

May 9, 2008



Finance Committee

1. Fairmount/Pizzuti Downtown Redevelopment Team

We've invited representatives from the Fairmount/Pizzuti Downtown Redevelopment team to introduce themselves to Council, talk briefly of the experience that they bring to the project, and to provide a general outline for the various phases of the redevelopment process. (attachment)

Administration Recommendation

Receive the information.

Council Action

No action required.

2. Downtown Redevelopment Citizen Involvement Process

Council members have expressed an interest in discussing the options for providing opportunities for public input in the redevelopment project so we have allotted Committee time to that purpose. We scheduled this in conjunction with the Fairmount/Pizzuti team introduction so that Council could benefit from the insights offered from the significant experience of these developers.

Administration Recommendation

In order to evaluate the need for a formal public committee on redevelopment Council will first have to decide what the purpose of the committee is intended to be. Is this to be an oversight group? Is it a sounding board for ideas? And what is it's authority in the context of the redevelopment? Fairmount and Pizzuti were selected because they have a proven track record for successful public/private partnerships and I would recommend using that experience to decide whether or not we need to create a formal committee.

Council Action

Discuss the options for public input and direct staff accordingly.

3. Paving Funds Reallocation Request

As mentioned during Barb's financial status report this week, ODOT returned \$190,000 to the City in unspent funds from the SR 43 paving project. Gene Roberts has proposed reallocating those funds for a number of street repairs and he is also requesting approval to purchase some paving equipment which would allow City crews to be able to perform more street repair work in-house. (attachment)

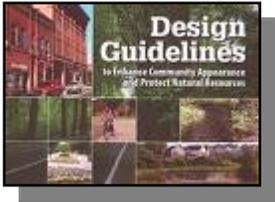
Administration Recommendation

I support Gene's reallocation request based on my own experience where I found the combination of internal street repair capabilities and outside contract services to provide the most effective street repair strategy. With the amount of capital project needs we are facing, we will have very limited street repair funds so the more we can do in-house the better we'll be able to fill the capital funding gap.

Council Action

Review and approve the funding reallocation request.





Community Development Committee

4. Update from Main Street Kent

Mary Gilbert has requested Committee time to provide a short update on the status of the work being performed by Main Street Kent. (attachment)

Administration Recommendation

Receive the update.

Council Action

No action necessary.

5. Downtown Building Design Guidelines

Main Street Kent and City staff have been discussing ways to move forward expeditiously with design guidelines that could be used in the numerous downtown redevelopment projects that are underway and/or are in various stages of planning. The idea is not so much to mandate architectural styles as it is to provide thoughtful guidance on how to give investors building options that are sensitive to both historical significance and modern building needs, e.g., energy efficiency. With that in mind, the Burbick Foundation has offered to contribute half (estimated at \$15,000) of the projected costs (estimated at \$30,000) towards professional service fees if the City would pick-up the remainder of the costs to develop design guidelines for downtown Kent.

Administration Recommendation

Design guidelines have proven to be a very effective means to steer reinvestment in a way that complements and integrates new and old elements in downtown buildings so I would encourage Council to accept Mr. Burbick's generous offer in order to get us this important planning component underway.

Council Action

Authorize staff to proceed with design guidelines for downtown redevelopment.

Land Use Committee Items

6. EQK Project Discussion

The City Clerk advised me that the attorney for EQK contacted her after she printed the agenda and requested that this item be removed from the agenda at his client's request so we will not have any discussion of this item.

Information Items

1. Income Tax Report

I have included a copy of the income tax report referenced by Barb during her financial status report this week. As you'll see the income tax figures are running slightly above inflation at 4.2% for the first 4 months of 2008.

2. Monthly Permit and Zoning Staff Report

Jen Barrone has enclosed a copy of the monthly zoning and permit violations report thru April 2008. You will note in the report that through April our building and construction permits are down 13% and the corresponding fees are also down 16% (14,000) as compared to the same period last year. On the last page you'll see that staff worked 13 official code complaint cases in April. (attachments)

Information Items (continued)

3. Ohio Civil Rights Commission Ruling in City Favor

For your information I've attached a copy of the recent ruling by the Ohio Civil Rights Commission that dismissed a case that the Fair Housing Advocates Association had filed against the City. (attachment)

4. 2008 Fire Hydrant Flushing Schedule

Gene Roberts provided the 2008 fire hydrant flushing schedule for your information. This information will also be posted on city streets and in the local newspaper. I've also included a short Q&A about why fire hydrant flushing is done every year for your information. (attachment)

5. Ohio High School Girls Rugby Tournament in Kent This Weekend

If you see a convoy of family vans full of athletic teenage girls driving around Kent looking a little lost this weekend, wave hello, roll down your window, offer directions to Dix Stadium at Kent State and smile knowing that a bunch of sports tourism money will be spent in Kent as we're hosting the state girls high school rugby tournament.

We've been working with Kent State Athletics and Professor Mark Lyberger of the Sports Management Program at Kent State for over a year to create a Kent sports tourism council. Seeing the opportunities to capitalize on Kent State's great facilities, we got together to combine the Athletic Department's interest to get more revenue miles out of their facilities with the Sport's Management Program's desire to teach students how to plan and host sporting events. We researched other city models and we developed our own mission, vision and organizational structure that took on the form of a Kent sports tourism council.

Armed with a great inventory, great fields, and some good discounts, we had a chance to make a pitch to land the Ohio High School Rugby tournament and we got it! It's not a huge event (around 200 girls which probably means another 300 or so parents) but it is a first event for our team and we're really excited about what we think we've got started.

The one thing I learned in my last city is that the community can make or break these tournaments. Obviously the reason people come is the games but the reason they come back is the experience they had while in here. What people remember is how friendly the residents were when they asked directions. How nice the restaurant staff and service station attendant were. With all that in mind Main Street Kent and the Kent Chamber are putting welcome packages together for all those visiting athletes and their parents to help them know where to eat, sleep and be merry on this trip. (attachment)

6. Purdue University Business Incubator Site Visit

For those of us that weren't able to join Dan, the Mayor, and Robin Turner visit the Purdue University business incubator, I've attached a brief report on the trip from Dan as well as a copy of the powerpoint program that they saw while they were there. From the staff's perspective this was a terrific trip that should serve us well as we continue to try to move forward with our business incubator park. (attachment)