

May 2, 2008



Joint Meeting with Frankin Township

1. Annual Standing Rock Cemetery Meeting

You may recall that we have scheduled the annual Standing Rock Cemetery meeting with the Franklin Township Trustees before our Committee meeting next week. This meeting is required to approve the operating guidelines for the cemetery each year.

Administration Recommendation

Conduct the meeting and approve the operating guidelines.

Council Action

Approve the operating guidelines for the Standing Rock Cemetery.

Interviews for Board/Commission Vacancies

2. City Council has 4 applicants to consider for a vacancy and those interviews will occur prior to the start of the Committee meeting.

Land Use Committee

3. Subdivision Variances for White Oaks Phase III

Jen Barrone has requested Council time to review the White Oak Hills (phase 3) subdivision variance requests submitted by the developer. The developer has requested a variance for sidewalks, sanitary sewer, and grading. It's worth noting that the Planning Commission voted to support the sidewalk and sanitary sewer variances but not the grading request. Staff is only prepared to support the sidewalk variance but not the sewer or grading variances. Jen will explain the staff position on these items in Committee. (attachment)

Administration Recommendation

With any development variance request there are technical and policy matters that should factor into consideration. In this case I believe that staff has considered both the technical and policy positions in recommending to support the sidewalk variance but not the sewer or grading requests, and for that reason I would recommend Council's support of the staff recommendations.

Council Action

Review and approve the variance requests that Council feels it can support.



Streets, Sidewalks & Utilities Committee

4. Update on Crain Avenue Bridge

Jim Bowling has requested Committee time to update Council on the progress of the Crain / Fairchild Avenue bridge replacement project. The Citizen's Advisory Committee has had a couple more meetings and Jim has updates to share on project costs, right of way negotiations, and bridge design elements.

Administration Recommendation

Receive the update on this major capital project from staff.

Council Action

No action necessary.



Finance Committee

5. Issue II Pre-Application

Jim Bowling will provide Council with an overview of the project request that he recommends submitting for consideration in the next cycle of OPWC review for Issue II funding. The only project request being added is for Phase V of the Area Q stormwater project that is approved in the City's capital improvement plan. (attachment)

Administration Recommendation

Issue II funding is critical to infrastructure improvements in Kent and I recommend Council's support of the funding allocation prepared by the City Engineer.

Council Action

Authorize staff to submit the pre-application materials to OPWC for consideration of Issue II funding.



6. Celebrate Kent! Grant Awards

In response to the City's Request for Proposals for Celebrate Kent! grant funds, Mike Weddle is recommending providing funding for each of the 4 applicants, including DICE, Kent State Folk Festival, "Who's Your Mama" Earth Day Festival, and Kent Community Dinner. (attachment)

Administration Recommendation

I support Mike's recommendation and I recommend Council's approval to extend these funds for use in promoting public events in downtown Kent.

Council Action

Council authorization for the release of grant funds for the Celebrate Kent! program.



7. New Tenant for Summit Street Incubator

After advertising the availability of incubator space through Moneypenny Realty, Mike Weddle is requesting Council's approval for a new tenant in the City's incubator space on Summit Street. (attachment)

Administration Recommendation

I support Mike's recommendation and I recommend Council's approval.

Council Action

Council authorization of a lease for a new tenant of the Summit Street Incubator.





8. Don Joseph Toyota CRA Tax Abatement Request

Mike Weddle has been working with Jim Silver and Don Joseph Toyota to draft a Community Reinvestment Area (CRA) Agreement for Council's consideration. As part of their site expansion plans, Don Joseph has requested to take advantage of the City's Community Reinvestment Area designation and pursue tax abatement (@75% of assessed value) for real property improvements under the terms of that program. Don Joseph is proposing to make a \$12.5 million investment, including a \$4.5 million investment in new real property, which if the CRA is approved would grant an annual property tax abatement of approximately \$88,000. You may recall from our budget discussions that roughly 90% of the property tax goes to the School System so this abatement principally impacts the schools which is why Don Joseph has also negotiated a compensation agreement with the Kent City School System (\$5,000 scholarship/year) to make the deal happen. Mike Weddle will explain the details of this proposed transaction in Committee. (attachment)

Administration Recommendation

Don Joseph is a significant economic contributor to Kent (current payroll at \$1 million) and their expansion plans would grow their economic influence (add another \$500,000 in payroll) so I support Mike's recommendation and I recommend Council's approval.

Council Action

Approve the CRA Agreement and authorize staff to proceed with the negotiated deal.

9. Financial Status Update

Barb Rissland has requested Committee time to provide an update to City Council on the state of the City's finances for year-end 2007 and through the first quarter of 2008. (attachments)



Administration Recommendation

Receive and consider the financial information.

Council Action

No action is necessary.

Information Items

1. Board of Zoning Appeals Staff Report

I have included a copy of the agenda and staff report for last month's Board of Zoning Appeals meeting held on April 21, 2008 for your review. There were 4 cases before the Board (118 University Drive boarding house variances), (EQK Plum Creek Apartments renew approvals), (Don Joseph Toyota landscaping variance), (Lincoln Commons sign and open space variance request). Some of these items were somewhat controversial so I wanted you to have the benefit of reading the staff reports prepared for each case. (attachment)