



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

CITY COUNCIL

Committee Meetings Regular Council Meeting

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

April Beggerow
614-322-6836

Monday, October 22, 2018

07:30 PM

Council Chambers

OPENING 7:30 PM

INVOCATION – PASTOR JEFF GREENWAY, REYNOLDSBURG UNITED METHODIST CHURCH

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 8, 2018

4. NEW LEGISLATION/DISCUSSION ITEMS

- a. ORDINANCE APPROPRIATING FUNDS FROM THE UN-APPROPRIATED 285 FUND-ENDOWMENTS TO A FUND IN THE PARKS & RECREATION DEPARTMENT.

5. LEGISLATION FOR EMERGENCY ADOPTION

- a. ORDINANCE AUTHORIZING THE DEVELOPMENT DIRECTOR TO APPLY FOR AND ACCEPT THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT LOAN; AND DECLARING AN EMERGENCY. (First Reading 10/8/2018).

6. LEGISLATION FOR THIRD READING

- a. 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. (Second Reading 10/8/2018).

- b. 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. (Second Reading 10/8/2018).

MINUTES COMMITTEE MEETING
 REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
 October 8, 2018

Chairman Mel Clemens called the meeting to order at 7:32 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 – September 24, 2018

RESULT:	ACCEPTED
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NEW LEGISLATION/DISCUSSION ITEMS

MOTION THAT THE MAYOR BE AUTHORIZED AND DIRECTED TO ADVERTISE FOR BIDS FOR THE MAINTENANCE OF THE LANDSCAPING BEDS AND PLANTS FOR PHASES 1 AND 2 OF THE MAIN STREET CORRIDOR REVITALIZATION FOR 2019 AND 2020. --- Clemens. Development, Parks and Recreation Committee.

Ms. Bauman: Thank you chairmen Clemens and members of the committee. As it states this is to authorize the Mayor to advertise for bids for the maintenance of the street scape contract or the street scape corridor. Street scape is three miles long, a mile and a half on each side and its full of plants and trees. Anything that is planted in the ground. Does anyone want to take a guess as to how many plants were planted, and your not allowed to answer Mayor, were planted at the end of 2007. And that means trees, shrubs, ground cover, perennials, all of the above. For 3 miles, any guesses? Come on, someone has a guess.

Mr. Baker: 10,000.

Ms. Bauman: 10,000. Anyone else? Audience participation, anybody? No guesses. Well your a little low. At the end of 2007 there were 50,560 plants that were planted. That's a lot of material to take care of. And this contract is for the maintenance of the plants there. So that means the fertilizing, insect and disease control, weed control in general. Weed control in the beds, weed control on the sidewalks, weed control in the pavers, mulching. Annual and perennial maintenance. Turf maintenance, mowing, edging, treating, shrub pruning and any others that may come up. And litter control, they are going to pick up the trash as well. So we are going to be asking for bids for 2019 and 2020. We have a draft contract ready. Mr. Hood does have that, he and I will be meeting later in the week to discuss. To go through and see if there's anything we need to change in that and then we hope to put this out for bid in January.

Minutes Acceptance: Minutes of Oct 8, 2018 7:30 PM (Approval of Minutes)

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

Mr. Clemens: Questions for Donna.

Ms. Bryant: The word revitalization is in there, are we looking at changing the way it appears as far as the....

Ms. Bauman: That's just the original name of the project when it was done, so we just kept it the same.

Ms. Bryant: Ok so its, nothings really changing its just simple maintenance.

Ms. Bauman: Correct. Now, there is probably plant material. Not probably. There is plant material that needs to be replaced I know. Director Sampson met with the landscape architect. I believe it was last year? And they walked it and had some recommendations that will not be in the contract. We will take a look at that and will probably have to come back to you for that for additional monies because its probably going to have to be broken down over phases to try to replace what has died off. So the parks and rec budget will be larger in the miscellaneous contracts because we'll be taking this contract over in 2019. The management of it.

Mr. Baker: That's just the one question I had because the last two years...

Ms. Bauman: Its been under the Service Department since 2013. It really, we have the staff that are more knowledgeable, we have a master arborist, we have a horticulturist, so they can go out and walk it and offer their opinion on things. So we felt that was best to move it back to the parks department. It was under the parks department from 2005 to 2012.

Mr. Baker: Thank you Donna.

INAUDIBLE

Mr. Hood: Were going to bid this Mel. So were asking tonight for the approval to bid, prepare the advertisements, specifications and once we get a successful bidder we will bring it back to Council to ask you to pass an ordinance to allow the Mayor to enter into a contract. So tonight were asking for you to pass the motion, so if your committee would recommend approval to the Council tonight so we can get to work on it we'll do that.

INAUDIBLE

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MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

RESULT:	REFERRED [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

MOTION THAT THE MAYOR BE AUTHORIZED AND DIRECTED TO ADVERTISE FOR BIDS FOR THE IRRIGATION OF THE LANDSCAPING BEDS AND PLANTS FOR PHASES 1 AND 2 OF THE MAIN STREET CORRIDOR REVITALIZATION FOR 2019 AND 2020. --- Clemens. Development, Parks and Recreation Committee.

Ms. Bauman: This is going to be asking for authorization to get bids to maintain the irrigation system that is within that three miles. It had been separate up until 2010, that had always been done separately and then for some reason they put the two of them together. We've had a lot of talks internally and we think that its best that we bring in someone specialized in irrigation. We want to pull the irrigation out and bid it on its own.

RESULT:	REFERRED [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

ORDINANCE AUTHORIZING THE DEVELOPMENT DIRECTOR TO APPLY FOR AND ACCEPT THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT LOAN; AND DECLARING AN EMERGENCY. --- Clemens. Finance and Administration Committee.

Mr. Bowsher: Thank you chairmen Clemens , other members of Council. This ordinance before you tonight is in reference to what we were talking about last Council. Which was the traffic light on Main Street there in front of the Kroger. We are trying to make it more safe and appealing for motorist and pedestrians to move in and out of that and when we started discussing this proposal we had to figure out way to pay for it. So we went back to Krogers and asked for their help in this report. And we just couldn't something completely done. We know that we are approving the Main Street TIF corridor, we figured the best way to utilize those funds were to pay for something. And then Franklin County reached out and we started a conversation with them to where they would pay up to 50% of the cost and with doing so, we said ok well how are we going to find this additional 50% of the cost? So we started talking about a lot of the other great things that were doing in Reynoldsburg. One of which is the parking lot at the corner Lancaster and Livingston, excuse me, Lancaster and Main. And that was our 50% share, and so we took a look at it and we said since we have the TIF dollars, and this is not coming out of the general fund, how can we maximize the dollars that were collecting from Franklin County. Utilizing their funds. They have use or lose as well. And try to maximize that as much as we possibly can for economic development purpose. So we went back to the drawing board. We have met with OHM and we discussed some further options. I would like to kind of, if we could just that up there so just so everyone can kind of have the visual, thank you. So first and foremost, the traffic light, which will be basically smack dab in the middle between Rosehill and Brice road. I know there was some concerns that it might be too close to one

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 REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
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intersection of the other. This is actually a prime location for this to be at for egress and ingress for the location so we feel confident this is the appropriate position for that. Secondly we know that due to some constraints and the build out, there's that location right there. You see up to your left there the new hobby lobby, down below there is the old antique store and the Crown Sports Pub and then right across the street that is the Kroger. INAUDIBLE. So that is the proposal for the 44 spaces designed by OHM that Bill Sampson and his team will continue moving forward on and its part of the overall Main Street project that we're bringing forward. Next slide please. We wanted to take a look at because there was a potential to put a walk way that would go across the Blacklick trail, yea the Blacklick Creek that would tie into the trail. But we wanted to go ahead and utilize the existing infrastructure that we had in place, which was the Main Street bridge right there that crosses over the Blacklick Creek. And we wanted to mirror what we have on the south side so pedestrians can get on the trail without having to cross Main Street. So part of that project continuation funding of this money will be to do the north side of that. Next slide. And then we wanted to further take it another step and I met with a few council members and we started brainstorming on what that could be. And we thought the best way forward was were very very focused on Old Reynoldsburg within comprehensive master plan. And then next step that we wanted to do was we wanted to create a pedestrian friendly Main Street just north of Main Street behind the businesses along the French Run Creek that would tie this park and parking lot from Lancaster all the way to Waggoner. Basically creating in essence a greenway that is on the north side of a lot of those businesses that will hopefully spur economic development on the north side of a lot of those businesses where a lot of vacancies are, there's a lot of alley ways and its not very pedestrian friendly. So we hope that it would look something, very similar to this, next slide. We could just kind of scroll through some of these. You can see that it will fund a lot of the activity that we have and a lot of studies have shown that green trails are basically a number one amenity and a a lot of neighborhoods, specially, in suburban neighborhoods, and the connectivity. So the bones that I have talked about before that Reynoldsburg already has, this is just emulating that and creating a catalyst for further development in old Reynoldsburg. And then hopefully if we secure some of the funding from Bill Sampson for the OPWC grant on Waggoner Road, we will connect that trail network and the multi use path coming from Broad, excuse me, and then tie that into this and we have a fully functional east west north south pedestrian trail that multiple pedestrian commuters can move in and functionally get into old Reynoldsburg and see everything that we have to offer in downtown. So that is what this funding would overall fund towards. This is just authorizing me to finish the loan application, submit for it. I would like to bring back OHM and potentially EMHT to design said aspects and then move forward. So this loan is \$755,000.00. And I would just remind you that we do not have to spend all of it but I think it would be best to maximize as many dollars as we possibly can by the already projects that we have going forward and to make sure that we're paying it back with the TIF dollars that were already putting in place. Thank you.

Ms. Bryant: You said that you have reached out to Kroger. I mean obviously their going to be the ones benefiting the most from this light. I mean did they have any rational for not cooperating?

Mr. Bowsher: Yea, great point councilmen Bryant. They, when we talked to them we reached out and we said, you know is there a possibly that your going to build this traffic light and they were very stead fast in that they will not build it because their traffic study said that they did not need it.

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MINUTES COMMITTEE MEETING
 REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
 October 8, 2018

We do know that traffic studies at times can be skewed in certain directions to fit the development. And so we had to think back to we are going to pay for this, so we are going to utilize their tax dollars that they are already paying us to pay for it. Our first assumption was well why not partner with Kroger and have them build it and then basically pay them back with the TIF dollars. They were looking at about a 12% interest rate, which was going to cost the tax payers about 100,000 additional dollars. So we thought it would be best to go with Franklin County at about a 2% interest rate and save an exorbitant amount of money for the tax payers.

Ms. Bryant: And you said Franklin County is paying half of the loan?

Mr. Bowsher: They are not paying half of it, they are coming up with 50% of the loan because were already paying for the parking lot and the park portion of that as our 50% share. So ultimately at the end of the day we will pay back on either a 5, 7 or 10 year note that is to be determined depending on how much we end up having to borrow, which will then be a coordination between Greg Daniels who is our attorney and Council for the TIF. He will have to enact another ordinance that ill have to come back with you on to ask for the exact dollar amount that we will then pay over time to Franklin County. And then that and also our City Attorney.

INAUDIBLE

Mr. Bowsher: Absolutely.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR SECOND READING

100-18

ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO CONTRACT FOR THE SALE OF REAL PROPERTY; AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

Ms. Bryant: Mr. McCloud on page 2 under paragraph ten. Title insurance where it says seller shall within ten days hereafter. Hereafter what?

Mayor McCloud: Execution of the contract.

Ms. Bryant: Oh ok. I think maybe we need spell that out.

Mayor McCloud: Yea, we can do that.

Ms. Bryant: Yea.

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MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
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Mr. Clemens: Any other questions?

Mr. Baker: Actually I do have a question. What took so long to get this contract? I'm still trying to read over it, I must have missed the e-mail about the contract today and I'm still trying to read over it.

Mr. McCloud: The respective parties were continuing to tweak. It wasn't so much, well I guess it was in negotiation. But there were some terms that they wanted cleared up on both ends and so they continued to tweak it until the eleventh hour. I sat up there and I didn't like getting information right before I was expected to vote on it Mr. Baker so I understand where your coming from.

Ms. Bryant: Who ended up drafting the contract? Was it a collaboration between their attorney and...

Mayor McCloud: And our attorney yea. Mr. Hood helped, yea.

Ms. Bryant: Ok. I mean it, I just got it at 7:15 so...

Mr. Baker: I mean it still has to go through Council anyway so in between...

Mr. Joseph: It would be tonight though.

Mr. Baker: Yea, in between give us at least a few more seconds.

INAUDIBLE

Mayor McCloud: I can address it Mr. Clemens. That was a financial incentive for them to do that. As you know, we didn't have a use for this building and I was going to budget money to tear it down. That was something that he could absorb on his end and so often when a prospected developer comes to us, they ask what kind of incentive can you offer. And we very rarely have anything meaningful to offer. This was one that we could off, so that was the bargain for exchange as part of the deal.

Ms. Bryant: One last one sorry. We own this property our right, is that correct?

Mayor McCloud: Correct.

Ms. Bryant: When did we buy it and for how much?

Mayor McCloud: Ms. Bryant, it was part of the original purchase, it came with the pool property.

Ms. Bryant: Ok.

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Mayor McCloud: It was all and to answer your question that was, we paid about \$800,000.00 for it in August of 16'. 16' yea.

Ms. Bryant: That was the whole thing?

Mayor McCloud: Yea, it was part of the whole thing, yea. The house, the roller rink bingo hall and this and everything.

Ms. Bryant: Alright, thank you.

Vote

Mayor McCloud: Thank you.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

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 Department.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

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Mr. Hood: For the record this is pursuant to Ohio Revised Code not ordinance. Sorry. You mentioned this is going to be created pursuant to ordinance. This is actually pursuant to the Ohio revised Code Section 5709.40. For the record.

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MINUTES COMMITTEE MEETING
 REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
 October 8, 2018

INAUDIBLE

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

96-18

ORDINANCE APPROPRIATING FUNDS FROM UNAPPROPRIATED GENERAL FUND TO AN ACCOUNT IN THE PARKS & RECREATION DEPARTMENT. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

Minutes Acceptance: Minutes of Oct 8, 2018 7:30 PM (Approval of Minutes)

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

DATE: October 22, 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
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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

Development Department

Andrew Bowsher

7232 E. Main Street

Reynoldsburg OHIO 43068

614-322-6831 Phone

ORDINANCE REQUEST

DATE: **October 22, 2018**

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

RE: Ordinance Authorizing the Development Director to Apply for and Accept the Franklin County Economic Development Loan; and Declaring an Emergency.

Approval:

Skipped Brad McCloud	Completed Jed Hood	Completed Stephen Cicak
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Emergency/Suspension: Emergency

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

Statement of necessity: The proposed traffic light on E. Main Street will be an economic driver to the area in front of, and across the street of the new Kroger. The addition of a trail network along Olde Reynoldsburg, and a connection to the Blacklick Trail.

The City will install one traffic signal along E. Main Street. Construct 44 Parking Spaces and parking lot on E. Main Street, to include park like amenities. The installation of signage, and wayfinding, along E. Main. Infrastructure upgrades in the way of repaving 1,020 linear feet of local business alleyway. Creating, and installing 2,300 linear feet of paved, and landscaped trails, which will enhance, and create a more connected, and vibrant small downtown. The infrastructure improvements will be funded from our newly created Main Street TIF. Funds will be allocated to pay for our 50% portion of the entire project from the General Fund.

The needs of this project range from the establishment of a light to help support the soon to be constructed Kroger Marketplace on East. Main Street. Infrastructure support for local businesses in our small business district, and create connectivity to increase our green infrastructure as it relates to businesses development and retention in the area.

Franklin County Infrastructure Bank

Application Checklist

Please use this checklist to ensure that each section/exhibit is included.

Sections

_____	Section 1 (page 1)	Borrower Information
_____	Section 2 (page 1)	Project Manager / Administrative Contact Information
_____	Section 3 (page 1)	Certification by Authorized Official
_____	Section 4 (page 2)	Project Information
_____	Section 5 (page 3)	Project Status
_____	Section 6 (page 4)	Sources
_____	Section 7 (page 5)	Uses

All applicants are required to submit detailed exhibits enclosed with the FCIB application.

Exhibits

_____	Exhibit 1	Authorizing Legislation to Apply
_____	Exhibit 2	Evidence of Bond Rating - <i>If not rated, projects will be underwritten on a case by case basis</i>
_____	Exhibit 3	Audited Financial Statements - <i>Current + Prior 2 Years</i>
_____	Exhibit 4	Full Project Description - <i>Include a description of the Economic Development Project (the component that will create/retain jobs and/or support/expand sales tax) and the impact it will have on the community.</i> - <i>Include a description of the Infrastructure Project (the component necessary for the success of the Economic Development Project), why it is necessary, and if any other benefits will be derived from the project (Community Development and/or Environmental Impacts).</i>
_____	Exhibit 5	Project Map / Site Plan
_____	Exhibit 6	Cost Estimates
_____	Exhibit 7	Evidence of other Financing - <i>Ex: Commitment Letters; Legislation Authorizing Local Funds</i>
_____	Exhibit 8	Projected Construction Disbursement Schedule
_____	Exhibit 9	Additional Supporting Documentation

Franklin County Infrastructure Bank

Application Checklist

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_____	Exhibit 8	Projected Construction Disbursement Schedule
_____	Exhibit 9	Additional Supporting Documentation

Franklin County Infrastructure Bank

General Information

1. Borrower Information

City of Reynoldsburg

Legal Name of the Public Borrower / Applicant

7232 E. Main Street

Street Address

Reynoldsburg

Franklin

43123

City

County

Zip Code

Brad McCloud

Mayor

Chief Elected Official

Title

614-322-6800

Phone

Fax

Email

2. Project Manager / Administrative Contact

Andrew Bowsher

Development Director

Contact

Title

614-322-6831

abowsher@ci.reynoldsburg.oh.us

Phone

Fax

Email

3. Certification by Authorized Official

I, the undersigned representative of the Applicant, certify on behalf of the Applicant that the information contained in and provided with this Franklin County Infrastructure Bank Application is true and correct. The Applicant submits said information knowing the Franklin County Infrastructure Bank will rely upon the same in processing and approving this Application.

Applicant / Borrower Signature

Applicant / Borrower Printed Name

Title

Date

Franklin County Infrastructure Bank

Project Information

4. Project Information

Name of Project

Main Street Improvements

Project Location

East Main Street (Reynoldsburg)

Summarize the Project (including Economic Growth Outcomes: jobs; sales tax; private investment; etc.)

The proposed project will involve the construction of a 4-way traffic signal along E. Main St. In addition, the city is constructing a 44 space parking lot, with park like amenities. Adjacent to the parking lot, is a Main Street alleyway, which is being proposed for repaving. Lastly this multiple phased project will include the construction of a trail which will tie into the Blacklick Trail, and move East behind Olde Reynoldsburg businesses (Historic Downtown), and finish at Waggoner road. This would eventually allow for the future proposal of a Waggoner road reconstruction tie-in. Which is being pursued with OPWC grant funds.

Summarize the Infrastructure Needs and how they will be addressed by this project

The City will install one traffic signal along E. Main Street. Construct 44 Parking Spaces and parking lot on E. Main Street, to include park like amenities. The installation of signage, and wayfinding, along E. Main. Infrastructure upgrades in the way of repaving 1,020 linear feet of local business alleyway. Creating, and installing 2,300 linear feet of paved, and landscaped trails, which will enhance, and create a more connected, and vibrant small downtown. The infrastructure improvements will be funded from our newly created Main Street TIF. Funds will be allocated to pay for our 50% portion of the entire project from the General Fund.

What is the estimated Useful Life of the Infrastructure after completed (in years)?

30

Summarize any other Community Development and/or Environmental benefits derived from the Infrastructure

The needs of this project range from the establishment of a light to help support the soon to be constructed Kroger Marketplace on East. Main Street. Infrastructure support for local businesses in our small business district, and create connectivity to increase our green infrastructure as it relates to businesses development and retention in the area.

Franklin County Infrastructure Bank

Project Status

5. Project Status

Summarize the Current Status of the Economic Development Project (not the Infrastructure Project)

The city is wrapping up a 120k Comprehensive Plan, which has outlined improvements along E. Main. These were the adding of green infrastructure, and the additional parking. The addition of the E. Main Kroger Marketplace, (which will open by the end of 2019), is the driving factor for the addition of the traffic signal. In expansion from that, the city has developers in talk to develop sites across from Kroger, if and when said traffic light is constructed.

Summarize the Current Status of the Infrastructure Project (not the Economic Development Project)

Currently OHM, and our city Engineer have developed the site plan, and engineering documents from the proposed parking lot. The parking lot has been sent out for bidding, and the parking structure will be complete by the end of this year. Surrounding areas will be completed in 2019. EMH&T have given the city a preliminary estimate on the trail, and traffic signal.

If applicable, note the date each preliminary activity was or will be completed

	Yes / No	Date
<i>Technical Feasibility Study</i>	Yes	2/1/2018
<i>Preliminary Design / Engineering</i>	Yes	3/1/2018
<i>Major Investment Study</i>	No	
<i>Traffic Study</i>	Yes	9/1/2017
<i>Final Design</i>	No	
<i>Environmental Clearance</i>	No	
<i>Right of Way Acquisition</i>	N/A	
<i>Anticipated ED Project Start Date</i>		<i>Anticipated ED Project Completion Date</i>
10/1/2018		8/1/2019
<i>Anticipated Infrastructure Start Date</i>		<i>Anticipated Infrastructure Completion Date</i>
3/1/2019		8/1/2019

Franklin County Infrastructure Bank

Project Budget

7. Uses

		Anticipated Start Date ⁽²⁾	Total	FCIB	Reynoldsbur g				
Soft Costs	Preliminary Design/Eng.		\$ -						
	Environmental		\$ -						
	Professional Fees		\$ -						
	Other ⁽³⁾		\$ -						
	Sub-Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Acquisition	Land		\$ -						
	Building		\$ -						
	Right of Way		\$ -						
	Other ⁽³⁾		\$ -						
	Sub-Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hard Costs	Site Work <i>(demo, remed.)</i>		\$ -						
	Parking		\$ -						
	Transportation <i>(road, rail)</i>		\$ -						
	Pedestrian		\$ -						
	Water		\$ -						
	Waste Water		\$ -						
	Storm Water		\$ -						
	Energy <i>(utilities, renewable)</i>		\$ -						
	Telecom & Fiber		\$ -						
	Other ⁽³⁾		\$ -						
	Other ⁽³⁾		\$ -						
	Sub-Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

- (1) Sources are the same as specified in Section 6
 (2) Provide the date when each event will first occur
 (3) "Other" uses are editable fields, if necessary

Development Department**Andrew Bowsher****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST****DATE: October 22, 2018****TO: Development, Parks and Recreation Committee**

RE: 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.

Approval:

Completed Brad McCloud	Skipped Jed Hood	Completed Stephen Cicak
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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

ORDINANCE NO. 18

PASSED: _____

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.

WHEREAS, Ohio Revised Code (“ORC”) 5709.40, 5709.42, and 5709.43 (collectively, the “*TIF Act*”) authorize this Council, by ordinance, to declare the improvement to parcels of real property located within the City to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify the purposes for which money in that fund will be expended; and

WHEREAS, the City desires to implement a tax increment financing program on the Parcels (as defined in Section 1) pursuant to the TIF Act to enable the City to make public infrastructure improvements that will directly benefit the Parcels; and

WHEREAS, notice of this proposed ordinance has been delivered to the Board of Education of the Reynoldsburg City School District and the Eastland Joint Vocational School District in accordance with and within the time periods prescribed in ORC 5709.40 and 5709.83; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Parcels. The real property subject to this ordinance is identified and depicted on Exhibit A (as currently or subsequently configured, the “*Parcels*”, with each individual parcel a “*Parcel*”).

SECTION 2. Public Infrastructure Improvements. This Council hereby designates the public infrastructure improvements described in Exhibit B (the “*Public Infrastructure Improvements*”) and any other public infrastructure improvements hereafter designated by ordinance as public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

SECTION 3. Exemption. This Council hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement*” as defined in ORC 5709.40(A)) is hereby declared to be a public purpose and will be exempt from taxation for a period commencing on the date an Improvement to that Parcel first appears on the tax list and duplicate were it not for the exemption granted by this ordinance and ending on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Act. The exemption provided by this

ordinance is subordinate to any exemption for a Parcel granted pursuant to ORC 3735.65 et. seq. or ORC 5709.61 et. seq., and is senior to any exemption for a Parcel granted pursuant to ORC 5709.40(C).

SECTION 4. Service Payments. As provided in ORC 5709.42, the owner of each Parcel is hereby required to make service payments in lieu of taxes with respect to the Improvement allocable to each Parcel to the Franklin County Treasurer on or before the final dates for payment of real property taxes. The service payments in lieu of taxes will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and collected against that Improvement if it were not exempt from taxation pursuant to Section 3, including any penalties and interest (collectively, the “*Service Payments*”). The Service Payments, and any other payments with respect to each Improvement that are received in connection with the reduction required by ORC 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the “*Property Tax Rollback Payments*”), will be deposited and distributed in accordance with Section 6.

SECTION 5. TIF Fund. This Council establishes, pursuant to and in accordance with the provisions of ORC 5709.43, the Main Street TIF Municipal Public Improvement Tax Increment Equivalent Fund (the “*TIF Fund*”), into which the Service Payments and Property Tax Rollback Payments collected with respect to the Parcels will be deposited. The TIF Fund will be maintained in the custody of the City. The City may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Act and this ordinance (as it may be amended). The TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with ORC 5709.43.

SECTION 6. Distributions; Payment of Costs. Pursuant to the TIF Act, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments as follows:

a. To each of the Reynoldsburg City School District and the Eastland Joint Vocational School District, an amount equal to the amount the school district would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance.

b. To the City, all remaining amounts for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions. The City shall make any distributions to the extent not made by the County Treasurer.

SECTION 7. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Development Service Agency and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the Mayor, the City Attorney, the City Auditor and the Director of Development, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

SECTION 8. Open Meetings. 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 ORC 121.22.

SECTION 9. Effective Date. This ordinance is effective on the earliest date permitted by law.

Doug Joseph, President of Council

ATTEST: _____
April L. Beggerow, Clerk of Council

APPROVED: _____ DATE _____
Bradley L. McCloud, Mayor

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. _____ as passed by Council of said City on the ____ day of _____ and as recorded in the Record of Proceedings of said Council.

April L. Beggerow, Clerk of Council

Filed with Mayor: _____

Published: _____

EXHIBIT A
IDENTIFICATION AND MAP OF THE PARCELS

The following map specifically identifies and depicts the Parcels (outlined in red) and constitutes part of this Exhibit A.

[attached]

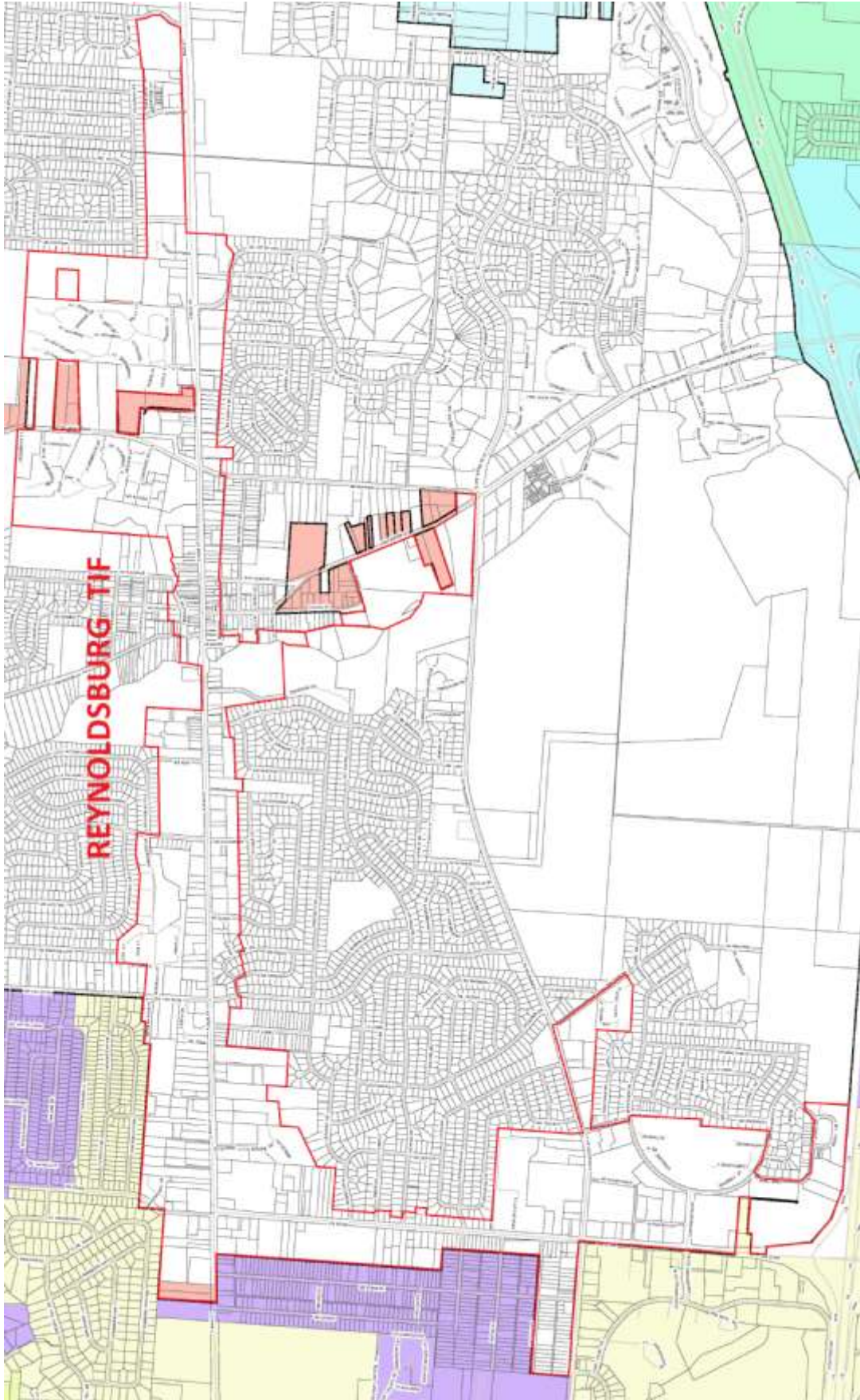


EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under ORC 5709.40(A)(7) and that directly benefits the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC 133.15(B)):

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including, without limitation, construction of traffic control signals at serving the new Kroger grocery store under construction on Main Street.
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of the private improvements on the Parcels or the Public Infrastructure Improvements, and the construction of public health facilities.
- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to those associated with improvements described in “Roadways” above.
- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare.
- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing,

street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in “Roadways” above.

- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research.
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

ORDINANCE NO. __-18

PASSED: _____

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.

WHEREAS, Ohio Revised Code (“ORC”) 5709.40, 5709.42, and 5709.43 (collectively, the “TIF Act”) authorize this Council, by ordinance, to declare the improvement to parcels of real property located within the City to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify the purposes for which money in that fund will be expended; and

WHEREAS, the City desires to implement a tax increment financing program on the Parcels (as defined in Section 1) pursuant to the TIF Act to enable the City to make public infrastructure improvements that will directly benefit the Parcels; and

WHEREAS, notice of this proposed ordinance has been delivered to the Board of Education of the Licking Heights Local School District and the Licking County Joint Vocational School District in accordance with and within the time periods prescribed in ORC 5709.40 and 5709.83; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Parcels. The real property subject to this ordinance is identified and depicted on Exhibit A (as currently or subsequently configured, the “*Parcels*”, with each individual parcel a “*Parcel*”).

SECTION 2. Public Infrastructure Improvements. This Council hereby designates the public infrastructure improvements described in Exhibit B (the “*Public Infrastructure Improvements*”) and any other public infrastructure improvements hereafter designated by ordinance as public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

SECTION 3. Exemption. This Council hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement*” as defined in ORC 5709.40(A)) is hereby declared to be a public purpose and will be exempt from taxation for a period commencing on the date an Improvement to that Parcel first appears on the tax list and duplicate were it not for the exemption granted by this ordinance and ending on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of

Attachment: TIF Ordinance (Broad Street .40(B)) (2) (Main/Brice Road TIF District)

taxes, all in accordance with the requirements of the TIF Act. The exemption provided by this ordinance is subordinate to any exemption for a Parcel granted pursuant to ORC 3735.65 et. seq. or ORC 5709.61 et. seq., and is senior to any exemption for a Parcel granted pursuant to ORC 5709.40(C).

SECTION 4. Service Payments. As provided in ORC 5709.42, the owner of each Parcel is hereby required to make service payments in lieu of taxes with respect to the Improvement allocable to each Parcel to the Franklin County Treasurer on or before the final dates for payment of real property taxes. The service payments in lieu of taxes will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and collected against that Improvement if it were not exempt from taxation pursuant to Section 3, including any penalties and interest (collectively, the “*Service Payments*”). The Service Payments, and any other payments with respect to each Improvement that are received in connection with the reduction required by ORC 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the “*Property Tax Rollback Payments*”), will be deposited and distributed in accordance with Section 6.

SECTION 5. TIF Fund. This Council establishes, pursuant to and in accordance with the provisions of ORC 5709.43, the Broad Street TIF Municipal Public Improvement Tax Increment Equivalent Fund (the “*TIF Fund*”), into which the Service Payments and Property Tax Rollback Payments collected with respect to the Parcels will be deposited. The TIF Fund will be maintained in the custody of the City. The City may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Act and this ordinance (as it may be amended). The TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with ORC 5709.43.

SECTION 6. Distributions; Payment of Costs. Pursuant to the TIF Act, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments as follows:

a. To each of the Licking Heights Local School District and the Licking County Joint Vocational School District, an amount equal to the amount the school district would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance.

b. To the City, all remaining amounts for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions. The City shall make any distributions to the extent not made by the County Treasurer.

SECTION 7. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Development Service Agency and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the Mayor, the City Attorney, the City Auditor and the Director of Development, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

SECTION 8. Open Meetings. 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 ORC 121.22.

SECTION 9. Effective Date. This ordinance is effective on the earliest date permitted by law.

Doug Joseph, President of Council

ATTEST: _____
April L. Beggerow, Clerk of Council

APPROVED: _____ DATE _____
Bradley L. McCloud, Mayor

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. _____ as passed by Council of said City on the ____ day of _____ and as recorded in the Record of Proceedings of said Council.

April L. Beggerow, Clerk of Council

Filed with Mayor: _____

Published: _____

EXHIBIT A
IDENTIFICATION AND MAP OF THE PARCELS

The following map specifically identifies and depicts the Parcels (outlined in green) and constitutes part of this Exhibit A.



Attachment: TIF Ordinance (Broad Street .40(B)) (2) (Main/Brice Road TIF District)

EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under ORC 5709.40(A)(7) and that directly benefits the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC 133.15(B)):

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including, without limitation, improvements to Waggoner Road and Broad Street intersection.
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of the private improvements on the Parcels or the Public Infrastructure Improvements, and the construction of public health facilities.
- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to those associated with improvements described in “Roadways” above.
- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare.
- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto, including, without limitation, multi-use trails along Waggoner Road to facilitate access to the Parcels.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing,

street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in “Roadways” above.

- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research.
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

Development Department**Andrew Bowsher****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST****DATE: October 22, 2018****TO: Development, Parks and Recreation Committee**

RE: 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.

Approval:

Completed Brad McCloud	Skipped Jed Hood	Completed Stephen Cicak
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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

ORDINANCE NO. -18

PASSED: _____

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.

WHEREAS, Ohio Revised Code (“ORC”) 5709.40, 5709.42, and 5709.43 (collectively, the “TIF Act”) authorize this Council, by ordinance, to declare the improvement to parcels of real property located within the City to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify the purposes for which money in that fund will be expended; and

WHEREAS, the City desires to implement a tax increment financing program on the Parcels (as defined in Section 1) pursuant to the TIF Act to enable the City to make public infrastructure improvements that will directly benefit the Parcels; and

WHEREAS, notice of this proposed ordinance has been delivered to the Board of Education of the Reynoldsburg City School District and the Eastland Joint Vocational School District in accordance with and within the time periods prescribed in ORC 5709.40 and 5709.83; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Parcels. The real property subject to this ordinance is identified and depicted on Exhibit A (as currently or subsequently configured, the “*Parcels*”, with each individual parcel a “*Parcel*”).

SECTION 2. Public Infrastructure Improvements. This Council hereby designates the public infrastructure improvements described in Exhibit B (the “*Public Infrastructure Improvements*”) and any other public infrastructure improvements hereafter designated by ordinance as public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

SECTION 3. Exemption. This Council hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement*” as defined in ORC 5709.40(A)) is hereby declared to be a public purpose and will be exempt from taxation for a period commencing on the date an Improvement to that Parcel first appears on the tax list and duplicate were it not for the exemption granted by this ordinance and ending on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Act. The exemption provided by this

ordinance is subordinate to any exemption for a Parcel granted pursuant to ORC 3735.65 et. seq. or ORC 5709.61 et. seq., and is senior to any exemption for a Parcel granted pursuant to ORC 5709.40(C).

SECTION 4. Service Payments. As provided in ORC 5709.42, the owner of each Parcel is hereby required to make service payments in lieu of taxes with respect to the Improvement allocable to each Parcel to the Franklin County Treasurer on or before the final dates for payment of real property taxes. The service payments in lieu of taxes will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and collected against that Improvement if it were not exempt from taxation pursuant to Section 3, including any penalties and interest (collectively, the “*Service Payments*”). The Service Payments, and any other payments with respect to each Improvement that are received in connection with the reduction required by ORC 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the “*Property Tax Rollback Payments*”), will be deposited and distributed in accordance with Section 6.

SECTION 5. TIF Fund. This Council establishes, pursuant to and in accordance with the provisions of ORC 5709.43, the Main Street TIF Municipal Public Improvement Tax Increment Equivalent Fund (the “*TIF Fund*”), into which the Service Payments and Property Tax Rollback Payments collected with respect to the Parcels will be deposited. The TIF Fund will be maintained in the custody of the City. The City may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Act and this ordinance (as it may be amended). The TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with ORC 5709.43.

SECTION 6. Distributions; Payment of Costs. Pursuant to the TIF Act, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments as follows:

a. To each of the Reynoldsburg City School District and the Eastland Joint Vocational School District, an amount equal to the amount the school district would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance.

b. To the City, all remaining amounts for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions. The City shall make any distributions to the extent not made by the County Treasurer.

SECTION 7. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Development Service Agency and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the Mayor, the City Attorney, the City Auditor and the Director of Development, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

SECTION 8. Open Meetings. 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 ORC 121.22.

SECTION 9. Effective Date. This ordinance is effective on the earliest date permitted by law.

Doug Joseph, President of Council

ATTEST: _____
April L. Beggerow, Clerk of Council

APPROVED: _____ DATE _____
Bradley L. McCloud, Mayor

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. ____ as passed by Council of said City on the ____ day of _____ and as recorded in the Record of Proceedings of said Council.

April L. Beggerow, Clerk of Council

Filed with Mayor: _____

Published: _____

EXHIBIT A
IDENTIFICATION AND MAP OF THE PARCELS

The following map specifically identifies and depicts the Parcels (outlined in red) and constitutes part of this Exhibit A.

[attached]

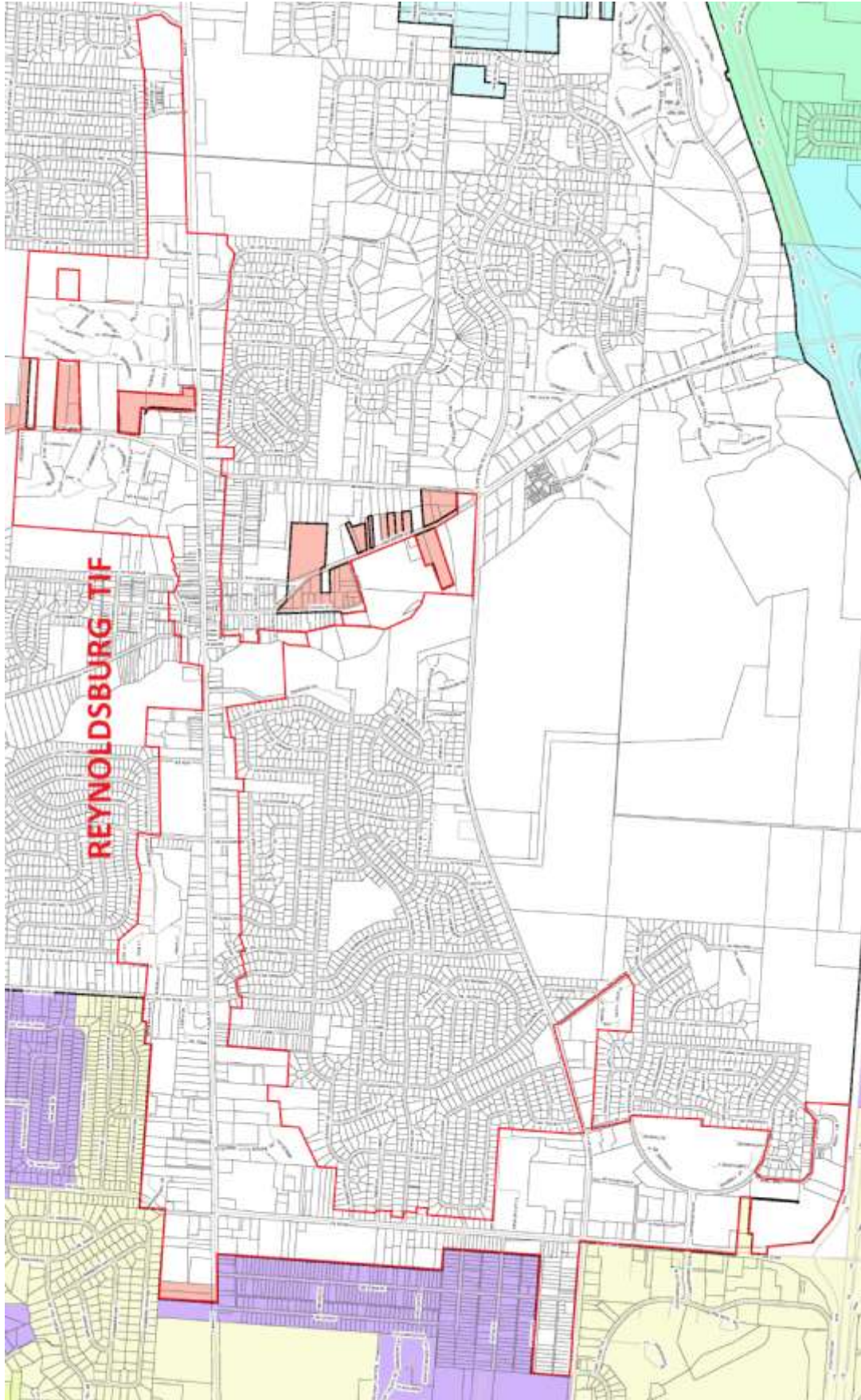


EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under ORC 5709.40(A)(7) and that directly benefits the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC 133.15(B)):

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including, without limitation, construction of traffic control signals at serving the new Kroger grocery store under construction on Main Street.
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of the private improvements on the Parcels or the Public Infrastructure Improvements, and the construction of public health facilities.
- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to those associated with improvements described in “Roadways” above.
- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare.
- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing,

street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in “Roadways” above.

- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research.
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

ORDINANCE NO. __-18

PASSED: _____

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.

WHEREAS, Ohio Revised Code (“ORC”) 5709.40, 5709.42, and 5709.43 (collectively, the “TIF Act”) authorize this Council, by ordinance, to declare the improvement to parcels of real property located within the City to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify the purposes for which money in that fund will be expended; and

WHEREAS, the City desires to implement a tax increment financing program on the Parcels (as defined in Section 1) pursuant to the TIF Act to enable the City to make public infrastructure improvements that will directly benefit the Parcels; and

WHEREAS, notice of this proposed ordinance has been delivered to the Board of Education of the Licking Heights Local School District and the Licking County Joint Vocational School District in accordance with and within the time periods prescribed in ORC 5709.40 and 5709.83; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING, AND FAIRFIELD COUNTIES, OHIO:

SECTION 1. Parcels. The real property subject to this ordinance is identified and depicted on Exhibit A (as currently or subsequently configured, the “*Parcels*”, with each individual parcel a “*Parcel*”).

SECTION 2. Public Infrastructure Improvements. This Council hereby designates the public infrastructure improvements described in Exhibit B (the “*Public Infrastructure Improvements*”) and any other public infrastructure improvements hereafter designated by ordinance as public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

SECTION 3. Exemption. This Council hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement*” as defined in ORC 5709.40(A)) is hereby declared to be a public purpose and will be exempt from taxation for a period commencing on the date an Improvement to that Parcel first appears on the tax list and duplicate were it not for the exemption granted by this ordinance and ending on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of

Attachment: TIF Ordinance (Broad Street .40(B)) (2) (Broad Street TIF District)

taxes, all in accordance with the requirements of the TIF Act. The exemption provided by this ordinance is subordinate to any exemption for a Parcel granted pursuant to ORC 3735.65 et. seq. or ORC 5709.61 et. seq., and is senior to any exemption for a Parcel granted pursuant to ORC 5709.40(C).

SECTION 4. Service Payments. As provided in ORC 5709.42, the owner of each Parcel is hereby required to make service payments in lieu of taxes with respect to the Improvement allocable to each Parcel to the Franklin County Treasurer on or before the final dates for payment of real property taxes. The service payments in lieu of taxes will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and collected against that Improvement if it were not exempt from taxation pursuant to Section 3, including any penalties and interest (collectively, the “*Service Payments*”). The Service Payments, and any other payments with respect to each Improvement that are received in connection with the reduction required by ORC 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the “*Property Tax Rollback Payments*”), will be deposited and distributed in accordance with Section 6.

SECTION 5. TIF Fund. This Council establishes, pursuant to and in accordance with the provisions of ORC 5709.43, the Broad Street TIF Municipal Public Improvement Tax Increment Equivalent Fund (the “*TIF Fund*”), into which the Service Payments and Property Tax Rollback Payments collected with respect to the Parcels will be deposited. The TIF Fund will be maintained in the custody of the City. The City may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Act and this ordinance (as it may be amended). The TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with ORC 5709.43.

SECTION 6. Distributions; Payment of Costs. Pursuant to the TIF Act, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments as follows:

a. To each of the Licking Heights Local School District and the Licking County Joint Vocational School District, an amount equal to the amount the school district would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance.

b. To the City, all remaining amounts for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions. The City shall make any distributions to the extent not made by the County Treasurer.

SECTION 7. Further Authorizations. This Council hereby authorizes and directs the Mayor, the City Attorney, the City Auditor, and the Development Director, or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Development Service Agency and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the Mayor, the City Attorney, the City Auditor and the Director of Development, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

SECTION 8. Open Meetings. 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 ORC 121.22.

SECTION 9. Effective Date. This ordinance is effective on the earliest date permitted by law.

Doug Joseph, President of Council

ATTEST: _____
April L. Beggerow, Clerk of Council

APPROVED: _____ DATE _____
Bradley L. McCloud, Mayor

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. _____ as passed by Council of said City on the ____ day of _____ and as recorded in the Record of Proceedings of said Council.

April L. Beggerow, Clerk of Council

Filed with Mayor: _____

Published: _____

EXHIBIT A
IDENTIFICATION AND MAP OF THE PARCELS

The following map specifically identifies and depicts the Parcels (outlined in green) and constitutes part of this Exhibit A.



EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under ORC 5709.40(A)(7) and that directly benefits the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC 133.15(B)):

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including, without limitation, improvements to Waggoner Road and Broad Street intersection.
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of the private improvements on the Parcels or the Public Infrastructure Improvements, and the construction of public health facilities.
- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to those associated with improvements described in “Roadways” above.
- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare.
- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto, including, without limitation, multi-use trails along Waggoner Road to facilitate access to the Parcels.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing,

street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in “Roadways” above.

- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research.
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.