Beulah Park New Community Authority Board of Trustees
Agenda for 7/22/2024 Meeting

I. Call to order

II. Approval of minutes from 8/28/2023 meeting

III. Presentation of Calculation Agent Report

IV. Resolution No. 2024-01 – Approving Calculation Agent Report

V. 2025 Budget

VI. Board officers update

VII. Development update

VIII. Adjournment

Beulah Park New Community Authority Board of Trustees
Minutes for Board Meeting Held on August 28, 2023

Prepared by: Chris Connelly, Secretary

The meeting was called to order at 12:01 P.M. with the following Board members present: Scott Blue, Sarah Backiewicz, Pat Kelley and Terry Kelley. There was a quorum of the Board since four of the total seven members were present.

Also present at the meeting were Chris Connelly, Kristina Boynton Acklin, Ryan Kaplan and Jake Maus.

Pat Kelley moved for approval of the minutes from the meeting held on June 14, 2023, seconded by Scott Blue. A voice vote was held, and the minutes were unanimously approved.

Ryan Kaplan presented the 2024 Calculation Agent report. He noted that the report included 89 single family homes, 103 ranch condominiums, the Epcon clubhouse and phase one of the multifamily apartments. Ryan also noted that the report includes a credit for TIF payments received for single family homes and ranch condominiums, which was meant to account for the high land valuation assessed by the County Auditor. The credit will not be applied retroactively. He also explained that they are using the square footage from the CRA applications to calculate the charges on the single family homes, but would work with the City on adjustments going forward, if necessary.

Scott Blue questioned the square footage used for single family lot #76 and #80. Ryan Kaplan indicated that he would discuss those with the City and make any necessary adjustments before the report is certified to the County Auditor.

Scott Blue moved for approval of Resolution No. 2023-02, approving the Calculation Agent Report, contingent upon the confirmation or correction of the square footage used for single family home #76 and #80, seconded by Sarah Backiewicz. A roll call vote was held with the following result:

Pat Kelley – Yes
Terry Kelley – Yes
Scott Blue – Yes
Sarah Backiewicz – Yes

With approval from a majority of a quorum of the Board, Resolution No. 2023-02 was approved.

Kristina Boynton Acklin presented the financial report and budget for 2024. She noted that there were some items listed as payable based on expenses that she assumes will be incurred in 2024. She also described the net amount paid to the Board, which is to be used for landscaping of certain open spaces, audit and legal fees. Scott Blue asked what exactly constitutes "open space," and Kristina noted that it did not include the park, which is maintained by the City.

Pat Kelley moved for approval of the budget for 2024, seconded by Terry Kelley. A roll call vote was held with the following result:

Pat Kelley – Yes
Terry Kelley – Yes
Scott Blue – Yes
Sarah Backiewicz – Yes

With approval from a majority of a quorum of the Board, the 2024 budget was approved.

Chris Connelly noted that Ron Fomby had moved out of the City, and resigned his Board seat. Mr. Fomby also was the Board Treasurer. Chris noted that City Council would need to appoint a new Board member, and the Treasurer position would need to be filled. Pat Kelley stated that it may be best to wait until the new City appointment is made and the entirety of the Board is present before nominating a new Treasurer. Kristina Boynton Acklin asked whether it made sense to schedule a meeting next April or May to accomplish that task, which the Board agreed made sense.

Pat Kelley gave a general update on the development. Phase two of the apartments is underway and should be completed by Spring 2024, along with the independent living development. All of the public infrastructure improvements are completed. Pat also noted that they were in the process for planning the mixed-use and retail developments at the entrance of the project.

The meeting was adjourned at 12:49 P.M.

RESOLUTION NO. 2024-01

A RESOLUTION APPROVING THE 2025 CALCULATION AGENT REPORT

WHEREAS, the Beulah Park New Community Authority (the "NCA") desires to assist with the development of the area of the City of Grove City (the "City") known as Beulah Park; and

WHEREAS, Townsend Construction Company (the "Developer") desires to develop or cause to be developed the Beulah Park site (the "Project Site"), including the construction of certain public infrastructure improvements (the "Public Infrastructure Improvements") that, once constructed, will directly benefit the Project Site; and

WHEREAS, the Developer has filed a petition (the "Petition") pursuant to Ohio Revised Code Chapter 349 (the "Act") to establish the NCA and to provide for the payment and collection of certain community development charges (the "Charges") levied upon the Project Site under the Act; and

WHEREAS, DiPerna Advisors ("DiPerna") has been engaged by the NCA to serve as the calculation agent, and in the role, prepares an annual Calculation Agent Report (the "Report"), substantially in the form attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the Report calculates the Charges to be certified to the Franklin County Auditor; and

WHEREAS, the NCA desires to approve the Report;

NOW, THEREFORE, be it resolved by the Board of Trustees of the Beulah Park New Community Authority, that:

Section 1. The Report, substantially in the form attached hereto as Exhibit A, is hereby approved, and the Chairperson of this Board is hereby authorized and directed to sign any and all instruments and documents and take all other actions that may be necessary and appropriate to implement this Resolution and the Report.

Section 2. DiPerna and/or any member of this Board is hereby authorized to certify the Report to the Franklin County Auditor to be collected during calendar year 2025.

Section 3. This Board finds and determines that all formal actions of this Board concerning and related to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Sections 121.22 and 4582.58, except as otherwise permitted thereby.

Section 4. This Resolution shall take effect at the earliest time provided by law.

_____________ seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

YEAS:

NAYS:

The motion carried and the Resolution was adopted.

Attest: ____________________________________
Chris L. Connelly, Secretary
Beulah Park New Community Authority

Date:______________________________________

EXHIBIT A

Calculation Agent Report

(attached hereto)