



Special Finance Committee Meeting

1. Lease Agreement Amendment with Fairmount (Unauthorized Draft #11-33)

As the final details of the leases between Fairmount and the tenants (Davey Tree, Ametek) have been completed this week, the staff and I have been concurrently working to identify the modifications that need to be made to the Fairmount ground lease, that Council approved last summer, in order to ensure that the new lease commitments and terms between all the parties are consistent. Jim Silver and Jim Bowling have requested Committee time to discuss the proposed changes that we are recommending for Council's consideration. The changes include modifications to parking commitments, office material storage, and Recognition Agreements (between the City and Davey & Ametek) that are common in sub-lease situations. (lease agreement modification attached, Recognition Agreements forthcoming)

Administrative Recommendation

Jim Silver notes that City Council previously authorized the staff to finalize these types of details in the lease agreements, so for the lease changes we are requesting Council's approval in Committee as an action item and we do not anticipate needing a new Ordinance. I would urge Council's support for these items as they are critical to continuing progress on the downtown project.

Council Action

Approve the proposed amendment to the Fairmount ground lease agreement as presented.

2. Acquisition of 627 Lake Street (Unauthorized Draft # 11-34)

Ametek has requested Council's consideration for the City to accept their building and 14 acres of property located at 627 Lake Street as a donation/purchase as part of their relocation into downtown Kent. Jim Silver and I would like Committee time to review the details of the property acquisition with Council as outlined in the property purchase agreement. (attachment)

Administrative Recommendation

The land (14 acres) and building (280,000 sf) is currently assessed by the County at approximately \$2 million, and based on market rates for an industrial property, we believe this property with rail access may be worth over \$5 million. I recommend Council's support for the donation and purchase Agreement.

Council Action

Approve the donation and purchase agreement for the Ametek property at 627 Lake Street.



Unauthorized Items

1. Water Ordinance Amendment (Draft 11-31)



In order to encourage property owners and businesses to join the JEDDs, the JEDD contract between the City and the Franklin Township included waiving the City surcharge (25%) on water rates for accounts outside the City limits so that customers outside the City but within the JEDD district would pay the same water rates as customers within the City. Council approved this wording in our JEDD contract but the City Code section was not changed to reflect that agreement and staff is now requesting Council's approval to make the necessary modification to the City Ordinance. (attachment)

Administrative Recommendation

I recommend Council's approval of the proposed Ordinance Amendment.

Council Action

Approve the City Ordinance Amendment as proposed.

2. Haymaker Parkway Right of Way Land Transfer (Draft 11-32)



Jim Bowling has been working with ODOT to transfer the unused portions of the state right-of-way along Haymaker Parkway between Water Street and Main Street to the City. This land transfer will enable the implementation of the esplanade extension, the PARTA Central Gateway project, and the City's downtown improvement projects consistent with the City's overall master plan for reconnecting the campus with the central business district. (attachment)

Administrative Recommendation

I recommend Council's acceptance of this land donation, with the conditions of the Director's Deed from the state for the purpose of controlling SR 59.

Council Action

Authorize acceptance of the Haymaker Parkway Right-of-Way as proposed.

Information Items (continued)

1. Traffic Engineering & Safety Report

Bill Lillich has provided a copy of the summary notes from the March 7th Traffic Safety Committee meeting. Eight items were discussed at the meeting: 1)Overnight parking at the Kent Stage; 2)Traffic flow at Rockwell @ Manuta and Gougler; 3)Parking terms for Lot #1; 4)Star of the West Parking; 5)PARTA groundbreaking traffic; 6) Summit Street Traffic Planning Project update; 7)Reconstruction of Alley #4; and 8)Sunrise Apartments traffic issues. (attachment)

2. April Planning Commission Meetings

Gary Locke has enclosed copies of the Planning Commission agendas and staff reports for the April 5th and April 19th Planning Commission meetings. In April 5th there were 2 items up for consideration: 1)Sunrise Apartments Redevelopment (612 bed student housing project, 3 buildings at 4 stories each); and 2)City of Kent Zoning Code Text and Map amendment. On April 19th the Planning Commission will consider 2 items: 1)Sunrise Apartments; and 2)Pizzuti/Kent State Hotel and Conference Center (95 room hotel). (attachment)

Information Items

3. Monthly Permit and Zoning Reports

Gary Locke has enclosed copies of the monthly zoning and permit violations report for April 2011. The total number of permits issued thru the end of April was up 11% (12 permits) from last year and the corresponding revenues were up 129% (\$28,458). Troy had 27 action items in April, most of which were related to property maintenance and nuisance concerns. (attachment)

4. Health Board Meeting Minutes and Department Statistics

John Ferlito has provided copies of the health board agenda (for the April 5th meeting) and the statistical report thru March 2011. Health Department revenues and permits are up 7% in 2011 from 2010. (attachment)

5. Board of Zoning Appeals April 18th Meeting

Heather Phile from our Community Development has provided a copy of the staff report for the April Board of Zoning Appeals meeting scheduled for April 18, 2011. There are five items on the agenda: 1)131 Columbus Street, non-conforming use variance; 2)300 E. Main Street, ingress/egress variance, rear yard parking set back variance; 3)312 E. Main Street, ingress/egress variance, rear yard parking set back variance; 4)230 E. Main Street, ingress/egress variance, rear yard parking set back variance; and 5)224 E. Main Street, ingress/egress variance, rear yard parking set back variance. (attachment)