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ON THE WEB

www.uarotary.org
www.district6690.org
www.rotary.org

For make up locations, check the club web site or call the make-up hotline at (614) 470-1002.

Chip thanked Brad DeHays for stepping in on short notice to present today's program. **Wayne Harer** introduced Brad and cited a number of significant development projects that Brad has been involved in in the City of Columbus.

Brad discussed the planned adaptive re-use of the Columbus municipal power plant which is underway. He noted that "adaptive re-use" and "urban infill" are terms that refer to the conversion of existing structures and facilities to new uses. In many cases the structures might have been

torn down and replaced by a parking lot or a new facility. When they are re-used/re-purposed they not only save the structure but such projects are often much greener than new construction.

The power plant development is taking place at the west end of Nationwide Boulevard – across the street from the original site of the proposed Columbus casino. To make the project attractive and viable there must be major streetscape improvement in the area. The streetscape improvements will also include a two acre park on the river and a bridge across the river to connect to the existing bikeway.

Brad used a slide presentation to share highlights of the power plant project – including some historic photos of the plant in its original configuration and operation. He noted that all of the original equipment was still in the plant when it was acquired.

Two of the buildings on the property are the "old generation building" and the "new generation building". The old building (a utilitarian Romanesque design) was constructed in 1903-04. The new building (a mid-century modern design) was constructed and modified over a period of years from 1937-54.

A drone video was shown which gave us a sense of the scale of the buildings and a good perspective on the overall site. There is a 206 foot chimney on the property. It will be kept and serve as an identification vehicle for the development and its tenants.

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GREETERS

August 16

Larry McVey
Bill Loveland

August 23

Dave Hammond
Bob Edler

August 30

John Trapp
Brad DeHays

REGISTRATION DESK

August 16

Keith Schneider
Debbie Johnson

August 23

John Hansel
John Adams

August 30

J.D. Dickerson
Dave Dewey

CALENDAR

August 16

No Meeting

August 23

TBD

August 30

Steve Sandbo
Host: Knoop

VOLUNTEER OPPORTUNITIES

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The newer building will be used for office space and a parking garage.

The original building will serve as the headquarters for Garth's Auctions. It will be the main auction house for the company. The architectural style and features will be retained. In addition, a large overhead crane in the building will be kept as an interior feature and focal point. The area where a large generator sits will become the main entrance and atrium for the building. The auction house should be ready by the end of 2017.

The complex process of preparing the buildings will include the removal of over 2,000 tons of steel and over 30,000 pounds of copper.

Brad talked about the long term nature of these types of projects. There are numerous rules and regulatory hoops to jump through including, among others, environmental permits, easements, abatements and negotiations with municipal officials. In this case, it has been two years since the project was first conceived and today – when it is ready to move forward. Originally, the city had the property slated for demolition. Brad shared a timeline showing the steps.

When the project was first reviewed it was determined that it would not support a retail application and that the streetscape improvements would be required to make it attractive to potential tenants.

The property was acquired for \$300,000. The project will ultimately feature \$17 million in investment. There is a fifteen year 100% tax abatement on the property. On site payroll during the project will be \$5 million.

Brad closed by noting several other downtown developments underway – including the renovation of a parking garage on Long Street and the repurposing of a building on S. Fourth Street into micro-apartments. The apartments are 263 square feet in size and are priced in the \$749 to \$895 range. The target market is millennials - particularly downtown workers. The apartments feature granite counters, full-sized bathrooms and kitchens and flexible bedroom and living space



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The Meeting

Chip Knoop called the meeting to order and asked Joe Valentino to offer the Invocation and lead us in the Pledge of Allegiance.

Rich Simpson asked **Debbie Johnson** to introduce her guest (son **Evan**) and **Brad DeHays** to introduce his guest (brother **Todd**).

There were no visiting Rotarians today.

Chip reminded us that there is no club lunch meeting next Tuesday, August 16. A multi-restaurant dine-around will take place on Friday, August 19. **Megan Horvath** is finalizing the details which will be shared via email as soon as possible.

We will be back at Scioto Country Club on Tuesday, August 23.

A memorial service for **Ed Wheaton** will be held on Saturday, August 20 at First Community Church in the sanctuary. The service will begin at 1:00 PM.

President Knoop thanked **Brad DeHays**, **Tracy Harbold**, **Dave Dewey**, **David DeCapua** and **Price Finley** for helping out with the UA Rotary booth at the Taste of Tri Village on August 4. He noted that we seem to be gaining some traction in our effort to raise the profile of the club and solicit potential new members via the booth at community events.

The club Board of Directors met on Monday, August 8. The annual budget was approved and the committee assignment process was reviewed.

The club directory is being revised and updated at this time. Chip reminded us to provide any changes for the directory to **Tanya Westerviller** ASAP. The deadline for changes is August 20. An update form will be distributed via email to all club members.

Notes and Announcements

Herb Gillen noted that today was collection day for items for the Homeless Families Foundation school supplies drive. Members had been asked to contribute boxes of tissues, hand sanitizer or inexpensive calculators. Members who had not purchased items yet were advised to give cash to Herb who will be purchasing items and delivering all contribution to the HFF this afternoon.

Dave Dewey reported that 70-80 members have replied to his request for committee assignment preferences for 2016-2017. The deadline for making your request known is Friday, August 12. Members who do not provide a request will be "volunteered" (assigned) to committees as needed. UA Rotary committee descriptions and objectives are being reviewed with the intent to create a publication/booklet that summarizes the committee structure of the club. This will be useful for member information purposes – particularly for new members.