

Meeting Agenda

3045 BROAD STREET PROPERTY

Tuesday, August 27, 2013

7:00 p.m. – 9:00 p.m.

Dexter Senior Center, 7720 Ann Arbor Street

Attendees: Members from Dexter Village Council, Planning Commission, Parks Board and DDA, Donna Dettling, Jim Houk (OHM), Rhett Gronevelt (OHM), Jim Chaconas

OVERVIEW/PURPOSE:

The purpose of this meeting is to discuss the potential sale or disposition of the old Dapco property located at 3045 Broad Street. The Village of Dexter acquired ownership of the former Dapco property in December of 2012. The Village also acquired adjacent properties leaving the Village approximately 2.3 acres with existing buildings totaling +/- 35,746 SF. It is the desire of the Village to see the property redeveloped with a mix use development that would be an asset to the Village and spur additional private redevelopment in the area.

Bird Houk, a Division of OHM, completed a reuse study in June of 2012, which explored a number of redevelopment alternatives. The Village has recently retained the services of a Real Estate broker, Jim Chaconas of Colliers International to market the property.

It is critical that the Village leadership be of one mind when it comes to the potential sale and/or redevelopment of the Broad Street property. Any confusion over the desired goals and objectives of sale or redevelopment will lead to decreased interest and potential loss of value to the Village from a buyer or redevelopment partner.

DESIRED OUTCOME:

The intent of this meeting is to discuss and ultimately agree on desired goals and objectives for a successful sale or redevelopment of the property. This will include land use, design standards, economic return, and other factors that will affect the ultimate design and approval of the properties redevelopment. **It is imperative that the Village leadership give unified direction to the consultants and sales team so appropriate sales requirements and materials can be developed for the sales force.**

DISCUSSION ITEMS:

- Review of Preliminary Broad Street Redevelopment Assessment prepared by OHM: Jim Houk
- Overview of local real estate market: Jim Chaconas
- Review/Discussion of Goals and Objectives for redevelopment

OHM Advisors

101 MILL STREET, SUITE 200
GAHANNA, OHIO 43230

T 614.418.0600
F 614.418.0614

OHM-Advisors.com

35 E. GAY STREET, SUITE 500-G
COLUMBUS, OHIO 43215

T 614.418.9928
F 614.418.0614



- Prioritization of Goals and Objectives by Village leadership
- Review of existing site zoning restrictions and the impact on site redevelopment and outlined Goals and Objectives
- Discussion of potential design standards or requirements for the potential property redevelopment
- Discussion as to potential incentives for redevelopment
- Next steps