

HARRISON WEST NEWS

July 2004 15/07

A Neighborhood on the National Register of Historic Places

Mayor Mike Takes a BIG Bite Out of Humko

The machinery was everywhere when the Mayor took a bite out of Humko in June -- reporters' cameras and recorders, TV cameras, and that honking big excavator the Mayor used.



You may even have seen HWS Pres Dave Butler on your evening news talking about how positively the demise of Humko and the growth of Mark Wagenbrenner's development will affect all of Harrison West.

See Page 4 for more demolition pictures.

WEAR YOUR ALOHA SHIRT & BRING A POTLUCK DISH

PARTY IN THE PARK

DRINKS & PLACE SETTINGS PROVIDED

JULY 24 6-8 COME TROPICAL SIDE BY SIDE PARK ON 3RD

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Party in the Park Goes Tropical

This year the theme of the Party in the Park is *Come Tropical*, which means your gaudiest Hawaiian shirt, flip flops, and plenty of laid-back-in-the-shade attitude. Jimmy Buffet (who else?) will be on the boom box and the tiki torches will be blazing. Bring your potluck dish (and your chair if you want to sit down) to the Side by Side Park from 6 to 8 PM, Saturday, July 24. The HWS will provide sodas, water, utensils, plates, and tables for food. Everyone is welcome. There will be a "suitable" prize for the most outrageous Hawaiian shirt. Lulu the Clown and the Mounted Police will be back by popular demand.

Next Meeting: Wednesday, July 21

Park Committee Presents Harrison Park Party in the Park Planning Humko Demo Update Battelle Park Update

Next regularly scheduled meeting will be July 21 at the First Brethren Church. We'll be planning *Come Tropical*, this summer's Party in the Park, and lots more. See you there.

NEXT MEETING

The Harrison West Society will meet Wednesday, July 21 at 7:30 PM First Brethren Church, corner of Oregon and Third

INSIDE

**Humko Demolition
Vic Vill TIF
Humko Variances
Zyng
Roaming Weiner Dogs
TIF Explanations**



HARRISON WEST SOCIETY MINUTES June 16, 2004

Submitted by Veda Gilp, Secretary

The meeting was called to order at 7:35 PM with a quorum of voting members present (25); President Dave Butler presiding.

Routine Business

Minutes Rick Kobe motioned to approve the minutes of the last meeting; Passed.

Treasurer's Report Treasurer Tom Maxwell reported a balance of \$6,895, with current bills paid.

Old Business and Committee Reports:

Humko Rob Harris reported that June 22, 10 AM is the new demolition date. New construction is to begin August 1 to the tune of \$42 million. Mark Wagenbrenner has a purchase agreement to purchase Outland property, which will be downzoned from commercial to single family. The TIF will be 174 acres in Harrison West, and Harris explored the ramifications of sharing a TIF with Victorian Village. Rational for a Victorian Village TIF would be the new riverside park. He explained that the TIF would purchase the Compton and Ohio Beverage parcels. Victorian Village would add money to our park if they piggybacked on our TIF. He suggested that Harrison West could use a shared TIF with Victorian Village as a Win/Win cooperative venture. Tony Celebrezze motioned that Harrison West should partner with Victorian Village for the TIF and for the Society to endorse the TIF and to authorize Rob Harris and the Harrison West Society to work with the City and Victorian Village to make it happen; Passed. The

Victorian Village special session has been set for June 29.

Neighborhood Plan Dave Butler reported that the City has accepted the Society's request to develop a Neighborhood Plan for Harrison West, and that such a Plan would require the approval of City Council. *Crime Report* Community Liaison Officer Steve Smith reported that crime in the expanded neighborhood has decreased, though thefts from cars remains the most frequent crime.

Summer Party Dave Butler reported that the Summer Party will be July 24, 6-8 PM in the Side by Side Park. The Society will provide drinks, utensils.

Planning and Development The next P&D meeting will be July 12 at 5:30 PM at First Brethren Church.

New Business & Announcements:

HWS Meeting Date The next meeting will be July 21, 7:30 PM at the First Brethren Church.

Announcements:

Scot Robinson reminded people of the City Hop and that June 19 was weeding Day in Goodale Park. Mandy Butler mentioned neighbor Celia Cavanaugh on Harrison who is looking for funds to send her son to Harvard this summer.

Dave Butler reported that the real estate closing has occurred on all Harrison Section 8 property, and that all units will be refurbished between now and February 2005. Richard Morris motioned to adjourn; Passed. Adjourned at 9:15 PM.

HARRISON WEST NEWS

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www.harrisonwest.org

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Harrison West Society meets 3rd

Wednesday of each month, 7:30 PM.

Reason #201 to join the Harrison West Society

The Summer Party in the Park is fun.

Affordable Housing Volunteer Liaisons Needed

Ohio Capital Corporation for Housing (the group that bought the Broad Street Management properties in Harrison West) has approached HWS President David Butler asking for a small group of Harrison West volunteers willing to work with them on issues related to the affordable housing in Harrison West. OCCH is very interested in establishing open lines of communication and feedback with the people of Harrison West.

More information about the group will be presented at the Harrison West Society meeting on July 21.

If you are interested in being part of this group, please contact David Butler at dbutler4@columbus.rr.com.

Reason #3 to join the Harrison West Society

As a member, you are part of the group that makes major decisions for Harrison West.



Harrison West Society Membership

Please complete this form and mail it, along with your appropriate contribution to **Harrison West Society, P.O. Box 163442, Columbus, OH 43216**. Membership dues are paid each calendar year.

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Mayor Mike Enjoyed His Part of the Symbolic Demolition of Humko

(Continued from Page 1)

The 60 or 70 people at the televised demolition got a kick watching Mayor Mike Coleman take out that concrete block building. One merely-for-form swing of that giant bucket wasn't enough for him. He kept bashing away until the walls came tumbling down. After his turn in the basher's seat was over, people were waving \$20 bills at Mark Wagenbrenner, begging for their turn.

Before the Mayor spoke, HWS President Dave Butler spoke on what it meant for the neighborhood to see the factory gone. Then Mary Funk talked about the neighborhood as it had been 30 years ago. Then the Mayor told us this is what he meant by taking back blighted neighborhoods. Finally, he climbed in and started bashing away. In case you missed the spectacle, here are some pictures.



Harrison West Society V.P. Mary Funk told the crowd about the fight so many years ago to save the neighborhood from the bulldozers, and her hope that the development will mean the end of the battle.



Developer Mark Wagenbrenner (left) told the crowd how much he enjoyed working with Harrison West. Harrison West Society President David Butler talked about how the decrepid factory site blighted the neighborhood.



Mayor Mike Coleman (at the podium) enthused about the renaissance of the City through projects like this and neighborhoods such as Harrison West.



TV and newspaper reporters swelled the crowd waiting for the symbolic destruction of the factory.



Stephanie Tresso and David Butler were all smiles after the Mayor finished bashing that building.

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Mayor Mike got the show on the road in a hurry.



The Mayor gets some instruction about making that first big bash.



Once he got the hang of swinging that bucket, Mayor Mike just didn't want to stop. In fact it looked like such fun, after the Mayor was finished, several people offered \$20 for the chance to do it themselves.



The Mayor's work is done. Time to climb down and go back to the business of running Columbus.



The symbolic building was reduced to a pile of rubble in just a few minutes (left). Fred Holdridge (bottom left) came all the way from German Village to see it. The big yellow building, however, remains while crews remove asbestos. Within the next few weeks, it, too, will be bashed, crushed, chopped, and scissored and be hauled away.



The Skinny on Tax Increment Financing (TIF)

Harrison West recently created a Tax Increment financing plan that incorporates 174 acres of the neighborhood surrounding the A.C. Humko site. There will be much talk in the neighborhood about the TIF, so here's a simple explanation of what a TIF is, what it means to Harrison West, and that **NO, IT WON'T INCREASE YOUR PROPERTY TAXES.**

1. A TIF is a method of self-financing the redevelopment of blighted urban areas. Because the factory site blighted the prosperous

development of Harrison West for so long, the City agreed to a TIF plan that incorporates all of Harrison West.

2. Money raised by our neighborhood TIF may be used for public purposes such as to create Harrison Park, infrastructure improvements, lighting, traffic-calming features, and beautification projects. Project priority and designation will be decided with neighborhood input.

3. TIF funds come from the incremental tax revenues derived from property taxes levied within the tax increment district.

4. Property tax increase is based on an increase in valuation brought on primarily from property sales, property improvement, and inflation.

Increases are not based on a property being in a TIF district. As long as residents continue to sell their homes for increased amounts and improve their homes, property taxes will increase.

5. The TIF will mean that when property taxes increase a portion of that increased money remains in Harrison West to be used in Harrison West, rather than being dumped in the General Fund and spent anywhere in Columbus.

6. Columbus Public Schools get their usual cut of the property taxes off the top, before any of the TIF money is given to Harrison West, so the TIF does not diminish the schools.

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City Council to Get Variances for Humko

The Humko property is going before City Council on July 19. Wagenbrenner's financial backer for the Humko development, Royal Tallow Holdings Ltd., will be applying for a Councilmatic variance that will allow for the construction of the model residences.

This matter has been presented to the Harrison West Society and was voted on and approved in past meetings.

Park of Roaming Weiner Dogs

The Harrison West Park Committee will unveil the plans for our newest neighborhood park on Wednesday, July 21, at 7:30 PM at the regularly scheduled Society meeting. Harrison Park, named by the Committee, will be almost five acres and run along the east bank of the Olentangy River from West Second Avenue to the Central Beverage facility to the South.

The Park Committee will present architectural renderings of the park plans, including the brick gazebo with copper roof, surrounding amphitheater, and the tree orchard that symbolically replaces the tank farm.

Landscape architect Bo Sun from Schmidt Landesign will share his creative interpretation and vision. Bo has proposed a pack of whimsical roaming weiner dogs that will serve as benches for the tree orchard.

Harrison West Offers TIF to Victorian Village

Harrison West has offered to include Victorian Village in the Park TIF. Why? Because it's a Win/Win situation for both neighborhoods.

Since the TIF can extend to a maximum of 300 acres, and Harrison West encompasses only 174 acres, the neighborhood and developer Mark Wagenbrenner have offered to include about 126 contiguous acres of Victorian Village in the TIF.

Under the proposal, Victorian Village will contribute a pro rata percentage of its part of the TIF to help build Harrison Park. The percentage will be based on the increased value of the 126 acres of the Village in the TIF. After the initial percentage is used for the park, Victorian Village will fully control and determine how its share of the remaining money will be spent in Victorian Village.

Harrison West Society members voted unanimously to offer to extend the TIF to Victorian Village.

Eadie Gourmet Eats Out at Zyng

(Continued from Page 8)

My Zyngapore Noodles, which the menu says is "our own interpretation of the national meal-in-a-bowl noodle dish of the Island-city of Singapore," contained rice noodles, bean sprouts, red and green peppers, onions, and Zyng's special Madras curry. It tasted fine. It just wasn't extra good, or extra flavorful, or even the extra spicy I had ordered.

In addition to ordering from the menu, you can create your own meal in a bowl at the Teppanyaki Teamwork area. You select your vegetables, meat, and flavoring, and the chef cooks it. It's like BD's Mongolian Barbeque, except smaller.

Another problem with Zyng is the servers. Our server forgot our drink orders, forgot to give us plates with our appetizers, and forgot to spice our orders as requested. Then she forgot to clear the table. Finally, when she did clear the table, she dropped the dirty dishes on me. The manager forgot to notice.

I think the problem with Zyng is that while they are trying so hard to be different, they offer ordinary Oriental dishes done ordinarily. Nothing is outstanding, and everything lacks that *zing* they're reaching for.

Pat and I decided that we'd do dessert at the ice cream freezer at Harrison West's own Caffè Appropos. So we did, and sat outside and ate it and schmoozed with our neighbors passing by.



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Eadie Gourmet Eats Out at Zyng

by Veda Gilp

Several weeks ago, Victorian Village doyen Pat Lewis and I tried Zyng Asian Grill on Grandview Ave., which calls itself “the noodlery.”

Zyng is an interesting restaurant. It’s bright, minimalist both in decor and sound proofing, and pretty. The plates are pretty, too, and HUGE, especially on those small tables. There’s no room for your elbows!

The food is fine, but, frankly, people don’t go to Zyng for the food. They go because it’s different and trendy.

The best thing about Zyng is the jasmine-scented rice. Now that’s good rice, cooked to perfection.

Zyng’s appetizers include several kinds of steamed dumplings, lettuce wraps, noodles, and spring rolls. We tried the lettuce wraps. OK, but Hunan Lion does them better.

Then we tried Szechuan Green Beans. The server mistook my request for extra spice to mean no spice, and they came cold, sweet, and bland. Again, Hunan Lion and Hunan House do them much better.

Pat ordered General Tao chicken, which was the generous portion of chicken served with jasmine-scented long-grain rice and vegetables, as described. It was OK, but not spicy. The chicken had been cooked just right -- it was the sauce that needed help.

The side veggies were sweet-ish and cooked crisp, but not so much Oriental as zucchini, onions, and carrots. I think I saw a snow pea pod.

(Continued on Page 7)

Humko Demolition
Roaming Weiner Dogs
TIFs
Harrison Park
Party in the Park



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