

The January 26, 2022 special meeting of the Delhi Township Board of Trustees was called to order at 5:00 p.m. by Chairperson Cheryl A. Sieve at the Glen Carder Lodge, Delhi Park, 5125 Foley Road. Trustee Rosanne K. Stertz, Trustee Michael D. Davis, Fiscal Officer James J. Luebbe, Administrator Jack Cameron, and Law Director Bryan E. Pacheco were also present.

#### OPEN THE MEETING:

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- The Board received certification that the rules adopted pursuant to Section 121.22 of the Ohio Revised Code were complied with for the meeting.
- The meeting began with the Pledge of Allegiance.
- Speakers: Lisa Scovic, North Point Advisors and Ron Novak, The Drawing Room

#### SPECIAL PRESENTATION: VERIDIAN AT DELHI TOWNE SQUARE

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##### 1. **Overview:**

As the lessor with North Point Advisors being the lessee, the Township has the right to review renderings of the site plans and make final decisions on the actual construction design. At this meeting, the Board of Trustees reviewed the renderings of the exterior design, elevations and construction schedule for the new development.

##### 2. **Site Plan Presentation and Discussion:**

Mr. Novak with The Drawing Room reviewed certain renderings of the exterior of the buildings throughout the new construction project, including a description of the materials to be used, being compatible with the scale, architecture design of the adjacent Township public building, and the landscaping design plan throughout the courtyard and surrounding the apartments.

Trustee Sieve offered a description of the public building as including the athletic and medical facilities, Township offices, and classrooms for Oak Hills Pre-K.

In response to Trustee Stertz' question regarding the color of the entry doors on the towers, Mr. Novak confirmed that the entry doors will be grey.

Mr. Novak provided a descriptive review of the design and materials for the buildings, entrances, balconies and breezeways.

In response to Mr. Cameron's question about the elevations and the look of the opposite sides of the buildings, Mr. Novak reviewed a series of line drawings to show the elevations (the first one being the smaller building, and the second, A210, showing the other side of the long buildings with breezeways). Referring to page A200, he confirmed that the walk thru or breezeways are on the parking lot sides.

In response to Trustee Stertz' question regarding the location of the sign (page A200) as being on the south elevation, Mr. Novak confirmed the elevation was labeled wrong, and that the signage will be on the west building, north facing (the building behind Dunkin).

In response to Mr. Cameron's question about the facades of the opposite ends of the buildings (smaller buildings with windows), Mr. Novak confirmed that they will look just like the lowest elevation without the sign and that the rendering is incorrect - the opposite end of the buildings, south side, with bedrooms that front the lawn will not have windows. Instead of windows that are showing in the drawings, there will be lighter and darker grey siding materials.

In response to Mr. Cameron's question, Mr. Novak confirmed the north side of the west building will have the signage; the south and north sides of the long buildings look like that elevation without the signage.

Ms. Scovic provided a description of the apartments:

- 180 apartments (1, 2, 3 bedroom).
- Lawn buildings will house the majority of the units (60 units, all three-story walk ups).

- The two buildings to the west will house 24 units.
- Building to the east (closet to the recreation center) will house 12 units.
- Units will range anywhere from 700 sq. ft. to 1300 sq. ft.
- Based on the market study, wanted to offer bigger units to that demographic.
- Features: 1 bedroom / 1 bath; 2 bedroom / 2 bath; 3 bedroom / 2 bath; LVT flooring, carpet, quartz countertops, stainless steel appliances, window shades, walk-in closets, kitchen with Island, recessed lighting.
- Market research also reveals that people prefer the 2 – 3 story walk up, compared to 4 – 5 story with elevator.
- Soundproofing – Mr. Novak confirmed that the units will meet sound transmission efficiency requirements for soundproofing between different floors and units.

Ms. Scovic commented that what attracts her company to this project is what Delhi has to offer – ease of a walkable community and accessibility to the public lawn for activities and events. She shared her experience and background with North Point Advisors.

Mr. Novak shared his experience and background with The Drawing Room and their diverse portfolio on a residential and commercial scale.

Trustee Davis had no specific questions, but commented that he liked the idea of the walk-up style building and the privacy the space offers. With regard to comments shared on social media, he wanted people to understand that years of research and work went into creating this development that will offer many good things to the community, and as Delhi’s first major development in years, excited that it will set a standard for further development on the Pike.

Trustee Stertz stated that she also likes the convenience of the walk-up style apartments, and loves the design that compliments the public building.

Fiscal Officer Luebbe stated that what excites him the most is the investment in the coming years as this development will serve as the catalytic site that will attract new investors to Delhi.

Trustee Sieve referenced some questions from the community and the Board’s role to review the various stages of the project throughout the planning process.

Mr. Cameron stated, as owners of the property leasing to the apartment management partner, we are required to review and approve certain stages of the development plan such as the elevations of the buildings, construction schedule, engineering documents and utilities. He added that the tenant will be paying a common area maintenance fee throughout the course of the lease agreement for the use of the common area or front lawn.

Law Director Bryan Pacheco confirmed that the conditional approval of the site plans tonight will allow us to move forward with the agreement.

Mr. Novak recognized the flat roof elevation of the apartment buildings down to the main building, using flat rooftops to hide the steps from building to building.

**3. Proposed Construction Schedule Review: Presented by Ms. Scovic:**

BLDG	LOCATION	PAD DELIVERED	CONSTRUCTION BUILD	OPENING DATE
1	60-unit bldg., east lawn	May 1, 2022	14 months	July 1, 2023
2	60-unit bldg., east lawn	July 1, 2022	14 months	September 1, 2023
3	24-unit building	September 1, 2022	12 months	September 1, 2023
4	24-unit building	October 1, 2022	12 months	October 1, 2023
5	12-unit building	November 1, 2022	11 months	October 1, 2023

Mr. Cameron confirmed that the Township is obligated to install the pad and we are very tied to their construction schedule.

Ms. Scovic confirmed that they will work with Turner if there should have to be any changes to the proposed schedule due to any construction delays.

In response to Trustee Sieve's question about revenue coming in from the lease, Mr. Cameron confirmed that the lease payments are scheduled to start on April 24<sup>th</sup>.

Mr. Pacheco confirmed, this satisfies the lease, if there would be any issues, we can work on that. The approval of the lease starts everything.

**ACTION BY THE BOARD:**

**1. Motion to Approve Building Elevations and Construction Schedule**

Trustee Davis moved and Trustee Stertz seconded a Motion to approve the Veridian at Delhi Towne Square building elevations and construction schedule, as set forth in the proposed construction schedule and the drawings that were submitted during the hearing, with any noted and requested modifications presented during the meeting and presentation and agreed to by the Tenant, Veridian at Delhi Towne Square, with the final renderings and set of documents to be reviewed and confirmed by the Administrator and Law Director. Trustees Davis, Stertz and Sieve voted YES. Motion carried.

**ADJOURN MEETING:**

With no further business to come before the Board, a motion to adjourn was moved by Trustee Davis and seconded by Trustee Stertz. Trustees Davis, Stertz and Sieve voted YES. Motion carried.

Approved: \_\_\_\_\_, Fiscal Officer  
\_\_\_\_\_, Chair  
\_\_\_\_\_, Trustee  
\_\_\_\_\_, Trustee

I hereby certify that the amounts needed to meet the above obligations have been lawfully appropriated and are in the treasury or the process of collection free from any and all obligations.

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James J. Luebbe, Fiscal Officer