



## CITY COUNCIL

### Committee 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 East Main Street  
Reynoldsburg, OH 43068  
[www.ci.reynoldsburg.oh.us](http://www.ci.reynoldsburg.oh.us)

Mollie Prasher, Clerk of Council  
614-322-6836

Marshall Spalding, Committee Chairman

---

**Monday, October 14, 2019**

**Council Chambers**

---

#### 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 – September 23, 2019

**4. NEW LEGISLATION/DISCUSSION ITEMS**

A. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BERMEX INC. FOR METER READING SERVICES

**5. LEGISLATION FOR THIRD READING**

A. A RESOLUTION ACCEPTING, APPROVING AND RATIFYING THE SUBMITTED RECOMMENDATIONS OF SEVERAL CITY OF REYNOLDSBURG TAX INCENTIVE REVIEW COUNCILS (SECOND READING 9/23/2019).

B. A RESOLUTION TO WAIVE THE PROVISION OF SECTION 971.16 OF THE CITY'S CODIFIED ORDINANCES FOR THE ANNUAL CHAMBER OF COMMERCE SILENT AUCTION TO BE HELD AT THE REYNOLDSBURG SENIOR CENTER (SECOND READING 9/23/2019).

- C. AN ORDINANCE EXTENDING AND DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG THE STATE ROUTE 256 AND TAYLOR ROAD CORRIDORS IN THE CITY OF REYNOLDSBURG TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC SECTION 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 9/23/2019).

MINUTES COMMITTEE MEETING  
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE  
September 23, 2019

Chairman Marshall Spalding called the meeting to order at 7:45 PM

Call to Order - Roll Call

PRESENT: Spalding, Baker, Bryant, Skinner  
ABSENT:

Approval of Agenda

Approval of Minutes

a. Development, Parks and Recreation Committee – Committee Meeting – September 9, 2019

**RESULT: ACCEPTED**

LEGISLATION FOR EMERGENCY ADOPTION

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

**RESULT: REFERRED TO COUNCIL [UNANIMOUS] Next: 9/23/2019 7:35 PM**  
**MOVER:** Marshall Spalding, Chairman  
**SECONDER:** Caleb Skinner, Ward 1 Councilmember  
**AYES:** Spalding, Baker, Bryant, Skinner

A RESOLUTION STATING WHAT SERVICES THE CITY OF REYNOLDSBURG WILL PROVIDE TO THE PROPOSED ANNEXATION OF PROPERTY ALONG LANCASTER ROAD, AND DECLARING AN EMERGENCY

**RESULT: REFERRED TO COUNCIL [UNANIMOUS] Next: 9/23/2019 7:35 PM**  
**SECONDER:** Stacie Baker, At-Large Councilmember  
**AYES:** Spalding, Baker, Bryant, Skinner

LEGISLATION FOR SECOND READING

A RESOLUTION ACCEPTING, APPROVING AND RATIFYING THE SUBMITTED RECOMMENDATIONS OF SEVERAL CITY OF REYNOLDSBURG TAX INCENTIVE REVIEW COUNCILS --- Spalding. Development, Parks and Recreation Committee.

Minutes Acceptance: Minutes of Sep 23, 2019 7:30 PM (Approval of Minutes)

MINUTES COMMITTEE MEETING  
 REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE  
 September 23, 2019

<b>RESULT:</b>	<b>REFERRED TO COUNCIL [UNANIMOUS]</b>	<b>Next: 9/23/2019 7:35 PM</b>
<b>MOVER:</b>	Marshall Spalding, Chairman	
<b>SECONDER:</b>	Caleb Skinner, Ward 1 Councilmember	
<b>AYES:</b>	Spalding, Baker, Bryant, Skinner	

A RESOLUTION TO WAIVE THE PROVISION OF SECTION 971.16 OF THE CITY'S CODIFIED ORDINANCES FOR THE ANNUAL CHAMBER OF COMMERCE SILENT AUCTION TO BE HELD AT THE REYNOLDSBURG SENIOR CENTER --- Spalding, Development, Parks and Recreation Committee.

<b>RESULT:</b>	<b>REFERRED TO COUNCIL [UNANIMOUS]</b>	<b>Next: 9/23/2019 7:35 PM</b>
<b>MOVER:</b>	Marshall Spalding, Chairman	
<b>SECONDER:</b>	Stacie Baker, At-Large Councilmember	
<b>AYES:</b>	Spalding, Baker, Bryant, Skinner	

AN ORDINANCE EXTENDING AND DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG THE STATE ROUTE 256 AND TAYLOR ROAD CORRIDORS IN THE CITY OF REYNOLDSBURG TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC SECTION 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 --- Spalding, Development, Parks and Recreation Committee.

<b>RESULT:</b>	<b>REFERRED TO COUNCIL [UNANIMOUS]</b>	<b>Next: 9/23/2019 7:35 PM</b>
<b>MOVER:</b>	Marshall Spalding, Chairman	
<b>SECONDER:</b>	Stacie Baker, At-Large Councilmember	
<b>AYES:</b>	Spalding, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

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

<b>RESULT:</b>	<b>REFERRED TO COUNCIL [UNANIMOUS]</b>	<b>Next: 9/23/2019 7:35 PM</b>
<b>MOVER:</b>	Marshall Spalding, Chairman	
<b>SECONDER:</b>	Caleb Skinner, Ward 1 Councilmember	
<b>AYES:</b>	Spalding, Baker, Bryant, Skinner	

Minutes Acceptance: Minutes of Sep 23, 2019 7:30 PM (Approval of Minutes)

# **Water and Wastewater Department**

**Paul Hellman**

**614-322-4500 Phone**

## **ORDINANCE REQUEST**

---

**DATE:**           **October 14, 2019**

**TO:**               **Andrew Bowsher, Development Director**  
**Parks and Recreation Committee**

**RE:**               Bi-Annual Contract Renewal for Meter Reading Services with Bermex

---

Approval:

Pending Brad McCloud	Completed Jed Hood	Completed Stephen Cicak
-------------------------	-----------------------	----------------------------

The cost of this contract will be split between Water and Wastewater. It will be paid with existing funds scheduled within the budget. The current contract charged \$.57 per Touch Pad and manual reads and \$.25 for all Radio Read units. The new contract will charge \$.62 per Touch Pad and manual reads and \$.25 for all Radio Read units. The annual cost in 2018 for Bermex's services was \$22,175. An estimated annual cost for 2020 is \$23,599.

WHEREAS, the City of Reynoldsburg hires an outside firm to handle the meter reading functions for the water and wastewater department; and

WHEREAS, the current rates for Bermex, Inc. services at \$.57 per Touch Pad and manual reads and \$.25 per Radio Read units. The new cost for this contract is \$.62 per Touch Pad and manual reads and \$.25 per Radio Read units; and

WHEREAS, Bermex Inc. has provided those services in the past and this legislation would renew that bi-annual contract from January 1, 2020 to December 31, 2021.

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

## **Water and Wastewater Department**

**Paul Hellman**

**614-322-4500 Phone**

SECTION 1. That the Mayor be and is hereby authorized and directed to enter into an agreement with Bermex Inc. for meter reading services for the City of Reynoldsburg beginning January 1, 2020 through December 31, 2021.

See Exhibit "A" attached hereto and incorporated herein.

SECTION 2. That the current rates for Bermex, Inc. services at \$.57 per Touch Pad and manual reads and \$.25 per Radio Read units. The new cost for this contract is \$.62 per Touch Pad and manual reads and \$.25 per Radio Read units.

SECTION 3. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

# Agreement

THIS AGREEMENT is entered on this \_\_\_\_ day of \_\_\_\_\_, 2019 by and between the City of Reynoldsburg (hereinafter referred to as “Reynoldsburg”) and Bermex, Inc. (herein after referred to as “Bermex”).

## Recitals

WHEREAS, Reynoldsburg is a Municipal Corporation organized under the laws of the State of Ohio, whose territory lies in Franklin, Licking and Fairfield Counties. Reynoldsburg operates a water and sanitary sewer utility for the benefit of its residents; and

WHEREAS, Bermex is a Michigan for-profit corporation duly licensed to transact business in the State of Ohio; and

WHEREAS, Bermex is in the business of supplying labor and transportation for meter reading for various utilities; and

WHEREAS, Reynoldsburg is interested in contracting with Bermex for meter reading services; and

WHEREAS, the parties desire to set forth their agreement in writing.

## Agreement

NOW AND THEREFORE, the parties agree as follows:

- 1) Bermex shall read water meters within Reynoldsburg’s service area for the period of **January 01, 2020 through December 31, 2021**. Any extension of this period of service shall be mutually agreed upon in writing by both parties.
- 2) This Agreement and its terms may be terminated, with or without cause, by either party giving sixty (60) days written notice to the other party at the address provided elsewhere in this Agreement.
- 3) Reynoldsburg shall pay Bermex **\$0.62 cents** per manual read or Touchpad read attempt, and **\$0.25 cent per radio read gathered**. Bermex shall invoice Reynoldsburg once per month for the services provided, and Reynoldsburg shall remit payment within thirty (30) days after receipt of a correct invoice.
- 4) **In addition to remuneration set forth in Paragraph 3, above, Bermex may charge Reynoldsburg a fuel surcharge of two and one-half percent (2.5%) of the total monthly charges when fuel for the vehicle being utilized exceeds \$3.50 per gallon for the days worked within the City of Reynoldsburg and working for the City of Reynoldsburg.**

- 5) Bermex employee(s) shall provide the meter reading services no earlier than 8:00 am and not later than 5:00 pm., Monday through Friday. The meter reader shall attempt to complete the reading of the entire route on its scheduled day. Reading of meters on a Saturday will be allowed if circumstances so require and prior approval has been obtained from Reynoldsburg. Readings on Sundays and Holidays are prohibited. It is understood that this certain weather conditions may interrupt the services to be provided under this contract, and all weather-related work stoppages shall be agreed upon by the parties. The Bermex employee(s) shall check-in at the start of their shift and check out at the end of their shift and check – out at the end of their shift. An employee of Reynoldsburg may periodically inspect the work being done by Bermex.
- 6) Bermex' meter reader(s) shall be responsible for obtaining complete and accurate meter readings and recording them in hand held meter-reading devices or to be provided by Reynoldsburg in accordance with the schedule established. Reynoldsburg shall be responsible for providing electronic meter reading devices which are properly functioning and calibrated for Bermex use. The electronic meter reading devices shall be programmed on a daily basis by Reynoldsburg and available to Bermex at the beginning of each day. The individual meter reader(s) shall be responsible, on a daily basis, to report damaged and /or broken meters, meter boxes and unreadable meters, etc., observed during the performance of their duties. In the event that such conditions exist, the meter reader will promptly advise Reynoldsburg of same. In no case shall Bermex be liable for not reading a meter due to unforeseen circumstances or circumstances beyond **Bermex** control.
- 7) The individual(s) performing the service shall at all times, be properly attired including the use of hard sole shoes. Uniforms which clearly identify Bermex' meter readers must be worn at work at all times. Bermex' vehicles will clearly identify that they are a Contract Meter Reader. Bermex will promptly return all hand held devices to Reynoldsburg upon termination or non-renewal of this Agreement.
- 8) It is expressly understood that the meter readers are employees of Bermex, and not employees of Reynoldsburg. Bermex shall furnish its employees with Workers' Compensation Insurance. Unemployment Insurance, Health Insurance, and the like. Liability Insurance for bodily injury and property damage in the amount of \$500,000 per occurrence shall cover the employees, and documentation of the same shall be supplied to employees, and documentation of the same shall be supplied to Reynoldsburg upon request. Bermex shall also provide Automobile Insurance in the same coverage amount for all vehicles being used by its employees in performing these services. Bermex shall be responsible for withholding all federal, state, and local taxes from its employees pay.
- 9) Bermex shall furnish an Insurance Policy in the amount of **\$8,000** to cover the complete loss or damage to the hand held unit supplied by Reynoldsburg. Bermex understands that damage resulting from neglect or misuse will be paid by Bermex.

10) NOTICES: All notices to be delivered by one party to this Agreement to the other shall be addressed as follows:

Bermex, Inc.  
4500 Court House Blvd  
Stow, Ohio 44224  
Acting President: Mike Weldner

City of Reynoldsburg: Water Department.  
7232 E. Main St  
Reynoldsburg, Ohio 43068  
Superintendent: Paul Hellman

Both parties agree to notify the other in writing if the contact information stated herein changes.

11) Neither party may assign its terms or obligations under this contact without previous written consent of the other party.

12) If any legal dispute arises out of this Agreement, the parties hereby stipulate that the proper jurisdiction and venue for any legal action **will be held** in the Court Common Pleas of Franklin County, Ohio.

13) BERMEX AGREES THAT REYNOLDSBURG WILL NOT BE LIABLE IN ANY WAY FOR ANY LOSS, DAMAGE OR INJURY OF ANY KIND OR CHARACTER OR DEATH TO ANY PERSON, EMPLOYEE, AGENT, CONTRACTOR, GUEST, INVITEE, OR TO ANY OTHER INDIVIDUAL OR ENTITY FOR ANY PROPERTY LOSS. BERMEX AGREES TO DEFEND, INDEMNIFY, AND HOLD **REYNOLDSBURG HARMLESS** FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, CAUSES OF ACTION, IN LAW AND EQUITY, LAWSUITS, CHARGES, COSTS INCLUDING, BUT NOT LIMITED TO COURT COSTS, ATTORNEY'S FEES, AND COST OF INVESTIGATION, DAMAGES, EXPENSES, AWARDS, AND/OR JUDGEMENTS BY REASON OF ANY LOSS, DAMAGE, INJURY, OR DEATH OR ANY PROPERTY LOSS CAUSED OR CONTRIBUTED, (IN WHOLE OR IN PART) BY ANY NEGLIGENT ACT(S) OR OMISSION(S) OF BERMEX, AND ITS OFFICERS, EMPLOYEES, AGENTS, LICENSEES, INVITEES, OR GUESTS, IF ANY PROCEEDING SHALL BE BROUGHT BY OR AGAINST ANY ONE OR MORE PERSON OR ENTITY IN CONNECTION WITH SUCH LIABILITY OR CLAIM, BERMEX, UPON NOTICE FROM REYNOLDSBURG, SHALL DEFEND SUCH ACTION(S) OR PROCEEDING(S) OF ANY KIND AT BERMEX' EXPENSE, BY OR THROUGH ATTORNEYS REASONABLY SATISFACTORY TO REYNOLDSBURG. BERMEX' OBLIGATIONS HEREUNDER SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY BERMEX UNDER THIS AGREEMENT, THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

14) FORCE MAJEURE: Performance of this Agreement by each party shall pursued with due diligence in all requirements hereof; however, neither party shall be liable for any loss

or damage for delay or for nonperformance due to the causes not reasonably within its control, such as acts of civil, or military authority (including courts or administrative agencies) acts of God, war, riot, or insurrection, inability, to obtain required permits or licenses, blockades, embargoes, sabotage, epidemics, fires, unusually severe floods, strikes, lockouts or other labor disputes or difficulties: and provide the party affected shall promptly notify the other in writing of the nature, cause, date of commencement thereof, the anticipated extent of such delay. In the event of any delay resulting from such causes, the time of performance of each parties hereunder shall be extended for a period equal to the period of such delay.

15) This Agreement is intended as the complete and exclusive statement of the agreement between the parties. This Agreement, shall not be amended or modified, and no waiver of any provision hereof shall be effective, unless set forth in a written instrument, authorized and executed with the same formality as the agreement and agreed to by both parties.

WHEREFORE, the parties hereto set their hands in furtherance of this Agreement.

City of Reynoldsburg

BERMEX, INC.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Printed \_\_\_\_\_

Printed \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Dated \_\_\_\_\_

Dated \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_

James E. Hood, City Attorney

FISCAL OFFICER'S CERTIFICATE

The undersigned Auditor for the City of Reynoldsburg hereby certifies that the funds necessary to pay this contract are either in the treasury or in the process of being collected.

\_\_\_\_\_

Steve Cicak, Auditor

Attachment: Contract with Bermex for Meter Reading Agreement (Contract for Meter Reading)

**Development Department**

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

**RESOLUTION REQUEST**


---

**DATE:**           **October 14, 2019**

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

**RE:**             **Renewal of Multiple City TIFs**

---

Approval:

Completed Brad McCloud	Completed Jed Hood	Completed Stephen Cicak
---------------------------	-----------------------	----------------------------

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

WHEREAS, the City of Reynoldsburg, Ohio has the statutory authority to create various zones that provide economic development incentives, which include Community Reinvestment Areas and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, the City may consider entering into agreements with private sector entities engages in economic development, which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, ORC 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between the City and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, that each TIRC is mandated to review and make a formal recommendation as to the compliance of the terms of each agreement within its zone on an annual basis for the preceding year that concluded on December 31<sup>st</sup>; and

WHEREAS, the recommendation of each TIRC is required to be acted on by Council within 60-

## **Development Department**

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

days of receiving the recommendation.

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

SECTION 1. That the Tax Incentive Review Councils required to review agreements as of December 31, 2019 have done so and have forwarded their recommendations to City Council.

SECTION 2. That Council hereby accepts, approves, and ratifies the TIRCs' recommendations from the following TIRCs listed below:

- a. Brice Road and Main Street TIF - accept report and continue agreement
- b. Taylor Square TIF - accept report with TIF ending at the end of 2019
- c. Taylor Road TIF #1 - accept report and continue agreement
- d. Taylor Road TIF #2 - accept report and continue agreement
- e. Kroger TIF - accept report (TIF ended in 2017)
- f. Summit Road TIF - accept report and continue agreement

SECTION 3. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

# CITY OF REYNOLDSBURG

## MINUTES

### 2019 LICKING COUNTY TIRC WEDNESDAY, JULY 17, 2019

**PLACE: 2<sup>nd</sup> FLOOR, MAIN CONFERENCE ROOM  
7232 E. MAIN ST, REYNOLDBURG, OH 43068**

#### 1. Michael Smith, Licking County Auditor

Michael Smith called the meeting to order at 3:03 pm

Present: Michael Smith, Brad Mercer, Joni Crawford, James Hood, Tammira Miller, Stephen Cicak, Andrew Bowsher, and Melissa Butler

#### 2. Approval of 2018 Minutes

*James Hood made a motion to approve the Minutes, seconded by Andrew Bowsher; eight affirmative votes, no negative votes; Minutes stand approved as submitted.*

#### 3. Kroger TIF

Ms. Crawford: I didn't print that one because we didn't get any money from that, it's done.

Mr. Hood: Do we need to do anything or by operation does it fall off? Since the time of the TIF has expired and we don't expect to get anymore, what do we need to do?

Ms. Crawford: 2018 is the last year for this TIF and it will be dissolved once the balance is zero. We have appropriated almost all the funds for the turn lane at Taylor.

Mr. Hood: Do we need to ask Council to zero the account out?

Ms. Crawford: I will double check but I think we are ok.

*No action required*

#### 4. Taylor Road TIF #1

Ms. Crawford: We made \*\*\*\* last year, but haven't spent any. Wasn't some apartments going on there?

Mr. Bowsher: The apartments in this area were denied. I would assume something will be proposed in that area in the next few years. As of right now it's just the \$189,396.

*James Hood made a motion to accept the report of Taylor Road TIF#1 and continue the TIF, seconded by Andrew Bowsher; eight affirmative votes, no negative votes; the Motion carried.*

#### 5. Taylor Road TIF #2

Mr. Bowsher: This is the second portion of Taylor Rd. nothing has been built on this, that's why it's minimal. That's why you're only seeing 16,000. This will end in 2033.

*James Hood made a motion to accept the report of Taylor Road TIF #2, seconded by Andrew Bowsher; eight affirmative votes, no negative votes; the Motion carried.*

#### 6. Summit Road TIF

Mr. Bowsher: The funds haven't increased a lot. This includes the Inn at Summit Trail and potential development south of the high school, but no movement yet.

*Andrew Bowsher made a motion to accept the report of the Summit Road TIF, seconded by James Hood; eight affirmative votes, no negative votes; the Motion carried.*

#### 7. Comments and Closing

Michael Smith adjourned the meeting at 3:11 pm

**Summit Rd #1  
Fund 973**

	1st half 2018	2nd half 2018
<b>Total Net TIF Collections</b>		
Summit Rd #1	11,707.78	16,345.67
Summit Rd #1 10% Rollback	0.00	
Maple Woods Farms	0.00	
Maple Woods Farms-10% Rollback	0.00	
<b>Gross Collection</b>	11,707.78	16,345.67
Less:		
Aud/Treas Fees	575.34	608.03
Delinquent Tax Collection ( 5%)		
<b>Net Distribution</b>	11,132.44	15,737.64

<b>Fund 973 Summit Rd #1 Tif</b>	1st half 2018	2nd half 2018
Fund 973 Beginning Balance	5,237.01	16,369.45
Total Collected	11,132.44	15,737.64
Debt Service		
Fund 973 Ending Balance	16,369.45	32,107.09

Licking

**Taylor Rd Tif #1**  
**Fund 974**

	1st half 2018	2nd half 2018
<b>Total Net TIF Collections</b>		
Taylor Chase	10,440.13	6,603.48
	0.00	0.00
<b>Gross Collection</b>	10,440.13	6,603.48
Less:		
Aud/Treas Fees	119.55	80.40
Delinquent Tax Collection ( 5%)		
<b>Net Distribution</b>	10,320.58	6,523.08

<b>Fund 974 Taylor Rd-1 Tif</b>	1st half 2018	2nd half 2018
Fund 974 Beginning Balance	172,553.11	182,873.69
Total Collected	10,320.58	6,523.08
Debt Service		
Fund 974 Ending Balance	182,873.69	189,396.77

**Taylor Rd Tif #2**  
**Fund 975**

	1st half 2018	2nd half 2018
<b>Total Net TIF Collections</b>		
Park National Bank	0.00	0.00
Glen O Bard	617.47	617.47
	0.00	0.00
<b>Gross Collection</b>	617.47	617.47
Less:		
Aud/Treas Fees	7.81	8.06
Delinquent Tax Collection ( 5%)		
<b>Net Distribution</b>	609.66	609.41

<b>Fund 975 Taylor Rd-2 Tif</b>	1st half 2018	2nd half 2018
Fund 975 Beginning Balance	15,175.10	15,784.76
Total Collected	609.66	609.41
Debt Service		
Fund 975 Ending Balance	15,784.76	16,394.17

# CITY OF REYNOLDSBURG

## MINUTES

### 2019 FRANKLIN COUNTY; BRICE ROAD TIRC WEDNESDAY, JULY 18, 2019

**PLACE: 2<sup>nd</sup> FLOOR, MAIN CONFERENCE ROOM  
7232 E. MAIN ST, REYNOLDBURG, OH 43068**

#### 1. Jo Ellen Cline, Franklin County Auditor's Office

Jo Ellen called the meeting to order at 4:02 pm.

Present: Jo Ellen Cline, Kelly Washington, Tammira Miller, Jason Nicodemus, Pat Mahaffey, Joni Crawford, Stephen Cicak, Jed Hood, Andrew Bowsher and Melissa Butler

#### 2. Approval of 2018 Minutes

*Stephen Cicak made a motion to approve the Minutes, seconded by Jed Hood; nine affirmative votes, one abstain, no negative votes; Minutes stand approved as submitted*

#### 3. Brice Road TIF

Mr. Bowsher: This was done as a debt service for infrastructure on Brice Rd. to include streetscapes as well as lighting. This is still in good standing and will continue to be paid until 12/01/2023. Home Depot and Walgreens are involved with this TIF.

Mr. Bowsher discussed the addition of two new TIF's along Main St., Brice Rd., and Broad St. that will be active as parcels become redeveloped.

*Stephen Cicak made a motion to accept the report of the Brice Road TIF, seconded by Andrew Bowsher; ten affirmative votes, no negative votes; the Motion carried.*

#### 4. Comments and Closing

Ms. Cline adjourned the meeting at 4:07 pm

5

**Net TIF Collections**

	1st Half 2018	2nd Half 2018
Depot Settlement	0.00	134,715.69
Home Depot 10% Rollback	0.00	0.00
Walgreens Settlement	74,671.18	75,621.19
Walgreens 10% Rollback	0.00	0.00
<b>Gross Collection</b>	<b>74,671.18</b>	<b>210,336.88</b>

Less:

Aud/Treas Fees	844.00	2,363.07
Delinquent Tax Collection ( 5%)	73,827.18	207,973.81
<b>Net Distribution</b>	<b>73,827.18</b>	<b>207,973.81</b>

Effective Class II % to School

	60.24%	60.24%
<b>Subaccounts</b>	<b>1st Half 2018</b>	<b>2nd Half 2018</b>

School Revenue Account	44,473.49	125,283.42
Public Improvement Account	29,353.69	82,690.39
	<b>73,827.18</b>	<b>207,973.81</b>

**Distribution to Schools**

Beginning Balance Owed to Schools	-0.01	0.00
Funds Deposited in School Revenue Account	44,473.49	125,283.42
Paid To Schools	44,473.49	125,283.42
Ending Balance Owed to Schools	0.00	0.00

**Fund 971 (Brice - Main TIF)**

	1st Half 2018	2nd Half 2018
Fund 971 Beginning Balance	17,845.62	42,936.76
Total Collected	73,827.18	207,973.81
Debt Service paid for 2003 Bonds	4,262.75	89,262.75
Paid To Schools	44,473.49	125,283.42
Fund 971 Ending Balance	<u>42,936.56</u>	<u>36,364.40</u>

FRANKLIN  
City

# CITY OF REYNOLDSBURG

## MINUTES

**2019 FAIRFIELD COUNTY; TAYLOR SQ. TIRC  
WEDNESDAY, JULY 17, 2019**

**PLACE: 2<sup>nd</sup> FLOOR, MAIN CONFERENCE ROOM  
7232 E. MAIN ST, REYNOLDBURG, OH 43068**

1. Jon Slater, Fairfield County Deputy Auditor

Mr. Slater called the meeting to order at 3:32pm

Present: Jon Slater, Ed Laramée, Holly Mattei, Tammira Miller, James Hood, Joni Crawford, Stephen Cicak, Loudan Klein, Rick Szabrak, Andrew Bowsher, and Melissa Butler

2. Approval of 2018 Minutes

*James Hood made a motion to approve the Minutes, seconded by Richard Szabrak; eleven affirmative votes, no negative votes; Minutes stand approved as submitted.*

3. Taylor Square TIF

Mr. Bowsher: This is the last year of this TIF. Some of the updates in the area are the Starbucks going in between Walgreens and Fifth Third Bank and two additional outparcels in front of the Wal-Mart are being negotiated. We did meet with Drury Inn and they seem to have found a potential tenant for their out parcel and will be looking for additional tax abatements in the future. This is the last year of the TIF.

*Andrew Bowsher made a motion to accept the report of the Taylor Square TIF, seconded by Loudan Klein; eleven affirmative votes, no negative votes; the Motion carried.*

4. Comments and Closing

Mr. Slater adjourned the meeting at 3:46 pm.



## Development Department

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

### RESOLUTION REQUEST

---

**DATE:** October 14, 2019  
**TO:** Development, Parks and Recreation Committee  
**RE:** Special Exemption for Alcohol in Huber Park for Chamber Event

---

Approval:

Completed Brad McCloud	Completed Jed Hood	Stephen Cicak
---------------------------	-----------------------	---------------

Requesting authorization to waive the provision for Section 971.16 of the ORC for the Annual Chamber of Commerce Silent Auction to be held at the Reynoldsburg Senior Center. The Reynoldsburg Area Chamber of Commerce will apply for the permit from the Ohio Department of Commerce. The Reynoldsburg Area Chamber of Commerce will also have a Reynoldsburg Police Officer on the premises for the duration of the event. The date is scheduled for November 21, 2019.

**WHEREAS**, the 2019 annual Chamber of Commerce Silent Auction will be held on Thursday, November 21, 2019; and

**WHEREAS**, the Reynoldsburg Chamber of Commerce wishes to apply for an F-2 Liquor Permit from the Ohio Department of Commerce, which would allow non-profit organizations to sell beer, wine and spirituous liquor by the drink for an event; and

**WHEREAS**, Section 971.16 of the Reynoldsburg Codified Ordinances states: “No person in a park shall sell or offer for sale any intoxicating liquor or alcoholic beverage” and “No person in a

## **Development Department**

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

park shall consume, possess or display the presence of any alcoholic beverage in a park.”

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, FRANKLIN, LICKING AND FAIRFIELD COUNTIES, OHIO A MAJORITY OF ITS MEMBERS CONCURRING:

SECTION 1. That the provisions of Section 971.16 of the Codified Ordinances that no person in a park shall sell or offer for sale any intoxicating liquor or alcoholic beverage AND that no person in a park shall consume, possess or display the presence of any alcoholic beverage in a park is hereby waived for this event on November 21, 2019.

SECTION 2. That upon adoption by Council this Resolution shall be in effect immediately following the signature of the Mayor.

**Development Department**

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

**ORDINANCE REQUEST**


---

**DATE:**           **October 14, 2019**

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

**RE:**             **RENEWAL OF TAYLOR ROAD TIF**

---

Approval:

Completed Brad McCloud	Skipped Jed Hood	Completed Stephen Cicak
---------------------------	---------------------	----------------------------

WHEREAS, Ohio Revised Code (ORC) Sections 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

## **Development Department**

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

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 Section 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 Sections 3735.65 et. seq. or 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 Section 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, 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

## **Development Department**

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

from time to time, or any successor provisions thereto as the same may be amended from time to time (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 Section 5709.43, the 30 year extension of the Taylor Square TIF Municipal Public Improvement Tax Increment Equivalent Fund (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 Section 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.

## **Development Department**

**Andrew Bowsher**

**7232 E. Main Street**

**Reynoldsburg OHIO 43068**

**614-322-6831 Phone**

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 Section 121.22.

SECTION 9. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

ORDINANCE NO.     -19

PASSED: \_\_\_\_\_

DECLARING THE EXTENSION AND IMPROVEMENT TO CERTAIN PARCELS ALONG THE ROUTE 256 AND TAYLOR 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 30 year extension of the Taylor Square 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: \_\_\_\_\_

Attachment: TIF Ordinance (Taylor Square) (Taylor Square TIF Renewal)





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 Taylor Square Shopping Center.
- **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.