

HARRISON WEST NEWS

October 2006 17/10

A Neighborhood on the National Register of Historic Places

Since 1976

Harrison West Gets Credit for Gowdy Field Development

At a construction progress report for Gowdy Field, the revitalization of a former landfill into the future regional headquarters for Time Warner Cable, everyone from Mayor Coleman to Council President Matt Habash to Mike Duffey from Urban Growth was praising Harrison West for being so cooperative and giving up our rights to the space.

Time Warner is talking about bringing about 300 workers and adding about 200 more when they move.

The building exterior should be finished by December. (Eric Wagenbrenner says it will take longer to wire the 10,000 sq. ft. control room than the entire rest of the building.)

This building is the Southern anchor for the Technology Corridor, and it is only the first of many new builds coming to our area.



Sign on the Line for Harrison West TIF

It's time to Sign on the Line for the Harrison West Neighborhood TIF. The TIF (Tax Increment Financing) will be returning the increases in our property taxes to the neighborhood for the next 30 years.

No, the TIF does not increase your taxes -- the County Auditor does that as the value of your property increases. The TIF doesn't affect this assessment.

No, the TIF does not take away from the schools - the Columbus Public Schools get their share of the increased tax revenue right off the top.

Yes, the TIF keeps only the increase in our property taxes here in the neighborhood for us to spend on capital improvements.

Yes, Harrison West deserves a TIF. It's been ignored and mistreated for so long, it's about time all the property owners started seeing something coming back to the neighborhood, don't you think?

Yes, you DO need to Sign on the Line when a neighbor shows up with the paperwork. Otherwise, the City will take 15% off the top to administer the TIF for your property -- just for your property! Why send that money to the City when it could be staying in Harrison West making much-needed capital improvements?

Gil and Becky Borlaza, Mary Funk, Sandy Woolard, and Chris Ruder are the current Sign on the Line Committee members. If you want to help bring all the TIF to Harrison West, step up at the October 18 meeting.

Just think of the Harrison West Neighborhood TIF as a gift you have to sign for.

TIF Facts:

- The Harrison West Neighborhood TIF was put into place in April, 2004, on a basis of 777 properties
- The first proceeds will be coming to the neighborhood in December, 2006
- *Only the increased* tax revenue generated because Harrison West is prospering will come back to Harrison West for *capital* improvements, after the Schools get their full share
- The first TIF monies will be used to buy land and to develop Harrison Park
- Only property owners need Sign on the Line
- For neighborhood property owners, there is *no downside to the TIF*



Next Meeting:
Wednesday,
October 18

Sign on the Line
TIF

NEXT MEETING

The Harrison West Society will meet
Wednesday,
October 18 at 7:00 PM
First Brethren Church, Third & Oregon

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HARRISON WEST SOCIETY MINUTES

September 20, 2006

as submitted by Barb Kobbie, Harrison West Society Secretary

The regular monthly meeting of the Harrison West Society was held on Wednesday, September 20, 2006, at 7:00 PM. in the First Brethren Church, 473 West Third Avenue. President Rob Harris, Vice President Mary Funk, Treasurer Becky Borlaza and Secretary Barbara Kobbie were present. A quorum of more than eight was reached.

The minutes of the previous (August 16, 2006) meeting were approved. (The Motion was made by Jim Slone and seconded by Rick Kobbie).

Treasurer Borlaza presented the Treasurer's Report. The current balance in the check book: \$9,991.94.

Borlaza worked with Scott Robinson, Budget and Finance committee chair, on the following recommendations:

- **Savings Account** - \$2,500 is the opening balance. Treasurer will propose at Society's monthly meeting an amount to transfer to the savings account. Usually between \$250 - \$500 depending on cash flow.

- **Certificates of Deposit** - \$2,500 — 11-month, 5.30% APY, CD. Treasurer will propose to open CD's throughout the year depending on rates and cash flow.

Borlaza made a Motion to open a savings account with an opening balance of \$2,500. Also \$2,500 for an eleven month 5.30% APY, Certificate of Deposit. (Pastor Morris Seconded the Motion). The Motion was approved.

Borlaza listed a Traffic Island maintenance quote; Urban Gardener: \$4,500/year.

According to President Harris, the Victorian Village Tour of Homes was very successful. There were three properties from Harrison West on the Tour. There were 1,500 pre-sold tickets. Victorian Village and Harrison West worked well together.

Possible Harrison West Holiday Tour? The Society needs to check for possible date conflicts with other Holiday Neighborhood Tours.

Victorian Village Secretary said that a coordinated garage and yard sale with Harrison West would be the first Saturday in June, 2007. She wants a reminder around April 1.

Scott Robinson, Budget and Finance committee chair, would like to work on fund raising and get together with committee chairs to initiate the budget process.

Gil Borlaza, Communications member, has been discussing the residents' discount card program with Kevin Wood. He is researching the pitfalls and the proper marketing techniques and exploring the various vendors.

Pastor Morris, Civic/Conservation committee chair, attended the Counsel of Historic Neighborhoods and said that they

plan to update the language and photographs associated with Harrison West section in their brochure. Pastor Morris said that he would like Harrison West to be one of the sponsors of the brochure.

City Council plans to establish the process to proceed with the neighborhood conservation districts

Pastor Morris made a Motion to designate \$150.00 for sponsorship of Historic Neighborhood brochure. (Seconded by Scott Robinson and Tom Maxwell). The Motion was approved.

Chris Ruder, Constitution and By-Laws committee chair, would like to have a draft of the proposed revised By-Laws ready by January or February. This way the new officers would have time to adjust to the revised By-Laws. He would like to incorporate the Harrison West boundaries into the By-Laws.

Bob Mangia, Parks committee chair, is continuing to receiving Traffic Island maintenance quotes. He reported that the city will begin tree trimming on Third Avenue.

Jacob Sukosd, Planning and Development committee chair, reported that six or seven homes sold in Harrison Park, pushing the transactions in Harrison West to 13 or 14. The average now is approximately \$300,000 per home as a result.

400 West First Avenue— Property owner is requesting variances for the proposed house on the property. The property owner is eager to work with the Harrison West Society on this project.

Tim Bledsoe, Social committee chair, reported that there were no dates available at Alpha State, according to Lori Moffet. Thus unfortunately, the Harrison West Society will not have a harvest party.

Officer Steve Smith, Crime Report :

- Three burglaries; two were unlocked, one felony theft (kayak recovered in the woods), one theft (scam with elderly homeowner/knocking on the door),

- Four miscellaneous thefts: lawn mower, purse, bike, rock thrown through window.

Mark Wagenbrenner and an attorney from Squire Sanders & Dempsey spoke about the Harrison West TIF and the need for property owners' signatures. They suggested that perhaps there might be a need for a committee to be established. They explained why it is important to gather all the property owners signatures.

Mary Funk, Vice President, volunteered to head the committee with Sandy Woolard and possibly Deb Heinman. They will provide all information on the TIF as well as how to become involved in obtaining signatures.

HARRISON WEST NEWS

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www.harrisonwest.org

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Harrison West Society meets 3rd Wednesday of each month, 7:00 PM.**

Information on the TIF will be on the web site, in the newsletter as well as local media.

Motion was made by Gil Borlaza for up to \$300.00 for development and postage on letters to Harrison West residents explaining home owners' required signatures for TIF monies. (Motion was seconded by Jacob Sukosd). Motion was approved.

Meeting adjourned.

New meeting
time is 7 PM.

Helicopters No More!

You heard it in the *News* -- the City is planning to move the heliport on Olentangy to allow development all the way from Goodale to Third Avenue. No word on moving the fire station or police unit. No timetable, either. But in our lifetimes, the copters will cease thundering over Harrison West.

Welcome New Advertisers

This month Caffe Apropos, Cafe Corner, and National City Bank show their support — and good business sense — by advertising in the Harrison West News. Let's patronize those establishments to show our support for them, too.



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.

NAME(S) _____

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RENEWAL NEW MEMBERSHIP

Individual \$10 Household \$15

Senior \$5 (60 +) Sustaining \$25 Patron (Business) \$30

Non-Harrison West Resident (non-voting) \$10

Harrison West Average Home Price Reaches All-time High of \$300,000!

Thanks to the seven homes recently sold in Harrison Park, and the increasing sophistication of home renovations throughout the rest of Harrison West, plus a few new-builds, the average price of a home in Harrison West now is in the \$300,000 range.

That's good for the TIF, because the increased taxes on these

bigger-ticket homes will be coming right back to Harrison West.

It's also an excellent reason to join the Harrison West Society, because only members can decide how those TIF millions will be spent in our neighborhood, on your street, at your front door. So complete the form above and join now. And happily contemplate your increasing home value.

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Victorian Village Tour of Homes Outstanding Success for HW

This year the Tour sold an all-time high of 1,800 tickets. Not only was this a huge money-maker for Victorian Village; it was a fabulous opportunity to show off Harrison West as three of the nine houses were in HW. Most of the Tour-ers were from outside our neighborhood, meaning they saw Harrison West at its best.

Any time we can dispel the "blighted neighborhood" image, persuade voters that we have a great neighborhood, or just lure someone to buy here is a plus for Harrison West.

Dooley & Co. sponsors the Tour of Homes and Gardens and Ken Wightman sponsors the Preview Tour, which this year was held at the Freshwater House.

Next year, Harrison West should consider hosting one of the \$100 a plate dinners, with all the profits coming to Harrison West.



Bruce Dooley



Chair Joe Spinelli, Ken Wightman, Barbara Wyrick



Nick Kentris, unknown, Bonnie Kentris, Veda Gilp, Unknown



Freshwater House owner, Wightman, Tim Bledsoe, Rob Harris



Jean Godby, Rob Harris, Tom Friend, Tim Bledsoe

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AlphaState Fall Schedule

For A More Balanced Life
 433 W. 3rd Avenue, October 21, 1-4 PM Led by Victoria Vetere, Ph.D., H.C. and Lori Guth Moffett, C.Y.T. and Reiki Master, we draw on the work of Abraham-Hicks to awaken our hearts and minds. This is a mixed levels workshop that is a lot of fun loaded with practical information for a more balanced life. The cost of this workshop is: \$59 RSVP for this Event NOW!

Fall In Love With Your Life
 433 W. 3rd Avenue, November 5, 1-4 PM

In this three-hour lively workshop be prepared to color, write, paint and cutout magazine pictures to create a collage of the life your heart truly desires. Your inner artist will thank you. Come PLAY for the day with us. Cost: \$35 RSVP for this Event NOW!

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Avenue One Lofts to be Finished in May

Starting at \$200,000 for 800 sq. ft., they're perched at the corner of First Avenue and Thurber. Walk by to see how fast they're going up.



COMING SOON! 4 Brick Condos

956-962 Neil Ave.-Victorian Village beauties! 1-3 bdrms and 1 bth each unit. Decorative fireplaces, wood frs and storage abound. \$139,900-\$209,900



Joe Armeni GRI



New Listing-Victorian Village

1247 Forsythe Ave.-Lovely renovated condo w/ 2 bdrms, 1 bth, wood flrs, granite counters, new kitch appliances, full bsmt. See & buy today! \$159,900

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New meeting time is 7 PM.

Harrison Park Update

Developer Mark Wagenbrenner tells the *News* that all the public infrastructure should be finished by November, with the exception of street trees and sidewalks. These will be done as homes and buildings are finished to avoid damaging them during construction. They are finishing pavement and curbs on Quality Place and Ingleside in the next few weeks. Street trees on the east side of Perry should go in this fall, though the Perry Street island landscaping will be installed next Spring.

Houses They have completed 21 homes and framed out 7 more. Seven spec homes are immediately available; the rest are sold and 10 of the homes are

“Thanks for your patience and support.” Mark Wagenbrenner

occupied, including Bonnie and Nick Kentris’ home which was on the Vic Vil Tour of Homes.

Flats They have begun framing the first of three of the Flats of Harrison Park at the southeast corner of Perry and West First Avenue. They plan on completing all of the 42 units in this building in May or June. Prices in this building range from \$159,000 to \$240,000 with floor plans ranging from 840 sq. ft. to 1,270 sq. ft.

The Community Center It’s framed and under roof, to be finished by mid April. The Harrison West Society will be using the facility for meetings perhaps as early as May.

The Park Wagenbrenner is working diligently with the Harrison West Society to get the signatures (see *Sign on the Line* on Page 1) to keep the majority of the TIF proceeds in the neighborhood. Once we get the signatures, Wagenbrenner intends to secure bond funds so as to begin construction by next summer. The



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Park Committee will begin meeting in the first quarter again to begin final planning on the park.

Gowdy Field You can’t have missed the progress on Time Warner’s Regional Headquarters. More than 120,000 yards of fill has been trucked in, and the steel frame is getting exterior sheathing now. It’s currently on schedule for a July, 07 delivery. The

building should be under roof and sealed up by December 15th.

They’re designing the second building and will break ground late next year. Site work will continue through the winter and spring of 2007. Olentangy River Road will be widened late this year or early next year, so get ready for traffic delays. Wagenbrenner reports that they will be doing everything possible to minimize delays.

New meeting time is 7 PM.

Eadie Gourmet Eats Out at Brown Bag

(Continued from Page 8)

Wednesday's Special sandwich is Grandma Merkle's beef brisket with spicy mustard on a soft roll. Yum!

Did I mention the Brown Bag wraps? I never pass up the Reuben Wrap. It's grilled; it's gooey; it's a terrific combination of soft, spicy, meaty, healthy, tasty.

They make lots of salads -- both green and meaty kinds. The Greek chicken is a perennial favorite, but I also like the gorgonzola, pinenut, and cranberry with Balsamic chicken.

Prices are great. The Village Addiction sandwich is only \$6.50

(if I can avoid dessert). Salads start at \$1.75.

Desserts are incredible. If you're there when Molly has baked a lemon pound cake or raspberry chocolate cake, don't miss it. The brownies are bigger than your hand and full of nuts and chips. So are the cookies.

They're expanding to allow for more tables and a bigger kitchen, both of which are needed.

There's also a good wine and beer selection, and they do lots of catering. Open Monday through Saturday 9 - 8 PM; closed Sunday. 443-4214.

FLOW Fall Schedule

When: Thurs., October 19, 6:30-8:30 PM

Who: Friends of the Lower Olentangy Watershed will speak on issues affecting the Olentangy River. This is a **Green Drinks** event www.greendrinks.org

Where: Surly Girl Saloon at 1126 N. High St. Columbus 43201 **Contact:** The FLOW office for more details 267-3386 Free, other than your drinks!

When: Wed., November 1st, 2006 from 7:30-9:00 PM

What: FLOW's Monthly Meeting
Topic: Preservation Parks in Delaware County

Where: Northwood High Building at 2231 N. High St. Room #100 Columbus 43201, Free

Contact : For more information, contact the FLOW office at 267-3386 or go to www.olentangywatershed.org

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Donald "DJ" Coon, ABR, ext. 212

Eadie Gourmet Eats Out at Brown Bag Deli

by Veda Gilp

Since my office is in German Village, I lunch at the Brown Bag Deli, corner of Mohawk and Whittier, frequently. Let me tell you, much as I like the restaurants in Harrison West, they all could take lessons from BBD owner Molly Pesich. She is a genius with soups, sandwiches and desserts!

The soups — different every day, always homemade on site, and always just a touch unexpected. I'm nuts for her spicy carrot, curry chicken noodle, tomato with sweet pepper and basil, puree of roasted vegetable. Last week I had a divine butternut squash and garlic, and I don't care for squash! You get the idea.

The sandwiches are equally good. I love the Tuesday special, which is Tuscan Tuna, made with tuna, olive oil, lemon juice, garbanzo beans, Roma tomatoes, and cilantro. It's piled high on toasted ciabatta bread. So simple, but it spoils you for any other tuna salad. I'm torturing myself here, folks.

There's a sandwich board listing about 12 sandwiches they can make any time. Number 7 is the Village Addiction. Thin-sliced smoked turkey, cranberry mayo, Havarti, grilled on sourdough -- perfection.

If you want something different, ask for a Kim-wich. Kim Abraham will whip you up something slightly odd -- with dill pickles. Always with the pickles.

(Continued on Page 7)



HARRISON WEST NEWS




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