chief Dawson presented a report in Caucus and presented the Board with a written report.

ZONING & ADMINISTRATION

Mr. Lilly presented a report and presented the Board with a written report.

PRESENTATION

Representatives of The Simons/McPherson Property Group, commercial division of a property development and management company based in Texas, were present to introduce themselves and explain a proposal for an area located on US 62. The property on the west side of US 62 lies in Urbancrest and the property on east side is located in the City of Columbus. Project borders Jackson Township. A notebook was presented to introduce the team and describe the company. The name of the proposal is Metrovia Towne Center.

Mr. Chris McPherson, President of SMPG, was introduced and spoke about the proposed mixed use development to encompass retail, office space, entertainment, and residential units to the south side of Columbus.

Residents of Emersonia Subdivision were present to ask questions, which focused mainly on potential traffic problems on roads that are inadequate.

ANNOUNCEMENTS

Mr. Burris announced the next regular meeting of the Jackson Township Board of Trustees will be Tuesday, August 7, 2007, at 1:30 p.m. Caucus will begin at 12:45 p.m.

RESOLUTION 2007-71

Mr. Burris moved to adjourn. Mr. Lotz seconded the motion. VOTE: all yes.

Meeting was adjourned at 8:45 p.m.

ATTEST:

Alma Bennett, Fiscal Officer

David Burris, Chairman

Presenter (no name) introduced SMPG, The Simons/McPherson Property Group, commercial division of a long standing quality driven property development and management company, based in Texas. A notebook was presented to introduce the team and describe the company. The name of the proposal is Metrovia Towne Center.

Chris McPherson, President of SMPG, was introduced and spoke about the proposed development to the south side of Columbus, that it would be mixed use (encompasses retail, office space, entertainment, and other mixed uses). Has been in property development for almost 12 years. He started out in college to become an attorney. Wound up by way of advice of a very old lady who told him don't do the same thing that the teenagers do with their inheritance—do something that will be productive. That is where the focus, ideology began. They go into communities to improve the community, to create a long-standing relationship with the community.

Mr. McPherson introduced Nathan Simons, V-P of Operations, came to the company with 9 years experience in retail operations. Mr. McPherson pulled Nathan from Abbot Laboratories. He is a project manager by trade. He takes the projects for the company and then manages them, to make sure they make their timelines, their budget. He worked for Ross Products for 6 years and was awarded the certification as a Project Manager.

Mr. Pat Shively, Senior Commercial Associate/Development and Redevelopment Specialist with Coldwell Banker Commercial, gave his background of development or re-development of land for improvement of communities.

Ms. Jill Cullinan, President of Integrated Marketing Solutions, presented her background information and is a graduate from Ohio University with both Bachelor's and Master's Degrees.

Mr. Peter McRae, President, Triad Architects, presented Triad, located in Columbus and then talked about the proposal. He stated that Metrovia is a true mixed use development with a new urbanist attitude towards planning. New urbanism returns master planning to the village or small town attitude.

Developer is committed to putting cars in structured parking so streetscapes are created with park like features and no surface asphalt parking lots. They are envisioning 484,000 sq ft of retail space; 369,000 office space; and 203 residences on the entire 34 acres.

Bill O'Reilly, 2300 McComb Road, corner of McComb and Hyde expressed concerns about traffic on a road that cannot accommodate it.

Mr. Burris explained that the developers will not dictate where the roads go. That will be done by Grove City, Urbancrest and the Township.

Mr. McPherson stated that the developers all have homes and are concerned about the same issues the neighbors are concerned about. They take pride in how the development will affect the overall community. These are issues that will be cautiously dealt with. (end of first side of tape)

Larry Watson, 2377 Chinquo spoke about traffic coming into their neighborhood.

Mr. McPherson, addressed the tax abated project. As for tax abatement, they are talking about Urbancrest. They have not approached Jackson Township or the City of Columbus to discuss any tax abatement.

Another resident spoke, but name and address were unintelligible on the tape.