CITY OF REYNOLDSBURG

CITY COUNCIL

Committee Meetings
Regular Council Meeting

Doug Joseph, President
Caleb Skinner, Ward 1
Brett Luzader, Ward 2
Marshall Spalding, Ward 3
Mel Clemens, Ward 4
Barth Cotner, At-Large
Stacie A. Baker, At-Large
Kristin J. Bryant, At-Large

7232 E. Main St
Reynoldsburg, OH 43068
www.ci.reynoldsburg.oh.us

April Beggerow
614-322-6836

Tuesday, November 13, 2018 | **07:30 PM** | **Council Chambers**

OPENING 7:30 PM

INVOCATION – COUNCILMAN STACIE BAKER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

DEVELOPMENT, PARKS AND RECREATION COMMITTEE MEETING

1. CALL TO ORDER - ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

a. Development, Parks and Recreation Committee – Committee Meeting – October 22, 2018

4. NEW LEGISLATION/DISCUSSION ITEMS

a. ORDINANCE TO ADOPT THE CITY OF REYNOLDSBURG COMPREHENSIVE PLAN.

b. ORDINANCE TO REPEAL ORDINANCE NO. 101-18 PASSED OCTOBER 22, 2018 REGARDING AUTHORIZING THE MAYOR TO APPLY FOR AND ACCEPT THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT LOAN; AND DECLARING AN EMERGENCY.

c. AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A LOAN AGREEMENT WITH FRANKLIN COUNTY, OHIO PROVIDING FOR A LOAN TO THE CITY IN THE MAXIMUM PRINCIPAL AMOUNT OF $750,000 FOR THE PURPOSE OF PAYING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS TO THE MUNICIPAL ROADWAY SYSTEM ALONG OR NEAR MAIN STREET, INCLUDING BUT NOT LIMITED TO, CONSTRUCTING A 4-WAY TRAFFIC SIGNAL ADJACENT TO THE NEW KROGER LOCATED AT 6400 EAST MAIN STREET, TOGETHER WITH ALL NECESSARY APPURTENANCES RELATED THERETO, AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY ADDITIONAL DOCUMENTS RELATED THERETO.

5. LEGISLATION FOR SECOND READING

a. ORDINANCE APPROPRIATING FUNDS FROM THE UN-APPROPRIATED 285 FUND--ENDOWMENTS TO A FUND IN THE PARKS & RECREATION DEPARTMENT. (First Reading 10/22/2018).

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 22, 2018

Chairman Mel Clemens called the meeting to order at 7:33 PM

Call to Order - Roll Call

PRESENT: Clemens, Baker, Bryant, Skinner, Joseph
ABSENT:

Approval of Agenda

Agenda stands approved.

Approval of Minutes

a. Development, Parks and Recreation Committee – Committee Meeting – October 8, 2018

RESULT:	**ACCEPTED**

NEW LEGISLATION/DISCUSSION ITEMS

ORDINANCE APPROPRIATING FUNDS FROM THE UN-APPROPRIATED 285 FUND--ENDOWMENTS TO A FUND IN THE PARKS & RECREATION DEPARTMENT. --- Clemens. Development, Parks and Recreation Committee.

Ms. Bauman: Thank you Chairmen Clemens, members of the committee. The Senior Center was left a large estate from an individual who passed away. These monies are earmarked to be spent specifically for the Senior Center and so we petition the State Auditor. He helped the auditors office or he created a fund that we can utilize these monies for. So the monies will be placed into this fund and can only be used for the Senior Center. So the amount that was left to the Center was $423,498.15. So I'm here today to ask that some monies be unappropriated from the CIP, I'm sorry, from the 285 fund and appropriated into the fund for endowments and contribution in the parks and recreation department.

Mr. Spalding: This sounds like a rather large amount but there are many people, remember there are 1500 members of seniors there. Many folks this is, that really becomes their new life. Right, they come there they have friends there, many of their family are either gone or passed away or moved away. So this does, this is not unusual. People pass away and say hey no I really want to keep this center going and have some good improvements to it. So, thank you Donna.

RESULT:	**REFERRED TO COUNCIL [UNANIMOUS]**	**Next: 10/22/2018 7:34 PM**
MOVER:	Mel Clemens, Chairman	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR EMERGENCY ADOPTION

101-18

ORDINANCE AUTHORIZING THE DEVELOPMENT DIRECTOR TO APPLY FOR AND ACCEPT THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT LOAN; AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

Mr. Clemens: Andy I just want to ask a question. On this loan, we don't get the loan do we? Until we say we come up with what we want to use it for and then we would apply for the money. Is that how its handled?

Mr. Bowsher: Chairmen Clemens, absolutely. When we were proposing this we kind of outlined exactly what we were looking to do. So this was the, the ultimate goal was to talk about we were doing and then in that application, which is part of this. It outlines what we were looking to do. Now its not fully taking all steps, because there will be another step where you will see me again once we get approval of the loan from Franklin County. Our attorneys at Squire, Pat and Boggs will then write up the legislation for us dictating how we pay that back through our TIF dollars. So we will have this again. This isn't a for sure thing this is just to apply for it on the means of how I put into the application of what we would utilize the money for.

Mr. Clemens: Right, ok now, you listed items that we would probably use it for...

Mr. Bowsher: Correct, and we don't necessarily have to use all of it and we can actually expand the scope, if more things become available because we have lower costs. So were not specifically dictated to that but we have to basically set a safe amount and I put a conservative dollar amount on that and that can fluctuate as the design process goes. And what we can see really needs and what we don't need.

Mr. Clemens: And that will come to council for approval when you decide to do it?

Mr. Bowsher: Absolutely.

Mr. Clemens: Are there any questions for our Development Director? Brett.

Mr. Luzader: Yes, thank you Mr. Clemens. Just wanted to make sure that I'm clear. This is a 50/50 matching loan?

Mr. Bowsher: Correct.

Mr. Luzader: Ok.

Mr. Bowsher: And just to be clear, our matching is from the parking lot and park like amenity structure that were building at the corner of Main and Lancaster.

RESULT:	**REFERRED TO COUNCIL [UNANIMOUS]**	**Next: 10/22/2018 7:34 PM**
MOVER:	Mel Clemens, Chairman	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

102-18

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG THE MAIN STREET AND BRICE ROAD CORRIDORS IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AND AUTHORIZING SCHOOL COMPENSATION PAYMENTS. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	**REFERRED TO COUNCIL [UNANIMOUS]**	**Next: 10/22/2018 7:34 PM**
MOVER:	Mel Clemens, Chairman	
AYES:	Clemens, Baker, Bryant, Skinner	

103-18

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG THE BROAD STREET CORRIDOR IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AND AUTHORIZING SCHOOL COMPENSATION PAYMENTS. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	**REFERRED TO COUNCIL [UNANIMOUS]**	**Next: 10/22/2018 7:34 PM**
MOVER:	Mel Clemens, Chairman	
AYES:	Clemens, Baker, Bryant, Skinner	

<u>Development Department</u>
Andrew Bowsher
7232 E. Main Street
Reynoldsburg OHIO 43068
614-322-6831 Phone

ORDINANCE REQUEST

DATE: **November 13, 2018**

TO: **Development, Parks and Recreation Committee**

RE: **ORDINANCE TO ADOPT THE CITY OF REYNOLDSBURG COMPREHENSIVE PLAN**

Approval:

Skipped Brad McCloud	Completed Jed Hood	Completed Stephen Cicak

This ordinance is the agreement to pass, and start implementation of the unique comprehensive master plan created by staff and OHM Advisors.

The Comprehensive Plan will provide both a short- and a long-range framework for the built environment in the City. It will guide the appropriate use of lands within the City in order to protect the public health and safety and to promote general welfare. Among other issues, the comprehensive plan will assist City Officials tracking, logging, and coordinating our future comprehensive plan for commercial, housing and mixed-use development; locations where the City should increase density, use redevelopment, or intervene in other ways; opportunities to extend and/or improve open space, recreational areas, and civic facilities; strategies for increasing economic development; environmental, historic and cultural resources that need conservation; and strategies for improving infrastructure issues.

REYNOLDSBURG COMPREHENSIVE PLAN

REYNOLDSBURG, OH

2018

ACKNOWLEDGMENTS

Thank you to the steering committee members, stakeholders and community members who invested their time and expertise in the creation of this plan for the future of the City of Reynoldsburg

Steering Committee	City Staff	Stakeholders
Name	Name	Name
Name	Name	Name
Name	Name	Name

This plan was prepared for:

CITY OF REYNOLDSBURG

This plan was prepared by:

OHM Advancing Communities®

with support from:

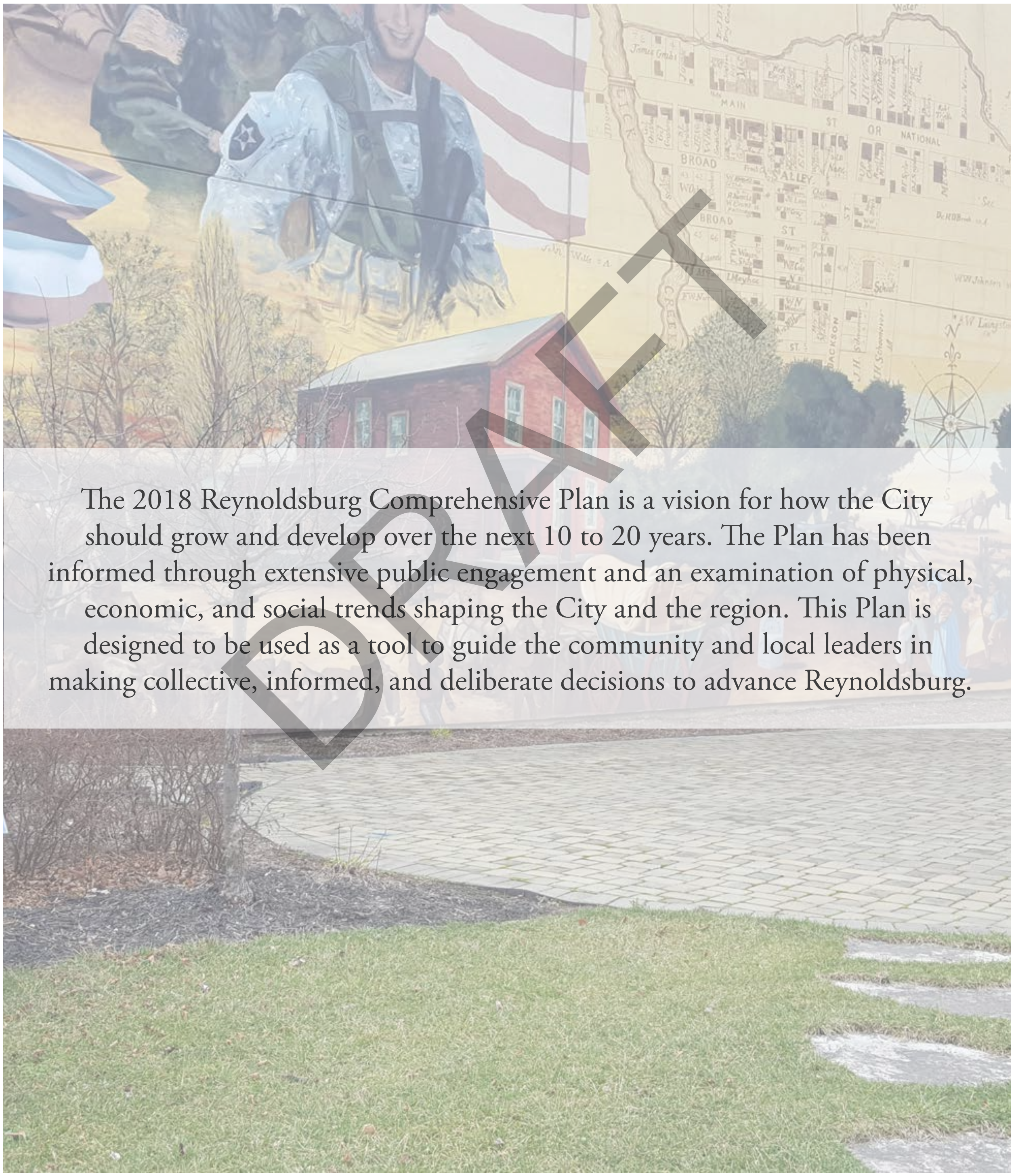
CT consultants

Aimpoint Research™

TABLE OF CONTENTS

01 INTRODUCTION

01 INTRODUCTION



The 2018 Reynoldsburg Comprehensive Plan is a vision for how the City should grow and develop over the next 10 to 20 years. The Plan has been informed through extensive public engagement and an examination of physical, economic, and social trends shaping the City and the region. This Plan is designed to be used as a tool to guide the community and local leaders in making collective, informed, and deliberate decisions to advance Reynoldsburg.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is the culmination of a community-driven effort to determine goals and a corresponding plan for the future, serving as a guide for investment, policy, and decision-making. Among other items, a comprehensive plan provides an opportunity to prioritize development and land use patterns, identify important and potentially transformative projects, and align resources to address growth and improve a community's quality of life.

Comprehensive plans involve an engaging process that brings the community together to discuss their ideas for the future. These ideas may focus on anything from the environment, economy, infrastructure, recreation, or any other issue of importance to those in the community. The planning process helps shape these ideas into a feasible and actionable strategy.

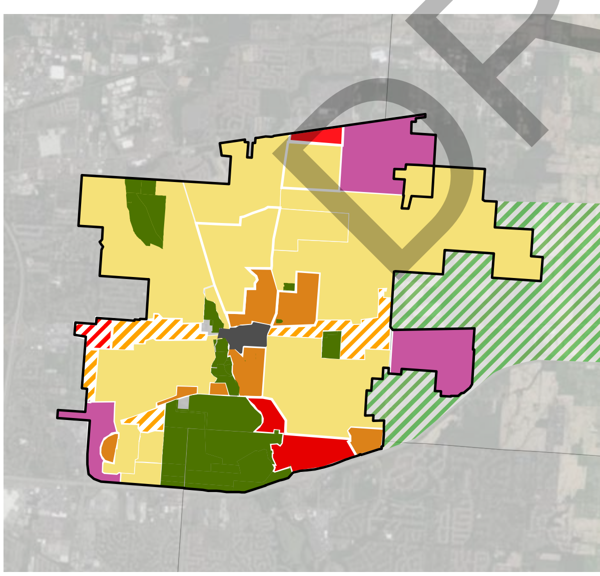
THE REYNOLDSBURG COMPREHENSIVE PLAN AIMS TO:

GUIDE...
...the community in evaluating future growth and development.

INFORM...
... residents and City staff on the implications of future growth.

DEVELOP...
...a unique vision for the City based on its own set of challenges and opportunities.

MEASURE...
...future progress and implementation of City improvement efforts, planning initiatives, and development projects.



Future Land Use Plan (See Chapter 3).

Concept for new park in Olde Reynoldsburg, (See Chapter 7)

INTRODUCTION

WHO WAS INVOLVED?

LOCAL LEADERSHIP

The City of Reynoldsburg identified a need in the community for a long-term vision for the future and championed the creation of this plan to fulfill that need. City staff and elected officials played a critical role by providing ongoing guidance and expertise and by gathering many of the community's best and brightest stakeholders to convene and strategize.

STEERING COMMITTEE

A group of Reynoldsburg community members, residents, and business owners were assembled to guide and inform the planning process. Ultimately, these community members will serve as long-term stewards of the Plan.

GENERAL PUBLIC

The public was integral in developing the vision of this Plan. Throughout the process, the public had the opportunity to provide insight and feedback through public meetings, a telephone survey, and online. The first public meeting, an open house at the Reynoldsburg Farmer's Market, gathered input from dozens of residents providing ideas and insight into the needs and wants of the community. An Open House later in the summer tested the outcome of the planning process and set up implementation of the plan. A telephonic survey, conducted by Aimpoint Research, provided statistically accurate data on community preferences and opinions related to growth in Reynoldsburg.

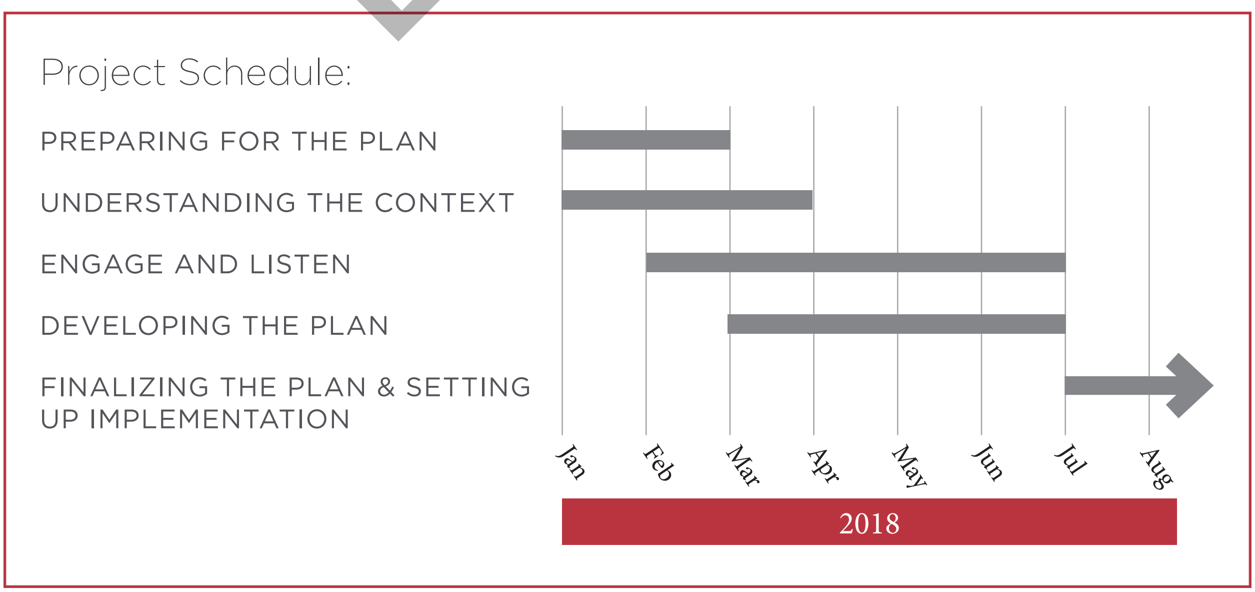
Those who were unable to attend the public gatherings were encouraged to visit the project website, which hosted a community survey and virtual versions of the public meeting activities. A more detailed explanation of public meeting activities and results is outlined in Chapter 2, Community Overview and Public Engagement.

SMALL GROUP MEETINGS

Through the recommendation of City staff and the steering committee, small focus groups were convened to provide additional insight and feedback in the drafting of the Plan. Each small group brought a specialized focus and unique perspective to the process.

CONSULTANT TEAM

OHM Advisors, an integrated engineering, architecture, and planning firm, specializing in community involvement and urban design was retained to guide the planning process. CT Consultants provided engineering related assessments and recommendations, while Aimpoint Research led the statistically valid survey to gather community input.



PLAN INPUTS

The Plan was informed by a range of community and technical inputs including:

- **Public Meetings:** A robust public engagement process included two public open houses.
- **Online and Telephonic Surveys:** Online opportunities and a statistically valid telephone survey increased the opportunity for the public to engage in the process.
- **Existing Conditions Analysis:** Local and regional factors were analyzed to develop a logical and fiscally sustainable land use pattern that accommodates growth.
- **Best Practices:** Community development best practices, from autonomous vehicle adoption to residential development, informed plan principles, goals, and recommendations.

FROM PLAN TO ACTION

A plan without an implementation strategy is naturally limited in its effectiveness. The policy framework (which can be found both in the applicable plan chapters as well as the appendix, Plan provides a blueprint for both the City administration and the community to implement the goals of this Plan.

Five plan principles were developed and solidified with the Steering Committee throughout the planning process. Each principle frames a tangible set of goals and actions for the City to accomplish, in order to advance the core themes of this Plan.

Focus Areas

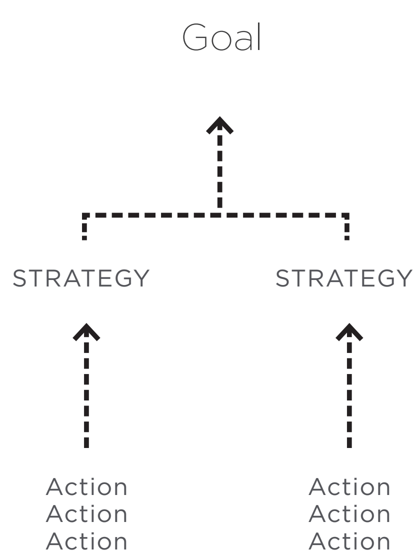
Additionally, Chapter 7 identifies a number of focus areas that are prime for redevelopment within the City. The strategies presented in this Chapter build upon the research and vision outlined throughout this Plan.

HOW TO USE THE PLAN

This plan is meant to guide public and private land use and community development decisions. All community entities are responsible for upholding this plan including the following:

Public Entities. Individual City departments and administrators should be cognizant of the contents of the Plan when preparing annual work programs, budgets, capital improvement plans, and economic incentives. When deciding on administrative and legislative approvals for development proposals, this Plan should be used as a tool to communicate with property owners and the development community on the desired character and form of the City.

Private Development. Private developers should consider the goals and strategies of the plan as they make land use and investment decisions. The private development community should understand the vision of this Plan and ensure that development proposals meet the intent of this document.



The **desired outcome** expressed in simple terms.

Statements of purpose that serve as the framework for future decision making.

Program, policy, or plan intended to achieve the objectives.

Figure 1: Policy Framework

02 COMMUNITY OVERVIEW AND PUBLIC ENGAGEMENT

Community Overview

A GROWING REGION

Reynoldsburg is situated within the Central Ohio region, which is expected to grow rapidly by 2050 (see Figure 3). Population estimates suggest that the region will grow by upwards of one million people over the next 30 years. East Main Street, Reynoldsburg's primary east-west corridor, will be an important point in that development. Therefore, land use decisions made today will go a long way toward shaping the City's identity and development in the future.

EXISTING COMMUNITY PROFILE

The following chapters provide a more in-depth existing conditions analysis. A snapshot of Reynoldsburg is below:

- **Population:** Approximately 37,000 in 2016, up 15.6% from 32,000 in 2000.
- **Racial Diversity:** At ~64% white and ~25% African-American with a strong Southeast Asian community, the City of Reynoldsburg has a diverse tapestry of residents.
- **Median Household Income:** At $61,648 in 2016, Reynoldsburg's median household income is higher than both the City of Columbus and Franklin County.

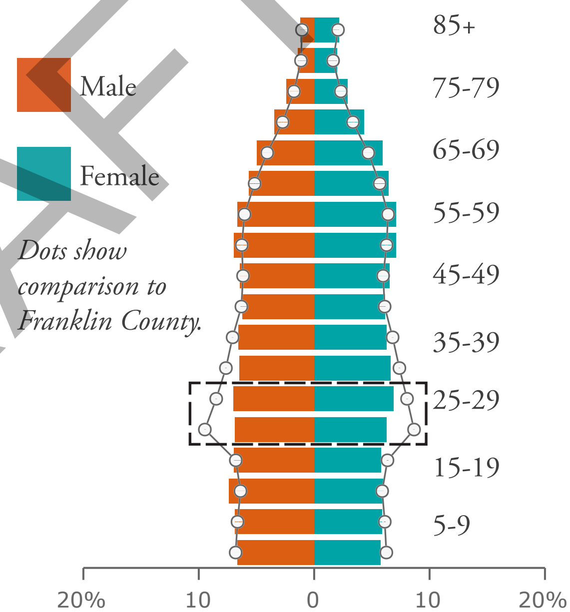


Figure 2: Population Pyramid -- Reynoldsburg

- **Reynoldsburg's Population Distribution:** The graph above highlights the percentage of Reynoldsburg's population (in 5 year increments, by gender) and compares it to Franklin County. Reynoldsburg has significantly fewer millennials than Franklin County as a whole. Attracting millennials with appealing housing options is an important component of growing a strong local economy while attracting and retaining future home buyers.

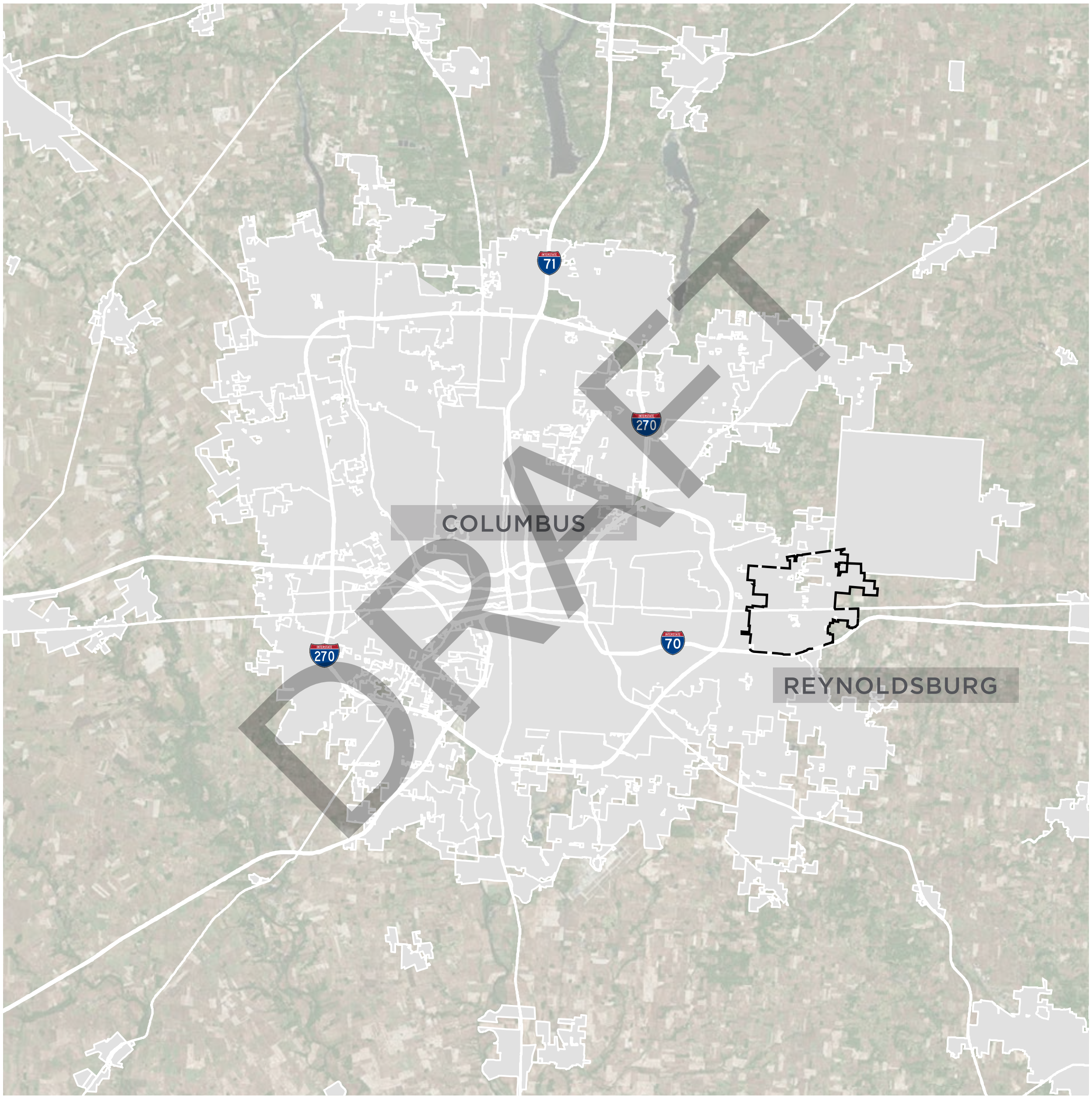


Figure 3: Regional Context Map

Community Vision

OVERVIEW

The planning team solicited ideas, questions, and feedback from Reynoldsburg residents and employees throughout the planning process. A summary of the findings are on the following pages. Full results of the Aimpoint telephone survey are contained in an Appendix to this Plan.

Small Group Meetings: The planning team facilitated four group workshops with different community members. The workshops were high-level conversations designed to understand the pulse of the community.

Public Meetings: The planning team held an open house at the Reynoldsburg farmer's market. This event was used to gain specific feedback from residents on a number of the different concepts presented throughout the steering committee process.

Telephonic Survey: In collaboration with Aimpoint, a local market-research firm, the planning team conducted a survey designed to get a perspective on how and where the City should grow.

Online Engagement: The online survey was replicated on the project website for those not surveyed by phone.

ENGAGEMENT BY THE NUMBERS

TELEPHONIC SURVEY
300 responses

ONLINE SURVEY
117 responses

SMALL GROUP WORKSHOPS
50+ stakeholders

OPEN HOUSE
100+ attendees

STEERING COMMITTEE
10 regular attendees

500+ PEOPLE ENGAGED

WHAT WE HEARD

Small Group Meetings

The following is summary of key issues and opportunities facing Reynoldsburg that were identified in each small group meeting.

CHAMBER OF COMMERCE

Issues and Opportunities:

» "We don't have an identity."
» "Big-Box vacancies."
» "Downtown is not an established space."
» "Promote walkability in Olde Reynoldsburg."
» "Celebrate the City's diversity."

FOCUS AREAS:

Olde Reynoldsburg:

» Make Olde Reynoldsburg a destination.
» Strengthen design standards.

Kroger Site:

» An opportunity for office, or medical office.

RELIGIOUS LEADERSHIP

The Big Opportunity:

» Strong Downtown = Strong Identity.
» Strong enthusiasm for enhancing the Downtown, adding a public space.

STUDENTS

Issues and Opportunities:

» "The vacant buildings give us a poor image."
» "There are no job opportunities for youth."
» "Our parks need to have 'something to do."

First Open House-Farmer's Market (June)

At the first open house, the planning team presented draft concepts of the focus areas and the future land use plan to the public, in order to validate what the team had heard from the community in the survey.

The planning team received positive responses about the draft concepts. In smaller conversations, and voting exercises, over 100 visitors endorsed the focus areas outlined in Chapter 7 and a draft of the future land use strategy as seen in Chapter 3.

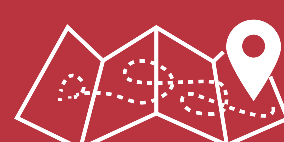
Second Open House-Farmer's Market (September)

As the plan evolved, the planning team went back to the farmer's market to present refined concepts to the public. These concepts included new recommendations for Olde Reynoldsburg, along with a refined policy framework. Residents expressed enthusiasm around the new concepts and ideas.

KEY FINDINGS

Transform vacant and underperforming retail.

Create a cohesive community feel throughout the City.



Grow Olde Reynoldsburg as a local and regional destination.

Telephonic Survey

A statistically valid telephone survey was conducted to gather input from the community. The demographics of survey respondents were designed so that the sample size properly reflected the demographics of Reynoldsburg residents, drawing generalizations which statistically fit the community at large. A summary of the results is provided below.

PROFILE OF SURVEY RESPONDENTS

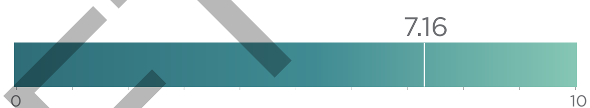
300 RESIDENTS

QUALITY OF LIFE

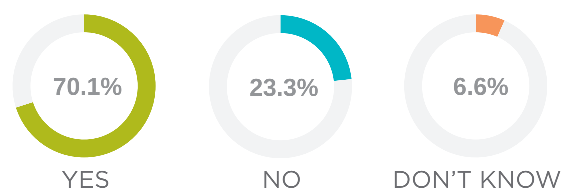
In general, survey participants are satisfied with living in Reynoldsburg. The majority of respondents (over 60%) believe that the community is heading in the right direction. When asked to rate the quality of life in Reynoldsburg, approximately 86% of respondents gave a rating of 6 or above with the overall average at 7.16.

Residents' overall satisfaction translates to a desire to remain in the community. Around 70% of respondents said that they see themselves living in Reynoldsburg in the next five years, including nearly half of those ages 18 to 34 and the majority of all other age groups. The relatively high percent for those planning to remain in the City may further indicate a need to ensure a diverse housing stock and amenities to serve a range of ages, lifestyles, and household sizes.

Q: ON A SCALE OF 1-10, HOW WOULD YOU RATE THE QUALITY OF LIFE IN REYNOLDSBURG?



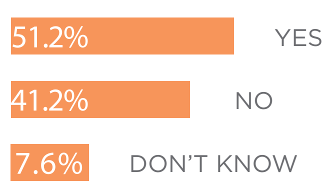
Q: DO YOU SEE YOURSELF IN REYNOLDSBURG IN THE NEXT 5 YEARS?



IDENTITY

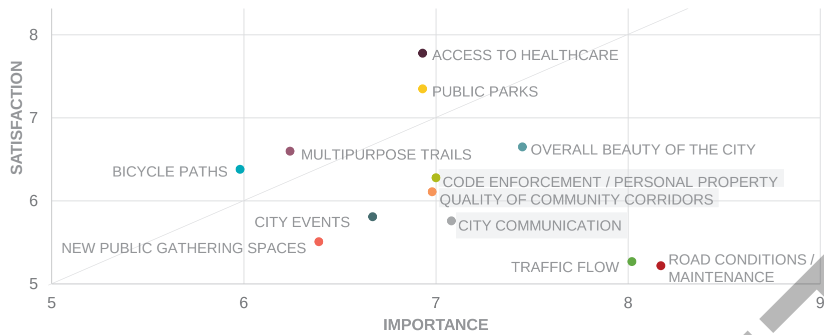
Slightly more than half of survey respondents believe that Reynoldsburg has a distinct identity and cited the City as friendly, family-oriented, and multi-cultural. For those who did not believe the City had an identity, they were asked what they would like the identity to be. Respondents emphasized similar themes of family, community involvement, and diversity.

Q: DO YOU BELIEVE THE CITY HAS A DISTINCT IDENTITY?



CITY SERVICES

When asked the most significant challenge facing Reynoldsburg, the most common response was infrastructure conditions. In many communities this is regularly considered a top issue by residents. Other services that rated lower satisfaction and higher importance by survey respondents included city communication, quality of community corridors, code enforcement, and overall beauty of the city.



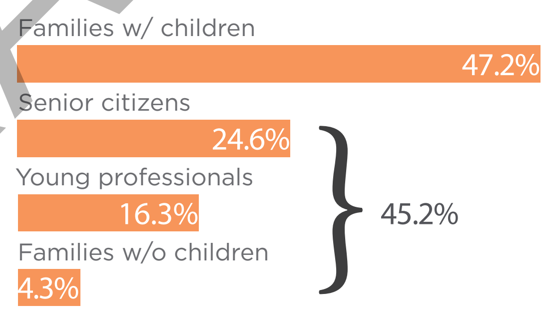
Q: HOW SATISFIED ARE YOU WITH THE FOLLOWING SERVICES? HOW IMPORTANT IS IT TO IMPROVE THE FOLLOWING FACTORS?

GROWTH AND HOUSING

According to survey results, Reynoldsburg should focus on redeveloping existing properties and growing businesses over the next 30 years. Over half of respondents said that redeveloping existing properties is the most or second most important factor, suggesting a desire for a new vision on existing sites.

As residents consider future housing needs, high quality materials, a range of options, cost, and diversity in housing types. When asked whether families with or without children will need more children, survey respondents were nearly split, indicating a need for Reynoldsburg to ensure a diverse housing stock into the future to accommodate all types and sizes of households.

Q: WHAT GROUP OF PEOPLE MIGHT NEED MORE HOUSING WITHIN REYNOLDSBURG OVER THE NEXT TEN YEARS? (ONLY SELECT ONE)



KEY FINDINGS

Reimagine primary corridors throughout the City.

The City should re-enforce the community's identity.

Housing diversity is important to many residents.

PLAN GOALS AND FRAMEWORK

The results from the public engagement process, along with the existing conditions analysis (incorporated throughout the next four chapters) guided the development of the following plan principles. These principles inform the structure of the plan, the mission of the focus areas (Chapter 7) and the policy and implementation framework (outlined in the appropriate chapters and the appendix).

1. PROMOTE A DIVERSE MIX OF HOUSING OPTIONS

Encourage a mix of housing options that support existing and future residents and increases the character of the community (see page 22).

2. DIVERSIFY AND BALANCE A MIX OF LAND USE TYPES THAT CREATES ECONOMIC RESILIENCY WHILE PROMOTING DISTINCT CHARACTER.

Support development that aligns with strategic land use goals (see page 28).

3. PROVIDE A RANGE OF MOBILITY OPTIONS.

Improve and expand the transportation network to safely and efficiently support all modes of travel (see page 50).

4. COORDINATE FUTURE INFRASTRUCTURE INVESTMENTS WITH ANTICIPATED DEVELOPMENT CHANGES.

Ensure infrastructure supports the long-term needs of the community (see page 66).

5. DEFINE, GROW, AND PROMOTE THE CITY'S IMAGE AND BRAND.

Create and grow a unique image and brand within the community through physical improvements and messaging. (see page 76).

03 HOUSING, ECONOMY, AND LAND USE

03

HOUSING, ECONOMY, AND LAND USE

Housing

OVERVIEW

Housing conditions in Reynoldsburg are an important factor in shaping the social and economic health of the community. Reynoldsburg currently has a diverse range of housing options, with a large share of rental units and aging multi-family properties. Rents are fairly affordable, but the City has an opportunity to offer newer housing units to both retain currents residents while attracting newcomers.

In This Section:

- **Existing Conditions and Trends:** Housing Tenure, Age, Type, and Cost. Anticipated Population Growth in Central Ohio. The Missing Middle.
- **Key Findings:** Existing Conditions, Trends, and Public Engagement

EXISTING CONDITIONS AND TRENDS

Housing Tenure

At 56%, the majority of housing in Reynoldsburg is owner-occupied. However, the City has a higher percentage of renters than comparable communities in Central Ohio. Its share of renters has also increased since 2000. (See Table 1) This is a trend shared by many communities nationwide, as prospective homeowners have chosen to rent smaller, more flexible housing units in the aftermath of the Great Recession.

Housing Age

According to 2016 census data, the median age of housing in Reynoldsburg is 33 years old. Franklin County Auditor data shows that multi-family

Table 1: Growth in Renters

2000	34.9% renters
2010	36.6% renters
2016	41.1% renters

The share of Reynoldsburg's population that rents has risen steadily since 2000, a byproduct in part of the recession.

housing in Reynoldsburg is even older, with a median age of 40 years old. Older properties present challenges related to higher maintenance costs, lower quality amenities, limited efficiency, and lower rents. Communities around Central Ohio, from Worthington, to Grandview Heights to Gahanna, have allowed for new investments in multi-family housing, a move that has helped change the image and brand of their respective communities, retain current residents who may prefer to downsize, and attract new residents, specifically the growing number of Central Ohio households without children.

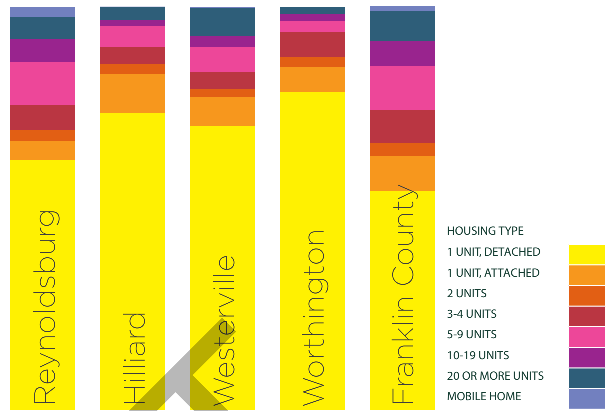
Housing Type

Figure 3 shows Reynoldsburg has a lower share of single-family detached housing than other nearby suburban communities. Reynoldsburg has the existing diversity in its housing stock to begin meeting the expected increase of smaller household sizes. However, the median multi-family housing unit is approximately 40 years old, presenting a strong opportunity to begin offering a new housing product on the market.

Housing Costs

When looking at the cost of rent, housing in Reynoldsburg is comparable to other communities in Central Ohio. Table 2 shows the median rent of select communities within the region, as well as

Figure 4: Housing by Unit Type, Reynoldsburg and Select Area Communities



Compared to select area communities, Reynoldsburg has a diverse range of housing types.

Source: 2012-2016 American Community Survey 5-Year Estimates

the metro area. A look at future market demand provides an insight into how these rent comparisons may hold in the coming years. As shown in Table 4, the forecasted growth in rents projected by the U.S. Department of Housing and Urban Development will be greater across Delaware and Franklin counties than median rents in Reynoldsburg. The estimated demand figures reflect a growing attitude that some people are willing to spend more for a desirable rental property than pursue ownership. This demonstrates Reynoldsburg's opportunity to pursue new residential development that charges higher incomes.

Table 2: Area Median Rents, (Studios, 1 bedroom and 2 bedroom housing units)

	Reynoldsburg	Worthington	Westerville	Hilliard	Columbus MSA
Median Gross Rent (All Units)	$948	$882	$927	$1004	$855
Median Gross Rent (Studio)	$593	$843	$1375	$675	$600
Median Gross Rent (1 bedroom)	$723	$548	$674	$791	$683
Median Gross Rent (2 bedroom)	$903	$858	$854	$1041	$860

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Market Analysis, April, 2016

Table 3 outlines Reynoldsburg's potential to capture new residential development. Expected monthly rent for newly constructed apartments throughout Central Ohio is commanding rents much higher than the average rents in Reynoldsburg. Furthermore, the development of new multi-family residential development may help repurpose underutilized commercial sites throughout the City.

Anticipated Preferences for New Residential and Walkable Spaces

As the region anticipates adding up to 1 million people by 2050, the growth will be defined by a few important characteristics. According to a recent demographic projection by Dr. Arthur Nelson, ***87% of the growth in households by the year 2030 will be households without children.*** Furthermore, ***56% of the population growth over the same time period will be from senior households.*** Nationally, older households, and households without children (which tend to be younger) prefer attached, smaller lot homes over homes with larger lots. (See Figure 4).

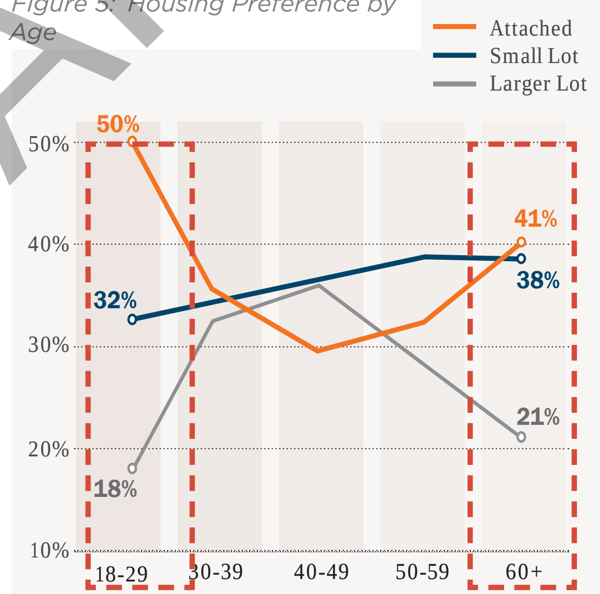
Furthermore, according to survey data accompanying the Insight 2050 analysis, a majority of Ohioans have expressed a desire to live in walkable places and neighborhoods. Currently, 20% of residents believe that they have this option. Reynoldsburg's best opportunity to develop new residential districts is along major commercial corridors (i.e. East Main Street and Brice Road), that have the potential to transform into walkable districts.

Table 3: Estimated Demand for New Market-Rate Rental Housing

One Bedroom		Two Bedroom	
Monthly Gross Rent	Units of Demand	Monthly Gross Rent	Units of Demand
$900 - $1,099	1425	$1,200 - $1,399	1425
$1,100 - $1,299	1425	$1,400 - $1,599	1425
$1,300 - $1,499	1425	$1,600 - $1,799	1425
$1,500 +	470	$1,800 +	470

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Market Analysis, April, 2016

Figure 5: Housing Preference by Age



Nationally, those in the 18-29 year range and those above 60, prefer attached homes and smaller lots sizes. This represents a significant portion of Reynoldsburg's current and future population.

Source: National Association of Realtors (2011)

The "Missing Middle"

As seen in Figure 4, baby boomers and millennials, who together make up about half of the U.S. population, and a significant portion of anticipated growth in the Central Ohio region, share similar housing preferences. Both groups increasingly prefer housing options in walkable neighborhoods. Survey data indicates that over half of Ohio residents prefer to live in walkable neighborhoods, while only 20% feel like they currently live in a walkable neighborhood.

Finding opportunities to offer this housing type throughout Reynoldsburg can help attract and retain residents. Middle housing includes townhomes, duplexes, quadplexes, condos, carriage houses, etc.

» Middle housing that does exist in U.S. cities tends to be outdated and aging.

» Middle housing allows for a housing stock which is diverse, affordable, and sustainable and meets a growing demand for an urban, walkable lifestyle.

» Middle housing can function as an entry-point to individuals and families who may become single-family homeowners.

» Because the "missing middle" is a market problem, cities which appropriately diversify their housing stock have a competitive edge.

KEY FINDINGS-HOUSING

Existing Conditions

» Central Ohio is expected to grow by up to one million people by 2050. East Main Street is expected to be a priority corridor for this growth. *(Insight 2050).*

» The City of Reynoldsburg has a more diverse, but old, housing stock (i.e. less single-family homes) than select Central Ohio communities. *(Franklin County Auditor).*

» The older housing stock is not commanding the rents that newer multi-family buildings throughout the region are charging. *(U.S. Census Bureau, HUD).*

» Moving forward, there will be demand for new residential options in the region. Reynoldsburg has the physical space to accommodate this population growth.

Public Engagement

» When residents are thinking about new housing options, the three most important factors are: high quality materials, a range of housing options, and cost. *(Aimpoint Survey)*

» Half of residents think that families with children should be targeted for new housing; half think that households without children should be prioritized. *(Aimpoint Survey)*

» Residents think that the City should focus on redeveloping existing property and growing new businesses. *(Aimpoint Survey)*

IMPLEMENTATION

The implementation framework includes a series of goals with related strategies and actions for each plan area. The development of the framework is a result of the public engagement process, existing conditions analysis, and understanding of best practices. It is intended to be used regularly by staff and members of the local leadership to make informed decisions regarding where and how the City grows.

The following goal, strategies, and actions relate to recommendations around Housing.

RESPONSIBLE PARTIES	
C	City Council
P	Planning Department
PC	Planning Commission
	Parks & Recreation Department
$	City Auditor
	Public Service Department
	Community Organizations

TIMEFRAME		
Short	S	0-1 years
Medium	M	1-3 years
Long	L	3+ years
Ongoing	O	Continuous

GOAL 1 *(Housing)*
PROMOTE A DIVERSE MIX OF HOUSING OPTIONS.

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 1.1: Promote a mix of housing options.		
Action 1.1.1: *Plan for new senior housing options that are integrated with parks, recreation facilities, trails and other community amenities.*		
Action 1.1.2: *Promote a mix of housing types such as flats, townhomes, cottages, etc., that cater to those who would like to live or remain in Reynoldsburg but would prefer not to live in a single-family home.*		
STRATEGY 1.2: Create new standards that will define the character and level of quality for future residential development.		
Action 1.2.1: *Any new single-family or multi-family residential development should integrate quality greenspace.*		

GOAL 1 *(Housing)*
PROMOTE A DIVERSE MIX OF HOUSING OPTIONS.

	TIMEFRAME	POTENTIAL PARTNERS
Action 1.2.2: *New residential developments should strengthen the street character. New multi-family buildings should have minimal setbacks. New single family developments should have rear-facing garages and rear-loaded alleyways where possible. New residential developments should incorporate sidewalks and integrated, accessible greenspace.*		
STRATEGY 1.3: Target new multi-family developments in the Focus Areas outlined in this Plan.		
Action 1.3.1: *Promote residential development and mixed-use development near Brice and Main street.*		
Action 1.3.2: *Continue to find opportunities to add residential development in or around Olde Reynoldsburg.*		
STRATEGY 1.4: Strengthen existing single-family neighborhoods and multi-family districts.		
Action 1.4.1: *Bolster code enforcement in older, or more targeted neighborhoods. This includes strengthening existing City rental inspection programs.*		
Action 1.4.2: *Continue to maintain and invest in infrastructure with a high-level of service throughout these neighborhoods.*		
Action 1.4.3: *Pursue neighborhood improvement and grant programs to provide needed assistance in neighborhoods.*		

Economy

OVERVIEW

Reynoldsburg's location in Central Ohio provides many economic opportunities for the local economy. Easy access to I-70 and I-270 allows companies that locate in Reynoldsburg to distribute their goods and services to providers across the region. However, Reynoldsburg's should consider national trends both in retail and workplace automation as it seeks to reposition its economy in the 21st century.

Retail makes up a significant portion of Reynoldsburg's local economy. A vibrant retail sector can help build a city's brand and identity. Like many communities across the country, Reynoldsburg has a retail footprint that is largely auto-oriented and does not fit the needs of a 21st century economy. Likewise, new technologies are driving shifts in the labor force, rewarding certain skillsets and education backgrounds while posing challenges to traditional "blue-collar" jobs. An evolving 21st century economy and changing technologies will continue to have a significant impact on Reynoldsburg's economy.

The old K-Mart site on Brice Road and East Main Street is unlikely to return to its original use as a big-box retail site. Successful big-box stores in Central Ohio now locate in clusters, such as Polaris and Easton.

EXISTING CONDITIONS & TRENDS

Communities across the U.S. are suffering the physical, financial, and social consequences of having a surplus of commercial and retail space. This is at least in part due to growth in online shopping, consumer spending on travel, eating out, and a preference for experiences over goods. Data from the Bureau of Economic Analysis shows spending on travel, recreation, and eating out has steadily increased over the last decade while spending on household goods, clothing, and other goods has steadily dropped. Similarly, according to research from the Harris Group, nearly 80% of millennials say they would choose to spend money on an experience or event as opposed to an item or good.

Spending on travel, recreation, and eating out has steadily increased over the last decade. Spending on household goods, clothing, and other similar items has steadily dropped.

RETAIL TYPOLOGIES

Big-Box Stores

Regionally, big-box stores manage to stay competitive by locating in experiential or destination locations (e.g. the Easton Town Center and Polaris). Others now offer cooking or fitness classes, community gathering spaces, restaurants, and service amenities, beyond traditional shopping. Vacant big-box properties in Reynoldsburg are generally isolated from these types of uses and are located in a format that is functionally obsolete. The Focus Areas chapter explores strategies to address specific big-box vacancies within the City.

Strip Malls

Strip Malls in Reynoldsburg have higher occupancy rates than big-box stores. However, existing strip malls in Reynoldsburg are not anchored in destination locations like Polaris and Easton. These aging strip malls also fail to provide the "experience" that many consumers are seeking. This has a fiscal impact on Reynoldsburg's ability to remain competitive.

The Rise of Online Shopping

Online shopping is shifting the physical shape of retail. According to the Pew Research Center, only 22% of Americans had made any online purchase in the year 2000 compared to 2015 when 45% reported shopping online at least a few times a month. Retail expert Jan Rogers Kniffen argues that 50% of all retail not tied to bars and restaurants will be purchased online by 2030. This increase in e-commerce has brought competition to the brick-and-mortar retail market not anchored in an experience. Simultaneously, the majority of purchases made at brick-and-mortar retail stores, start with an online search. Although e-commerce will likely continue to grow, supporting healthy brick and mortar retail will remain valuable to the local economy.

Implications for Reynoldsburg

Reynoldsburg's aging commercial centers, combined with the projected trends in the retail landscape, guide many of the land use recommendations throughout this document. The Future Land Use section of this chapter includes comprehensive land use recommendations on a city-wide scale. Chapter 7 outlines redevelopment strategies for some of the key underutilized sites along primary commercial corridors. Furthermore, the chapter includes targeted zoning code recommendations that will allow the recommended concepts to move forward.

EMPLOYMENT

Existing Employers

Retail jobs make up the highest share of the total employment in Reynoldsburg, which is not surprising given its significant presence throughout the City. A breakdown of employment by sector for the top four industries is shown in Table 5. The Retail Trade sector is also the top third industry in the state of Ohio. As shown in Table 6, the top four employers in the City has changed slightly in the last decade, but retail and civic or government related employers continue to employ the most workers. As the City looks to update the condition and character of retail in the community, attracting employment from a diverse range of industries will be important. The Brice and Livingston focus area in Chapter 7 addresses this diversification issue through a recommended land use shift.

Trends in Automation

More generally, advances in technology and automation will significantly shift the needs of employers and their workforce in the future. A study published in the fall 2017 by the McKinsey

Table 4: Reynoldsburg Top Employment by Industry

Industry	Share
Retail Trade	24.2%
Health Care & Social Assistance	16.6%
Accommodation & Food Services	15.4%
Administration & Support, Waste Management and Remediation	11.7%

Source: U.S. Census Bureau, Center for Economic Studies, 2015 Reynoldsburg Work Are Profile Report

IN 2016, **6 OF THE TOP 10** EMPLOYERS IN REYNOLDSBURG WERE **RETAIL BUSINESSES.**

Table 5: Reynoldsburg Top Employers Over Time

Year	Rank	Employer	Nature of Business	# of Employees
2007	1	Limited Logistics Services	Retail Sales	3,218
2007	2	Reynoldsburg City Schools	Public Education	830
2007	3	Walmart	Retail Sales	420
2007	4	Limited Service Corporation	Retail Sales	406

Year	Rank	Employer	Nature of Business	# of Employees
2016	1	Mast Logistics Services Inc. (The Limited)	Distribution	3,704
2016	2	Reynoldsburg City Schools	Public Education	981
2016	3	State of Ohio	Government	680
2016	4	Walmart	Retail	445

Source: City of Reynoldsburg Comprehensive Annual Financial Report, 2016

Global Institute is typical of many. Namely, that a very large number of workers in the United States may need to shift occupational categories and learn new skills in the near future, as up to one-third of job activities may be automated or replaced by technology (See Figure 6). The jobs most susceptible to automation include those which are predictable in nature such as operating machinery, preparing fast food, or processing data. The top employer in Reynoldsburg is a distribution business which may experience a rise in automation of jobs. Within the different industries, the lower-wage jobs, primarily those related to service, are also at a high risk of automation.

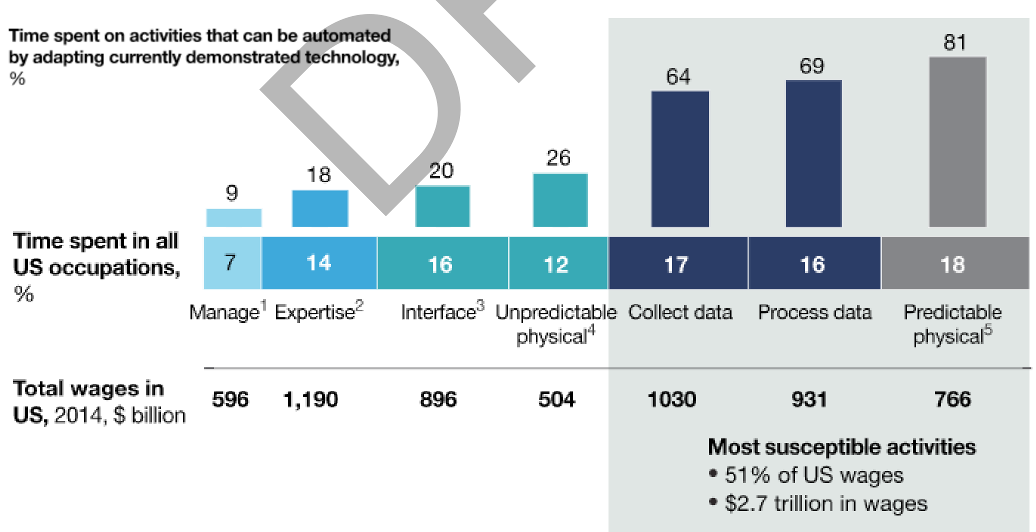
Reynoldsburg's current top employer is a distribution company, a field that is highly susceptible to automation of work moving forward.

For labor which is not directly replaced by automation, technological advances may still require higher education and experience levels than are presently demanded, meaning that even the lower-wage jobs will be out of reach for some of the most vulnerable populations. While many Reynoldsburg employees currently work in fields that require human talents and interpersonal skills, such as education, there is still potential for automation within these sectors. Additionally, the residents of Reynoldsburg, regardless of where they work, may need additional workforce training.

Reynoldsburg should look to engage with workers in the community most at-risk of being displaced by automation and technological change. Workers with a high school diploma or less will be less resilient in adapting to forecasted changes than their neighbors with a higher educational attainment.

Ensuring access to job training for residents and workers, as well as collaboration and coordination with educational institutions and employers across Central Ohio, will be important for the City's economic and social well-being moving forward.

Figure 7: Automation Potential By Type of Work



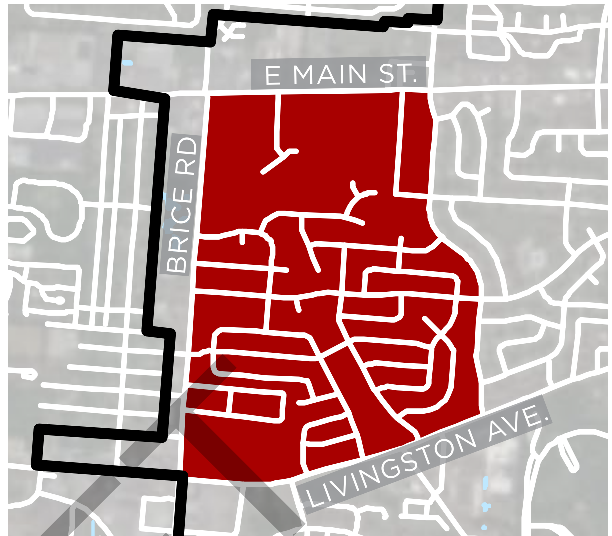
Source: McKinsey Global Institute, 2017

ECONOMIC INCENTIVES

Opportunity Zones

Opportunity Zones, created in 2017, are located in economically distressed areas where new investments may be eligible for preferential tax treatment. They were created to help encourage investment in disadvantaged communities by providing tax benefits to investors. Reynoldsburg has an Opportunity Zone located at Brice and Main. This area encompasses the previous site of Kmart, which currently sits vacant and ready for development.

Figure 8: Brice and Main Opportunity Zone



TIF's and JEDD's

Two economic development tools that can have a significant impact on economic development are Tax Increment Financing (TIF) and a Joint Economic Development District (JEDD). TIF's can be used by local governments to finance public infrastructure improvements and residential rehabilitation. Within a district, a certain percentage of property taxes will go into a fund for public improvements in that area in an effort to make needed improvements and increase property values. Currently the City has a TIF on nearly every commercial property on East Main Street, Brice Road, and Broad Street."

JEDD's are an arrangement where a municipality and township may develop township land for commercial or industrial uses. Both the township and municipality will share taxes within the property and the water and sewer service may be extended into to the property without annexation.

The City currently has a JEDD with Etna Township that was established in 2017 under Ordinance 92-17. The purpose of the JEDD is to work with the Township to collaboratively share the costs of operating and improving the district.

The first JEDD encompasses 5 parcels totaling approximately 230 undeveloped acres of land east of Mink Street & south of Refugee Road (just north of the Prologis Park – 70 Etna development). The agreement overlays the City of Reynoldsburg's 1.5% income tax on the future employees of the defined site as well as on the net profits of the companies located on the property. Per the agreement, funds are distributed between the three contracting entities as follows: 20% to the City of Reynoldsburg, 70% to Etna Township, and 10% to the JEDD board.

The second JEDD includes multiple parcels of land totaling about 330 acres to the east of Mink Road, between Refugee Road and Rt. 40 and near Etna's existing corporate park.

CIC's

Community Improvement Corporations (CIC) are economic development entities or land banks that promote, encourage, and facilitate economic and civic development. This can be done through promoting existing opportunities in the City, working to attract and retain businesses, creating public-private partnerships, and developing funds for land acquisitions, incentives, etc. Many communities throughout Ohio have CIC's to assist with economic development.

KEY FINDINGS-ECONOMY

Existing Conditions

- Based on an estimate using GIS analytics, there is roughly 50 s.f. of retail and space per person in Reynoldsburg. This is significantly higher than the national average of approximately 25 s.f. of retail space per person.
- Moving forward, the demands for retail space will change. Shopping online and spending money on "experiences" as opposed to goods, will drive down demand for traditional retail.
- Specifically, Reynoldsburg has two types of retail that will impacted by national and regional trends:
  - Big-Box – Today, successful big-box stores tend to locate next to other big-boxes (such as Polaris and Easton), rather than succeed in isolation (such as the former K-Mart site).
  - Strip Malls – This retail form is becoming less desirable, largely because they are not anchored in an experience, which is where people are increasingly spending their time and money.

Public Engagement

- Redevelop in existing infill corridors, rather than building large scale retail. (Survey)
- Reynoldsburg should accommodate population growth by growing new businesses (Survey).
- Shopping and supporting Downtown to create a strong Downtown (with vibrant retail) is important for a strong identity. (Stakeholder Groups)

Future Land Use

OVERVIEW

The Future Land Use Plan is a critical component of the Comprehensive Plan. It is used to guide city staff, planning commission, and private citizens and the development community on future development throughout the City. The planning process revealed a set of priorities reflected in the Future Land Use Plan. This includes accommodating shifting population demographics, the changing fundamentals of retail, and the continued need to diversify the local economy.

Future Land Use Plan Objectives

The Future Land Use Plan shown on the following page is composed of nine districts. Each of these districts has recommended land uses, design characteristics and key features to guide development within he district.

There are a number of City-wide objectives supported in the Future Land Use Plan. The top priorities include:

» **Reimagining the East Main Street corridor.** East Main Street is largely lined with auto-oriented retail. Trends in retail and population growth (as previously discussed) indicate that this is not the highest and best use of land along this corridor. Diversification of uses along this corridor is a priority.

» **Diversifying the local economy.** Currently, Reynoldsburg is heavily reliant on the tax base from The Limited. Transforming the Brice and Livingston intersection from retail into a mixed-use center focused on logistics will help diversify local income tax revenues.

» **Strengthening Olde Reynoldsburg.** Olde Reynoldsburg is the heart and soul of the City. The Future Land Use Plan offers a guide to define and strengthen the District.

Using the Future Land Use Plan

While each of the districts have broad requirements to help guide development, some issues facing the City require a more detailed approach. These include specific issues related to site design, public improvements, and open space. These issues are addressed in the policy implementation section of this plan.

The Future Land Use Plan is not a zoning map, nor do the recommendations take the place of the existing zoning districts or designations. However, it is recommended that the zoning code be updated to reflect the proposed characteristics and uses of the adopted Future Land Use map. Future land use and zoning changes should be in alignment with the map and recommendations herein.

HOUSING

Reynoldsburg's Existing Housing

A diverse, but aging housing stock. Reynoldsburg has a diverse housing stock (e.g. a well-distributed number of single-family, duplex, and multi-family units). However, the median age of multi-family housing in Reynoldsburg is approximately 40 years old, making it difficult to compete with other Central Ohio communities for residents.

Potential to capture higher rents. Data from the U.S. Department of Housing and Urban Development shows that forecasted rents for new apartments in Central Ohio are significantly higher than existing rents being charged in Reynoldsburg.

Housing and Population trends

Growing region with smaller household sizes. Central Ohio is growing rapidly. Approximately 87% of the population growth through 2030 will be households without children.

A growing preference for walkable places. In Ohio, survey data shows a majority of residents would prefer to live in walkable places. Currently, about 20% believe they currently live in a walkable place.

RETAIL

Reynoldsburg's Existing Retail

Reynoldsburg has an overbuilt retail sector. Many experts say that the U.S. has an overbuilt retail sector, with estimates as high as 25 s.f. per person. An UrbanFootprint estimate revealed that Reynoldsburg has a higher retail footprint per capita than the U.S. at over 50 s.f. per person (UrbanFootprint Estimates).

The style of Reynoldsburg's retail is becoming obsolete. Big-box stores and strip malls, which dominate Reynoldsburg's retail landscape, are not necessarily meeting the needs of Reynoldsburg's future businesses.

Retail Trends

Consumer preference for "experiences." The Harvard Business Review, among other sources, indicate that a significant growth area in retail moving forward will come from eating out and "experiences," such as the ability to shop, eat out, and go to events in a downtown or neighborhood.

Rise in online shopping. Shifting trends in supply-chains and distribution mean that businesses no longer need stores with larger footprints.

Key Takeaways

1. DEVELOP NEW HOUSING STOCK THAT MEETS POPULATION SHIFTS AND MARKET DEMAND.
2. TRANSFORM OBSOLETE COMMERCIAL AREAS INTO VIBRANT RESIDENTIAL AND COMMERCIAL DESTINATIONS.

HOUSING, ECONOMY, AND LAND USE

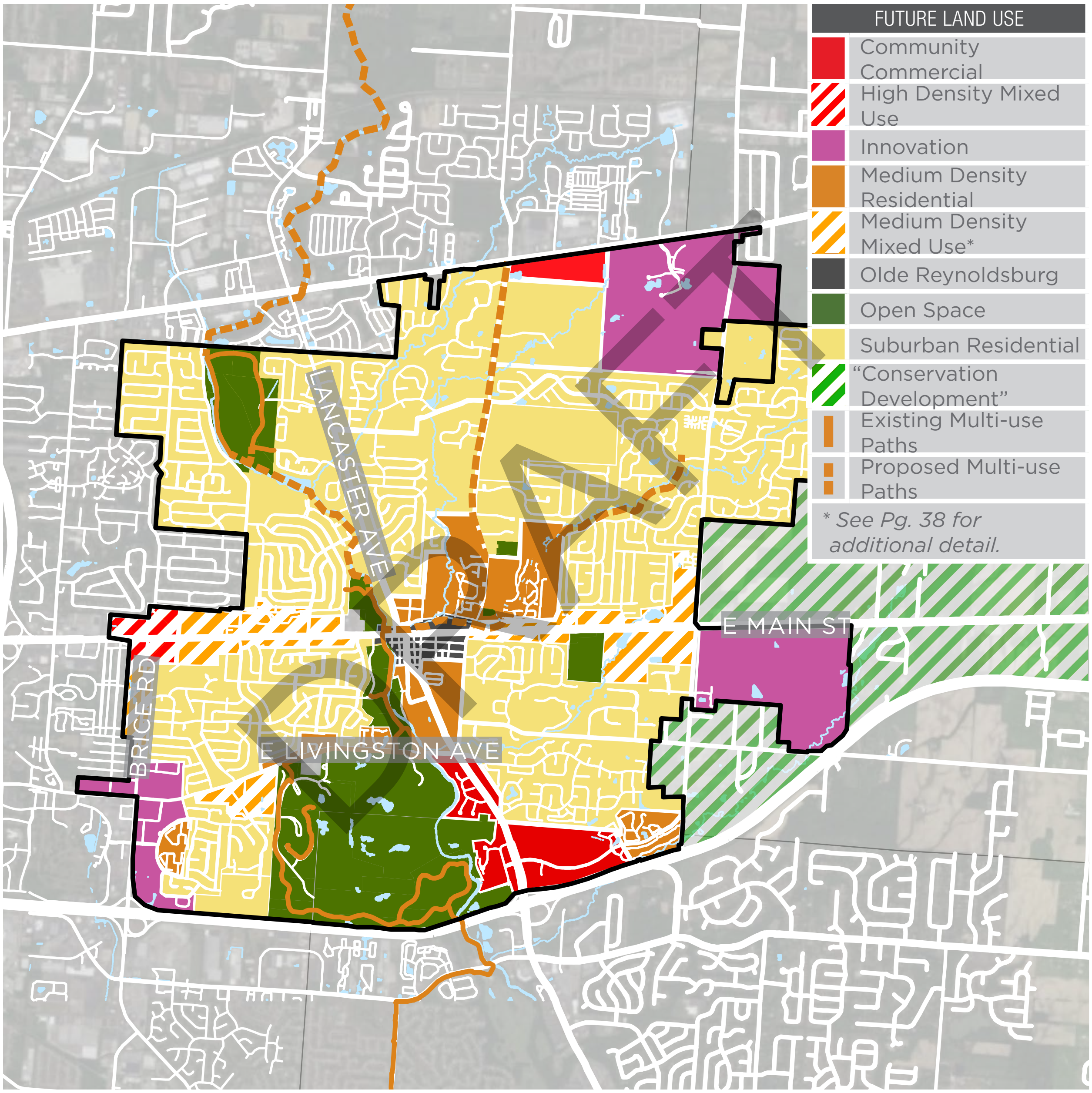
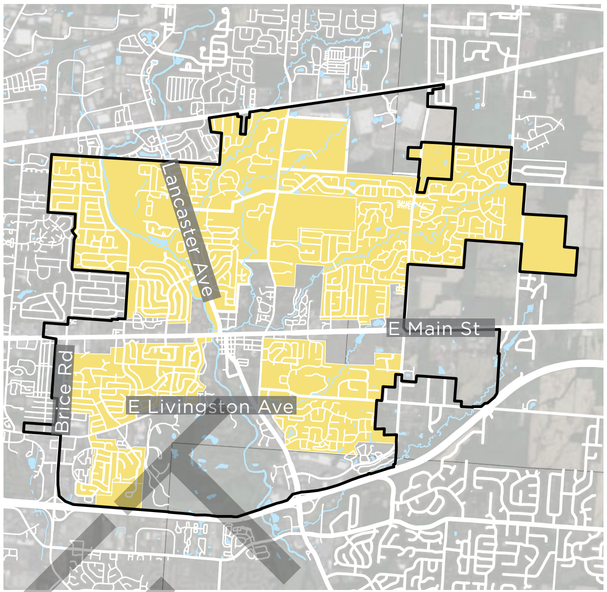


Figure 9: Future Land Use Map

SUBURBAN RESIDENTIAL

Suburban Residential Districts should largely consist of single-family homes situated on medium-sized lots. The Suburban Residential Districts highlighted in the map to the right are largely developed; however, future development should be characterized by a few different traits.

Walkability is an important trait in Suburban Residential Districts. This starts with the street network, which should have sidewalks, street trees, and short block lengths to promote walkability. Furthermore, walkable neighborhoods aren't exclusively pleasant places to walk within. They need to have destinations to walk to. Where possible, each home should be within a half-mile from a park or significant open space, to provide residents the opportunity to walk to recreational activities. Integrating institutional uses, such as schools and day-care centers, are complementary and encouraged in residential districts. Connecting new residential development to trail systems where appropriate is highly encouraged.



Key Features

- Walkable neighborhoods with street trees and sidewalks
- Short blocks with frequent connections to adjacent developments or future development
- Local parks and green space with walking paths, benches, play structures, etc., accessible to each residence
- Institutional uses, including neighborhood schools, may be integrated throughout the site

Development Character

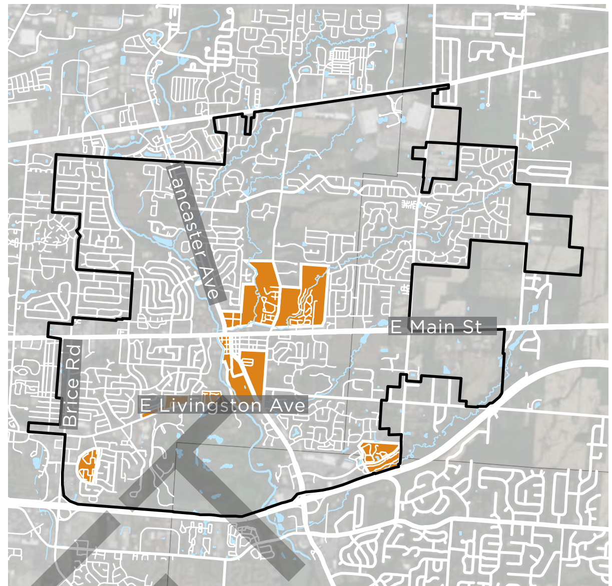
Development Intensity	3-6 units / acre
Parking	Rear or side facing garages Alley access where appropriate
Front Setback	25-30 ft
Suggested Uses	• Single-family detached • Single-family attached • Duplex • Schools • Religious Institutions

MEDIUM DENSITY RESIDENTIAL

Medium Density Residential Districts are dispersed throughout the community and complement single-family residential by accommodating a more diverse range of housing options.

Future development in Medium Density Residential Districts should be well integrated with surrounding uses while allowing for more compact development to accommodate growth, smaller household sizes, an aging population, and a growing number of households without children. Two-unit buildings are encouraged where appropriate. Developments may include a range of housing options with different price points and styles including townhomes, dense single-family, row houses, and apartments.

High quality, pedestrian-friendly roadway networks between Medium Density Residential Districts and adjacent areas should be a top priority to allow continued and cohesive development throughout the City of Reynoldsburg.



Key Features

- Short walkable blocks with common open spaces
- Senior-friendly residential options
- Shared recreational amenities
- Variety of unit types (townhome, duplex, flat, etc.)
- Smaller setbacks and improved streetscape to promote walkability

Development Character

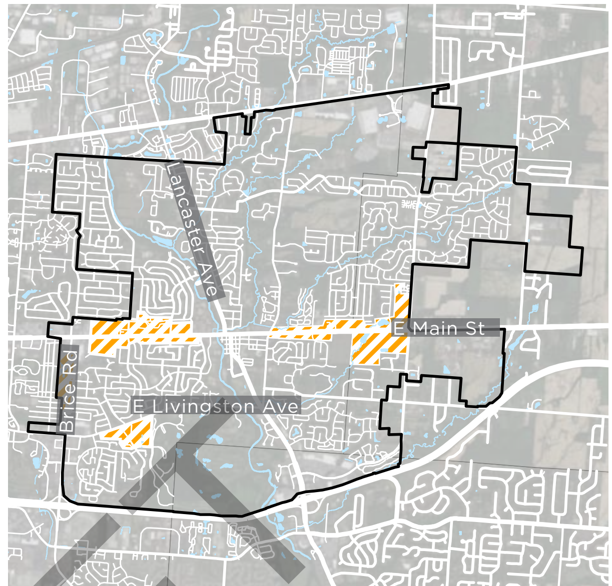
Development Intensity	7-12 units / acre
Parking	Rear or side facing parking lots On-street parking Alley access where appropriate
Front Setback	0-20 ft
Suggested Uses	• Single-family attached • Multi-family • Duplex • Townhome

MEDIUM DENSITY MIXED USE

Medium Density Mixed Use Districts are situated along heavily traveled corridors on East Main Street and Brice Road and include a well-integrated mix of housing, neighborhood-oriented retail, and public space, all connected by a network of comfortable, pedestrian-friendly streets.

Future development in Medium Density Mixed Use Districts should connect gateways into Reynoldsburg with the downtown, as well as serve commercial needs scaled to accommodate the immediate neighborhoods. The districts should incorporate a mixture of small commercial and office uses, residential units, and retail uses, including shopping and dining. Development should integrate public spaces, such as pocket parks, and the structures should help define the character of the street.

Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development.



Key Features

- ***Along East Main Street, from Brice Road to Olde Reynoldsburg, only commercial uses (office and retail) should be allowed on the first floor. East of Olde Reynoldsburg to Taylor Road, residential is a conditional use on the first floor.***
- Smaller retail and office users that support local residents and provide experiences at cafes, restaurants, and retail
- Medium density residential above retail and office where appropriate

Development Character

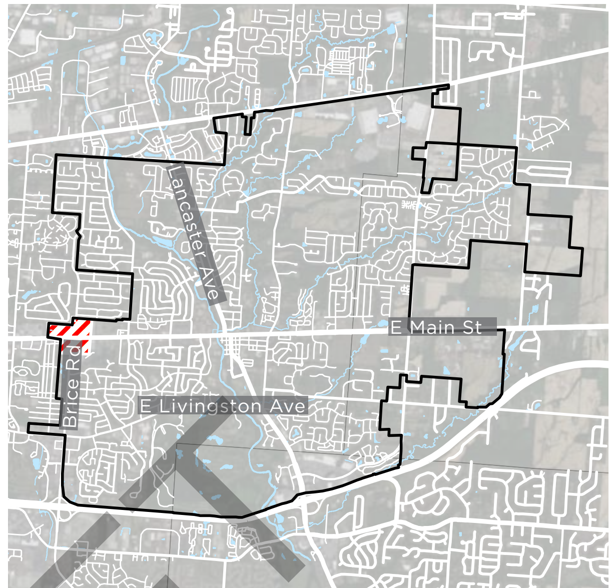
Development Intensity	20,000 - 25,000 sf / acre (residential units at 10 to 20 units per acre)
Parking	Placed to the rear or side of buildings, well-screened On-street parking
Front Setback	10-20 ft
Suggested Uses	• Duplex/Quad-plex • Multi- family • Dense single-family • Neighborhood commercial • Neighborhood office

HIGH DENSITY MIXED USE

High Density Mixed Use Districts serve similar functions as Medium Density Mixed Use Districts, but should be located at strategic gateways which are best positioned to accomodate higher-intensity development.

Future development in High Density Mixed Use Districts should be four to five stories with high-quality architecture, minimal setbacks, and pedestrian-friendly site design. Building facades and entrances should be oriented to the street with parking accessible from the rear or side of the building. Signage and wayfinding should be included, as appropriate, to welcome and direct visitors to Reynoldsburg and key community assets.

Residential uses should be intermixed among commercial and office uses. Public parks and green spaces should be integrated throughout future developments and include places for play, pets, and recreation.



Key Features

- » Internal street network within development
- » Pedestrian-friendly streets with high quality streetscapes
- » Residential uses include mid-rise apartment and condo buildings, and units above retail or office
- » Identifiable character, branding, and signage
- » Multi-modal transportation network within close proximity.

Development Character

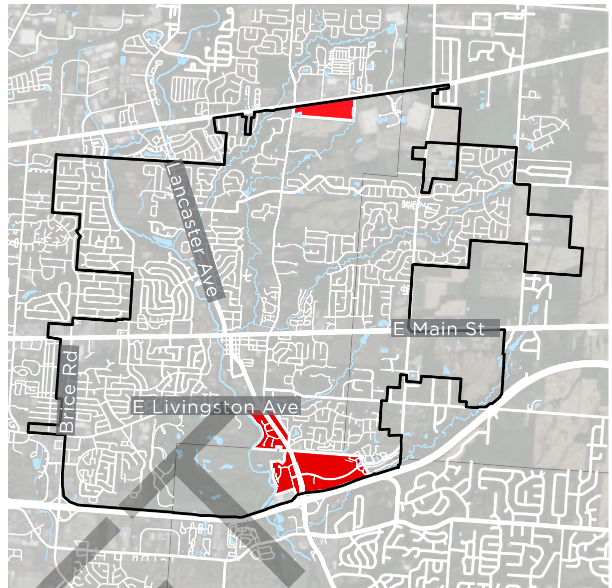
Development Intensity	20,000 - 40,000 sf / acre (residential units at 15 to 20 units per acre)
Parking	Placed to the rear or side of buildings, well-screened Podium parking where appropriate On-street parking
Front Setback	0-20 ft
Suggested Uses	• Multi-family • Condominium/Townhome • Neighborhood commercial • Institutional Office

COMMUNITY COMMERCIAL

The Community Commercial District is intended to serve residents of Reynoldsburg and the surrounding areas. With easy access to I-70 and I-270, the districts should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors.

Traditionally, big-box retail has been developed on large lots with ample surface parking. However, changes in online shopping and distribution, along with the imminent rise of automated delivery and autonomous vehicles, will likely diminish the demand for this type of retail in the future.

Future development in the Community Commercial District should accommodate these changes in retail and transportation. Smaller lots and smaller footprints will allow flexibility for current retailers while providing stronger opportunities for adaptive reuse. Streets should be developed as adaptable, interconnected grids, and introduction of other uses may be needed to allow these areas to be successfully repositioned for the future.



Key Features

» High quality streetscape and roadway materials throughout the district

» Well-designed buildings with distinct architectural character

» High quality building standards and abundant landscape treatments within sites, including parking lots, to reflect the brand of the district

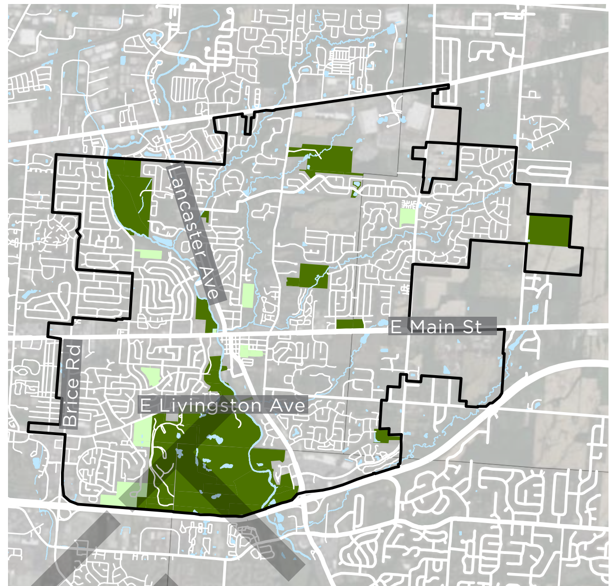
Development Character

Development Intensity	15,000-20,000 s.f. per acre
Parking	Rear parking lots, or well-screened side lots
Front Setback	25-30 ft
Suggested Uses	• Regional Commercial • Flex Office

OPEN SPACE

Parks, trails, and open spaces are critically important to the health and well-being of Reynoldsburg's residents. The Open Space District can include a variety of open spaces such as golf courses, ball fields, playgrounds, natural passive areas, and neighborhood pocket parks. These parks vary in their users, from attracting people across the region to a smaller, neighborhood scale.

Moving forward, Reynoldsburg should continue to develop green space with both active and passive uses. Trails are an increasingly popular recreational amenity in communities. When planning for trail improvements, trails should connect key destinations in the community, including Olde Reynoldsburg, civic uses, and existing parks. Schools and residential developments without a significant park within a half-mile of residents should be considered a priority for new open space. (The map to the right highlights existing walk access times to existing public spaces and schools throughout Reynoldsburg and can be used as a tool for future open space planning efforts).



Key Features

- » Shared-use paths as corridors connecting neighborhoods
- » Play structures, picnic areas, recreational fields
- » Open space for City programming or leisure activities
- » Community gardens and dog parks
- » Educational opportunities and facilities
- » Natural wildlife habitats and preserves

Development Character

Development Intensity	N/A
Parking	Off-street where appropriate
Front Setback	N/A
Suggested Uses	• Neighborhood Parks • Golf Courses • Athletic Fields • Shared-Use Paths • Natural/Conservation Areas • City Parks

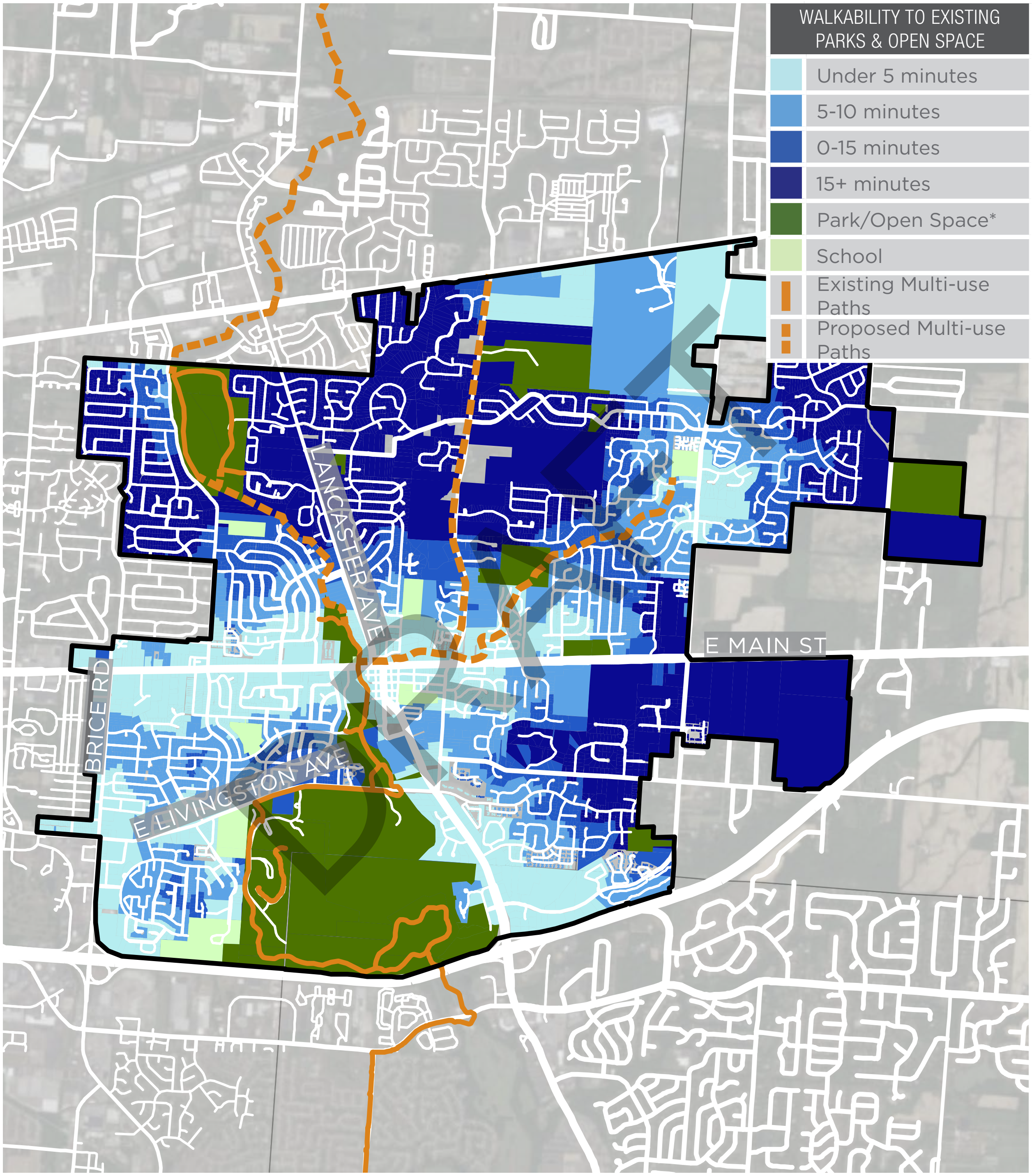


*Figure 10: Walkability to Open Space**

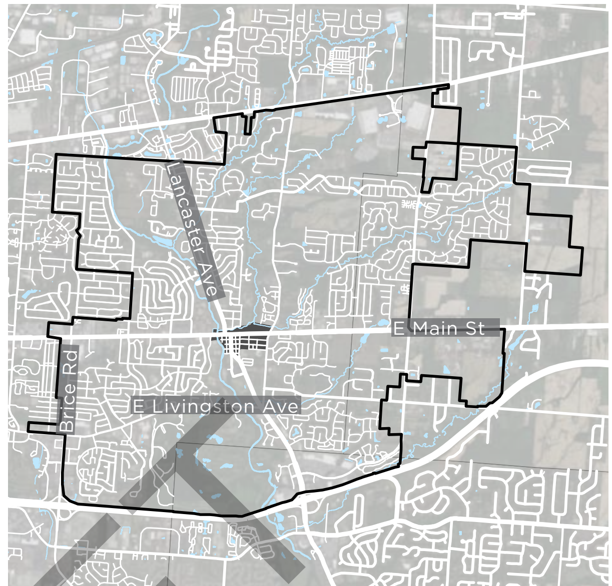
**School grounds included as open space.*

OLDE REYNOLDSBURG

Olde Reynoldsburg is the heart and identity of the City. With a blend of historic buildings, walkable retail and restaurants, small offices, and government buildings, the District is an important gathering place for Reynoldsburg residents and helps strengthen the identity and brand of the city.

Future development in Olde Reynoldsburg should strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation. Interesting and stimulating pedestrian environments should be a primary feature of the District. Sidewalk cafe seating is encouraged, ground-floor retail with large windows should be promoted whenever possible, and pedestrians should feel safe and comfortable on the streets and sidewalks throughout the district. New residential development is highly encouraged to help bolster and support the vibrancy of the downtown.

The boundaries of this district extend west, over Blacklick Creek, to include the current municipal buildings and campus. Incorporating the civic uses, including the YMCA, of this area into Olde Reynoldsburg can strengthen the mix of uses in the area, promoting a diverse and vibrant place.



Key Features

» Identifiable character, branding, and signage

» Walkable streets with sidewalks, short blocks, and a high quality streetscape

» Public spaces with attractive landscaping, public art, and pedestrian access

» Integration of retail, office, and residential uses in a true mixed-use approach

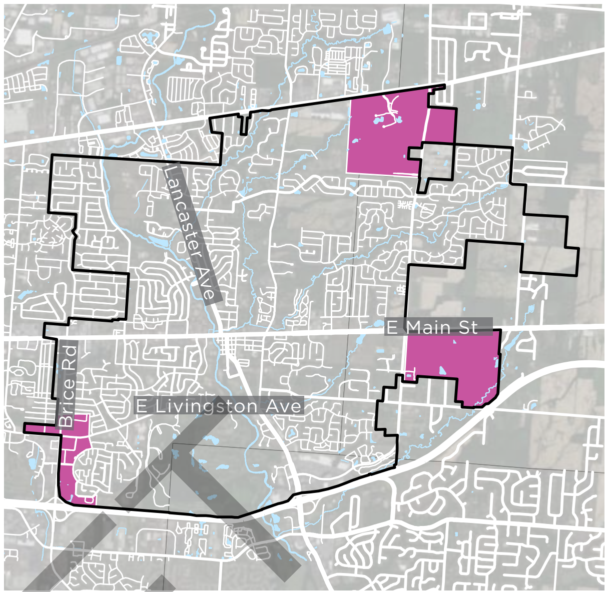
Development Character

Development Intensity	20,000 - 40,000 sf / acre (residential - varied)
Parking	Located to the rear or side of the building, well-screened On-street parking
Front Setback	0-15 ft
Suggested Uses	• Neighborhood Retail • Bars and Restaurants • Small-Scale Office • Multi-family Residential • Municipal Buildings • Community Centers and Civic Uses

INNOVATION DISTRICT

Innovation districts include a mix of industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities. Professional office users such as research and development, laboratory, and technology businesses, among others are encouraged. Light industrial, manufacturing, and warehouse uses may be appropriate near major roadways. (In particular, the intersection of Brice Rd. and East Livingston Ave. is a strong opportunity for warehousing and logistics companies to locate and take advantage of the close proximity to I-70 and I-270 to distribute their goods to market. See Chapter 7 for additional information).

Buildings and sites should be well designed, incorporate green infrastructure, have distinct architectural character, and be well integrated with surrounding development and amenities. Attractive landscaping, streetscape elements, and signage should be used to integrate larger sites into the existing street network. Pedestrian crossings should be provided along adjacent streets throughout the districts.



Key Features

- » Signature buildings should serve as a gateway into Reynoldsburg
- » Attractive landscaping and green infrastructure features such as ponds, fountains, small parks, bioswales, etc., are encouraged
- » Small to mid-sized manufacturing warehouses with limited noise and toxin pollution
- » Signage and branding elements incorporated throughout the district

Development Character

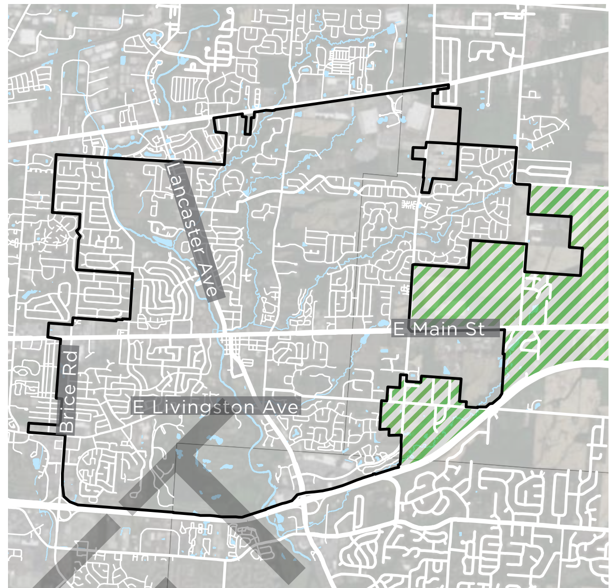
Development Intensity	20,000 - 25,000 s.f. per acre
Parking	Rear parking lots, or well-screened side lots
Front Setback	10-25 ft
Suggested Uses	• Industrial • Office • Logistics • Warehousing




CONSERVATION DISTRICT

As Reynoldsburg's boundaries are currently drawn, the vast majority of land and neighborhoods within the City are already developed. However, if land along the eastern portion of Reynoldsburg's boundary gets incorporated into the City, it should be developed in a clustered pattern that preserves farmland, natural features, and open space. Furthermore, clustered residential development often requires less roadway, water, and sewer infrastructure to design, providing potential cost savings to the City.

The district can offer a number of housing types, from single-family detached, to attached, to townhomes. Open space should promote both passive spaces that preserve farmland or wooded areas, areas for green infrastructure, and more active recreational areas. Both greenspace and residential development should be connected through off-road bicycle and pedestrian trails.

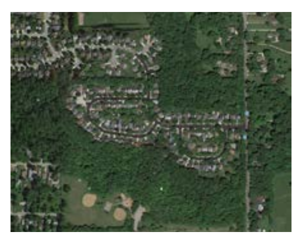


Key Features

- Clustered single-family development that preserves natural features
- Typically, 50%-70% of the District is conserved
- Integrates quality landscaping and green infrastructure throughout the developed portion of the district

Development Character

Development Intensity	4 to 6 units per acre
Parking	Rear parking lots, 2 spaces per unit
Front Setback	10-20 ft
Suggested Uses	• Detached/Attached Single-Family • Schools • Community Centers • Research/Office Parks • Office/Warehousing



IMPLEMENTATION

The implementation framework includes a series of goals with related strategies and actions for each plan area. The development of the framework is a result of the public engagement process, existing conditions analysis, and understanding of best practices. It is intended to be used regularly by staff and members of the local leadership to make informed decisions regarding where and how the City grows.

The following goal, strategies, and actions relate to recommendations around Economy and Land Use.

RESPONSIBLE PARTIES	
C	City Council
P	Planning Department
PC	Planning Commission
	Parks & Recreation Department
$	City Auditor
	Public Service Department
	Community Organizations

TIMEFRAME		
Short	S	0-1 years
Medium	M	1-3 years
Long	L	3+ years
Ongoing	O	Continuous

GOAL 2 *(Economy and Land Use)*

DIVERSIFY AND BALANCE A MIX OF LAND USE TYPES THAT CREATES ECONOMIC RESILIENCY WHILE PROMOTING A DISTINCT CHARACTER.

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 2.1: Update codes, regulations, and plans to align with the Future Land Use Map.		
Action 2.1.1: *Update the City's Zoning Code to align with the Future Land Use Map and district descriptions and regulations.*		
Action 2.1.2: *Align updates of the Capital Improvements Plan with the Comprehensive Plan.*		
Action 2.1.3: *Coordinate MORPC's regional planning initiatives with future planning documents and studies.*		

HOUSING, ECONOMY, AND LAND USE

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 2.2: Transition the Brice and Main area to a unique and dynamic mixed-use development.		
Action 2.2.1: *Work with public and private agencies (e.g. REDI) to promote redevelopment of focus areas.*		
Action 2.2.2: *Use existing TIF's and create new ones as needed to finance future capital improvements associated with development in the area.*		
Action 2.2.3: *Leverage the potential of the Opportunity Zone to attract future private investment in the Brice Road area.*		
Action 2.2.4: *Work with MORPC and COTA to integrate future mass transit plans into a future overall development in the area.*		
STRATEGY 2.3: Grow Olde Reynoldsburg as the cultural and entertainment center of the community.		
Action 2.3.1: *Create new public space areas that will serve to create a sense of place and provide opportunities for gathering and entertainment.*		
Action 2.3.2: *Embrace the waterways in all future design decisions.*		
Action 2.3.3: *Explore the opportunity to create on-street parking on East Main St. to expand parking options and improve walkability.*		
Action 2.3.4: *Consider implementing tools to promote the growth and reinvestment of the Downtown District, including Tax Increment Financing, Designated Outdoor Refreshment Area (DORA), or a Special Improvement District, among other programs.*		
Action 2.3.5: *Create gateways that define and brand Olde Reynoldsburg, including arches, signage, public art, etc.*		
Action 2.3.6: *Expand off-street parking options with high-quality landscape screening.*		
STRATEGY 2.4: Transition the Brice Rd. and Livingston Ave. area to a light industrial, innovation, and logistics center that capitalizes and builds on access to the I-70 corridor.		
Action 2.4.1: *Partner with the City of Columbus to transition outdated commercial uses into spaces competitive in the marketplace.*		
Action 2.4.2: *Develop a unique brand to promote the innovation in this district.*		

04 MOBILITY

Mobility

OVERVIEW

Mobility in Reynoldsburg covers a variety of transportation modes. Beyond a traditional examination of traffic counts and whether or not roadway design can accommodate these traffic counts, this Chapter addresses safety and comfort for pedestrians, transit riders, and automobile drivers. While the future of transportation technology continues to evolve, a focus on developing a comfortable street and pedestrian network for all users will remain essential to helping Reynoldsburg maintain a strong quality of life. The intent of future transportation planning in Reynoldsburg is to balance function and character.

In This Chapter:

- **Existing Conditions and Trends:** Roadway, Non-motorized Transportation, Complete Streets, Regional Mobility Efforts
- **Planned Roadway Improvements**
- **Implementation Strategy**

As Reynoldsburg accommodates population growth and new development, strengthening connectivity and leveraging infrastructure investments will be critical. High quality streetscape design, improved pedestrian safety, and trail connectivity are important investments. Furthermore, the City can coordinate planned infrastructure investments, particularly along East Main Street, with other public and private investments, ocurring locally and regionally.

The transportation component of this plan builds upon the principles and land use recommendations to define a vision for the future transportation network. It establishes a hierarchy of streets and street design criteria to support the land use vision and provides strategies to continue to expand the City's road network, bikeway system, transit service, pedestrian infrastructure and other mobility needs over the next 30 years and beyond.

Survey data indicates that Ohioans increasingly prefer to live in walkable communities. Figure 11 (to the right) indicates areas of strength and opportunity across Reynoldsburg.

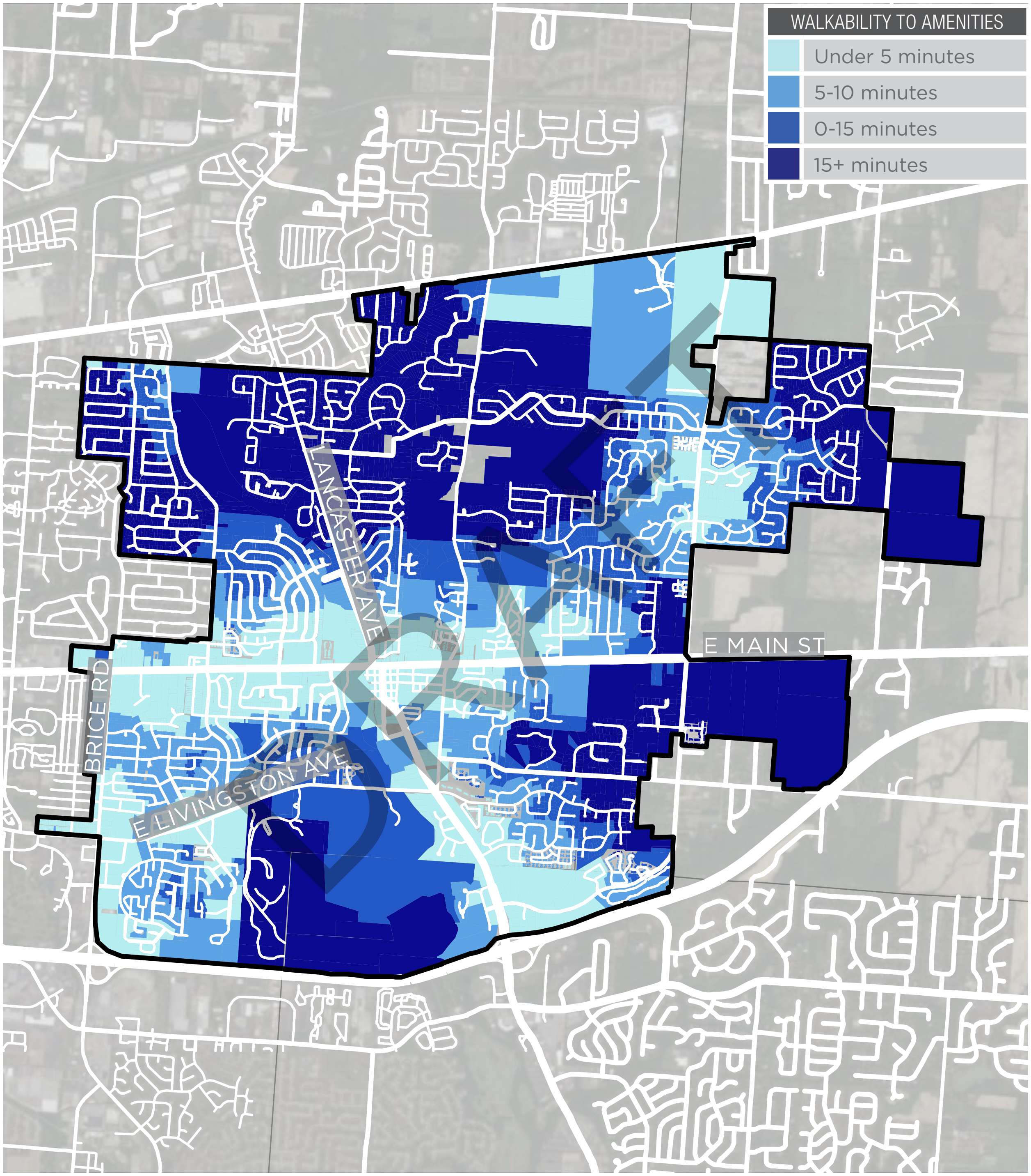


Figure 11: Walkability to Amenities

EXISTING CONDITIONS AND TRENDS

ROADWAY

High Crash Locations

The transportation network must be designed to safely accommodate all modes of travel. More heavily traveled corridors will inherently have more crashes due to the higher volume of cars. However, examining the context of crashes helps identify potential improvements. The map on the following page shows areas marked in the top 100 crash locations in Central Ohio by MORPC. They experience both heavy traffic and have multiple curb cuts in close proximity with little to no access management (shared entrances and access drives).

Traffic Volumes

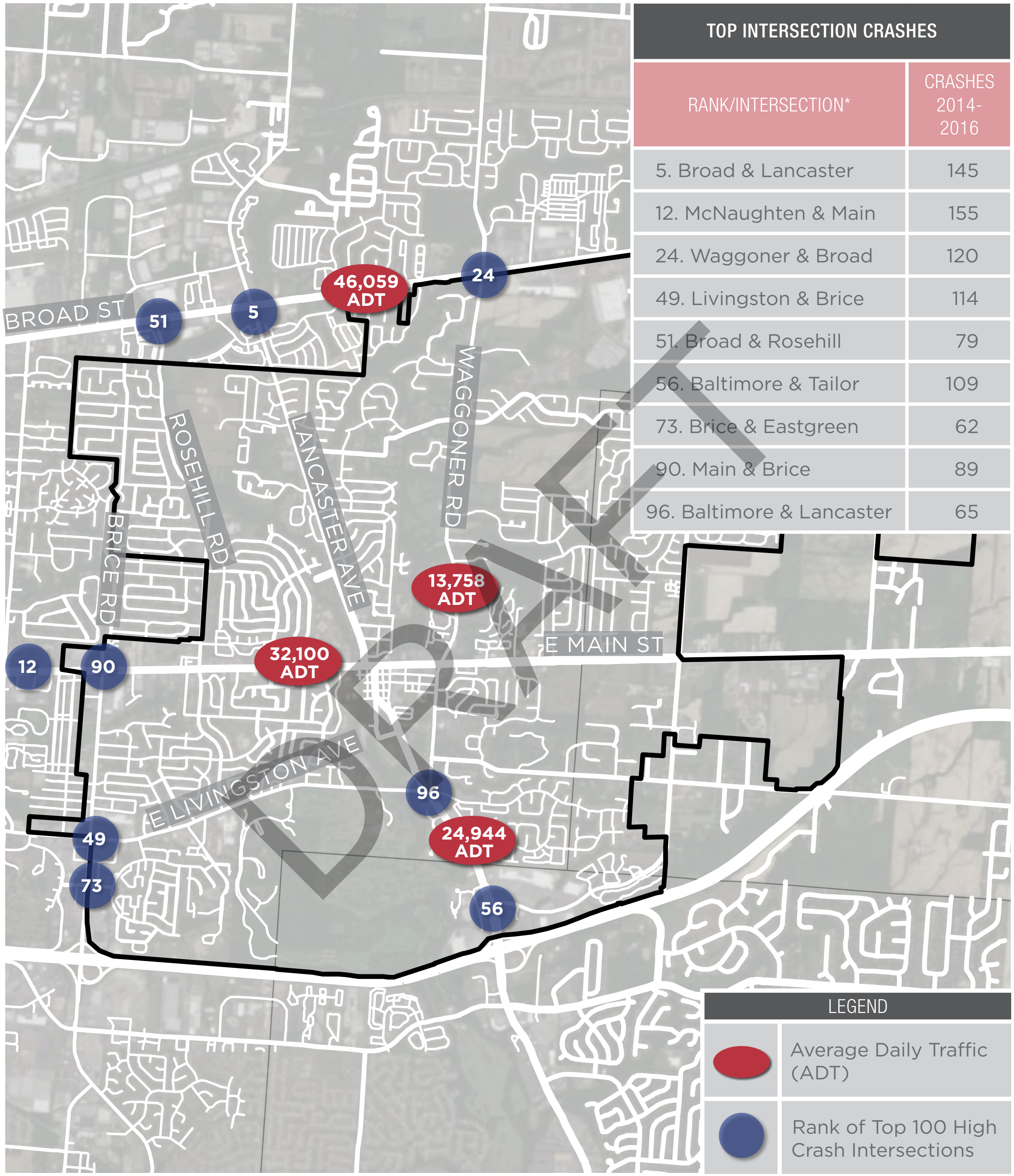
While Reynoldsburg has several heavily traveled corridors, traffic volume is not as high in comparison with other suburbs. Traffic volumes are measured in terms of average vehicles per day or Average Daily Traffic (ADT). ADT varies considerably based on roadway context and design. High ADT corridors are often attractive for retail development, while less attractive for residential development. Corridors with certain levels of traffic may employ different designs (number of lanes, lane width, intersection type, etc.) depending on context. The new roadway network guidelines will ensure that even roads with high traffic volumes can develop in a safe way for all users.

The East Main Street corridor carries more than 32,000 vehicles per day and Lancaster Avenue nearly 25,000. While these are the busiest roadways in Reynoldsburg, ADT is lower than the busiest roadways in communities such as Dublin and Westerville, which have ADTs between 35,000 to 45,000 vehicles. Despite the high ADT's in these communities, both Dublin and Westerville's downtowns are still vibrant and walkable with a mix of uses. (See recommendations for Olde Reynoldsburg in Chapter 7).

Waggoner Road and Broad Street (#24 on Figure 12.)

Brice Road and East Livingston Avenue (#49 on Figure 12).

Brice Road and East Main Street (#90 on Figure 12.)



TOP INTERSECTION CRASHES	
RANK/INTERSECTION*	CRASHES 2014-2016
5. Broad & Lancaster	145
12. McNaughten & Main	155
24. Waggoner & Broad	120
49. Livingston & Brice	114
51. Broad & Rosehill	79
56. Baltimore & Tailor	109
73. Brice & Eastgreen	62
90. Main & Brice	89
96. Baltimore & Lancaster	65

LEGEND	
(red oval)	Average Daily Traffic (ADT)
(blue circle)	Rank of Top 100 High Crash Intersections

Figure 12: Traffic Counts and High Crash Data Locations

**Intersections are ranked on total crashes and crash severity.*

NON-MOTORIZED TRANSPORTATION

Existing Trail Network

The City has an extensive and growing bikeway network connecting to the regional trail and greenway network. As highlighted on the map on the following page, many of the City's parks and schools are connected to the existing bikeway network, and there are plans to provide additional connectivity between the remaining schools, parks, and future bicycle networks.

As Reynoldsburg plans future facilities, there are two different types of trails and paths that can be implemented: off-road trails and on-road bike lanes and facilities. Recommended off-road trails are highlighted here. Integrating on-road facilities into a Complete Streets philosophy and network are highlighted on the following page.

A two-way bicycle lane (shown here in Columbus), is a safe, on-road facility protected from automobile traffic by parked cars.

Green painted lanes are an effective way to draw attention to cyclists, particularly at intersections.

Columbus Area Active Transportation Plan

The 2016-2040 Columbus Area Metropolitan Transportation Plan also included the Columbus Area Active Transportation Plan to help identify regionally significant active transportation projects that include pedestrian, bicycle and transit accommodations.

The draft plan, completed in October 2015, includes tools such as an interactive map and cost estimator for construction costs for active transportation facilities. The interactive map identifies major transportation corridors with recommendations for appropriate transportation facilities for each type. As Reynoldsburg plans for future non-motorized facilities, this plan should be consulted.

Implications for Reynoldsburg

Off-road bicycle and trail facilities, while more expensive to construct than on-road bicycle lanes, are safe facilities for users of all ages. The map to the right highlights the parks, schools, and Olde Reynoldsburg. Many of these locations are currently connected by off-road bicycle trails. Filling in the missing links, along with prioritizing construction on trails that connect some of these uses, should be a priority for the City moving forward.

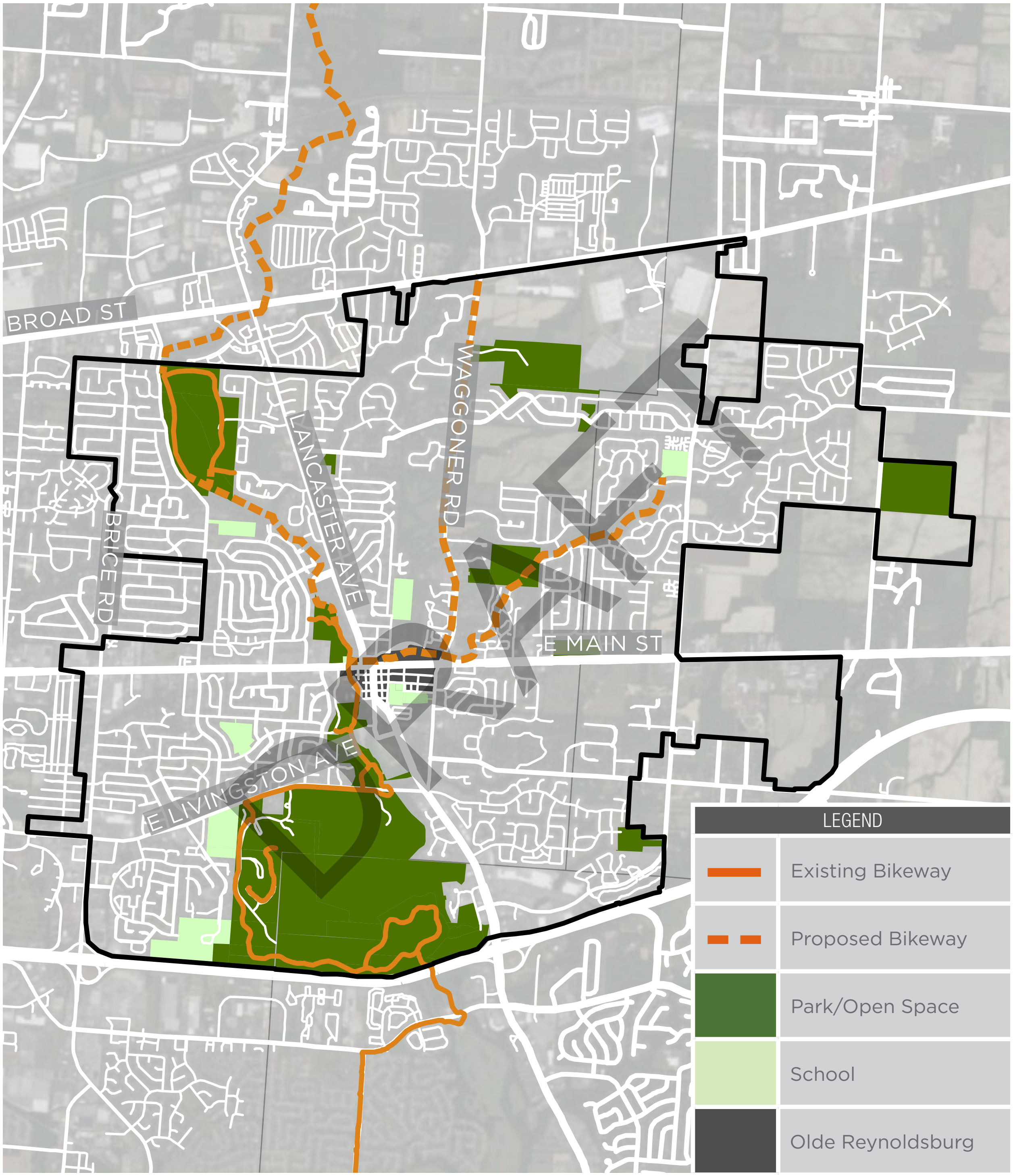


Figure 13: Non-Motorized Transportation Planning

COMPLETE STREETS

Complete Streets is a philosophy used by cities to accommodate the need for an integrated, connected street network that serves users of all ages and abilities, including motorists, bicyclists, pedestrians, and transit riders.

Throughout the process, Reynoldsburg residents indicated a preference for walkability. A Complete Streets policy can help support walkability.

Appropriate design standards and engineering requirements must be balanced to meet users' needs within the context of the street. Safe, quality street design must consider travel speed, volume, horizontal and vertical alignments, and sight lines, and how those elements impact various users and the surrounding character.

The design of a "Complete Street" depends on its context. For example, a Complete Street in a rural area may not include sidewalks and curbs, but could feature a multi-use path on one side of the street to provide a meaningful transportation option in that setting. For that reason, not all "Complete Streets" will look the same.

Features of Complete Streets may include:

- Sidewalks and bike lanes
- Comfortable and accessible public transportation stops
- Frequent and safe crossing opportunities, with accessible pedestrian signals
- Curb extensions and median islands
- Narrower travel lanes, and roundabouts

The priority roadway networks, highlighted in Figure 14, indicate roadway networks where a Complete Streets approach may have the most significant investment.

Roundabouts

Intersections typically require stop signs or traffic signals when traffic counts warrant. However, modern, low-speed roundabouts can reduce crashes, accommodate more traffic than traffic signals, cost less, and require less pavement than signalized intersections. Pedestrian crosswalks are located behind the "pause" line for automotive traffic. Although not all intersections are candidates, the roundabout is a viable traffic management tool.

- **Safety:** Reduction of crashes and fatalities due to slower speeds and no left turns.
- **Improved traffic flow:** Congestion is alleviated through continuous traffic flow.
- **Complex intersection solution:** Roundabouts are ideal for 5-legged, sharp intersection and other unusual intersections.

Roundabouts are becoming increasingly common in Central Ohio. Newark, Ohio (above) installed four roundabouts around its Downtown square.

- **Less conflict:** Roundabouts offer fewer points of conflict where crashes may occur.
- **Easy maintenance:** Given the lack of traffic signals, roundabouts are easier to maintain and more energy efficient than signaled intersections.

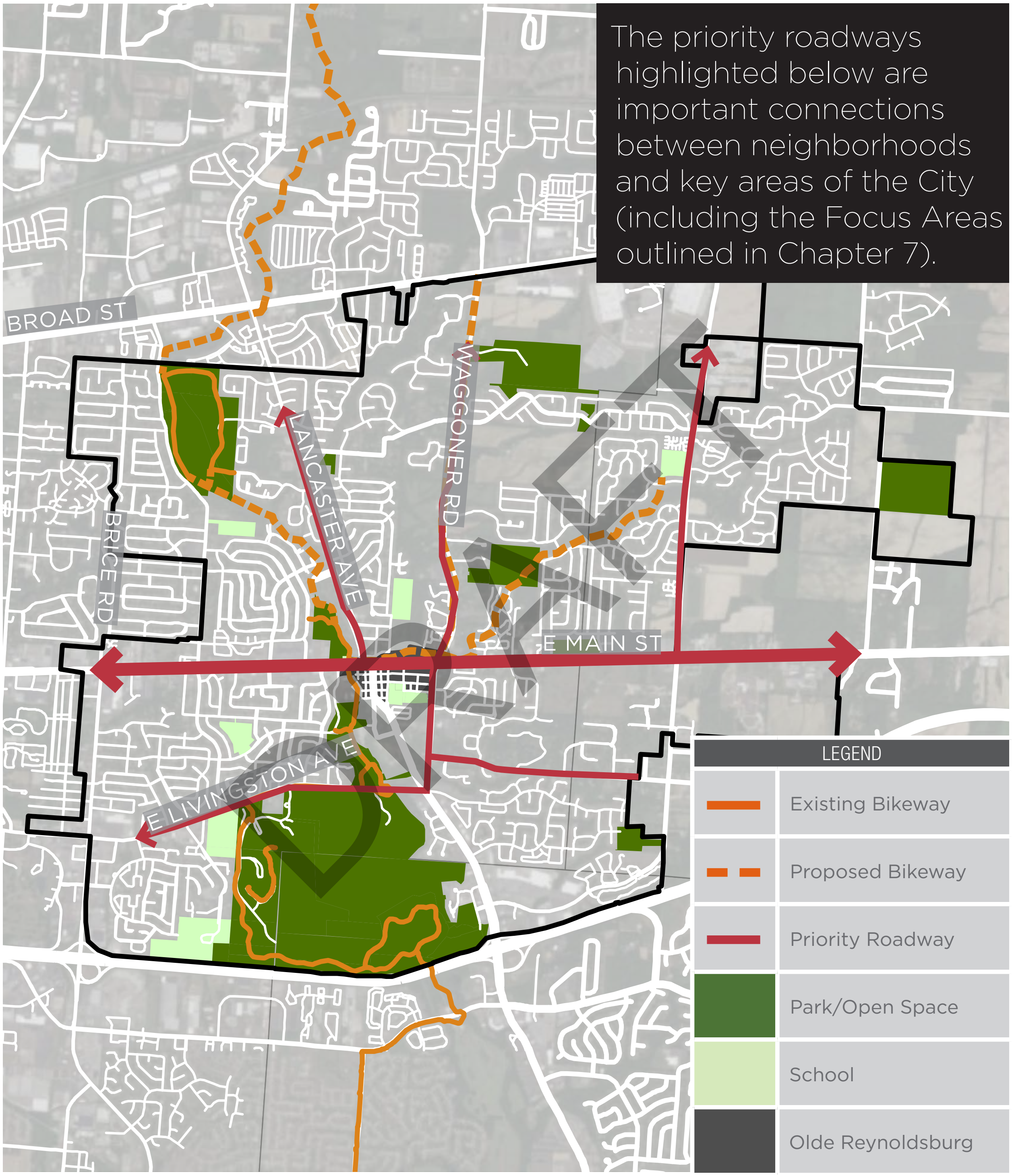


Figure 14: Major City Thoroughfares

See appendix for planned roadway improvements.

REGIONAL MOBILITY EFFORTS

Throughout the Central Ohio region, several planning initiatives are underway that will help shape the future of mobility in Reynoldsburg. These key projects, likely to impact future development, land use, and transportation in Reynoldsburg, are highlighted below.

Insight 2050

The Insight 2050 planning process conducted by the Mid-Ohio Regional Planning Commission (MORPC) has estimated that Central Ohio is expected to grow by up to one million people by the year 2050. As part of planning for that population growth, MORPC has initiated a follow-up planning study that considers long-term land use and transportation strategies on five key corridors. These corridors are likely to accommodate significant population growth throughout the Central Ohio.

East Main Street, specifically the portion of the corridor from Downtown Columbus to Reynoldsburg, is one of these five corridors. Local staff and elected officials from jurisdictions along the corridor, along with regional planning officials and transit leaders, have begun planning for the implications of population growth. This includes identifying key nodes of residential development, public space investments, and future transportation options along the corridors.

NextGen

The Central Ohio Transit Authority (COTA) recently completed a long-range planning effort called NextGen to identify public transportation needs and opportunities through the year 2050. NextGen considers how future population growth and other trends will shape demand for public transportation. COTA recently reconfigured many of their routes to offer more frequent and faster transit service. The plan's Vision 2050 also includes 13 potential high capacity transit corridors centered on some of Columbus' most dense corridors. East Main Street has been identified as a high-capacity corridor, with the potential for future Bus Rapid Transit services.

Smart Columbus

Municipal governments around the country are at the beginning stages of integrating technologies to improve city functionality and the overall quality of life for residents. In 2016, the City of Columbus won the U.S. Department of Transportation (USDOT) $40 million Smart City Challenge with additional funds from private and philanthropic sectors. Smart Columbus aims to achieve the following:

- Improve access to jobs through expanded mobility options in major job centers.
- Compete globally through smart logistics.
- Connect Columbus residents to safe, reliable transportation that can be accessed by all.
- Better connect visitors to transportation options.
- Develop a more environmentally-sustainable transportation system.

As Smart Columbus continues to evolve, the City of Reynoldsburg may be able to apply lessons learned to the future of mobility in Reynoldsburg.

Implications for Reynoldsburg

These regional mobility efforts have identified East Main Street as an important corridor, both for the City of Reynoldsburg and the region. Currently, East Main Street is the main transit corridor in the city (see map to the right). Redevelopment concepts for underutilized areas along this corridor, which can be found in the Focus Areas Chapter, reflect the efforts to accommodate future population growth and increase mobility options along this corridor.

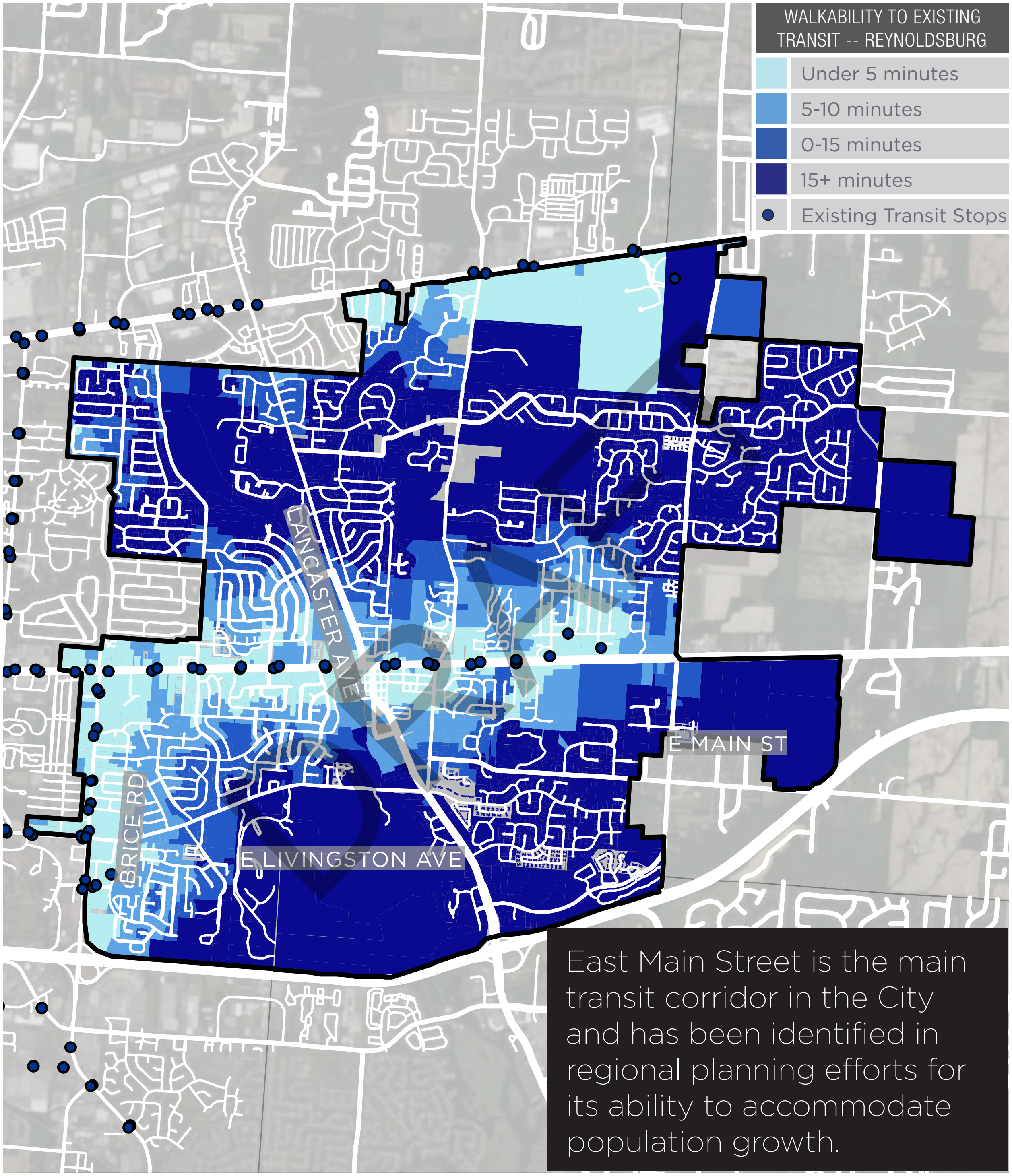


Figure 16: Walkability to Existing Transit

KEY FINDINGS-MOBILITY

Existing Conditions

- The City has an extensive bikeway network with additional connections planned to better link schools, parks, and destinations.
- East Main Street, Reynoldsburg's main commercial corridor, continues to be a focus of regional planning efforts and local improvements:
    - As a result of Insight 2050, local stakeholders are studying East Main Street as a corridor that is likely to accommodate significant population growth over the next 30 years.
    - In the short term, East Main Street has plans for capital improvements by 2022. Infrastructure and streetscape improvements should be designed with the understanding that more residents will live along East Main Street in the future.
    - East Main Street will be repaved in Olde Reynoldsburg in 2019. A new streetscape should include well-defined pedestrian markings and on-street parking to improve the safety, energy, and access in Olde Reynoldsburg. (U.S. Route 23 goes through the heart of Olde Reynoldsburg, it is a walkable street with on-street parking).

Public Engagement

- Residents noted low satisfaction and high rate of importance for road conditions and traffic flow (Aimpoint).
- Residents noted a preference for walkability throughout the process.
- Improving trail connectivity throughout the City is important (Stakeholders). Multi-purpose trails and bicycle paths were moderately important to survey respondents. (Aimpoint).

IMPLEMENTATION

The implementation framework includes a series of goals with related strategies and actions for each plan area. The development of the framework is a result of the public engagement process, existing conditions analysis, and understanding of best practices. It is intended to be used regularly by staff and members of the local leadership to make informed decisions regarding where and how the City grows.

The following goal, strategies, and actions relate to recommendations around Mobility.

RESPONSIBLE PARTIES	
C	City Council
P	Planning Dept.
PC	Planning Commission
	Parks & Rec Dept.
$	City Auditor
	Public Service Department
	Community Organizations

TIMEFRAME		
Short	S	0-1 years
Medium	M	1-3 years
Long	L	3+ years
Ongoing	O	Continuous

GOAL 3 *(Mobility)*

A SAFE, EFFICIENT, AND ACCESSIBLE TRANSPORTATION NETWORK THAT INCLUDES A RANGE OF MOBILITY OPTIONS

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 3.1: Expand the sidewalk and bikeway networks to provide connectivity within Reynoldsburg and the region.		
Action 3.1.1: *Create multi-use paths along at least one side of new roadways. While many residential streets may be appropriate for onstreet bike facilities, busier streets with higher vehicle counts are better suited for off-street paths.*		
Action 3.1.2: *Establish partnerships with area jurisdictions and state agencies and organizations on bikeways and trails. Coordinate the extension of bikeways and trails into adjacent townships and municipalities by collaborating with Central Ohio Greenways, MORPC, Metroparks, City of Columbus, Townships, and other entities. Collaborative efforts may enable special funding or cost-sharing opportunities.*		

GOAL 3 *(Mobility)*
A SAFE, EFFICIENT, AND ACCESSIBLE TRANSPORTATION NETWORK THAT INCLUDES A RANGE OF MOBILITY OPTIONS

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 3.1: Expand the sidewalk and bikeway networks to provide connectivity within Reynoldsburg and the region.		
Action 3.1.3: *Require that bicycle parking facilities (bike racks or shelters) are included on new development plans where appropriate. Include requirements for bike parking facilities within the suggested update to the City's zoning code.*		
STRATEGY 3.2: Reduce congestion and improve quality of main corridors and intersections.		
Action 3.2.1: *Manage access points onto parkways and boulevards (arterials and major collectors). Access management should be applied on all boulevards and parkways and on avenues in commercial settings to provide for adequate, safe and properly designed entrances and exits to and from developments.*		
Action 3.2.2: *Consider the use of roundabouts at local intersections. Modern roundabouts have been demonstrated to improve efficiency and safety at critical intersections. The City should consider roundabouts at intersections where appropriate.*		
Action 3.2.3: *Require traffic impact studies for most development proposals. Development proposals that meet certain criteria should be required to submit a traffic impact study as part of the review process. Traffic impact studies are used as tools by many central Ohio municipalities to negotiate shared responsibility for transportation improvements.*		
Action 3.2.4: *Develop partnerships to leverage the work of the City of Columbus' Smart City Grant. The Smart City Grant (from the US Department of Transportation), has made Columbus an epicenter for testing "intelligent" transportation systems. Reynoldsburg should be active in following the Smart City initiative and look for ways to bring new transportation and traffic management technologies to Reynoldsburg.*		

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 3.3: Expand public transportation options.		
Action 3.3.1: *Continue to coordinate with the Central Ohio Transit Authority (COTA). Meet with COTA officials at least annually to identify opportunities to improve public transportation in the City. As needed, share significant development proposals to assess their design with regard to viability of transit.*		
STRATEGY 3.4: Ensure that new developments are connected into the existing transportation network.		
Action 3.4.1: *Require street and trail connectivity between developments. Update the land development regulations to require that development plans include street and trail connections to adjacent development. At the edge of the City, stub streets should be included in subdivisions with the expectation that those streets will be connected to future development.*		
STRATEGY 3.5: Expand trail connectivity in and around Olde Reynoldsburg.		
Action 3.5.1: *Develop a trail connection west of the Main Street Bridge, on the north side of the street, to connect to the Blacklick Trail.*		
Action 3.5.2: *Develop and implement a trail network through Old Reynoldsburg along the French Run Creek.*		
STRATEGY 3.6: Ensure Reynoldsburg is prepared for the adoption of autonomous and connected vehicles.		
Action 3.6.1: *Ensure that a zoning code update incorporates anticipated changes in land use and parking requirements as a result of autonomous vehicles.*		
Action 3.6.2: *Planning Commission should consider the impact of autonomous vehicles in development review.*		

05 UTILITIES AND INFRASTRUCTURE

05 UTILITIES AND INFRASTRUCTURE

Utilities and Infrastructure

OVERVIEW

Reynoldsburg's sewer, water and drainage systems are critical in providing for the public health and safety for residents, employees, and students within Reynoldsburg. Homes, businesses, schools, and institutions all benefit from the development, operations, and maintenance of Reynoldsburg's infrastructure.

The goal for Reynoldsburg's public utilities is to maintain excellent service with all utilities while utilizing proven technologies and best practices to make the City's systems more efficient and sustainable. The City's utilities are currently functioning at a high level, but there are opportunities in future development projects to continue to improve the systems' functionality.

In This Chapter:

- **Existing Conditions:** Sanitary System, Storm System, Water System, Sewer Service Area, Fiber
- **Best Practices:** Green Infrastructure and Street Design
- **Implementation Strategy**

EXISTING CONDITIONS

Sanitary System

Reynoldsburg sanitary sewer lines perform the essential function of collecting household and commercial wastes and conveying them to points of discharge – primarily into the City of Columbus for treatment. The construction and management of a sanitary sewer system is a major component of the City's public works infrastructure network and imperative to community health.

The City of Reynoldsburg has a contractual agreement with the City of Columbus for sewage treatment. The existing sanitary sewer lines in the City are connected to Columbus. The City programmatically includes sanitary sewer line improvements in conjunction with street rehabilitation projects.

As Reynoldsburg plans for sewer service, areas that can flow by gravity to the existing subtrunks are the most efficient areas to serve. Areas that cannot be served via gravity lines can be accessed with lift stations, but these are expensive.

Sewer planning uses the Equivalent Dwelling Unit to determine future sewer needs. The 2002 study and county standards fall somewhere between 350

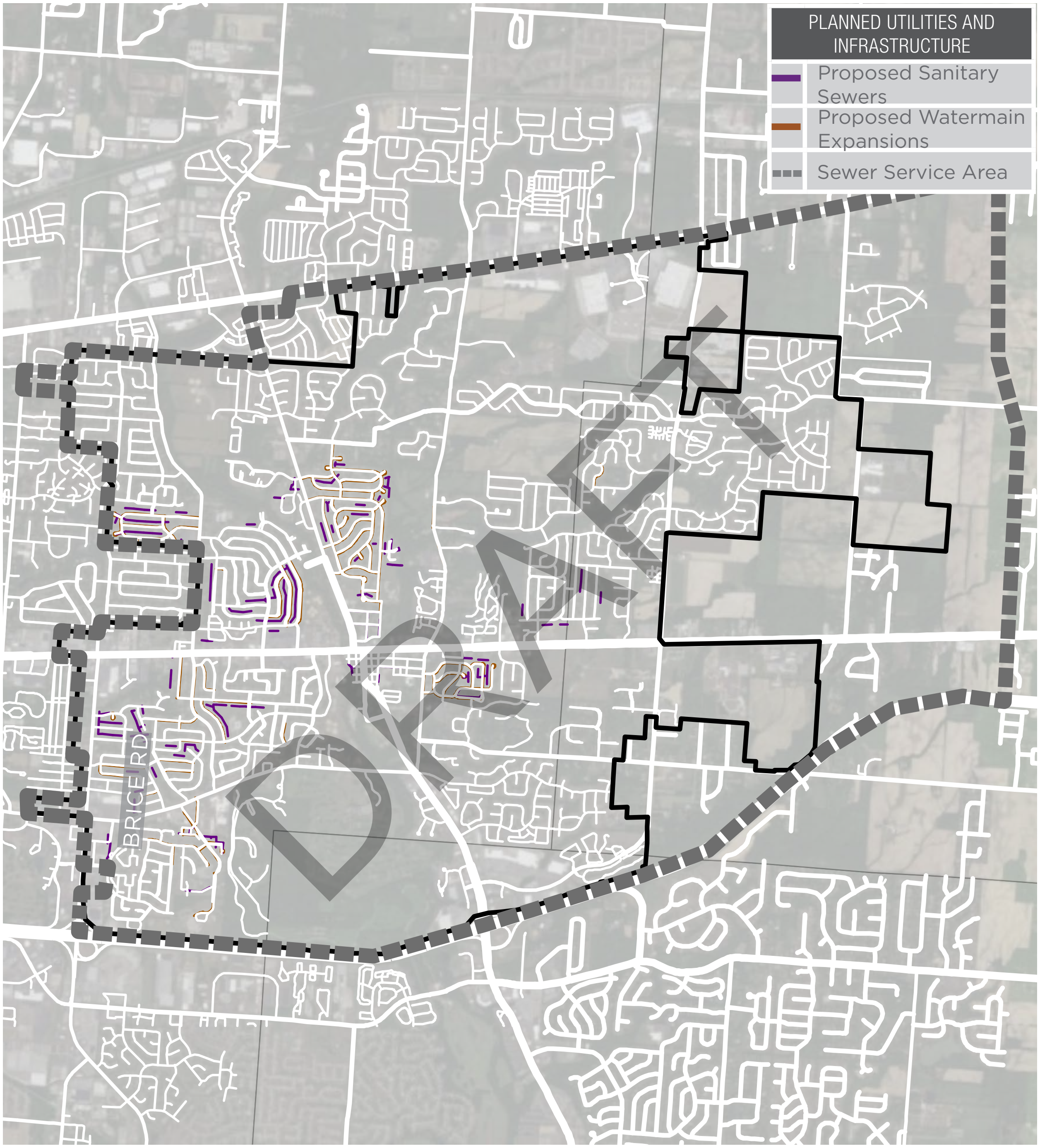


Figure 17: Planned Utilities and Infrastructure

gallons per day and 400 gallons per day. This allows for planning per housing unit. Non-residential uses are calculated based on an EDU as determined based on the specific type of use.

» ***DFFOs led to Citywide SSES Investigations***

» ***CCTV, Smoke Testing, and Manhole Investigations***

» ***Frequency and Severity of Defects produced many recommendations***

» ***Rehabilitation, Repair, or Replacement***

The additional load resulting from proposed development will require sanitary sewer line extensions for new development, some existing line upgrades in the strategic location redevelopment areas, and a holistic understanding of Reynoldsburg's needs and Columbus' capacity.

Storm System

The purpose of Reynoldsburg's storm drainage system is to deal with excess stormwater from paved streets, parking lots, sidewalks, and roofs. Projects are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Reynoldsburg maintains a substantial amount of both underground stormwater drainage pipes, and continues to incorporate stormwater requirements into every public and private development proposal.

Reynoldsburg has practiced sustainable urban drainage, trying to replicate natural systems that lower the environmental impacts caused by dirty surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into water courses. These sustainable urban drainage systems require little or no energy input (except from environmental sources such as sunlight, etc.), are resilient to use, and are environmentally as well as aesthetically attractive. However, they do require regular maintenance, as any landscaped feature does.

The table below shows the city's current stormwater management strategies and the quantity of each type of asset.

Existing stormwater system drainage pipes are sufficient for the proposed growth in this plan, yet all new development will require a storm sewer system that mitigates any water quantity or quality impacts. All development proposals must consider downstream impacts. Stormwater management is reviewed by the City as part of the subdivision platting process. Commercial development plans also must be reviewed for proper stormwater treatment and discharge.

Water Main System

Water quality is extremely important, as all public and private development proposals, especially in the Blacklick Creek corridor, must consider the effects of the built environment on the City's water supply. The water distribution system provides reliable water service to customers in the quantities they desire, at the quality level that meets or exceeds both customer and regulatory standards.

Reynoldsburg owns and maintains its own water supply. Water supply comes from the City of Columbus. All water is treated by Columbus and is then master metered as it enters the City of Reynoldsburg and is distributed to residents and businesses.

Currently, the City of Reynoldsburg maintains a water distribution system serving local homes and businesses and over a million feet of pipe infrastructure with the pressures and capacities necessary to support the City's fire hydrants to ensure proper fire protection for properties within the City. Much of this infrastructure has been replaced in the past 20 years, as improvements in technology have led to increased longevity (the system is expected to last for the next 75 years) and capacity (the diameter of the piping). The high quality drinking water produced by Reynoldsburg consistently meets all water quality regulations.

Water Use Trends

Over the past decade, Reynoldsburg and other Midwest water utilities have experienced a trend of declining water use per capita. This trend has been attributed to increased water use efficiencies in new appliances (such as toilets, washing machines, shower heads, etc.), public water conservation awareness and increasing water/sewer bills. The declining use has more than offset the increases due to population growth. Future per capita use is predicted to remain about the same or slightly decreasing. When average household size (of people and square feet) decreases, so does water use. When a portion of the projected growth is based upon multi-family, even less water is used, as landscape irrigation and car washing is usually nonexistent.

Based on predicted use patterns and existing infrastructure, Reynoldsburg is well positioned to accommodate the projected growth. The water utility has the supply capacity and the distribution system to support the additional residents and businesses. Certain sections of the water main network will require replacement pipes, valves, fire hydrants, and meters in the near future.

Fiber

Internet usage has evolved dramatically in the last few years, changing how we all shop, bank, and search for services, among other things. Residents and businesses are increasingly reliant on the Internet for their daily needs. The expectations for internet performance (speed and capacity) continue to increase and that trend is expected to accelerate. A number of communities in Central Ohio, are turning to municipally provided broadband internet service, or fiber, as a means to promote economic and social development within their communities. Fiber connectivity has proven to be an essential utility to support business operations and economic and educational development.

Focus Area #4 at Brice and Livingston is an ideal location for implementing fiber infrastructure.

A public utility is a service viewed as an everyday necessity to the public at large. Fast internet (1 Gbps), at an affordable price, has become and will grow as an everyday necessity for businesses and residents. As such, the public utility model needs to be seriously considered, to ensure equitable and inclusive access. It is recommended that the city establish fiber connectivity for residents, ensuring equitable access to and inclusion for all residents. Experts at the Fiber to the Home (FTTH) Council say fiber-to-the-home connections are the only technology with enough bandwidth to handle projected consumer demands during the next decade reliably and cost effectively.

Media companies (Time Warner Cable, AT&T, Verizon, Comcast, etc.) echo the FTTH Council in their assessment, claiming that existing services will not be able to handle the demand at the rate is growing. To remain competitive in attracting and retaining the brightest and best to live and work in our community, the city needs to extend the public utility infrastructure to support the needs of an information society.

BEST PRACTICES

Green Infrastructure

Green infrastructure and low impact development strategies can minimize storm sewer improvement costs to support development and can also be implemented with complete streets. Low Impact Development (LID) is a stormwater management approach modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's pre-development hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Techniques are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the lot level. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied equally well to new development, urban retrofits, and redevelopment projects.

Green infrastructure can be incorporated within complete street design.

Permeable Surfaces

Over time, as pavement is replaced in the city, permeable surfaces like pavers and porous asphalt can be used to reduce the quantity of stormwater that runs directly into the storm system. Permeable pavers allow stormwater to flow through pavers and infiltrate the ground, rather than into the stormwater system.

POTENTIAL LOCATIONS:

- Sidewalks
- Curb-bumpouts
- Medians
- Parking lots

Street Medians

The primary benefit of street medians is to give pedestrians a stopping point when crossing from one side of the street to the other. However, street medians are an ideal location to integrate green infrastructure into a street, while adding an element of visual interest.

POTENTIAL LOCATIONS:

- Locate on busy streets to narrow the feel of the street while reducing traffic speeds
- Locate in between crosswalks separated by long distances.

Bioswales and Rain Gardens

Rainwater that runs off from Reynoldsburg's streets can be diverted into bioswales and rain gardens, which reduce the quantity of water entering the storm system, improve water quality, and provide landscaping elements.

POTENTIAL LOCATIONS:

- Curb-Bumpouts
- Medians
- Parking lots and on-street parking
- Plazas or parks adjacent to the street

KEY FINDINGS-UTILITIES & INFRASTRUCTURE

Existing Conditions

- The City's utilities are functioning at a high level. To continue this high functionality, future development should increase the efficiency and sustainability of the system.
- Fast internet at an affordable price, has become and will grow as an everyday necessity for businesses and residents.
- Green infrastructure can be incorporated into stormwater and roadway projects to increase water quality and reduce the burden on the stormwater system.

Public Engagement

- Residents are open to expanding the City's boundaries to the east to accommodate income-generating uses. (Aimpoint Survey)
- Residents cited infrastructure conditions as a primary concern in the City. (Aimpoint)

IMPLEMENTATION

The implementation framework includes a series of goals with related strategies and actions for each plan area. The development of the framework is a result of the public engagement process, existing conditions analysis, and understanding of best practices. It is intended to be used regularly by staff and members of the local leadership to make informed decisions regarding where and how the City grows.

The following goal, strategies, and actions relate to recommendations around Utilities and Infrastructure.

RESPONSIBLE PARTIES	
C	City Council
P	Planning Dept.
PC	Planning Commission
	Parks & Rec Dept.
$	City Auditor
	Public Service Department
	Community Organizations

TIMEFRAME		
Short	S	0-1 years
Medium	M	1-3 years
Long	L	3+ years
Ongoing	O	Continuous

GOAL 4 *(Utilities and Infrastructure)*
COORDINATE FUTURE INFRASTRUCTURE INVESTMENTS WITH ANTICIPATED GROWTH AND DEVELOPMENT

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 4.1: Explore opportunities around implementing fiber infrastructure.		
Action 4.1.1: *Explore the business model for the delivery of 1 GB of affordable fiber optic service to every house.*		
Action 4.1.2: *If a fiber network is implemented, it should be implemented and maintained in an equitable manner.*		

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 4.2: Examine wastewater collection capacity to ensure it meets future needs.		
Action 4.2.1: *Perform sanitary sewer system capacity analyses. Development can be constrained by sewer capacity. Study scenarios need to be conducted to determine the future growth and to help adjust the budget as needed to include the remedies found in the analyses. The analyses will also help the continual improve of inflow and infiltration to minimize impact to facilities. The studies will also evaluate the downstream loads based on projected locations and density development.*		
STRATEGY 4.3: Ensure stormwater quality is improved as Reynoldsburg's population continues to grow.		
Action 4.3.1: *Establish processes to ensure detention and retention facilities and water quality features are maintained. A review of current monitoring process should be completed and recommendations made to ensure maintenance is being performed as needed.*		
Action 4.3.2: *Employ sustainable methods for roadway construction. Utilize sustainable methods in the design of streets, as recommended in this Plan.*		
Action 4.3.3: *Coordinate Reynoldsburg's stormwater policies with neighboring jurisdictions. Watersheds have geographic limits that are not constrained by jurisdictional boundaries. The City should understand the efforts of neighboring jurisdictions to better maintain stormwater runoff at the current levels and improve the stormwater quality.*		
Action 4.3.4: *Create an education program to guide individual citizens on how to reduce stormwater runoff and improve water quality. Collaborate with Franklin Soil and Water Conservation District on education and outreach to the public through mailings, social media, in-person workshops and other methods as to how citizens can reduce stormwater runoff and improve water quality (rain barrels, rain gardens, planting of trees and grasses along waterways, etc.).*		

06 COMMUNITY IMAGE AND BRAND

Community Image and Brand

OVERVIEW

A community's image and brand describes the overall impression, culture, and feel of a community. It reflects its values and encompasses almost every aspect of a city. How well-maintained is a city? Does it offer places to gather publicly? Are its streets invested in? A brand is cultivated through physical efforts such as signage, streetscape design, or architecture, as well as marketing by the City including digital messaging, community events, and social media. The following chapter includes strategies that can continue to help define and enhance the City of Reynoldsburg's image and brand.

Ultimately, the City of Reynoldsburg needs to take an active role in cultivating its own brand and identity. If the City isn't, someone else is. This could be residents on social media, or through local media outlets. The City of Reynoldsburg is competing against communities across Central Ohio, each of whom are actively shaping their own identity in a unique way. The creation and delivery of Reynoldsburg's image is a strategic process which requires comprehensive attention and long-term sustainability.

In This Chapter:

- **Existing Conditions and Trends:** Current perception of brand, brand development, and signature places
- **Signage Overview:** Function, Concepts, and Locations
- **Key Findings:** Existing Conditions and Trends, Public Engagement
- **Implementation Framework:** Goals and Strategies

A community's image and brand helps establish a sense of place and tells a compelling story of its vision for the future.

EXISTING CONDITIONS AND TRENDS

Current Perception of Brand

Understanding how residents and visitors currently view Reynoldsburg is helpful in determining how to create an effective brand moving forward. According to the Aimpoint survey responses, 41.2% of residents do not believe the City has a distinct identity, while 7.6% are unsure. Those who do think that Reynoldsburg has an identity describe it as family-oriented, suburban, and diverse. Those who think the City lacks an identity would like to see its identity centered around similar themes of community engagement and family.

As the City works to cultivate its image and brand, Reynoldsburg may consider leveraging the positive attributes identified by community members while actively engaging with those who do not believe an image or identity yet exists.

Brand Development: What's In a Brand?

The City's branding serves as a promise to residents and visitors to deliver the long-term vision for the community as defined throughout this Plan. The image and brand of a city is more than a logo or banner: it tells a compelling story to targeted audiences and consistently delivers on its brand promises.

In order to deliver on the long-term vision of a city, target audiences may be identified. What is expected from a city will vary for residents, employees, and employers, but a city should aim to develop a brand promise for each audience which reinforces, and does not contradict, the others.

» **Current and Future Residents:** As current residents age, what is their perception of the City? As Central Ohio grows, what do prospective residents think of the community?

» **Current and Future Employees:** Will current employees who live outside of Reynoldsburg consider moving to the City? What is needed to attract prospective employees to move to the City?

» **Current and Future Employers:** How do current businesses view the City? Does the current image and brand reflect a strong sense of identity and leverage Reynoldsburg's economic opportunities for future employers?

Image and Branding Opportunities for Reynoldsburg

Challenges Identified During Planning Process	Opportunities
Reynoldsburg residents don't agree if the City has a current brand or image.	The community can guide the development of a desired vision and brand for the future.
Not all gateways into the city are defined, nor is there consistent gateway treatments applied.	Targeted investment along main corridors and entrances to the City can simultaneously strengthen branding, economic development, and land use decisions.
The downtown does not currently serve as the cultural and entertainment center of the community.	Olde Reynoldsburg can be strengthened to serve as a civic node and experience-based commercial center.
The City is growing and diverse.	The City can celebrate the diversity which makes it different from other places while strategically planning for growth.

COMMUNITY IMAGE AND BRAND

Signature Places in Central Ohio

Signature places, such as downtowns, parks, plazas, and mixed-use environments, can define and project a city's image and brand and establish a sense of place for residents and visitors. Leveraging an effective brand of these spaces can serve as a catalyst for future investment within the city. Enhancing Olde Reynoldsburg can help shape the identity of the Reynoldsburg. The following are three examples of signature places impacting a Central Ohio city's image and brand.

Olde Worthington, Worthington, Ohio

The downtown of Worthington, Olde Worthington, is a gathering space for the City with local shops and a nearby Village Green. Olde Worthington has historic buildings and character that create a sense of place. A high quality streetscape that includes street trees and paver sidewalks supports a comfortable environment for pedestrians and outdoor diners. The character of Olde Worthington is also reflected in the City logo, further enforcing this historic area as the image and brand of the City.

Grandview Yard, Grandview Heights, Ohio

Grandview Yard is a mixed use project that brings new retail, office, and residential units while creating an urban environment that did not exist within the City. Throughout the district, signage, materials, and landscaping is cohesive, and buildings follow urban site design principles. This creates a unique and inviting gateway into the City that is well-known around Central Ohio.

Creekside, Gahanna, Ohio

Gahanna's image and brand celebrates natural beauty along with the strength of families and commitment to growing businesses. This is reflected in Creekside, in downtown Gahanna, where water elements, including a central fountain and pathways along Big Walnut Creek, are integrated within an urban, mixed use development that supports residences and local businesses. This unique, high quality space, is used for community gatherings and promoted as a destination within the City.

(Pictured: Downtown Worthington)

Cities are increasingly identified by their downtown. Focusing improvements and branding here can help create an image of Reynoldsburg across the region.

(Pictured: Grandview Yard)

Signature developments can welcome visitors to the city, while serving housing and commercial needs.


(Pictured: Creekside, Gahanna)

Parks and open space can be used for community events and gatherings which help build a city's brand.

SIGNAGE OVERVIEW

Recommended Function

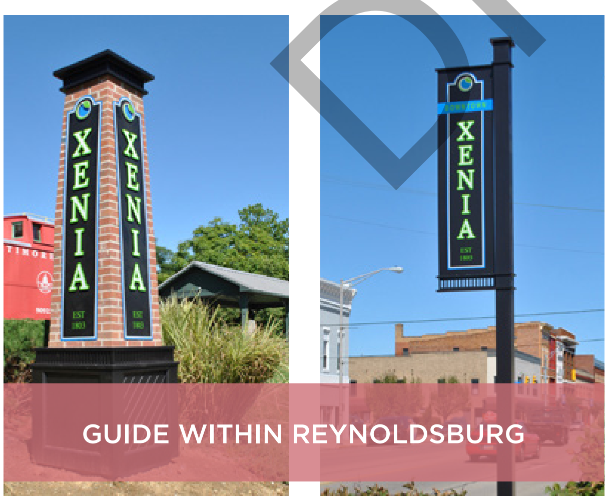
An effective branding strategy, which delivers on the promise of a long-term vision for the city, may be physically supported by appropriate signs, banners, and logos. Aligned with best practices in planning, urban design, and marketing, signage throughout the City of Reynoldsburg should meet four basic objectives:

REFLECT THE DESIRED IMAGE OF REYNOLDSBURG

Signage should reflect the future vision of a City. The City of South Euclid recently re-branded itself to reflect its focus on sustainability.

ATTRACT TO REYNOLDSBURG

Branding should be amplified at gateways to the City and special districts like Downtown.



GUIDE WITHIN REYNOLDSBURG

Signage should be clear and consistent across the City, but vary in design.

SHOW THE FINAL DESTINATION

Creative wayfinding can navigate while adding character within a community.

COMMUNITY IMAGE AND BRAND

Signage and Gateway Concepts

As Reynoldsburg thinks about defining its signature space, Olde Reynoldsburg, distinct signage should be incorporated into the overall design and infrastructure improvements. Implementing consistent signage concepts can add to Olde Reynoldsburg's identity while bringing distinct areas of the district together.

As development continues to occur on the south side of East Main Street, including with the construction of the YMCA, safely connecting this area with historic Olde Reynoldsburg can benefit users. Signage concepts on Main Street and Davidson Drive (above) and along the Main Street bridge into Olde Reynoldsburg (right) can assist with physically tying these two areas together.

Finally, the concept can be repeated at other public spaces throughout Olde Reynoldsburg, (including parks, public spaces, and public parking lots). The concept below is designed for the parking lot at East Main Street and Lancaster Avenue.

Main Street and Davidson Drive (looking south).


Main Street bridge into Olde Reynoldsburg.

Entrance into Main Street and Lancaster Avenue parking lot (in Olde Reynoldsburg).

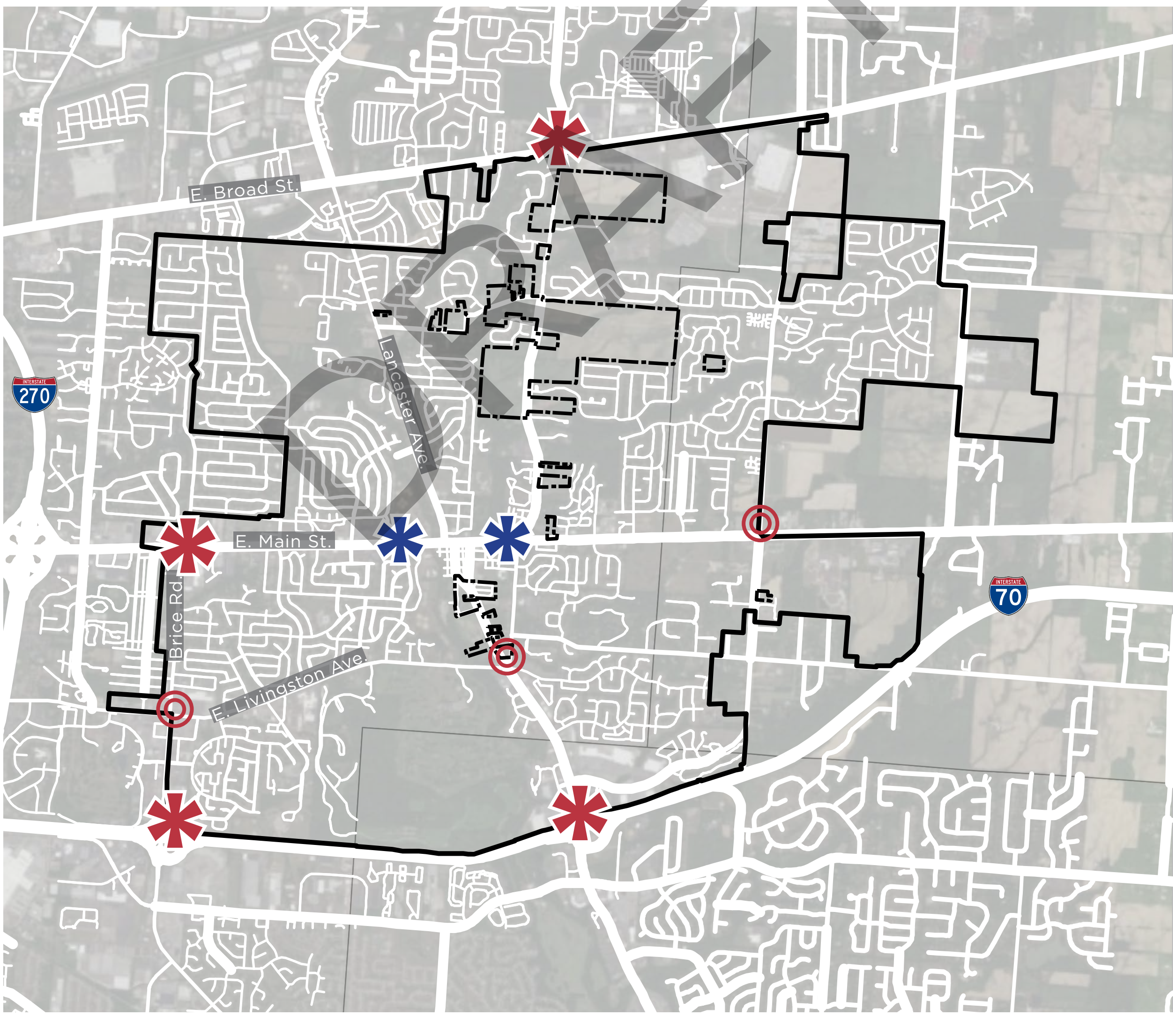
Proposed Gateway Locations

In addition to improving signage concepts throughout Olde Reynoldsburg, there are also opportunities to promote the Reynoldsburg brand at key entrances across the city.

Recommended locations for gateway signage are located on the map below. Primary gateways should help introduce residents and visitors into the City of Reynoldsburg, while secondary gateway signage can help reinforce the City's brand.

LEGEND	
	Primary Reynoldsburg Gateway
	Secondary Reynoldsburg Gateway
	Primary Olde Reynoldsburg Gateway

Figure 18: Reynoldsburg Gateways



COMMUNITY IMAGE AND BRAND

KEY FINDINGS-IMAGE & BRAND

Existing Conditions

- Across the region, Central Ohio communities are defining their identities based on their downtowns and public spaces. (Gahanna, Hilliard, Newark, etc.) Reynoldsburg has an opportunity to define itself with its Downtown.
- Growth in consumer spending will come from travel, eating out, and "experiences." A strong Downtown can help the City of Reynoldsburg develop that experience.
- The "front door" to a community reflects the City's image and brand to residents and visitors alike. Public and private investments on East Main Street and Brice Road can help improve the City's image.

Public Engagement

- Most Reynoldsburg residents feel the city has a distinct identity: it is suburban, family-oriented, and multi-cultural. *(Aimpoint Survey)*
- Residents who don't feel like the City has an identity would like to see an identity that is family oriented and celebrates diversity. *(Aimpoint Survey)*
- Residents and local business leaders feel the City doesn't currently have an identity. *(Stakeholder Groups)*
- The City of Reynoldsburg continues to grow in diversity. How should diversity be incorporated into the brand? *(Aimpoint Survey, Stakeholder Groups)*

IMPLEMENTATION

The implementation framework includes a series of goals with related strategies and actions for each plan area. The development of the framework is a result of the public engagement process, existing conditions analysis, and understanding of best practices. It is intended to be used regularly by staff and members of the local leadership to make informed decisions regarding where and how the City grows.

The following goal, strategies, and actions relate to recommendations around Image and Brand.

RESPONSIBLE PARTIES	
C	City Council
P	Planning Dept.
PC	Planning Commission
	Parks & Rec Dept.
$	City Auditor
	Public Service Department
	Community Organizations

TIMEFRAME		
Short	S	0-1 years
Medium	M	1-3 years
Long	L	3+ years
Ongoing	O	Continuous

GOAL 5
DEFINE, GROW, AND PROMOTE THE CITY'S IMAGE AND BRAND.

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 5.1: Create a marketing and branding plan.		
Action 5.1.1: *Issue an RFP to a marketing and brand consultant.*		
Action 5.1.2: *Identify and engage a variety of stakeholders, including business owners, residents, employees, and those who don't live in Reynoldsburg, to provide balanced feedback.*		

COMMUNITY IMAGE AND BRAND

	TIMEFRAME	POTENTIAL PARTNERS
STRATEGY 5.2: Define and promote a consistent brand message, internally and externally.		
Action 5.2.1: *Identify one person on City staff, or hire a "Public Information Officer", that is responsible for communicating the City's messaging, programming, and project updates to the community.*		
Action 5.2.2: *Ensure that the brand message is consistent across all mediums, including online, social media, and events and programming.*		
STRATEGY 5.3: Define and apply brand elements to the public realm.		
Action 5.3.1: *As part of the marketing and branding plan, create and develop a "signage package" so that updated signage and brand elements are consistent throughout the City.*		
Action 5.3.2: *Identify locations, particularly in Olde Reynoldsburg and entrances to the City, to locate new signage.*		
Action 5.3.3: *Coordinate with ODOT to explore the opportunity to promote the Reynoldsburg brand on single point interchanges and bridges over I-70.*		
STRATEGY 5.4: Create new standards to guide private investment that will result in and create a consistent brand message.		
Action 5.4.1: *In zoning code review, ensure that site design and landscape standards are strengthened to reflect renewed public investments in signage and branding*		
STRATEGY 5.5: Continue to support and promote small, locally-owned businesses throughout the City, particularly in Reynoldsburg.		
Action 5.5.1: *In zoning code review, examine and remove any unnecessary regulations that are limiting small business growth and development.*		
Action 5.5.2: *Collaborate with local partners, including Chamber of Commerce, on marketing the work of local businesses to the Central Ohio region.*		
Action 5.5.3: *Identify existing and potential incentive programs to use to leverage additional business development.*		

07 FOCUS AREAS

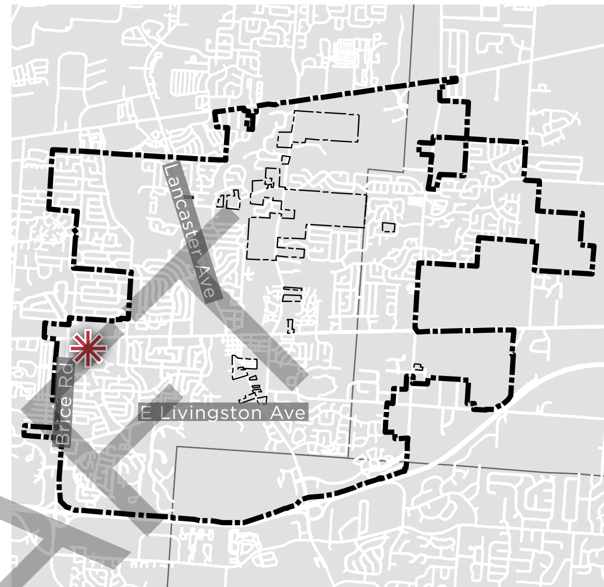
Focus Area #1

K-Mart Site

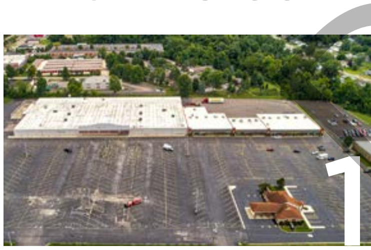
OVERVIEW

The abandoned K-Mart site at the corridor of Brice and Main represents a significant development opportunity to the City. Big-box retail, particularly developed as stand-alone stores or adjacent to strip malls are becoming increasingly obsolete as both consumer expectations and the business of receiving, storing, and shipping physical goods continues to change. Reynoldsburg has too much retail space in the City -- reducing that footprint is essential to moving the City forward.

East Main Street is a significant corridor, not just for Reynoldsburg, but for the region. Shifting the site from outdated retail to a mixed-use development with a strong residential component presents an opportunity to transform the City and the community.



EXISTING CONDITIONS



The existing structure is setback far from the street, and is difficult to reuse in an urban fabric.

Over supply of retail and a changing market can lead to increase vacancy rates.

Nearby strip malls do not create a dynamic environment that consumers are increasingly seeking.

DEVELOPMENT GOALS

Add new residential options not currently available within Reynoldsburg.

Integrate new, smaller retail footprints throughout the site.

Transform the gateway appearance to reflect the city identity

Figure 19: Existing Zoning

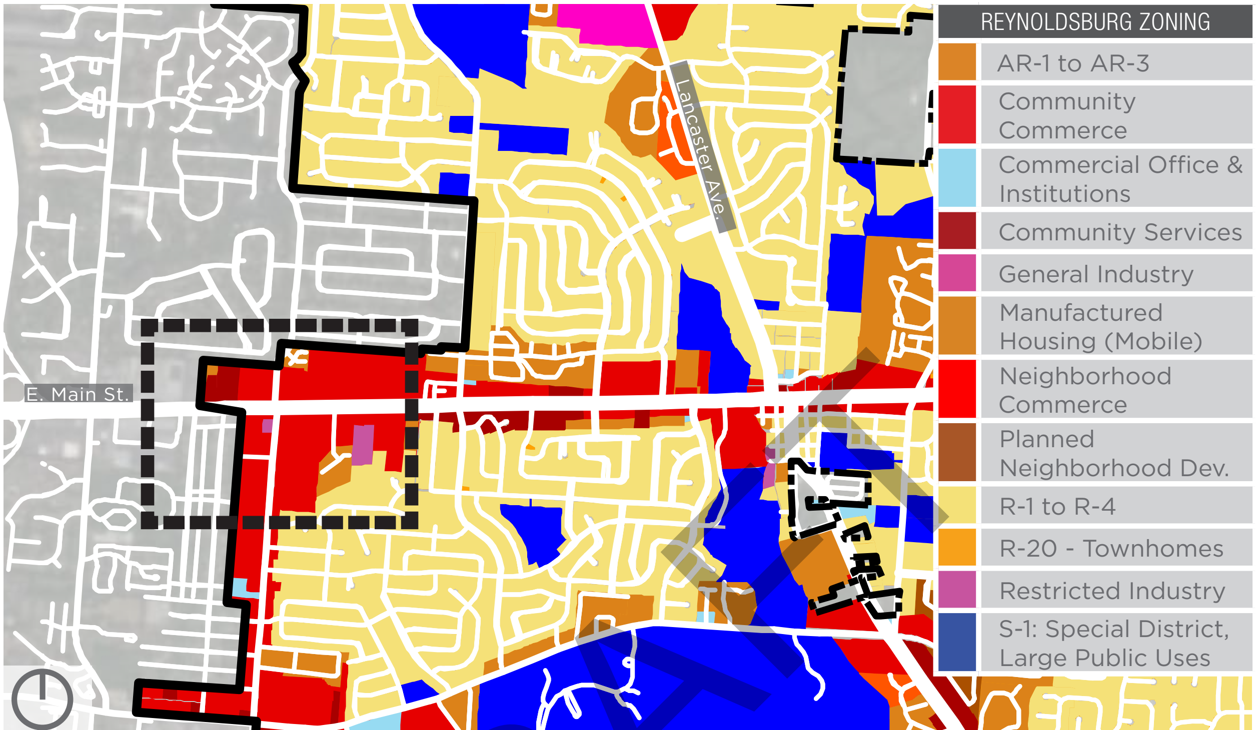
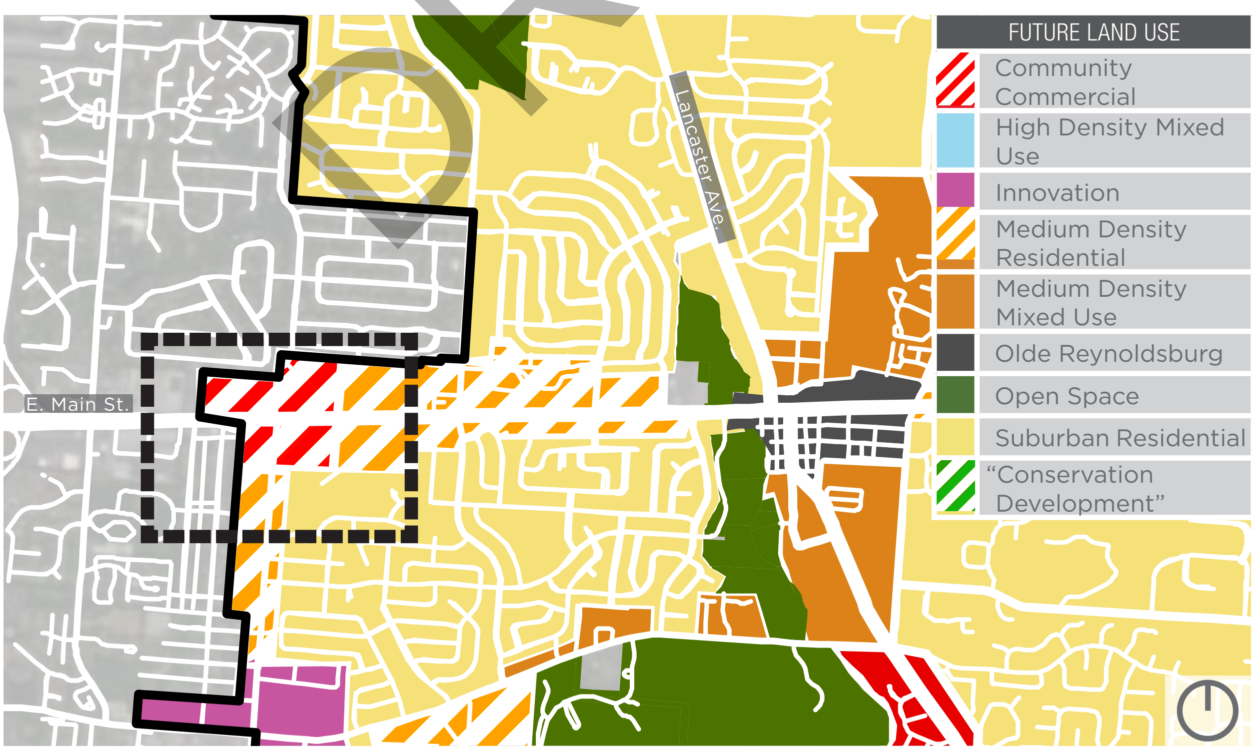


Figure 20: Future Land Use



THE VISION

The corner of East Main Street and Brice Road has the opportunity to transform into a dynamic entryway into the City. Anchoring one of the most visible corners of the City, a mix of quality residential, retail, and integrated greenspace could impact the character of the community.

In the concept below, first-floor retail is accessible both on East Main Street and on a new interior road off of East Main Street. There are three to four stories of residential units above, with screened parking structures, serving the residential and retail components in this area. The southern end of the site is more dense and has an urban residential neighborhood feel. A central median park with a clubhouse and a pool anchors this part of the site, servicing approximately 200+ townhomes and apartments.

RECOMMENDED ZONING CHANGES

- Create a new, High-Density Mixed-Use District (see Future Land Use Plan chapter).
- Site design standards in the district should promote high-quality design and walkability through the following:
  - Architectural massing and material standards that help brand the district as a gateway to the neighborhood
  - Well-screened surface and structured parking
  - Neighborhood streets
  - Integrated centralized public spaces and civic plazas.
  - Landscape standards

Figure 21: Development Concept

SITE DATA

C	Commercial - 1 story (69,500 s.f.)	T	Residential -Townhomes (25 dwelling units)
R	Residential - 3-4 story apartments (465 dwelling units total)	P	Structured Parking - 980 spaces (plus onstreet parking)

NECESSARY CAPITAL IMPROVEMENTS

PROJECT	TIMEFRAME	RESPONSIBLE PARTY	COST
Traffic Impact Study	0-2 years	Developer	Low
Capacity Evaluation	0-2 years	City Engineer	Low
Watermain*	3-5 years	City	Low
Sanitary*	3-5 years	City	Med
Roadway*	3-5 years	City	High
Stormwater/Drainage*	3-5 years	Developer	Medium

**Pending a capacity evaluation.*

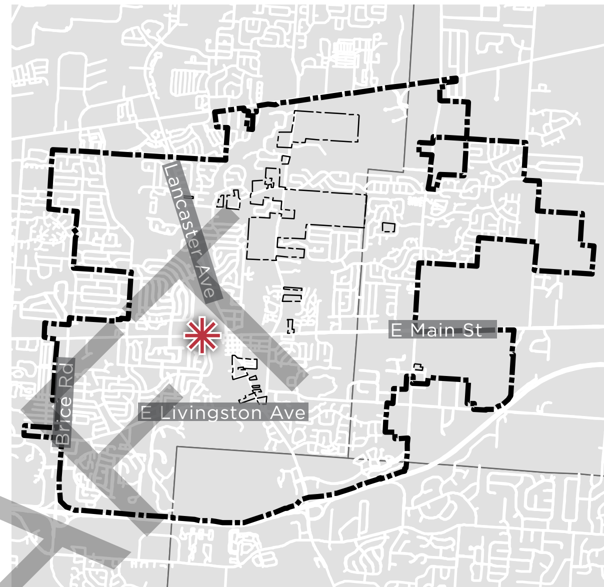
PROPOSED CHARACTER

The proposed character includes townhomes and apartments with first floor retail front the street. Parking is integrated within the building but screened from sight. Buildings are constructed with natural materials, adding to the identity and character of a gateway into the City.

Focus Area #2

Existing Kroger Site

OVERVIEW



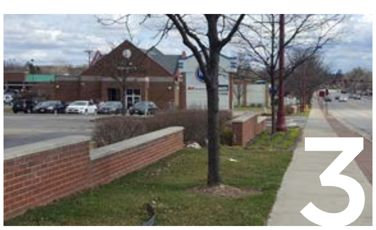
The existing Kroger store at Briarcliff Road and East Main Street is relocating farther east along Main Street, leaving the current strip mall without its biggest anchor. However, this is an important area in the City as the current strip mall sits within walking distance of Olde Reynoldsburg and City Hall.

Two approaches to consider with the site are to modify the existing building or completely reimagine the entire site. Modifications would not allow the site form to change with the building having a large setback from the street and smaller outparcels in front. With close proximity to Olde Reynoldsburg and the new YMCA, reimaging the site with new commercial, office, and residential development within a more urban form could revitalize the site and enhance the area near downtown.

EXISTING CONDITIONS

The existing structure has a large setback from East Main Street, making it difficult to reuse.

The new Ohio Health facility should be incorporated into any new site plan.



Strengthening the site design along East Main Street is critical for creating an identity to the development.

DEVELOPMENT GOALS

Reactivate an underutilized space with an office anchor or residential opportunities.

Increase residential options for specific groups, including seniors.

Integrate high-quality commercial space along East Main Street.

Figure 22: Existing Zoning

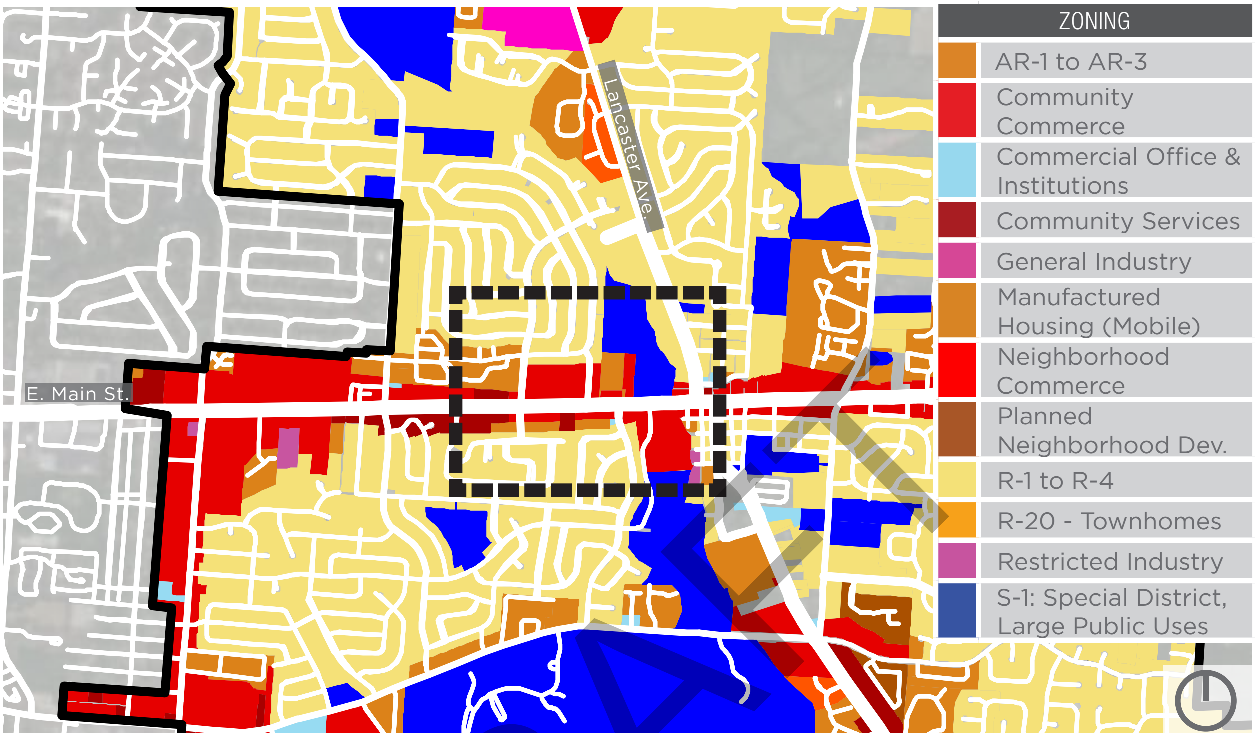
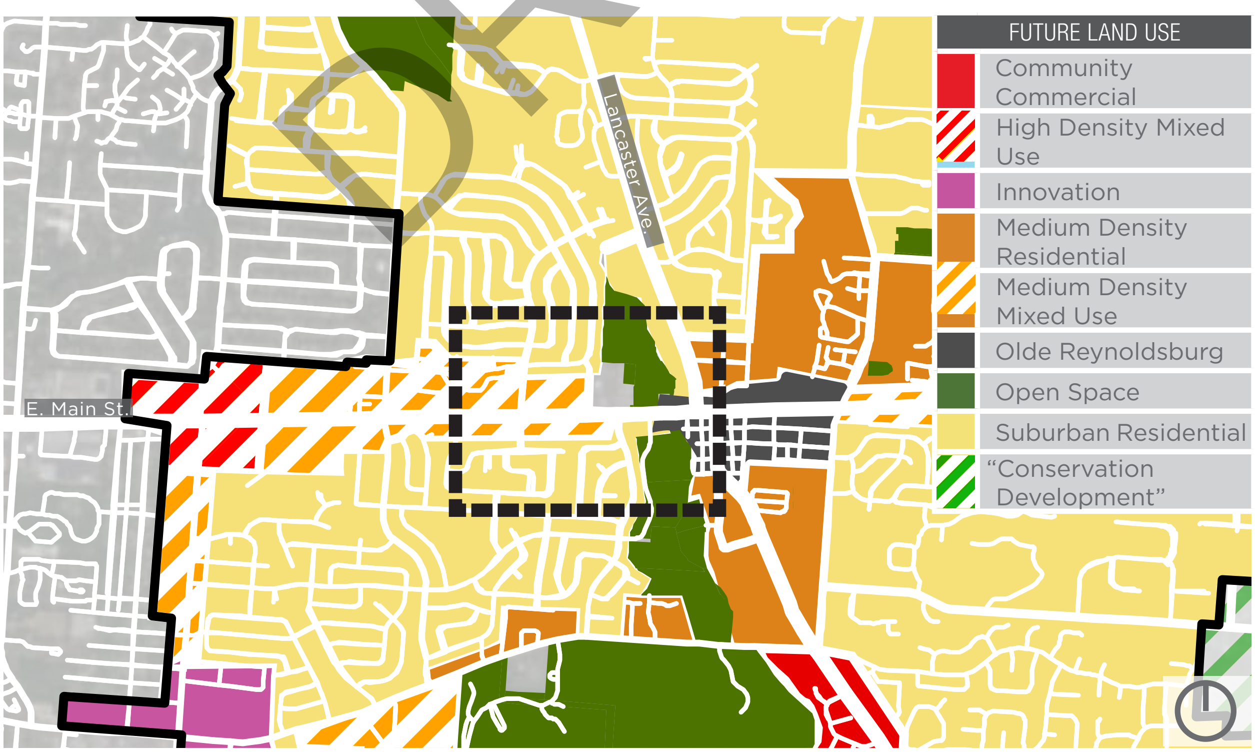


Figure 23: Future Land Use



VISION

The concept below reduces the big-box retail footprint along the East Main Street corridor while adding additional office or potentially residential uses within close proximity to Olde Reynoldsburg. The site is accessed through a central corridor, with three small retail footprints and an Ohio Health Center anchoring the front entrance to the site. To the rear and along the eastern edge of the site, complementary office or residential uses could function as a gateway to the residential neighborhood to the north.

RECOMMENDED ZONING CHANGES

» Create a new mixed-use zoning district called Medium Density Mixed-Use District (see Future Land Use Chapter). The district is less dense than High-Density Mixed-Use District and includes a mix of uses, rather than true mixed-use development.

» Site design standards in the district should promote high-quality design and walkability through the following:

  » Architectural massing and material standards that help brand the district as a gateway to the neighborhood.

  » Well-screened surface and structured parking

  » Neighborhood streets

  » Integrated centralized public spaces and civic plazas.

  » Landscape standards

Figure 24: Development Concept

SITE DATA	
C	Commercial - 1 story (48,000 s.f.)
F	Future Redevelopment Phase - Office or Residential

NECESSARY CAPITAL IMPROVEMENTS

PROJECT	TIMEFRAME	RESPONSIBLE PARTY	COST
Traffic Impact Study	0-2 years	Developer	Low
Capacity Evaluation	0-2 years	City Engineer	Low
Watermain*	3-5 years	City	Low
Sanitary*	3-5 years	City	Med
Roadway*	3-5 years	City	High
Stormwater/Drainage*	3-5 years	Developer	Medium

**Pending a capacity evaluation.*

PROPOSED CHARACTER

The proposed character includes retail buildings with entryways fronting the street. New office, retail, and residential development should have a consistent architectural feel, with quality materials and lots of windows.

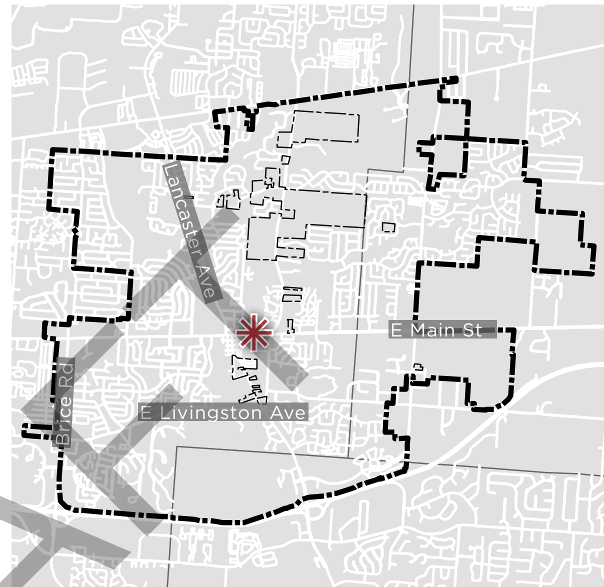
Focus Area #3

Olde Reynoldsburg

OVERVIEW

Across Central Ohio, downtowns define the identities of communities. They provide a home for residents young and old, and shops, restaurants, and parks for people to gather around. Throughout the public engagement process, residents expressed a desire to support local businesses, find new gathering places, and strengthen the City's identity. All of these objectives can be accomplished with a revitalized downtown.

Private investment is picking up along East Main Street, with new restaurants and businesses adding energy to the street. However, strategic public investments are needed to help define and strengthen the identity of Olde Reynoldsburg.



EXISTING CONDITIONS

Improving the comfort of East Main Street is critical for attracting people to Olde Reynoldsburg.

Restaurants and bars are the type of amenities important to Olde Reynoldsburg residents.

Quality site design is important for future redevelopment spaces in Olde Reynoldsburg.

DEVELOPMENT GOALS

Establish downtown to strengthen the identity of the city.

Promote walkability throughout the heart of Reynoldsburg.

Strengthen the historic character of the district.

Figure 25: Existing Zoning

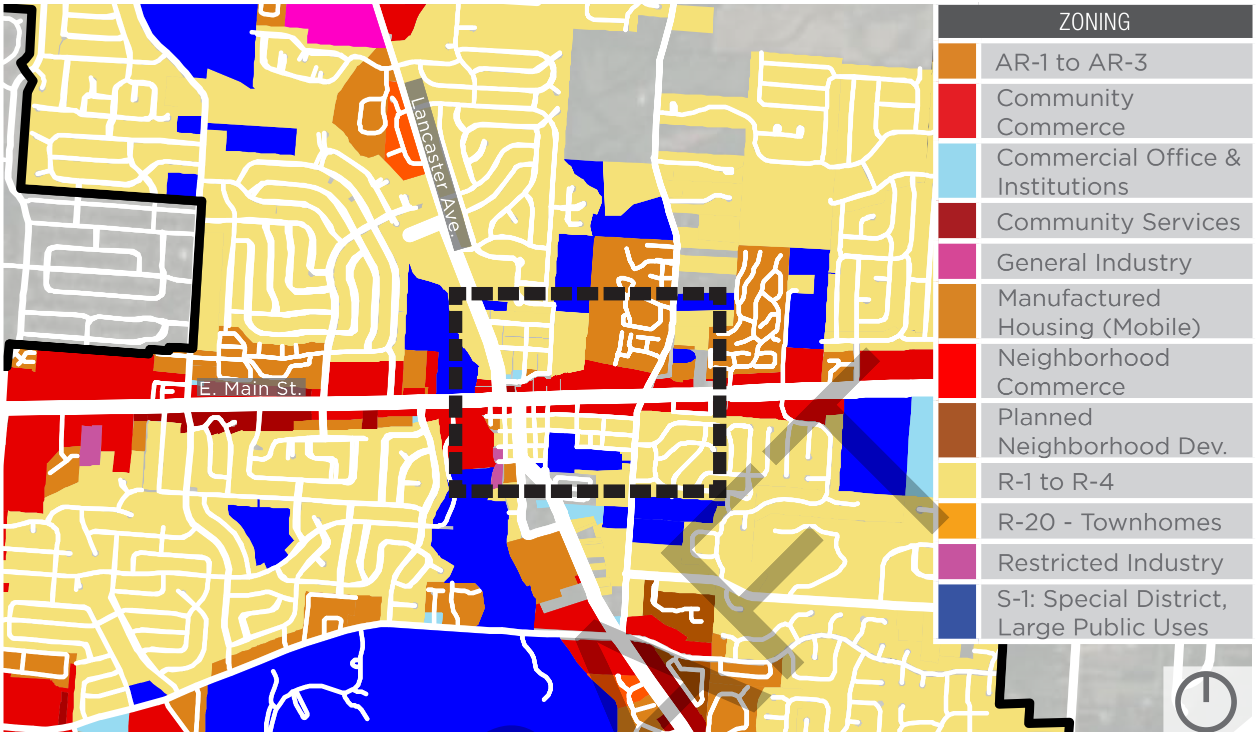
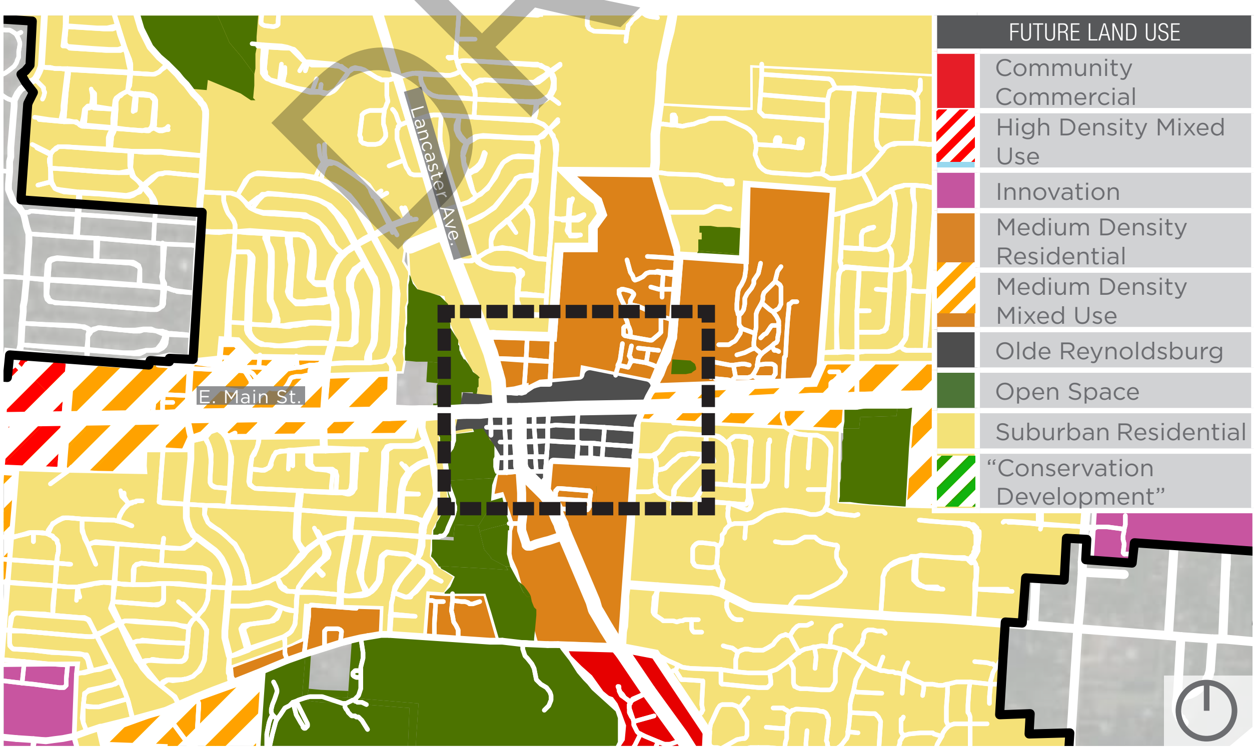


Figure 26: Future Land Use



VISION

Successful downtowns have a blend of public and private investments. New shops, restaurants and businesses are aided by walkable streets, accessible parking, and public gathering spaces. Olde Reynoldsburg has a number of new private businesses along East Main Street. Proposed public improvements including design improvements along the corridor, a new public parking lot, and new parks and open spaces will increase access and safety, improve the urban environment, and create destinations where people can gather.

RECOMMENDED ZONING CHANGES

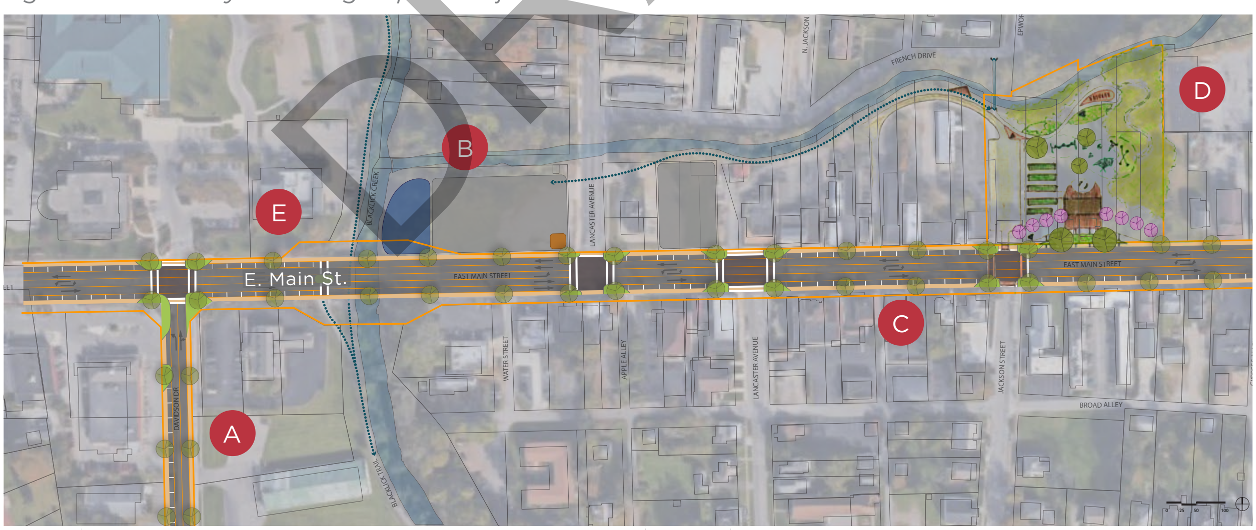
» Create a new zoning district or strengthen the existing historic overlay within the community commerce district (See Future Land Use Plan).

» Walkability and preservation can be supported through building siting where new development is encouraged to front the street. It can also be supported through design guidelines by strengthening the policies that promote the preservation and reuse of historically significant structures.

NECESSARY CAPITAL IMPROVEMENTS

PROJECT	TIMEFRAME	RESPONSIBLE PARTY	COST
Feasibility Study	e.g. 0-2 yrs. 3-5 yrs. 5+ yrs	City Engineer	Low
Roadway Study	3-5 years	City	High

Figure 27: Olde Reynoldsburg Capital Projects Overview



PROPOSED CAPITAL PROJECTS OVERVIEW

A	New Parking Lot *(under construction, 2018)*	D	New Park
B	New Parking Lot *(under construction, 2018)*	E	New Trail Access/Connector
C	New Traffic Lanes and Traffic Flow		

PROPOSED TRAFFIC CIRCULATION

Many successful downtowns in Central Ohio have on-street parking. The proposed traffic circulation for downtown incorporates on-street parking on both sides of Main Street. During peak travel times, parking lanes would likely be opened for travel.

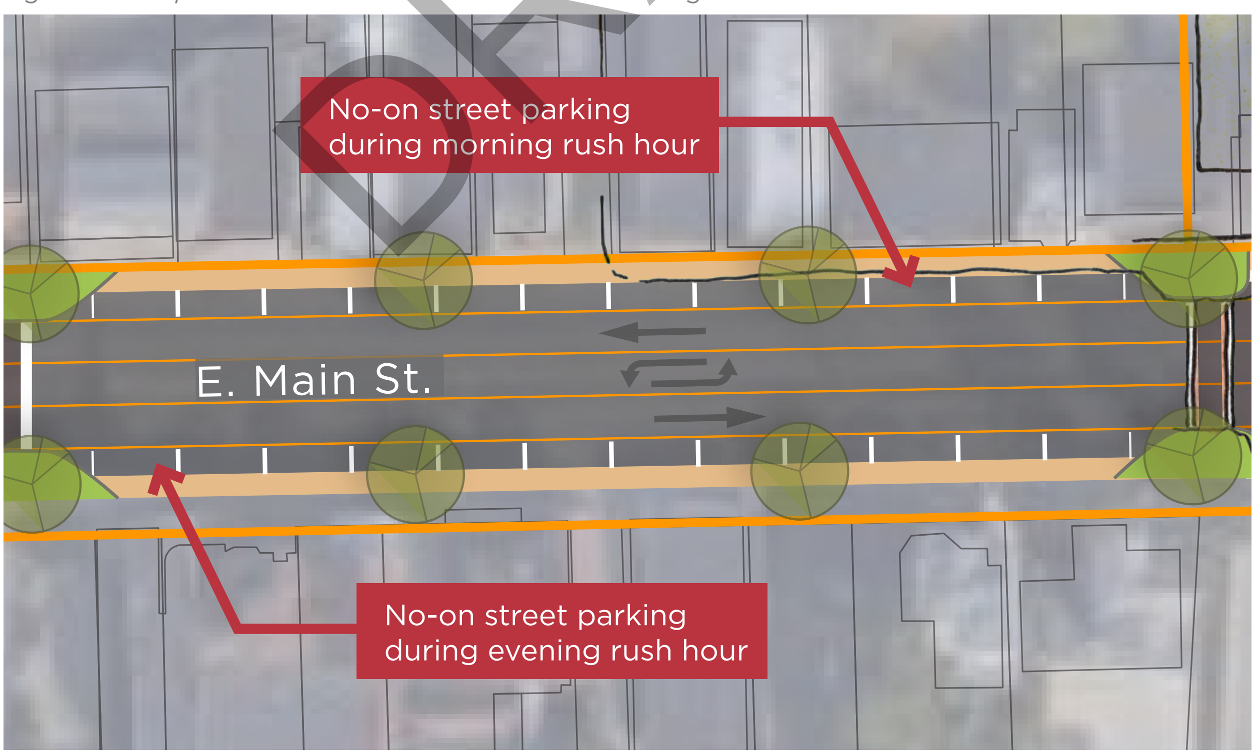
On-street parking provides many benefits to the downtown while still allowing for efficient flow of traffic. This would create additional parking and easier access for local businesses compared to shared lots or parking in the rear of a building. It would also help reduce needed off-street parking, thereby conserving land for other uses. On-street parking can also increase safety by reducing vehicle speed and creating a more comfortable and safe environment for pedestrians and cyclists.

Proposed changes would need to be vetted by a full traffic study before specific recommendations have been made.

State Route 3 provides on-street parking in Uptown Westerville.

A heavily traveled corridor, U.S. 40 in Downtown Bexley allows for on-street parking.

Figure 28: Proposed Traffic Pattern with On-Street Parking

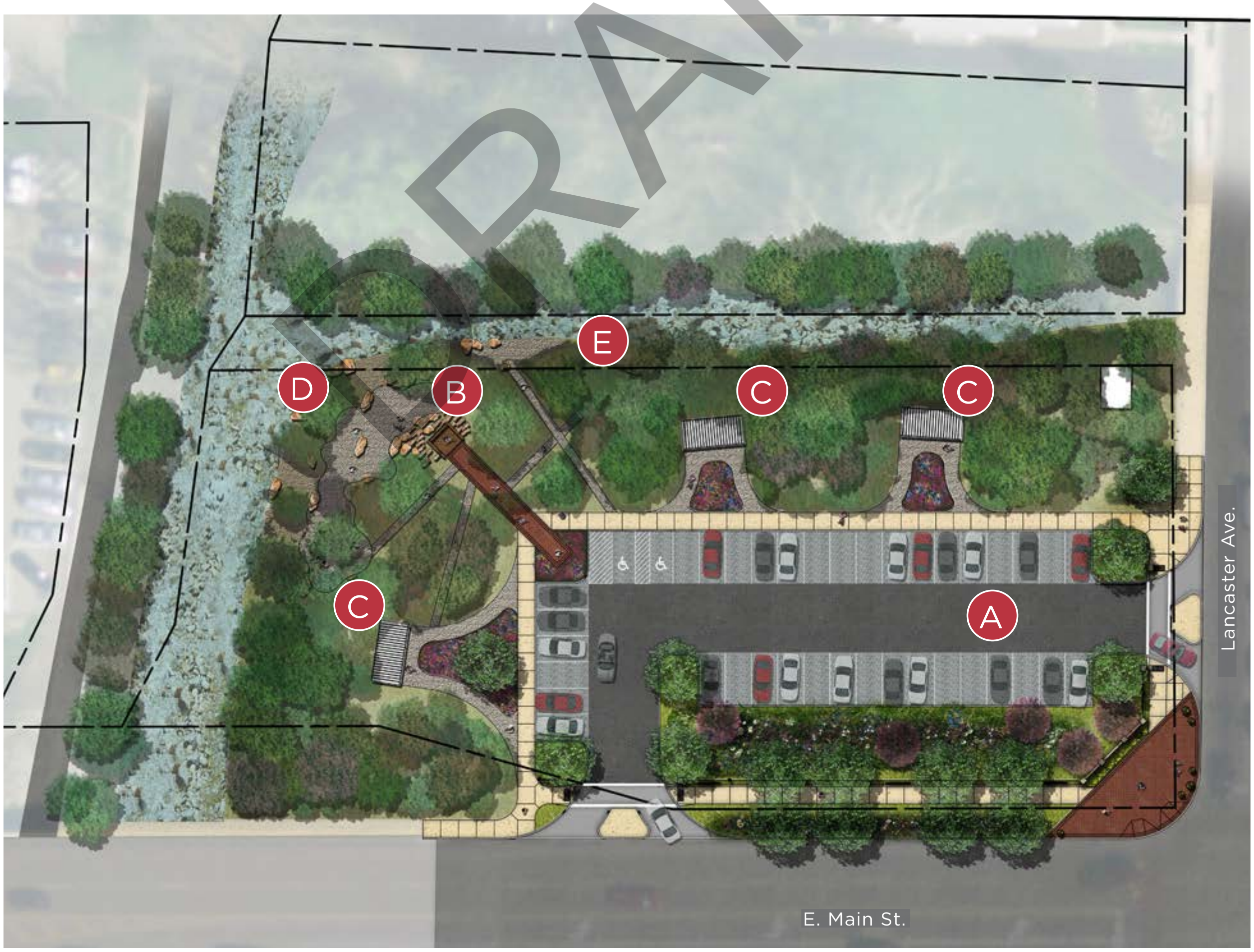


MAIN AND LANCASTER PARKING LOT

Alongside the planning process, OHM led the design for a new parking lot and park on the corner of Lancaster Avenue and East Main Street. The concept below, and the ultimate project, will not only add parking capacity to support businesses downtown, it will create a different type of park and gathering space, complete with various green infrastructure elements and other natural features. Furthermore, it helps anchor one of the important corners of Olde Reynoldsburg.

PARK FEATURES	
A	New Parking Lot (39 Spaces)
B	Overlook with Brick Walk
C	Overlook Structures with Seating
D	Natural Streambank with Boulders
E	Natural Streambank Area

Figure 29: Parking Lot & Park Concept



THE PARK

Successful downtowns have public gathering spaces. Gahanna, Hilliard, Marysville, Newark, and other communities have significantly invested in parks and plazas in their downtowns. The park concept below is centrally located in Olde Reynoldsburg, adjacent to the intersection of Jackson Street and East Main Street. The park proposal embraces East Main Street with a pavilion or plaza that overlooks the entire park. A proposed bike trailhead along the creek helps tie the park to Olde Reynoldsburg and the larger trail system. The central green is purposefully unprogrammed to provide a flexible event space in the downtown.

This rendering is one concept, and can be expanded to accommodate various program elements and opportunities. For example, if property becomes available around the park, this concept can be expanded to incorporate additional land.

Figure 30: Olde Reynoldsburg Park Concept

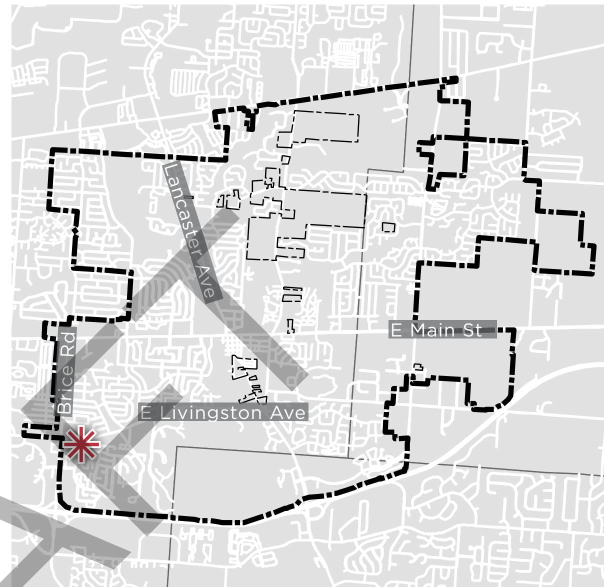
Focus Area #4

Brice and Livingston

OVERVIEW

The intersection of Brice and Livingston is a highly-visible southern gateway into the City of Reynoldsburg from I-70. The intersection, and the corridors immediately surrounding it, have suffered from a combination of disinvestment and changes to the retail marketplace, with outdated out-parcels, strip-malls, and big-box stores dominating this section of the City.

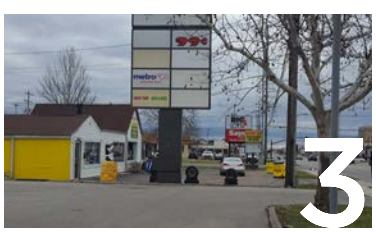
As mentioned elsewhere throughout this Plan, reducing the overall size of the City's retail footprint is essential to maintaining the City's competitiveness. There is an opportunity to reimagine the intersection with a mix of new, small-scale manufacturing that elevates the image of the area while adding to the City's revenues.



EXISTING CONDITIONS

Landscaping, parking screening, and site design standards would improve the image of the intersection.

Strip mall style developments will continue to become obsolete, and are redevelopment opportunities.



Commercial corridors leading to the Brice and Livingston intersection are in need of a facelift.

DEVELOPMENT GOALS

Strengthen the appearance of a significant gateway into the City.

Promote new income generating uses for the city.

Accommodate land uses that will generate income for the City.

Figure 31: Existing Zoning

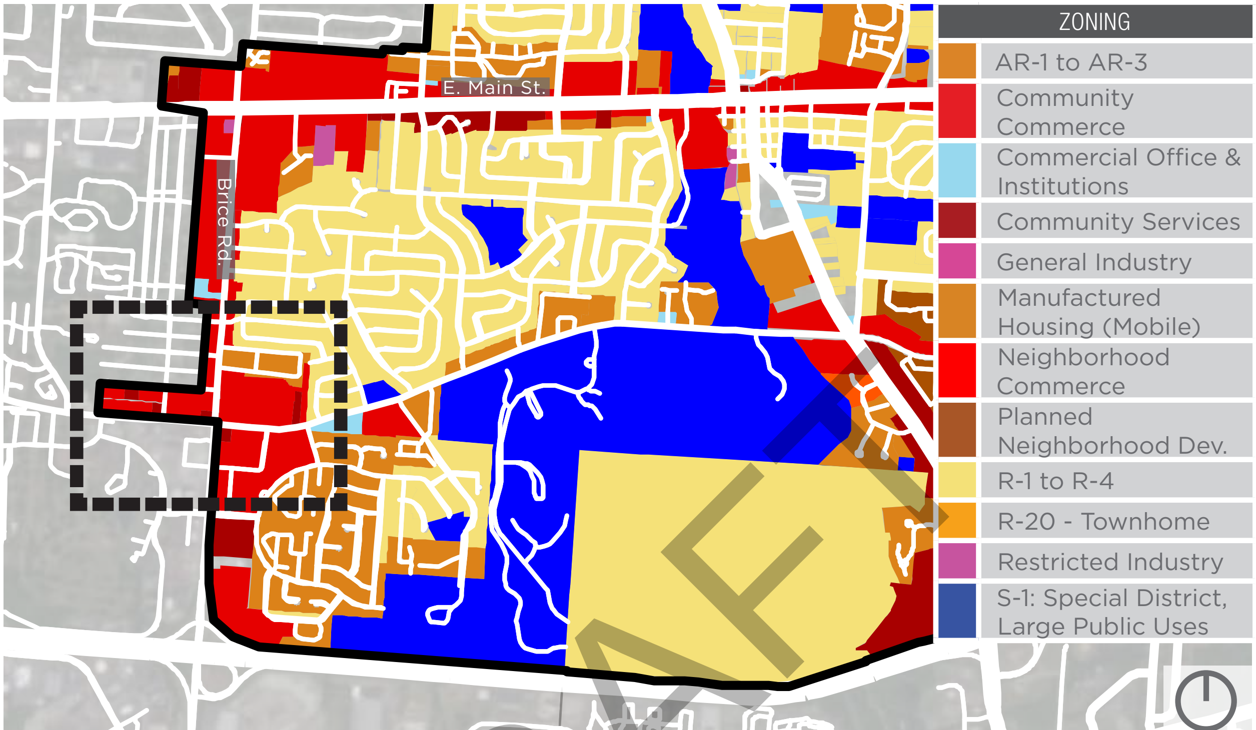


Figure 32: Future Land Use

FOCUS AREAS

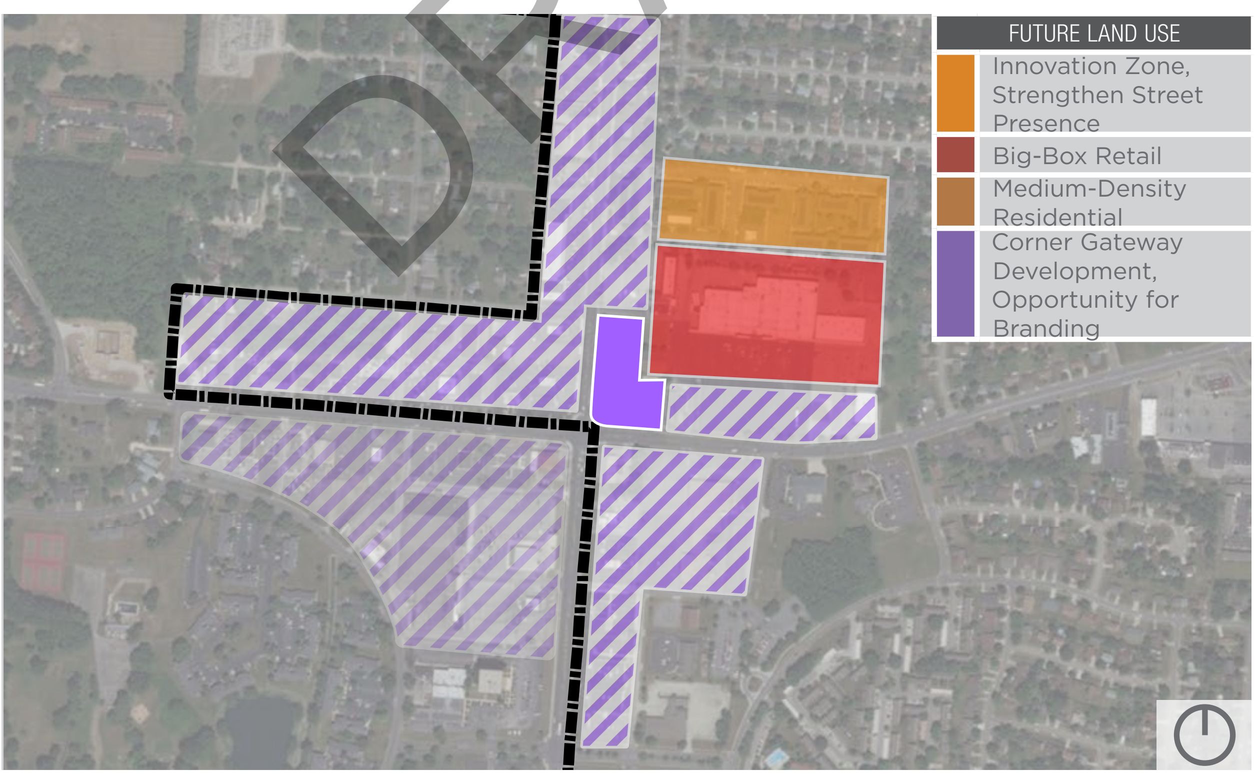
VISION

The intersection of Brice Road and Livingston Avenue has the potential to transform into a space for innovation and creativity. Uses in this district will be a range of office, research and development, and retail spaces. The design and character of the district should reflect this creativity, through the use of quality building materials and significant investment in the public realm.

RECOMMENDED ZONING CHANGES

- Create a new, innovation district (see Future Land Use Plan chapter).
- Site design standards in the district should promote the following:
  - Architectural massing and material standards that can help brand the district as an innovative place in the City. This includes the use of glass and stone architectural materials.
- Public realm improvements: Streetscape and furnishings improvements.
- Screened parking and access management: a mix of industrial and retail uses will require well-managed access throughout the District.

Figure 33: Future Land Use Plan



NECESSARY CAPITAL IMPROVEMENTS

PROJECT	TIMEFRAME	RESPONSIBLE PARTY	COST
Traffic Impact Study	0-2 years	Developer	Low
Capacity Evaluation	0-2 years	City Engineer	Low
Watermain*	3-5 years	City	Low
Sanitary*	3-5 years	City	Med
Roadway*	3-5 years	City	High
Stormwater/Drainage*	3-5 years	Developer	Medium

**Pending a capacity evaluation.*

PROPOSED CHARACTER

Building architecture and materials create a distinct identity for a district including using stone, metal, and glass. Although buildings are large in size and may require significant parking areas, buildings and entrances are still oriented to the street with large windows for visual interest. In areas where parking must front the street, landscaping screens parking from sight and breaks-up large lots.

Clerk of Council

April Beggerow
7232 E. Main Street
Reynoldsburg OHIO 43068
614-322-6836 Phone

ORDINANCE REQUEST

DATE: **November 13, 2018**

TO: **Development, Parks and Recreation Committee**

RE: ORDINANCE TO REPEAL ORDINANCE NO. 101-18 PASSED OCTOBER 22, 2018 REGARDING AUTHORIZING THE MAYOR TO APPLY FOR AND ACCEPT THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT LOAN; AND DECLARING AN EMERGENCY.

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

Statement of necessity: Emergency adoption necessary to repeal 101-18 before the adoption of a corrected version is enacted.

The previous legislation adopted as 101-18 Authorized the Mayor to apply for and accept the Franklin County Economic Development Loan.

Authorizing Ordinance, Loan Agreement and Note were not included with previous legislation.

Requesting the repeal of this legislation.

ORDINANCE NO. 101-18 PASSED: October 22, 2018

ORDINANCE AUTHORIZING THE MAYOR TO APPLY FOR AND ACCEPT THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT LOAN; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Mayor is hereby authorized to apply for and accept the Franklin County Economic Development Loan.

SECTION 2. That if approved, the Mayor is hereby authorized to execute any and all documentation that may be required to secure and administer an Agreement for a loan for the purpose stated therein.

SECTION 3. That this ordinance is deemed to be an emergency measure necessary for the financial needs of the city; wherefore upon adoption by Council this ordinance shall be in effect immediately upon signature by the Mayor.

Doug Joseph, President of Council

ATTEST: April L. Beggerow, Clerk of Council

APPROVED: Bradley L. McCloud, Mayor DATE 10/23/18

CERTIFICATE

I, April L. Beggerow, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Ordinance No. 101-18 as passed by Council of said City on the 22nd day of October, 2018 and as recorded in the Record of Proceedings of said Council.

April L. Beggerow, Clerk of Council

Filed with Mayor: 10/23/18

<u>Development Department</u>
Andrew Bowsher
7232 E. Main Street
Reynoldsburg OHIO 43068
614-322-6831 Phone

ORDINANCE REQUEST

DATE: **November 13, 2018**

TO: **Development, Parks and Recreation Committee**

RE: AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A LOAN AGREEMENT WITH FRANKLIN COUNTY, OHIO PROVIDING FOR A LOAN TO THE CITY IN THE MAXIMUM PRINCIPAL AMOUNT OF $750,000 FOR THE PURPOSE OF PAYING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS TO THE MUNICIPAL ROADWAY SYSTEM ALONG OR NEAR MAIN STREET, INCLUDING BUT NOT LIMITED TO, CONSTRUCTING A 4-WAY TRAFFIC SIGNAL ADJACENT TO THE NEW KROGER LOCATED AT 6400 EAST MAIN STREET, TOGETHER WITH ALL NECESSARY APPURTENANCES RELATED THERETO, AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY ADDITIONAL DOCUMENTS RELATED THERETO.

Approval:

Completed Brad McCloud	Pending Jed Hood	Completed Stephen Cicak

Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

This documentation is the second iteration of the Franklin County Economic Development Loan. This ordinance outlines the loan term, how we are paying it back through TIF revenue, and our full scope agreement with Franklin County. Our closing date will be December 11th. This will be for the additional traffic light on Main Street, trails along French Run, and repaving of alleyways.

AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A LOAN AGREEMENT WITH FRANKLIN COUNTY, OHIO PROVIDING FOR A LOAN TO THE CITY IN THE MAXIMUM PRINCIPAL AMOUNT OF $750,000 FOR THE PURPOSE OF PAYING THE

Development Department

Andrew Bowsher
7232 E. Main Street
Reynoldsburg OHIO 43068
614-322-6831 Phone

COSTS OF CERTAIN CAPITAL IMPROVEMENTS TO THE MUNICIPAL ROADWAY SYSTEM ALONG OR NEAR MAIN STREET, INCLUDING BUT NOT LIMITED TO, CONSTRUCTING A 4-WAY TRAFFIC SIGNAL ADJACENT TO THE NEW KROGER LOCATED AT EAST MAIN STREET, TOGETHER WITH ALL NECESSARY APPURTENANCES RELATED THERETO, AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY ADDITIONAL DOCUMENTS RELATED THERETO

ECONOMIC DEVELOPMENT LOAN AGREEMENT
(REYNOLDSBURG MAIN STREET IMPROVEMENT PROJECT)
BY AND BETWEEN FRANKLIN COUNTY, OHIO
AND
CITY OF REYNOLDSBURG, OHIO

This Economic Development Loan Agreement (Reynoldsburg Main Street Improvement Project) (the "Loan Agreement") is made and entered into as of December 11th, 2018 (the "Effective Date") by and between the Director of the Franklin County, Ohio Department of Economic Development and Planning (the "Director"), acting with the approval and on behalf of the Board of County Commissioners of Franklin County, Ohio (the "County" and together with the Director, the "Lender"), and the City of Reynoldsburg, Ohio, a municipal corporation duly organized and validly existing under the Constitution and the laws of the State of Ohio and its Charter (hereinafter referred to as the "City" or the "Borrower"). The Lender and the City may hereinafter be referred to individually as a "Party", or collectively as the "Parties."

BACKGROUND INFORMATION

A. Pursuant to the provisions of Ohio Revised Code Section 307.07 ("the Act"), a board of county commissioners is authorized to create an office of economic development and among various authorizations, is permitted to authorize the director of that department to make loans or grants and provide other forms of financial assistance for the purpose of economic development, including financial assistance for permanent public improvements, in compliance with applicable laws of this state, and fix the rate of interest and charges to be made for such financial assistance; and

B. Pursuant to the Act, the Board of County Commissioners of Franklin County, Ohio has created the Department of Economic Development and Planning and provided for the creation of the Franklin County Infrastructure Bank ("FCIB"), and has authorized the Director of that Department to make loans from time to time for the purposes described in Ohio Revised Code Section 307.07(B)(5); and

C. The Borrower has submitted to the County an application for financial assistance to pay the costs of constructing certain improvement on and around Main Street (such project being more fully described on Exhibit B which is attached hereto and incorporated herein by reference and referred to herein as the "Project"), which Project is expected to facilitate the creation of approximately 50 new full-time equivalent jobs as well as assist in the overall development of the surrounding area affected by the Project; and

D. The Lender has determined that the Project constitutes a "permanent public improvement" (as referenced in the Act) and that the financial assistance to be provided pursuant to this Loan Agreement is appropriate under the Act and will be in furtherance of and implement the public policies set forth in the Act; and

E. The Parties desire to set forth the terms under which the Lender shall make a loan ("Loan") to the Borrower; and

F. The Lender has committed to make the Loan under the Act and intends, upon execution of the promissory note ("Note") from Borrower to Lender, to extend the Loan to Borrower funds in an amount not to exceed Seven Hundred Fifty Thousand Dollars ($750,000.00) together with interest thereon for a term of approximately seven (7) years.

NOW, THEREFORE, in consideration of the mutual representations, warranties, and covenants set forth in this Loan Agreement and other valuable consideration, the Parties hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1 Use of Defined Terms. In addition to the words and terms elsewhere defined in this Loan Agreement or by reference to other instruments, the words and terms set forth in Section 1.2 hereof shall have the meanings therein set forth unless the context or use expressly indicates a different meaning or intent. Such definitions shall be equally applicable to both the singular and plural forms of any of the words and terms therein defined.

Section 1.2 Definitions. As used herein:

"Accrual Date" means December 1, 2019.

"Act" means Chapter 307 of the Ohio Revised Code, as such Chapter may hereafter be amended from time to time.

"Additional Obligations" means any additional bonds or other obligations of the City which may be subsequently issued and payable solely from the Municipal Income Tax Receipts and TIF Revenues on parity with the Note, including Additional Obligations in anticipation of which notes have been issued; provided, however, in no event shall general obligation notes or bonds of the City be treated as Additional Obligations.

"Annual Job Creation Report" means that report described in Section 4.1(c) of this Loan Agreement the form of which is substantially set forth in Exhibit E.

"Application" means the Application of the Borrower submitted to the FCIB, dated December 11th, 2018, requesting financial assistance under the Act.

"Authorizing Law" means, collectively, the laws of the State of Ohio, including, without limitation, the Ohio Constitution, the Ohio Revised Code, the Charter of the City and the Authorizing Ordinance.

"Authorizing Ordinance" means Ordinance No. __________ passed by City Council of the City on __________, 2018.

"Borrower" means the City of Reynoldsburg, Ohio, an Ohio municipality.

"Closing Date" means December 11, 2018, such date being the date of execution and delivery of the Loan Documents.

"Certificate of Available Resources" means that certificate completed and executed by the Borrower and delivered to the Lender from time to time substantially in the form set forth on Exhibit D.

"Cost Certification" means a certification of the Borrower, as of a specified date, setting forth in reasonable detail the costs incurred and, if appropriate, to be incurred, by the Borrower in completing the provision of the Project, including a detail by category of all costs thereof in the form prescribed by the Lender.

"Disbursement Date" means each date, including the Final Disbursement Date, upon which the proceeds of the Loan are disbursed to, or for the benefit, of the Borrower.

"Environmental Law" means any federal, state or local law, regulation, ordinance, order or directive pertaining to the protection of the environment.

"Event of Default" means any of the events described as an event of default in Section 5.1 hereof.

"Final Disbursement Date" means the final Disbursement Date on which any portion of the Loan is disbursed to the Borrower; provided that such final Disbursement Date shall be determined by the Lender in writing in accordance with Section 3.5 hereof and in no event shall that final Disbursement Date occur after __________, 201___.

"Force Majeure" means, without limitation:

(a) acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies, political subdivisions or officials, or any civil or military authority; insurrections; civil disturbances; riots; epidemics; landslides; nuclear accidents; lightning; earthquakes; fires; hurricanes; tornadoes; storms, droughts; floods; arrests; restraint of government and people; explosions, breakage, malfunction or accident to facilities, machinery, transmission pipes or canals; partial or entire failure of utilities; shortages of labor, materials, supplies or transportation; or

(b) any cause, circumstances or event not reasonably within the control of the Borrower.

"Franklin County Infrastructure Bank" or "FCIB" means the Franklin County Infrastructure Bank loan-financing program administered by the Director.

"Governmental Authority" means, collectively, the State, the County, any political subdivision thereof, any municipality, and any agency, department, board or bureau of any of the foregoing having jurisdiction over the Project.

"Hazardous Substance" means a hazardous substance as defined under the Comprehensive Emergency Response Compensation and Liability Act of 1980, 42 U.S.C. Section 6901, as from time to time amended.

"Hazardous Waste" means a hazardous waste as defined under the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Section 6901, as from time to time amended.

"Job Creation Period" means the period beginning on the Closing Date and ending the last day of the thirty-sixth (36^{th}) calendar month next succeeding the Project Completion Date.

"Loan" means the loan by the Lender to the Borrower in the total sum of the Loan Amount, to be disbursed pursuant to Section 3.5 hereof

"Loan Advisory Board" means a volunteer group of County community stakeholders appointed by the Board of County Commissioners of the County to recommend to those Commissioners loans which should be disbursed from the Franklin County Infrastructure Bank.

"Loan Agreement" means this Loan Agreement, as may be amended or supplemented in writing from time to time.

"Loan Amount" means an amount not to exceed Seven Hundred Fifty Thousand Dollars ($750,000.00) which shall have been actually disbursed by the Lender to the Borrower pursuant to the terms hereof.

"Loan Documents" means, collectively, this Loan Agreement, the Note, and all documents, instruments, and agreements delivered to or required by the Lender to evidence or secure the Loan as required by this Loan Agreement, as the same may be amended, modified, supplemented, restated or replaced from time to time.

"Municipal Income Tax" means the municipal income tax levied at the rate of two and one-half percent (2.50%) and collected by the City pursuant to Chapter 190 of the City's Codified Ordinances and in accordance with the Municipal Income Tax Ordinance.

"Municipal Income Tax Ordinance" means Ordinance No. 59-17 passed by City Council of the City on June 12, 2017, and which was approved by a majority of the electorate of the City at the primary election held on May 2, 2017.

"Municipal Income Tax Receipts" means the moneys received by the City from the Municipal Income Tax.

"Note" means the Promissory Note, in the form attached hereto as Exhibit A, evidencing the obligation of the Borrower to repay the Loan, as the same may be amended, modified, supplemented, restated or replaced in writing from time to time.

"Notice Address" means:

As to the Director or the County:

Franklin County Economic Development and Planning
ATTN: Franklin County Infrastructure Bank Administrator
150 South Front Street, FSL Suite 10
Columbus, Ohio 43223
(614) 525-5630

As to the City:

City of Reynoldsburg, Ohio
ATTN: City Auditor
7232 East Main Street
Reynoldsburg, Ohio 43068
(614) 322-6858

or such additional or different address, notice of which is given under Section 6.2 hereof.

"Plans and Specifications" means the plans and specifications or other appropriate documents describing the Project prepared by or at the direction of the Borrower.

"Project" means the permanent public improvements described in Exhibit B attached hereto.

"Project Site" means the surrounding vicinity of the Project, described in Exhibit B attached hereto.

"Project Purposes" means the provision of the Project.

"Provision" or "provision" means, as applicable, the acquiring, constructing, reconstructing, rehabilitating, renovating, enlarging, installing, improving, or furnishing of the Project.

"State" means the State of Ohio.

"TIF Ordinance" means Ordinance No. ____-18 passed by City Council on __________, 2018, providing that certain Improvements (as that term is defined in Ohio Revised Code Section 5709.40) be exempted from real property taxation and that the owners of those parcel make service payments in lieu of taxes in respect of that real property tax exemption.

"TIF Revenues" means the service payments in lieu of taxes received by the City pursuant to the TIF Ordinance.

"Toxic Chemicals" means toxic chemicals as defined under Title III of the Superfund Amendments and Reauthorization Act of 1986 (also cited as the Emergency Planning and Community Right-to-Know Act) 42 U.S.C. Section 11001, as from time to time amended.

Section 1.3 Certain Words and References. Any reference herein to the Director or the County, respectively, shall include those succeeding to the Director's or the County's functions, duties or responsibilities pursuant to or by operation of law or lawfully performing such functions. Any reference to a section or provision of the Constitution of the State or to the Act or to a section, provision, chapter or title of the Ohio Revised Code shall include such section, provision, chapter or title as from time to time amended.

The terms "hereof", "hereby", "herein", "hereto", "hereunder" and similar terms refer to this Loan Agreement; and the term "heretofore" means before, and the term "hereafter" means after, the Closing Date. Words of the masculine gender include the feminine and the neuter, and when the sense so indicates, words of the neuter gender may refer to any gender.

ARTICLE II

DETERMINATIONS AND REPRESENTATIONS

Section 2.1 Determinations of the Lender. Pursuant to the Act and on the basis of the representations and other information provided by the Borrower, the Lender hereby determines that the financial assistance to be provided by the Lender pursuant to this Loan Agreement will conform to the requirements of the Act.

Section 2.2 Representations and Warranties of the Borrower. The Borrower hereby represents and warrants that:

(a) The Borrower is a municipal corporation duly organized and validly existing under the Constitution and the applicable laws of the State and the City's Charter.

(b) The Borrower has full power and authority to execute, deliver and perform the Loan Documents and carry out the transactions contemplated thereby. Such execution, delivery and performance do not, and will not, result in any violation of, or a conflict with or a default under, any judgment, decree, order, contract or agreement by which the City is bound or any legal requirement applicable to the City. The Loan Documents have, by proper action, been duly authorized, executed and delivered and all necessary actions have been taken in order for the Loan Documents to constitute legal, valid and binding special obligations of the Borrower.

(c) The Provision of the Project will be completed by the Borrower and the Project will be maintained by the Borrower in such manner as to conform with all applicable Environmental Law and zoning, planning, building and other governmental regulations imposed by any Governmental Authority and as to be consistent with the purposes of the Act.

(d) As a result, or partly due to the result of the Project, approximately 50 new full-time equivalent, permanent jobs will be created during the Job Creation Period, to be reported on annually in the Annual Job Creation Report.

(e) There are no actions, suits or proceedings pending or, to the best of the Borrower's knowledge, threatened against or affecting the Borrower or the Project which, if adversely determined, would individually or in the aggregate materially impair the ability of the Borrower to perform any of the Borrower's obligations under the Loan Documents, or adversely affect the financial condition of the Borrower.

(f) The Borrower is not in default under any of the Loan Documents, or in the payment of any indebtedness for borrowed money or under any agreement or instrument evidencing any such indebtedness, and no event has occurred which by notice, the passage of time, or otherwise would constitute any such event of default.

(h) To the best of the Borrower's knowledge, no representation or warranty made by the Borrower and contained in the Loan Documents, and no statement contained in any certificate, schedule, list, financial statement, or other instrument furnished to the Lender by or on behalf of the Borrower (including, without limitation, the Application), contains any untrue statement of a material fact, or omits to state a material fact necessary to make the statements contained herein or therein not misleading.

(i) All proceeds of the Loan shall be used for the payment or reimbursement for previous payments of costs relating to Provision of the Project. No part of any such proceeds shall be knowingly paid to or retained by the Borrower or any officer, director or employee of the Borrower as a fee, kick-back or consideration of any type. The Borrower has no identity of interest with any supplier, contractor, architect, subcontractor, laborer, or materialman performing work or services or supplying materials in connection with the Provision of the Project.

(j) No Hazardous Substance, Hazardous Waste, Toxic Chemical or Petroleum shall be discharged, dispersed, released, stored or treated at the Project, other than in accordance with any applicable Environmental

Law. No asbestos or asbestos-containing materials have been or will be installed, used or incorporated into any buildings, structures, additions, improvements, facilities, fixtures or installations at the Project, or disposed of on or otherwise released at or from the settlement under any Environmental Law with respect to any Hazardous Substance, Hazardous Waste, Toxic Chemical, Petroleum, asbestos or asbestos-containing material. The Borrower shall comply with all applicable Environmental Laws in undertaking the Project. The Borrower has not received any notice from any entity, governmental body, or individual claiming any violation of, or requiring compliance with any Environmental Law with respect to the Project. The Borrower has not received any request for information, notice of claims, demands or other notification that the Borrower may be responsible for a threatened or actual release of any Hazardous Waste, Hazardous Substance, Toxic Chemical, Petroleum, asbestos or asbestos-containing material or for any damage to the environment or to natural resources.

All representation and warranties contained in, or made in connection with, this Loan Agreement and the other Loan Documents shall survive the Closing Date and the Final Disbursement Date and shall not be limited or otherwise affected by any and all inspections, investigations, reviews or other inquiries made or other actions taken by the Lender or any of its agents, representatives and designee, or any other person or board assisting any of the foregoing or acting for or on behalf of the Lender in connection with the Application, the Loan Documents or the consummation of the Loan.

ARTICLE III

LOAN, PROVISION OF CITY PROJECT AND CONDITIONS TO DISBURSEMENT

Section 3.1 Loan and Repayment; Prepayment. On the terms and conditions of this Loan Agreement, the Lender shall lend to the Borrower the Loan Amount to assist in the financing of the Borrower's Project. The Loan shall be evidenced by this Loan Agreement and the Note and secured by the Authorizing Ordinance and by a pledge of the Municipal Income Tax Receipts and the TIF Revenues pursuant to the Authorizing Law, all as set forth in Section 3.9. Those instruments and documents shall be executed by the Borrower and all other parties, as applicable and delivered by the Borrower to the Lender on the Closing Date, concurrently with the execution and delivery of this Loan Agreement and the delivery of all other documents and the satisfaction of all other closing conditions required by this Loan Agreement. The Loan shall be disbursed pursuant to Section 3.5 hereof upon the satisfaction of the conditions set forth in Section 3.4 hereof.

The Lender represents that as of the Closing Date, monies in the amount of Seven Hundred Fifty Thousand Dollars ($750,000) have heretofore been appropriated by the County's Board of County Commissioners and subject to satisfaction by the

Borrower of the various conditions for disbursement set forth herein, those monies will remain appropriated and available to the Borrower for the purpose and the term as set forth in this Loan Agreement.

The aggregate principal amount of the Loan disbursed to the Borrower in accordance with this Loan Agreement together with interest thereon (computed on the basis of a 360-day year consisting of twelve 30-day months) at the rate of two and five one-hundredths percent (2.05%) per annum, which interest will accrue from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from the Accrual Date, and shall be payable on the dates and in the estimated amounts as set forth on Exhibit A-1 attached hereto. The Lender and the City agree that no later than thirty (30) days following the Final Disbursement Date, that a final Exhibit A-1 will be revised (as required) to reflect the actual principal disbursed as recorded on Exhibit A-2 and will approved in writing by both parties to reflect that final Loan Amount as well as the amounts payable on each payment date. The Borrower shall make all payments consistent with and required to be made under the Note as and when due.

The Borrower may prepay all or any portion of the outstanding Loan Amount at any time; provided that, if such prepayment is made on or prior to ___________, 20___, a two percent (2.00%) prepayment redemption fee shall be assessed on the outstanding principal amount. After such date, the outstanding Loan Amount may be prepaid at par without any such prepayment redemption fee. All such prepayments shall be applied to the payment of the principal installments due hereon in the inverse order of their maturity, and shall be accompanied by the payment of accrued interest on the amount of the prepayment to the date thereof.

The Loan and Note are special obligations of the Borrower payable solely from sources pledged in Section 3.9.

Section 3.2 Provision of Borrower's Project. The Borrower (i) has commenced or shall promptly hereafter commence the Provision of the Project, and (ii) shall pay all expenses incurred in such Provision from funds made available therefore in accordance with this Loan Agreement, or otherwise. The Borrower confirms that all wages paid to laborers and mechanics employed on the Provision of the Project will be paid at not less than the prevailing rates of wages for laborers and mechanics for the class of work called for by the Project, which wages will be determined in accordance with the requirements of Chapter 4115, Ohio Revised Code, for determination of prevailing wage rates.

Section 3.3 Borrower Required to Pay Costs in Event Proceeds Insufficient. In the event that the fully disbursed proceeds of the Loan in the maximum Loan Amount are not sufficient to pay all costs of the Project, the Borrower shall, nonetheless and irrespective of the cause of such deficiency, complete the Project in accordance with the Plans and Specifications and pay all costs of such completion in full.

Section 3.4 Conditions Precedent to Disbursement. The Borrower shall be entitled to request disbursements from time to time of all or a portion of the Loan Amount, provided that disbursement shall occur no more frequently than once every month during and/or upon the completion of the Provision of the Project (and on or before the Final Disbursement Date), and provided further that the Lender shall have received the following:

(a) On or before the first Disbursement Date:

(1) The original Loan Agreement duly executed by the Borrower;

(2) The original Note duly executed by the Borrower;

(3) A certified copy of the Authorizing Ordinance;

(4) An executed copy of a construction contract for the Project with a guaranteed fixed price, if applicable;

(5) Evidence that the Borrower has paid an underwriting and credit analysis fee of ___________ Thousand Dollars ($___,000.00) directly to the FCIB Financial Advisor: DiPerna Economic Development Advisors on the Closing Date;

(6) An opinion of the Borrower's counsel, which sets forth substantially the following:

(A) The Borrower has full power and authority to execute and deliver the Loan Documents;

(B) The Borrower has duly authorized the taking of any and all actions necessary to carry out and give effect to the transactions contemplated to be performed on the Borrower's part under the Loan Documents;

(C) Each of the Loan Documents has been duly authorized, executed and delivered by the Borrower, and is a legal, valid and binding special obligation of the Borrower, enforceable in accordance with its terms, except as such enforcement may be limited by the application of bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance or transfer, and other laws relating to or affecting the rights and remedies of creditors generally; to the application of equitable principles, whether considered in a proceeding at law or in equity; to the exercise of judicial discretion; and to limitations on legal remedies against public entities;

(D) The execution and delivery of each of the Loan Documents, and the performance by the Borrower of the actions required of the Borrower thereby and the consummation of the transactions contemplated therein do not and will not constitute a default under, conflict with or violate any judgment, decree, indenture, mortgage, deed of trust, guaranty, agreement or other instrument to which the Borrower is a party or by which the Borrower is bound, or conflict with or violate any provisions of law, administrative regulation, or court order or consent decree;

(E) There is no action, temporary restraining order, injunction, suit, proceeding, inquiry or investigation at law or in equity, before or by any judicial or administrative court or agency, pending or to the best knowledge of such counsel threatened against or affecting, or involving the properties, securities or businesses of the Borrower, and to the best knowledge of such counsel, there is no reasonable basis for any such action, temporary restraining order, injunction, suit, proceeding, inquiry or investigation, which would, individually or in the aggregate, adversely affect the transactions contemplated by the Loan Documents, the delivery, validity or enforceability of any of the Loan Documents or materially and adversely affect the financial condition of the Borrower;

(F) The Borrower has obtained any and all requisite governmental consents, permits, licenses and approvals necessary for each of them to enter into, execute and deliver the Loan Documents, and to perform the Borrower's obligations thereunder;

(G) To the knowledge of such counsel, the Borrower is not in material default under any contract, agreement or other instrument by which it is bound, in the payment of any monetary obligation or with respect to any judgment, order, injunction or regulation of any court or governmental Borrower, and there exists no condition or event which after notice or lapse of time or both would constitute any such default; and

(H) The Note constitutes a valid and binding special obligation of the City, and the principal of and interest and any premium on the Note, unless paid from other sources, are to be paid solely from the TIF Revenues and are secured by the Authorizing Ordinance and by a pledge of the TIF Revenues.

(b) On or before each Disbursement Date:

(1) Evidence of the construction of the Project completed to date (or completed in full in the case of Final Disbursement Date), together with a complete list of all costs and expenses incurred in connection with the Provision of the Project, including invoices and receipts (or canceled checks or other evidence of payment and/or supporting documentation for all such costs and expenses incurred by the Borrower);

(2) Certification by the Borrower that the Borrower's representations and warranties made in the Loan Documents remain true, accurate, and complete as of the Disbursement Date in all material respects, and no default or event which, by notice, the passage of time or otherwise, would constitute a default, exists under the Loan Documents;

(3) Cost Certification and a Final Cost Certification, as the case may be;

(4) A duly executed disbursement request pursuant to Section 3.5 hereof;

(5) Determination of applicability of prevailing wage by the Ohio Department of Commerce, Division of Labor and Worker Safety, Wage and Hour Bureau of the State as well as certified payrolls issued by the Project's general contractor to the Ohio Department of Commerce, Division of Labor and Worker Safety, Wage and Hour Bureau of the State, certifying as to full compliance with Chapter 4115, Ohio Revised Code; and

(6) Such other certifications, documents or opinions as the Lender may reasonably request.

Section 3.5 Disbursement of Loan. At the request of the Borrower for disbursement of the Loan Amount hereunder, the Lender shall disburse the Loan by delivering funds as determined by the Lender in the Lender's sole discretion based on each Cost Certification (i.e. Disbursement Request Form and Certification, which are attached hereto, and incorporated as if fully rewritten herein as Exhibit C), to the order of the Borrower on each Disbursement Date. The amount of each disbursement shall be duly noted on Exhibit A-2. All disbursement requests from the Borrower must be received by the Lender on or before the Final Disbursement Date.

Section 3.6 Prohibition Against Certain Political and Religious Activities. The Borrower agrees that it shall not use any funds provided under this Loan Agreement for purposes of supporting or defeating legislation considered by any legislative body or for inherently religious programs, activities or services.

Section 3.7 Plans and Specifications; Inspections. The Borrower has heretofore provided a copy of the Plans and Specifications to the Lender for review. The

Borrower may revise the Plans and Specifications from time to time; provided that no revision shall be made (i) which would change the Project Purposes to purposes other than those permitted by the Act; (ii) without obtaining, to the extent required by law, the approval of any applicable Governmental Authority; and (iii) without the prior written approval of the Lender if such revision would materially change the Plans and Specifications.

Section 3.8 Project Completion Date. Except in the case of force majeure, the Project must be completed, i.e. work finished, on a date (the "Project Completion Date") which occurs no later than ___________ 1, 201___, which Project Completion Date shall be evidenced to the Lender by a certificate of the Borrower substantially in the form of Exhibit F stating (i) the date on which the project was substantially completed, (ii) that all licenses, permits, and approvals for the Project required by any governmental agency have been procured and/or obtained, (iii) that all improvements reflected in the Plans and Specifications have been made and the Provision of the Project has been completed, and (iv) that all costs of providing the Project have been paid.

Section 3.9 Source of Repayment. The Note is a special obligation of the City, and the principal of and interest (and any premium) on the Note, and any Additional Obligations, are payable solely from the Municipal Income Tax Receipts and the TIF Revenues, and such payment is secured by a pledge of Municipal Income Tax Receipts and the TIF Revenues as provided by the Authorizing Law, and the Authorizing Ordinance.

The City has heretofore levied and covenants that it shall continue to collect the Municipal Income Tax for so long as the Note and any Additional Obligations are outstanding. The City hereby covenants and agrees that, so long as the Note and any Additional Obligations are outstanding, it shall not suffer the repeal, amendment or any other change in the Authorizing Ordinance, or the Municipal Income Tax Ordinance, that in any way materially and adversely affects or impairs (a) the sufficiency of the Municipal Income Tax levied and collected or otherwise available for the payment of the Note and any Additional Obligations or (b) the pledge or the application of the Municipal Income Tax Receipts to the payment of the Note and any Additional Obligations.

The City has heretofore provided for the collection and covenants that it shall continue to collect the TIF Revenues for so long as the Note and any Additional Obligations are outstanding. The City hereby covenants and agrees that, so long as the Note and any Additional Obligations are outstanding, it shall not suffer the repeal, amendment or any other change in the Authorizing Ordinance, or the TIF Ordinance, that in any way materially and adversely affects or impairs (a) the sufficiency of the TIF Revenues collected or otherwise available for the payment of the Note and any Additional Obligations or (b) the pledge or the application of the TIF Revenues to the payment of the Note and any Additional Obligations.

Neither the Note nor any obligation under this Loan Agreement shall constitute a general obligation debt or a pledge of the full faith or credit or property taxing power of the City. Nothing herein shall be construed as requiring the City to use or apply to the payment of principal of and interest (and any premium) on the Note any funds or revenues from any source other than Municipal Income Tax Receipts and TIF Revenues. Nothing herein, however, shall be deemed to prohibit the City, of its own volition, from using, to the extent that it is authorized by law to do so, any other resources for the fulfillment of any of the terms, conditions or obligations of this Loan Agreement, the Authorizing Ordinance or of the Note.

If the City shall pay or cause to be paid and discharged the Note, the covenants, agreements and other obligations of the City hereunder and in the Note shall be discharged and satisfied. The City shall be considered to have caused the Note to be paid and discharged if the City has placed in escrow, and pledged for the payment of debt charges on the Note, money or direct or guaranteed obligations of the United States, or a combination of those obligations, determined by an independent firm experienced in making such determinations to be sufficient, with the interest or other investment income accruing on those direct or guaranteed obligations, for the payment of debt charges on the Note. For purposes of this Section, "direct obligations of or obligations guaranteed as to payment by the United States" includes rights to receive payment or portions of payments of the principal of or interest or other investment income on those obligations, and other obligations fully secured as to payment by those obligations and the interest or other investment income on those obligations.

Section 3.10 Additional Obligations. The City shall have the right from time to time to issue Additional Obligations on a parity with the Note, which Additional Obligations shall, unless paid from other sources, be payable solely from the Municipal Income Tax Receipts and TIF Revenues, and such payment shall be secured by a pledge of the Municipal Income Tax Receipts and TIF Revenues as provided by the Authorizing Law and by an ordinance passed by the City Council of the City authorizing the issuance of those Additional Obligations.

Before any Additional Obligations are issued, the City shall be required to furnish a certificate of the Director of Finance showing that the aggregate amount of Municipal Income Tax Receipts and TIF Revenues received during the two fiscal years immediately preceding the issuance of those Additional Obligations was at least equal to three hundred percent (300%) of the largest amount required to be paid in any succeeding calendar year to meet interest and principal maturities of the Note and any Additional Obligations to be outstanding immediately after the issuance of such Additional Obligations (the "Coverage Test"). For bond anticipation notes, the principal and interest on the Additional Obligations anticipated by such notes shall be used in calculating compliance with this provision.

Junior lien or other subordinate obligations payable from the Municipal Income Tax Receipts and/or TIF Revenues may be issued without limitation.

ARTICLE IV

ADDITIONAL COVENANTS AND AGREEMENTS

Section 4.1 Affirmative Covenants of the Borrower. Throughout the term of this Loan Agreement, the Borrower shall:

(a) Deliver Notice. Forthwith upon learning of any of the following, deliver written notice thereof to the County, describing the same and the steps being taken by the Borrower with respect thereto:

(1) The occurrence of an Event of Default or an event or circumstance which would constitute an Event of Default, but for the requirement that notice be given, elapse of time or otherwise;

(2) Any action, suit or proceeding by or against the Borrower at law or in equity, or before any governmental instrumentality or agency, instituted or threatened which, if adversely determined, would materially impair the right or ability of the Borrower to carry on the business which is contemplated in connection with the Project or would materially impair the right or ability of the Borrower to perform the transactions contemplated by the Loan Documents, or would materially and adversely affect the Borrower's business, operations, properties, assets or condition; or

(3) Any material communication adversely affecting the Project, and the Borrower will promptly respond fully to any inquiry of the Lender made with respect thereto.

(b) Inspection Rights. Upon reasonable notice and during normal business hours, permit the Lender, or any agents or representatives thereof, to examine and make copies of and abstract from the records and books of account of the Borrower related to the Project or visit the Project. Such inspections or reviews shall not impose any responsibility or liability of any nature upon the Lender or employees, agents, or representatives of the Lender, or, without limitation, make or cause to be made any warranty or representation as to the adequacy or safety of the structures or any of their component parts or any other physical condition or feature pertaining to the Project.

(c) Annual Job Creation Report. Beginning on the last day of the 12th calendar month next succeeding the Closing Date, and on or before such date of each subsequent calendar year until the Job Creation Period has lapsed, the Borrower shall submit to the Lender an Annual Job Creation Report. Prior to the initial filing required by this subsection, the Lender shall provide to the Borrower a format for this report and shall instruct the Borrower on the proper completion of said report. Each Annual Job Creation Report shall provide information on official Borrower letterhead for the applicable reporting period detailing (i) the progress of the estimated new full-time equivalent, permanent jobs to be created at or near the Project Site, either as a result of, or partly due to the result of, the Project, (ii) if applicable, the status of estimated full-time equivalent, permanent jobs to be retained at or near the Project Site, either as a result of, or partly due to the result of, the Project, and (iii) the status of all other performance activities to date; and

(d) Compliance with Laws, Etc. Comply in all material respects with all statutes, laws, ordinances and governmental rules, regulations and orders to which it is subject or which are applicable to the Project.

(e) Furnish Information. Furnish or cause to be furnished to the Lender:

(1) Within one hundred eighty (180) days after the last day of each Fiscal Year, the audited, annual financial statements for the Borrower accompanied by an opinion of either the Ohio Auditor of State or an independent certified public accountant as well as a replacement Certificate of Available Resources; provided that if by such date those financial statements have not been published on the Ohio Auditor of State's website, then within ten (10) days following such publication.

(2) Certificate; No Default. With each of the financial statements required to be furnished pursuant to this Section, a certificate of the Borrower chief fiscal officer stating that (i) no Event of Default has occurred and is continuing and no event or circumstance which would constitute an Event of Default, but for the requirement that notice be given or time elapse or both, has occurred and is continuing, or, if such an Event of Default or such event or circumstance has occurred and is continuing a statement as to the nature thereof and the action which the Borrower shall propose to take with respect thereto, and (ii) no action, suit or proceeding by the Borrower or against the Borrower at law or in equity, or before any governmental instrumentality or agency, is pending or, to the best of the Borrower's knowledge; threatened, which, if adversely determined, would materially impair the right or ability of the Borrower to carry on the business which is contemplated in connection with the Project or would materially impair the right or ability of the Borrower to perform the transactions contemplated by the Loan Documents, all as of the date of such certificate, except as disclosed in such certificate.

(3) Upon request of the Lender, periodic reports concerning the status of the Project and the expenditures for costs in respect thereto.

(f) Maintain Existence. Do or cause to be done all things necessary to preserve and keep in full force and effect the Borrower's existence and ownership of its material rights and franchises.

(g) Maintain Property. Maintain and keep the Project in good repair, working order and condition, ordinary wear and tear excluded.

Section 4.2 Negative Covenants of the Borrower. Throughout the term of this Loan Agreement, the Borrower shall not:

(a) Agreements. Enter into any agreement containing any provision which would be violated or breached by the performance of the Borrower's obligations hereunder or under any instrument or document delivered or to be delivered by the Borrower hereunder or in connection herewith.

(b) Assignment. In whole or in part, assign this Loan Agreement.

(c) Financial Covenants. Violate any financial covenant contained in any agreement evidencing, relating to or securing any indebtedness for borrowed money in excess of Five Hundred Thousand Dollars ($500,000), which violation would materially impair the City's ability to make timely payments with respect to such indebtedness or borrowed money.

ARTICLE V

EVENTS OF DEFAULT, REMEDIES AND TERMINATION

Section 5.1 Events of Default. Each of the following shall be an "Event of Default":

(a) Failure by the Borrower to pay when due or within thirty (30) days after notice that it is past due any amount payable pursuant to the Note or this Loan Agreement, or any other Loan Document on the date on which payment is due and payable; or

(b) The Borrower shall fail to observe and perform any material agreement, term, or condition contained in this Loan Agreement other than as required pursuant to subsection (a) above, and such failure continues for a period of thirty (30) days after the Borrower receives notice thereof; *provided*, however, that such thirty (30) day cure period shall not apply to (i) any failure which in the good faith opinion of the Lender is incapable of cure or (ii) any failure which has previously occurred; or

(c) The Borrower commences a voluntary case concerning it under Title 11 of the United States Code entitled "Bankruptcy" as now or hereafter in effect, or any successor thereto (the "Bankruptcy Code"); or the Borrower is not generally paying the Borrower's debts as such debts become due; or a custodian (as defined in the Bankruptcy Code) is appointed for, or takes charge of, all or substantially all of the property of the Borrower; or the Borrower commences any other proceeding under any reorganization, arrangement, readjustment of debt, relief of debtors, dissolution, insolvency or liquidation or similar law of any jurisdiction whether now or hereafter in effect; or there is commenced against the Borrower any such proceeding which remains undismissed for a period of ninety (90) days; or the Borrower is adjudicated insolvent or bankrupt; or the Borrower fails to controvert in a timely manner any such case under the Bankruptcy Code or any such proceeding or any case or proceeding for the appointment of any custodian or the like of or for the Borrower or any substantial part of the Borrower's property or suffers any such appointment to continue undischarged or unstayed for a period of ninety (90) days; or the Borrower makes a general assignment for the benefit of creditors; or any action is taken by the Borrower for the purpose of effecting any of the foregoing; or a receiver or trustee or any other officer or representative of the court or of creditors, or any court, governmental officer or agency, shall under color of legal authority, take and hold possession of any substantial part of the property or assets of the Borrower for a period in excess of ninety (90) days; or

(d) Any representation or warranty made by the Borrower, or any of the Borrower's officers, herein or in any of the other Loan Documents, or in connection herewith or therewith shall prove to have been incorrect in any material respect when made; or

(e) Any Event of Default under the Note or any other Loan Documents shall have occurred and be continuing.

Section 5.2 Remedies. If an Event of Default shall have occurred and be continuing beyond the applicable cure period, the Lender, at any time, at Lender's election, may exercise any or all or any combination of the remedies conferred upon or reserved to the Lender under this Loan Agreement, the Note, any of the other Loan Documents or any instrument or document collateral thereto, or now or hereafter existing at law, or in equity or by statute. Subject to the foregoing, any or all of the following remedies may be exercised:

(a) If the Loan has not been fully disbursed, termination of any and all of Lender's obligations under this Loan Agreement;

(b) Declaration that the entire unpaid balance of all indebtedness owed to Lender is immediately due and payable;

(c) Exercise of all or any rights and remedies as Lender may have under this Loan Agreement, and any of the other Loan Documents;

(d) Inspect, examine and copy the books, records, accounts and financial data of the Borrower; and/or

(e) The Lender may pursue all remedies now or hereafter existing at law or in equity to collect all amounts then due and thereafter to become due under this Loan Agreement, or any other Loan Document, or to enforce the performance and observance of any other obligation or agreement of the Borrower under the Loan Documents.

Section 5.3 Job Creation Remedy. The Borrower estimates that approximately 50 new full-time equivalent, permanent jobs will be created at or near the Project Site, either as a result of, or partly due to the result of, the Project during the Job Creation Period. If, for reasons other than Market Conditions and Other Factors (as hereinafter defined in this Section 5.3), after three-years from the Project Completion Date less than half of the new full-time equivalent, permanent jobs have not been created at or near the Project Site, the Borrower may, as advised by the Director or the Director's staff (collectively, the "Department Staff"), as recommended by the Franklin County Infrastructure Bank Loan Advisory Board, and by ultimate approval by the Board of County Commissioners of the County, be subject to pay up to an additional one hundred (100) basis point increase in interest rate paid for the remaining years of the Loan Contract until the new full-time equivalent, permanent job creation numbers are at least half of the initial represented projection. Notwithstanding any other provision contained herein to the contrary, including, without limitation, Section 5.2 and Section 5.4, Lender's sole and exclusive remedy for Borrower's inability to create the requisite number of jobs specified herein shall be the option of Lender to increase the interest rate paid by Borrower up to an additional one hundred (100) basis points in accordance with the immediately preceding sentence.

"Market Conditions and Other Factors" means those conditions determined by the Department Staff, with written criteria as the Department Staff reasonably deem appropriate. If applicable, the staff shall consider the following:

(a) A decline, as a whole or relevant sector, in 12 of the 36 months as detailed in the Board of Governors of the Federal Reserve System's national industrial production index;

(b) The performance of the relevant sector as reported in Standard & Poor's "Industry Surveys";

(c) A decline in current economic activity within the Fourth Federal Reserve District as documented in the "Summary of Commentary in current Economic Conditions by Federal Reserve District." http://federalreserve.gov/monetarypolicy/beigebook/default.htm;

(d) A decline in either national employment or gross product in a specific sector over the previous six quarters as documented by data provided by an established and well recognized supplier of national and regional economic data;

(e) A case of fraudulent conduct, or bankruptcy on behalf of the private 3rd party developer or business on the Project Site with likewise no fraudulent conduct from the Borrower; and/or

(f) Any other information the Department Staff reasonably determine to be relevant under the circumstances including but not limited to the ratio of job creation and/or retention per FCIB funds expended.

Section 5.4 No Remedy Exclusive. No remedy conferred upon or reserved to the Lender by this Loan Agreement is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Loan Agreement, or now or hereafter existing at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Lender to exercise any remedy reserved to the Lender in this Article, it shall not be necessary to give any notice, other than such notice as may be expressly provided for herein or required by law.

Section 5.5 No Waiver. No failure by the Lender to insist upon the strict performance by the Borrower of any provision hereof shall constitute a waiver of the Lender's right to strict performance and no express waiver shall be deemed to apply to any other existing or subsequent right to remedy the failure by the Borrower either to observe or comply with any provision hereof.

ARTICLE VI

MISCELLANEOUS PROVISIONS

Section 6.1 Terms of Loan Agreement. This Loan Agreement shall be and remain in full force and effect from the date of its delivery until (a) the termination of this Loan Agreement pursuant to Section 5.2(a) hereof or (b) such time as the Loan shall have been fully repaid and all other sums payable by the Borrower under this Loan Agreement, the Note and any other Loan Documents shall have been paid.

Section 6.2 Notices. All notices, certificates, requests or other communications hereunder shall be in writing and shall be deemed to be sufficiently given when mailed by registered or certified mail, postage prepaid, or sent by facsimile and confirmed by telephone, and addressed to the appropriate Notice Address. The Borrower or the Lender may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates, requests or communications shall be sent.

Section 6.3 Extent of Covenants; No Personal Liability. All covenants, obligations and agreements of the Parties contained in this Loan Agreement shall be effective to the extent authorized and permitted by applicable law. No such covenant, obligation or agreement shall be deemed to be a covenant, obligation or agreement of any present or future member, officer, agent or employee of the City or the Lender other than in his or her official capacity, and neither the members of the legislative body of the City or the Lender nor any City or Lender official executing this Loan Agreement shall be liable personally under this Loan Agreement or be subject to any personal liability or accountability by reason of the execution thereof or by reason of the covenants, obligations or agreements of the City and the Lender contained in this Loan Agreement

Section 6.4 Binding Effect. This Loan Agreement shall inure to the benefit of and shall be binding in accordance with its terms upon the Lender, the Borrower and their respective successors and assigns. The Borrower shall not assign any of the Borrower's rights or obligations under this Loan Agreement without the written consent of the Lender.

Section 6.5 Amendments and Supplements. This Loan Agreement may not be amended or supplemented except by an instrument in writing executed by the Lender and the Borrower.

Section 6.6 Execution Counterparts. This Loan Agreement may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

Section 6.7 Severability. If any provision of this Loan Agreement, or any covenant, obligation or agreement contained herein is determined by a court to be invalid or unenforceable, such determination shall not affect any other provision, covenant, obligation, or agreement, each of which shall be construed and enforced as if such invalid or unenforceable provision were not contained herein. Such invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision, covenant, obligation, or agreement shall be deemed to be effective, operative made, entered into or taken in the manner and to the full extent permitted by law.

Section 6.8 Captions; Entire Agreement. The captions and headings in this Loan Agreement shall be solely for convenience of reference and shall in no way define, limit or describe the scope or intent of any provisions or Sections of this Loan Agreement. All exhibits and schedules to this Loan Agreement shall be annexed hereto and shall be deemed to be part of this Loan Agreement. This Loan Agreement and the exhibits and schedules attached hereto and the Loan Documents embody the entire agreement and understanding between the Lender and the Borrower and supersede all prior agreements and understandings relating to the subject matter hereof

Section 6.9 Interpretation. This Loan Agreement shall be deemed to have been prepared jointly by the parties hereto and any uncertainty or ambiguity existing herein shall not be interpreted against any party but shall be interpreted according to the rules for the interpretation of arm's length agreements.

Section 6.10 Governing Law. This Loan Agreement shall be deemed to be a contract made under the laws of the State and for all purposes shall be governed by and construed in accordance with the laws of the State.

Section 6.11 Further Assurance. The Borrower agrees to execute such other and further documents and instruments as the Lender may request to implement provisions of the Loan Documents.

[This space intentionally left blank]

IN WITNESS WHEREOF, this Loan Agreement has been executed and delivered all as of the date hereinafter written.

IN WITNESS WHEREOF, the parties hereto hereby set their hands this ___ day of ___________, 2018.

City of Reynoldsburg, Ohio

____
Bradley L. McCloud, Mayor

____
Stephen M. Cicak, City Auditor

Approved as to form:

____
Jed E. Hood
City Attorney

Franklin County Economic Development and Planning Department

____
James Schimmer, Director

Approved:
Franklin County, Ohio Board of County Commissioners

____
Kevin L. Boyce, President

____
Marilyn Brown

____
John O'Grady

Approved as to form:
Ron O'Brien
Franklin County Prosecuting Attorney

By:______________________________
Assistant Prosecuting Attorney

EXHIBIT A

FORM OF PROMISSORY NOTE

EXHIBIT A-1

SCHEDULE OF PAYMENTS

EXHIBIT A-2

SCHEDULE OF DISBURSEMENTS

Date of Disbursement	Amount of Disbursement	Aggregate Amount of Disbursements
______________	______________	______________
______________	______________	______________
______________	______________	______________
______________	______________	______________
______________	______________	______________
______________	______________	______________

EXHIBIT B

PROJECT DESCRIPTION

This proposed project entails the construction of a 4-way traffic signal adjacent to the new Kroger located at _____ East Main Street in the City. The City will have exclusive ownership of the financed asset.

EXHIBIT C

DISBURSEMENT REQUEST FORM AND CERTIFICATION

EXHIBIT D

CERTIFICATE OF AVAILABLE RESOURCES

This certificate is attached to the Loan Agreement dated __________, 2018 (the "Loan Agreement") by and between the Director of the Franklin County, Ohio Department of Economic Development and Planning (the "Director"), acting with the approval and on behalf of the Board of County Commissioners of Franklin County, Ohio (the "County" and together with the Director, the "Lender"), and the City of Reynoldsburg, Ohio (the "City" or the "Borrower"). All terms not otherwise defined herein shall have the meanings ascribed to them in the Loan Agreement.

Under Section 3.1 of the Loan Agreement, the Lender has agreed to loan funds in an amount not to exceed Seven Hundred Fifty Thousand Dollars ($750,000.00) to the Borrower. The undersigned certifies as follows:

1. The Loan Agreement and the Note have been authorized by the Borrower by Ordinance No. _____ passed on ________, 2018.

2. The Note has been executed and delivered to the County. The amounts required to meet scheduled payments on the Note in the current fiscal year (if any) have been lawfully appropriated for such purpose and are either in the treasury or in the process of collection in accordance with Section 3.9 of the Loan Agreement. The Note is a special obligation of the Borrower, and the principal of and interest (and any premium) on the Note and any Additional Obligations are payable solely from the TIF Revenues, and such payment is secured by a pledge of TIF Revenues as provided by the Authorizing Law, the Authorizing Ordinance, and the Loan Agreement.

____
Authorized Agent of Borrower

City Auditor
____
Title

____
Date

EXHIBIT E

Annual Job Creation Report Template

Date

RE: PROJECT

Dear Director Schimmer,

As stipulated in the previously cited Loan Agreement, we attested to the projected creation of _________ full-time equivalent, permanent jobs created, from a baseline of _________ full-time equivalent, permanent jobs retained as a result of this Franklin County Infrastructure Bank Project.

For the previous reported year actual job creation as a result of the Project has been _________ with a baseline of _________ full-time equivalent, permanent jobs retained.

This job creation and retention comes from these following private companies…

We welcome any questions and attest that the County at any time may inspect our records from which we derived these reported results.

Thank you,

Development Director of the City of Reynoldsburg, Ohio

EXHIBIT F

Form of Project Completion Certificate

[DATE]

In accordance with the Loan Agreement, dated __________, 2018 (the "*Loan Agreement*"), by and between the Director of the Franklin County, Ohio Department of Economic Development and Planning, acting with the approval and on behalf of the Board of County Commissioners of Franklin County, Ohio, and the City of Grove City, Ohio, the undersigned hereby confirms, as an authorized officer of the City of Grove City, Ohio, the following:

1. The Project was substantially completed on [DATE].
2. All licenses, permits, and approvals for the Project required by any governmental agency have been procured and/or obtained.
3. All improvements reflected in the Plans and Specifications have been made and the Provision of the Project has been completed.
4. All costs of providing the Project have been paid.

Capitalized terms used as defined terms, but not otherwise defined herein, shall have the meanings ascribed to them in the Loan Agreement.

Passed: _____________, 2018

ORDINANCE NO. ____-18

AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A LOAN AGREEMENT WITH FRANKLIN COUNTY, OHIO PROVIDING FOR A LOAN TO THE CITY IN THE MAXIMUM PRINCIPAL AMOUNT OF $750,000 FOR THE PURPOSE OF PAYING THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS TO THE MUNICIPAL ROADWAY SYSTEM ALONG OR NEAR MAIN STREET, INCLUDING BUT NOT LIMITED TO, CONSTRUCTING A 4-WAY TRAFFIC SIGNAL ADJACENT TO THE NEW KROGER LOCATED AT 6400 EAST MAIN STREET, TOGETHER WITH ALL NECESSARY APPURTENANCES RELATED THERETO, AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY ADDITIONAL DOCUMENTS RELATED THERETO.

WHEREAS, by Ordinance No. 59-17, passed by City Council on June 12, 2017 (the "*Municipal Income Tax Ordinance*"), City Council proposed to increase its existing municipal tax rate from one and one-half percent (1.50%) to two and one-half percent (2.50%) upon income, qualifying wages, commissions and other compensation, and on net profits for the purposes of general municipal operations, maintenance, new equipment and capital improvements, including, but not limited to, the payment of debt service charges on related securities and the costs related to a municipal recreation complex, all as further described in the Municipal Income Tax Ordinance; and

WHEREAS, on May 2, 2017, the Municipal Income Tax Ordinance was approved by a majority vote of the electors in the City, and the municipal income tax rate was increased by one percent (1.00%) to a total rate of two and one-half percent (2.50%) (the "*Municipal Income Tax*") in accordance with the Municipal Income Tax Ordinance; and

WHEREAS, the Municipal Income Tax Ordinance and the Municipal Income Tax have been codified and are implemented pursuant to Chapter 190 of the City's Codified Ordinances; and

WHEREAS, pursuant to Ordinance No. 102-18 passed October 22, 2018 (the "*TIF Ordinance*") and Ohio Revised Code Section 5709.40, this Council has exempted from taxation certain Improvements (as defined in the TIF Ordinance) to certain parcels of real property located within the City, required the owners of those parcels to pay Service Payments (as defined in the TIF Ordinance) in respect of those Improvements, and identified certain public infrastructure improvements that directly benefit those parcels of real property; and

WHEREAS, this Council has determined that the Project is identified in the TIF Ordinance and will directly benefit the parcels of real property described in the TIF Ordinance; and

WHEREAS, pursuant to the TIF Ordinance and Ohio Revised Code Section 5709.43, the Service Payments received by the City have been and shall continue to be deposited in the Main Street TIF Municipal Public Improvement Tax Increment Equivalent Fund and used to pay debt charges on the Loan incurred to finance the Project; and

WHEREAS, this Council has determined to work cooperatively with the Director of the Franklin County, Ohio Department of Economic Development and Planning, acting with the approval and on behalf of the Board of County Commissioners of Franklin County, Ohio, to provide monies for the purpose of paying the costs of certain capital improvements to the municipal roadway system along or near Main Street, including but not limited to, constructing a 4-way traffic signal adjacent to the new Kroger located at 6400 East Main Street, together with all necessary appurtenances related thereto (the "*Project*"); and

WHEREAS, this City has determined to execute a loan agreement for the purpose of paying the costs of the Project which will be payable from the Municipal Income Tax Receipts and the TIF Revenues (each as hereinafter defined); and

WHEREAS, this Council has requested that the City Auditor, as fiscal officer of this City, certify the estimated life or period of usefulness of the Project and the maximum maturity of the Note (as hereinafter defined); and

WHEREAS, the City Auditor has certified to this Council that the estimated life or period of usefulness of the Project is at least five (5) years and that the maximum maturity of the Note is at least twenty (20) years;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Grove City, Franklin County, Ohio, that:

Section 1. Definitions and Interpretation. In addition to the words and terms elsewhere defined in this Ordinance, unless the context or use clearly indicates another or different meaning or intent:

"*Accrual Date*" means the first anniversary of the Closing Date.

"*Act*" means, collectively, the laws of the State of Ohio, including, without limitation, Section 3, Article XVIII of the Ohio Constitution, Chapter 133 and Sections 5709.40 through 5709.43 of the Ohio Revised Code and the Charter of the City.

"*Additional Obligations*" means any additional bonds or other obligations of the City which may be subsequently issued and payable solely from the Municipal Income Tax Receipts and the TIF Revenues on parity with the Note, including Additional Obligations in anticipation of which notes have been issued; *provided, however,* in no event shall general obligation notes or bonds of the City be treated as Additional Obligations.

"*Authorized Denominations*" means the denomination of $0.01.

"*City*" means the City of Reynoldsburg, Ohio.

"*City Auditor*" means the City Auditor of the City.

"*Clerk*" means the Clerk of Council of the City.

"*Closing Date*" means the date of the execution and delivery of the Loan Agreement.

"*Financing Costs*" shall have the meaning given in Section 133.01 of the Ohio Revised Code.

"*Interest Payment Dates*" means the date or dates of each year that the Note is outstanding and on which interest is payable, all as set forth in the Loan Agreement.

"*Loan Agreement*" means the Economic Development Loan Agreement (Reynoldsburg Main Street Improvement Project) between the City and the Original Purchaser, as it may be modified from the form on file with the Clerk and executed by the Mayor and the City Auditor, all in accordance with Section 5 herein.

"*Loan proceedings*" means, collectively, this Ordinance, the Loan Agreement and such other proceedings of the City, including the Note, that provide collectively for, among other things, the rights of the holder of the Note.

"*Municipal Income Tax*" means the municipal income tax levied and collected by the City pursuant to Chapter 190 of the City's Codified Ordinances and in accordance with the Municipal Income Tax Ordinance at the rate of two and one-half percent (2.50%).

"*Municipal Income Tax Bond Fund*" means the Municipal Income Tax Bond Fund provided for by Section 7 of this Ordinance.

"*Municipal Income Tax Ordinance*" means Ordinance No. 59-17 passed by City Council on June 12, 2017, and which was approved by a majority of the electorate of the City at the primary election held on May 2, 2017.

"*Municipal Income Tax Receipts*" means the moneys received by the City from the Municipal Income Tax.

"*Note*" means the Note described in Section 2.

"*Original Purchaser*" means Director of the Franklin County, Ohio Department of Economic Development and Planning, acting with the approval and on behalf of the Board of County Commissioners of Franklin County, Ohio.

"*Principal Payment Dates*" means the date or dates of each year that the Note is outstanding and on which principal is payable; *provided* that in no case shall the final Principal

Payment Date exceed the maximum maturity limitation referred to in the preambles hereto, all as set forth in the Loan Agreement.

"*Project*" means certain capital improvements to the municipal roadway system along or near Main Street, including but not limited to, constructing a 4-way traffic signal adjacent to the new Kroger located at 6400 East Main Street, together with all necessary appurtenances related thereto.

"*Schedule of Disbursements*" means the schedule to be attached to the Loan Agreement and on which will be recorded from time to time the disbursements made by the Original Purchaser to the City pursuant to the Loan Agreement which disbursements in the aggregate shall not exceed the maximum principal amount authorized pursuant to Section 2.

"*State*" means the State of Ohio.

"*TIF Bond Fund*" means the Main Street Tax Increment Financing Bond Fund created pursuant to Section 8 of this Ordinance.

"*TIF Ordinance*" means Ordinance No. 102-18 passed by this City Council on October 22, 2018.

"*TIF Revenues*" means the Service Payments received by the City pursuant to and in accordance with the TIF Ordinance.

The captions and headings in this Ordinance are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof. Reference to a Section means a section of this Ordinance unless otherwise indicated.

Section 2. Authorized Principal Amount and Purpose; Application of Proceeds. This Council determines that it is necessary and in the best interest of the City to issue a note of this City in a maximum principal amount of $750,000 (the "*Note*") for the purpose of paying the costs of the Project. The Note shall be issued pursuant to the Act, this Ordinance and the Loan Agreement. The aggregate principal amount of the Note to be issued shall not exceed the maximum principal amount specified in this Section 2 and shall be recorded on the Schedule of Disbursements. The proceeds from the sale of the Note received, constructively or otherwise, by the City (or withheld by the Original Purchaser on behalf of the City) are appropriated and shall be used for the purpose for which the Note is being issued.

Section 3. Denominations; Dating; Principal and Interest Payment; and Prepayment Redemption Provisions. The Note shall be issued in one lot and only as a fully registered note, in Authorized Denominations. The Note shall be dated as of the date of the execution and delivery of the Loan Agreement.

(a) Interest Rates and Payment Dates. The aggregate principal amount of the Note outstanding, which shall be equal to the aggregate installments of the purchase price paid by the

Original Purchaser for the benefit of the City, from time to time, pursuant to Section 5, shall bear interest at the rate of (i) zero (0%) per year from the Closing Date until, and including, the calendar day next preceding the Accrual Date; and (ii) the percent per year as set forth in the Loan Agreement (not to exceed two and five one-hundredths percent (2.05%) per year) from the first anniversary of the Closing Date until the Note is paid in full. Interest on the Note shall be computed on the basis of a 360-day year consisting of twelve 30-day months. The Note shall bear interest from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from the Accrual Date.

(b) Principal Payment Schedule. The Note shall mature on the Principal Payment Dates and in principal amounts as shall be determined pursuant to the Loan Agreement.

(c) Payment of Debt Charges. The debt charges on the Note shall be payable in lawful money of the United States of America. Installments of principal and interest on the Note shall be payable by check or draft mailed to the Original Purchaser; *provided* that the final payment of all unpaid principal and interest shall be payable when due upon presentation and surrender of the Note at the office of the City Auditor.

(d) Redemption Provisions. The City may prepay all or any portion of the principal sum of the Note at any time; *provided that*, if prepayment is made (i) prior to or on the calendar day next preceding the second anniversary of the Closing Date, a two percent (2.00%) prepayment redemption fee shall be assessed on the amount of principal to be prepaid and (ii) on or after the second anniversary of the Closing Date, no prepayment redemption fee shall be assessed. All such prepayments shall be applied to the payment of the principal installments due on the Note in the inverse order of its maturity, and shall be accompanied by the payment of accrued interest on the amount of the prepayment to the date thereof.

The City shall give notice of any such prepayment to the Original Purchaser of the Note and such notice shall identify (i) the prepayment redemption price to be paid and (ii) the date fixed for such prepayment. Failure to receive such notice or any defect in that notice regarding the prepayment of the Note, however, shall not affect the validity of the proceedings for the prepayment of the Note.

If moneys for the prepayment of such portion of the Note to be redeemed, together with accrued interest thereon to the prepayment date, are held by the City or an escrow trustee prior to the prepayment date, so as to be available therefor on that prepayment date and, if notice of prepayment has been provided to the Original Purchaser as aforesaid, then from and after such date of deposit with the City or an escrow trustee, such portion of the Note called for redemption shall cease to bear interest and no longer shall be considered to be outstanding. If those moneys shall not be so available on the prepayment date, or that notice shall not have been provided to the Original Purchaser as aforesaid, such portion of the Note shall continue to bear interest, until it is paid, at the same rate as it would have borne had it not been called for prepayment. All moneys held by the City or an escrow trustee for the prepayment of a portion of the Note shall be held in trust for the account of the Original Purchaser and shall be paid to it upon presentation and surrender of the Note; *provided* that any interest earned on the moneys so held by the City or the escrow trustee shall be for the account of and paid to the City to the extent not required for the payment of the portion of the Note called for prepayment.

Section 4. Execution and Authentication of Note. The Note shall be signed by the Mayor and the City Auditor, in the name of the City and in their official capacities. The Note shall be issued in the Authorized Denominations and shall express upon its face the purpose, in summary terms, for which it is issued and that it is issued pursuant to the Act, this Ordinance, and the Loan Agreement.

Section 5. Sale of the Note to the Original Purchaser. The Note is hereby awarded and sold to the Original Purchaser at a purchase price of par plus accrued interest thereon, if any, upon the terms provided for herein and in the Loan Agreement. The Original Purchaser shall pay the purchase price of the Note in one or more installments, such installment(s) being noted by the Original Purchaser on the Schedule of Disbursements.

The Mayor and the City Auditor shall sign and deliver, in the name and on behalf of the City, the Loan Agreement between the City and the Original Purchaser, in substantially the form as is now on file with the Clerk, providing for the sale to, and the purchase by, the Original Purchaser of the Note. The Loan Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the Mayor and the City Auditor on behalf of the City, all of which shall be conclusively evidenced by the signing of the Loan Agreement or amendments thereto.

The Mayor, the City Auditor, the City Attorney, Development Director, the Clerk and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments related to the Loan proceedings and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. Any actions of the Mayor, the City Auditor, the City Attorney, Development Director, the Clerk or other City official, as appropriate, in doing any and all acts necessary in connection with the issuance and sale of the Note are hereby ratified and confirmed.

Section 6. Note is a Special Obligation; Provisions for the Continued Levy and Collection of Municipal Income Tax Receipts and Imposition and Collection of TIF Revenues. The Note is a special obligation of the City, and the principal of and interest (and any premium) on the Note and any Additional Obligations are payable solely from the Municipal Income Tax Receipts and the TIF Revenues, and such payment is secured by a pledge of the Municipal Income Tax Receipts and the TIF Revenues as provided by the Act and this Ordinance.

The City has heretofore levied and covenants that it shall continue to collect the Municipal Income Tax Receipts for so long as the Note and any Additional Obligations are outstanding. The City hereby covenants and agrees that, so long as the Note and any Additional Obligations are outstanding, it shall not suffer the repeal, amendment or any other change in this Ordinance, or the Municipal Income Tax Ordinance, that in any way materially and adversely affects or impairs (a) the sufficiency of the Municipal Income Tax Receipts imposed and collected or otherwise available for the payment of the Note and any Additional Obligations or

(b) the pledge or the application of the Municipal Income Tax Receipts to the payment of the Note and any Additional Obligations.

The City has heretofore imposed and covenants that it shall continue to collect the TIF Revenues for so long as the Note and any Additional Obligations are outstanding. The City hereby covenants and agrees that, so long as the Note and any Additional Obligations are outstanding, it shall not suffer the repeal, amendment or any other change in this Ordinance, or the TIF Ordinance, that in any way materially and adversely affects or impairs (a) the sufficiency of the TIF Revenues imposed and collected or otherwise available for the payment of the Note and any Additional Obligations or (b) the pledge or the application of the TIF Revenues to the payment of the Note and any Additional Obligations.

The Note does not constitute a general obligation debt or a pledge of the full faith or credit or property taxing power of the City. Nothing herein shall be construed as requiring the City to use or apply to the payment of principal of and interest (and any premium) on the Note any funds or revenues from any source other than Municipal Income Tax Receipts and the TIF Revenues. Nothing herein, however, shall be deemed to prohibit the City, of its own volition, from using, to the extent that it is authorized by law to do so, any other resources for the fulfillment of any of the terms, conditions or obligations of this Ordinance or of the Note.

If the City shall pay or cause to be paid and discharged the Note, the covenants, agreements and other obligations of the City hereunder and in the Note shall be discharged and satisfied. The City shall be considered to have caused the Note to be paid and discharged if the City has placed in escrow, and pledged for the payment of debt charges on the Note, money or direct or guaranteed obligations of the United States, or a combination of those obligations, determined by an independent firm experienced in making such determinations to be sufficient, with the interest or other investment income accruing on those direct or guaranteed obligations, for the payment of debt charges on the Note. For purposes of this Section, "*direct obligations of or obligations guaranteed as to payment by the United States*" includes rights to receive payment or portions of payments of the principal of or interest or other investment income on those obligations, and other obligations fully secured as to payment by those obligations and the interest or other investment income on those obligations.

All of the agreements, covenants and duties under this Ordinance are hereby established as duties specifically enjoined by law or resulting from an office, trust or station upon this City within the meaning of Section 2731.01 of the Revised Code.

Section 7. Creation of Municipal Income Tax Bond Fund and Application of Municipal Income Tax Receipts. The Municipal Income Tax Bond Fund is hereby created as of the date of initial delivery of the Note as a bond retirement fund or an account of a bond retirement fund established pursuant to Ohio Revised Code Sections 133.01(D) and 5705.09 for payment of debt service and financing costs related to the Note and any Additional Obligations, and shall be maintained by the City Auditor in the custody of the City. The City Auditor is hereby authorized to maintain, or permit the maintenance of, such separate accounts in that Fund, and such separate subaccounts in any account, as is determined to be in the best interest of the City. Any moneys on deposit in the Municipal Income Tax Bond Fund shall be invested to the extent permitted by law.

To the extent other moneys have not been appropriated and made available for the purpose, the City hereby covenants, subject and pursuant to the Constitution and laws of the State, to appropriate and pay from the Municipal Income Tax Receipts into the Municipal Income Tax Bond Fund on or before the Interest Payment Date or Principal Payment Date an amount which, after giving effect to any amounts then on deposit in the Municipal Income Tax Bond Fund, including any interest earnings retained in that Fund, would result in an amount sufficient to pay the interest and principal due and payable on the outstanding Note and any Additional Obligations on that next respective Interest Payment Date and Principal Payment Date. For that purpose, in each year while the Note and any Additional Obligations are outstanding, to the extent other moneys have not been appropriated and made available for the purpose, this Council will appropriate Municipal Income Tax Receipts required to pay the principal of and interest (and any premium) on the Note and any Additional Obligations in that year. Further, this Council will give effect to such appropriations in all ordinances it passes or resolutions it adopts thereafter in that year appropriating money for expenditure and encumbrance and limit the other appropriations of Municipal Income Tax Receipts in that year to the amount available after deducting the amount required to pay the principal of and interest (and any premium) on the Note and any Additional Obligations in that year to the extent other moneys have not been appropriated and made available for those principal, interest and premium payments.

Any portion of the Municipal Income Tax Receipts not otherwise required to be deposited into the Municipal Income Tax Bond Fund in accordance with this Section shall be used to meet other obligations of the City as may be lawfully discharged from the Municipal Income Tax Receipts.

Section 8. Creation of Main Street Tax Increment Financing Bond Fund and Application of TIF Revenues. The Main Street Tax Increment Financing Bond Fund is hereby created as of the date of initial delivery of the Note as a bond retirement fund or an account of a bond retirement fund established pursuant to Ohio Revised Code Sections 133.01(D) and 5705.09 for payment of debt service and financing costs related to the Note and any Additional Obligations, and shall be maintained by the City Auditor in the custody of the City. The City Auditor is hereby authorized to maintain, or permit the maintenance of, such separate accounts in that Fund, and such separate subaccounts in any account, as is determined to be in the best interest of the City. Any moneys on deposit in the TIF Bond Fund shall be invested to the extent permitted by law.

To the extent other moneys have not been appropriated and made available for the purpose, the City hereby covenants, subject and pursuant to the Constitution and laws of the State, to appropriate and pay from the TIF Revenues into the TIF Bond Fund on or before the Interest Payment Date or Principal Payment Date an amount which, after giving effect to any amounts then on deposit in the TIF Bond Fund, including any interest earnings retained in that Fund, would result in an amount sufficient to pay the interest and principal due and payable on the outstanding Note and any Additional Obligations on that next respective Interest Payment

Date and Principal Payment Date. For that purpose, in each year while the Note and any Additional Obligations are outstanding, to the extent other moneys have not been appropriated and made available for the purpose, this Council will appropriate TIF Revenues required to pay the principal of and interest (and any premium) on the Note and any Additional Obligations in that year. Further, this Council will give effect to such appropriations in all ordinances it passes or resolutions it adopts thereafter in that year appropriating money for expenditure and encumbrance and limit the other appropriations of TIF Revenues in that year to the amount available after deducting the amount required to pay the principal of and interest (and any premium) on the Note and any Additional Obligations in that year to the extent other moneys have not been appropriated and made available for those principal, interest and premium payments.

Any portion of the TIF Revenues not otherwise required to be deposited into the TIF Bond Fund in accordance with this Section shall be used to meet other obligations of the City as may be lawfully discharged from the TIF Revenues.

Section 9. Additional Obligations. The City shall have the right from time to time to issue Additional Obligations on a parity with the Note, which Additional Obligations shall, unless paid from other sources, be payable solely from the Municipal Income Tax Receipts and the TIF Revenues, and such payment shall be secured by a pledge of the Municipal Income Tax Receipts and the TIF Revenues as provided by the Act and by an ordinance passed by this Council authorizing the issuance of those Additional Obligations.

Before any Additional Obligations are issued, the City shall be required to furnish a certificate of the City Auditor showing that the aggregate amount of Municipal Income Tax Receipts and TIF Revenues received during the two fiscal years immediately preceding the issuance of those Additional Obligations was at least equal to three hundred percent (300%) of the largest amount required to be paid in any succeeding calendar year to meet interest and principal maturities of the Note and any Additional Obligations to be outstanding immediately after the issuance of such Additional Obligations (the "*Coverage Test*"). For bond anticipation notes, the principal and interest on the Additional Obligations anticipated by such notes shall be used in calculating compliance with this provision.

The moneys in the Municipal Income Tax Bond Fund and the TIF Bond Fund shall be applied to all Additional Obligations in the manner provided for in Section 9 hereof as if the Additional Obligations were the Note. The proceeds of any sale of Additional Obligations shall be allocated in the manner provided in the ordinance authorizing their issuance.

Junior lien or other subordinate obligations payable from the Municipal Income Tax Receipts and the TIF Revenues may be issued without limitation.

Any Additional Obligations shall bear such designation as may be necessary to distinguish them from the Note or other Additional Obligations having different provisions and shall have maturities, interest rates, Interest Payment Dates, redemption provisions, denominations and other provisions as provided in the ordinances hereafter adopted providing for the issuance of the Additional Obligations; *provided*, *however*, that those terms and provisions shall not be inconsistent with this Ordinance or the then outstanding Note.

Section 10. Infrastructure Agreement. The form of Infrastructure Agreement (the "*Infrastructure Agreement*") presently on file with the Clerk of Council, providing for, among other things, the construction of the Project, is hereby approved and authorized with changes therein and amendments thereto not inconsistent with this Ordinance and not substantially adverse to this City and which shall be approved by the Mayor. The Mayor, for and in the name of this City, is hereby authorized to execute the Infrastructure Agreement in substantially the form on file with the Clerk of Council along with any amendments thereto, provided that the approval of such changes and amendments thereto by the Mayor, and the character of those changes and amendments as not being substantially adverse to this City, shall be evidenced conclusively by the Mayor's execution thereof. This Council further authorizes the Mayor, for and in the name of the City, to execute any amendments to the Infrastructure Agreement, which amendments are not inconsistent with this Ordinance and not substantially adverse to this City.

Section 11. Financing Costs. The expenditure of the amounts necessary to pay any Financing Costs in connection with the Note, to the extent not paid by the Original Purchaser in accordance with the Loan Agreement, is authorized and approved, and the City Auditor is authorized to provide for the payment of any such amounts and costs from the proceeds of the Note to the extent available and otherwise from any other funds lawfully available that are appropriated or shall be appropriated for that purpose.

Section 12. Bond Counsel. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Note. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The City Auditor is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Note, if available, and otherwise from available moneys in the General Fund.

Section 13. Satisfaction of Conditions for Note Issuance. This Council determines that all acts and conditions necessary to be performed by the City or to have been met precedent to and in the issuing of the Note in order to make it a legal, valid and binding special obligation of the City have been performed and have been met, or will at the time of delivery of the Note have been performed and have been met, in regular and due form as required by law; that the Municipal Income Tax Receipts and the TIF Revenues are pledged for the timely payment of the debt charges on the Note; that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Note; and that the Note is being authorized and issued pursuant to the Act, this Ordinance, the Loan Agreement, and other authorizing provisions of law.

Section 14. Compliance with Open Meeting Requirements. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code and the Charter of the City.

Section 15. Effective Date. This Ordinance shall be in full force and effect on the earliest date permitted by law.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

Passed: _________________, 2018

Attest: ______________________________ ______________________________

Clerk of Council
April Beggerow

President of Council
Doug Joseph

Approved: ______________________________

Mayor
Brad McCloud

Date: ___________________, 2018

I, April Beggerow, Clerk of Council, City of Reynoldsburg, Ohio, do hereby certify the foregoing to be a true and correct copy of Ordinance No. _____-18 as passed by Council of said City on the _____ day of _____________, 2018 and as recorded in the Record of Proceedings of said Council.

____
April Beggerow, Clerk of Council

Filed with Mayor: ________________, 2018

Published: ________________, 2018

PROMISSORY NOTE

NOT TO EXCEED THE
PRINCIPAL AMOUNT OF
$750,000.00 __________, 2018

For value received, the City of Reynoldsburg, Ohio, a municipal corporation duly organized and validly existing under the Constitution and the laws of the State of Ohio and its Charter (hereinafter referred to as the “Borrower”), promises to pay to the order of the Director of the Franklin County, Ohio Department of Economic Development and Planning (the "Director"), who is acting with the approval and on behalf of the Board of County Commissioners of Franklin County, Ohio (hereinafter referred to as the “County” and together with the Director as the “Lender”), but solely from the sources and in the manner referred to herein, an aggregate principal amount not to exceed the sum of Seven Hundred Fifty Thousand Dollars ($750,000.00), such amount being the actual principal amount disbursed by the Lender to the Borrower (the “Loan Amount”) in accordance with and pursuant to the terms of that certain Economic Development Loan Agreement (Reynoldsburg Main Street Improvement Project), by and between the Lender and the Borrower, dated as of December 11th, 2018 (the “Loan Agreement”), or such lesser amount of principal from time to time hereafter outstanding. All defined terms used but not otherwise defined herein shall have the respective meanings assigned to them in the Loan Agreement.

Pursuant to the terms and conditions of the Loan Agreement, interest shall accrue on the outstanding principal balance of the Loan Amount from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from the Accrual Date, at the rate of two and five one-hundredths percent (2.05%) per annum (computed on the basis of a 360-day year consisting of twelve 30-day months) until fully paid. The Borrower shall make principal and interest payments on each __________ 1 and __________1 (each respectively a “Payment Date”) commencing on December 1, 2019 and in accordance with Exhibit A-1 which may be amended in accordance with and is attached to the Loan Agreement and incorporated herein in its entirety by this reference. Installments of principal and interest shall be applied first to interest as provided herein and the balance to principal due hereunder.

This Note is issued for the purpose of providing for the financing of constructing and installing the Project, under authority of and pursuant to the Authorizing Law and the Authorizing Ordinance.

This Note does not of itself constitute a commitment by the Lender to make any disbursement of the Loan to the Borrower. The terms and conditions for any such disbursement are fully set forth in the Loan Agreement. The disbursements made by the Lender to the Borrower shall not exceed the face amount of this Note and the total amount of such disbursement is limited by and subject to the conditions for making any disbursement of the Loan as set forth in the Loan Agreement.

The Borrower may prepay all or any portion of the outstanding Loan Amount at any time; provided that, if such prepayment is made on or prior to December 1, 2021, a two percent (2.00%) prepayment redemption fee shall be assessed on the outstanding principal amount. After such date, the outstanding Loan Amount may be prepaid at par without any such prepayment redemption fee. All such prepayments shall be applied to the payment of the principal installments due hereon in the inverse order of their maturity, and shall be accompanied by the payment of accrued interest on the amount of the prepayment to the date thereof.

THIS NOTE IS A SPECIAL OBLIGATION OF THE BORROWER, AND THE PRINCIPAL OF AND INTEREST (AND ANY PREMIUM) ON THIS NOTE AND ANY ADDITIONAL OBLIGATIONS ARE PAYABLE SOLELY FROM THE MUNICIPAL INCOME TAX RECEIPTS AND THE TIF REVENUES, AND SUCH PAYMENT IS SECURED BY A PLEDGE OF THE MUNICIPAL INCOME TAX RECEIPTS AND THE TIF REVENUES AS PROVIDED BY OHIO LAW AND THE AUTHORIZING ORDINANCE.

THIS NOTE DOES NOT CONSTITUTE A GENERAL OBLIGATION DEBT NOR A PLEDGE OF THE FULL FAITH OR CREDIT OR PROPERTY TAXING POWER OF THE BORROWER. NOTHING HEREIN, NOR IN THE LOAN AGREEMENT, SHALL BE CONSTRUED AS REQUIRING THE BORROWER TO USE OR APPLY TO THE PAYMENT OF PRINCIPAL OF AND INTEREST (AND ANY PREMIUM) ON THIS NOTE ANY FUNDS OR REVENUES FROM ANY SOURCE OTHER THAN THE MUNICIPAL INCOME TAX RECEIPTS AND THE TIF REVENUES. NOTHING HEREIN, NOR IN THE LOAN AGREEMENT, HOWEVER, SHALL BE DEEMED TO PROHIBIT THE BORROWER, OF ITS OWN VOLITION, FROM USING, TO THE EXTENT THAT IT IS AUTHORIZED BY LAW TO DO SO, ANY OTHER RESOURCES FOR THE FULFILLMENT OF ANY OF THE TERMS, CONDITIONS OR OBLIGATIONS OF THIS NOTE OR THE LOAN AGREEMENT.

The Borrower shall have the right to issue any Additional Obligations, secured by the Municipal Income Tax Receipts and the TIF Revenues, on a parity basis, in accordance with the terms of the Authorizing Ordinance and the Loan Agreement.

The covenants, conditions, and agreements contained in the Loan Agreement are hereby made a part of this Note.

If an Event of Default, as defined in the Loan Agreement shall have occurred and be continuing, then, then the Lender may take such actions as are permitted pursuant to the Loan Agreement.

If any provision hereof is in conflict with any statute or rule of law of the State of Ohio or is otherwise unenforceable for any reason whatsoever, then such provision shall be deemed separable from and shall not invalidate any other provision of this Note.

It is certified and recited that there have been performed and have been met in regular and due form, as required by law, all acts and conditions necessary to be performed by the Borrower or to have been met (i) precedent to and in the issuing of this Note in order to make it legal, a valid and binding special obligation of the Borrower, and (ii) precedent to and in the execution and delivery by the Borrower of the Loan Agreement; and that no constitutional or statutory limitation have been exceeded in issuing this Note.

This Note is executed in Franklin County, Ohio, and shall be construed in accordance with the laws of the State of Ohio.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS OF THE ABOVE, the City Council has caused this Note to be signed in the name of the City and in their official capacities by the original signatures of the Mayor and the City Auditor, all as of the date stated above.

CITY OF REYNOLDSBURG, OHIO,

____
Mayor

____
City Auditor

Parks & Recreation Dept.
Donna Bauman
7232 E. Main Street
Reynoldsburg OHIO 43068
614-322-6879 Phone

ORDINANCE REQUEST

DATE:	**November 13, 2018**
TO:	**Development, Parks and Recreation Committee**
RE:	Ordinance Appropriating Funds from the Un-Appropriated 285 Fund--Endowments to a Fund in the Parks & Recreation Department.

Approval:

Completed Brad McCloud	Completed Jed Hood	Completed Stephen Cicak

The Parks and Recreation Department received $423,498.15 in an endowment earmarked for the Reynoldsburg Senior Center.

The Auditor of State, Dave Yost, has approved our request to create an Endowments and Contributions Fund. This Fund will ensure that these monies are spent only on the Reynoldsburg Senior Center. The Fund will also enable remaining monies to be carried over year after year.

Requesting Council make the following appropriations from the un-appropriated 285 Fund:

285.000.5216.0001 $ 10,000.00

285.000.5639.0001 $ 65,000.00