

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

July 08, 2024

Special Meeting

The special meeting of Council was called to order by President Houk at 5:30 p.m. in City Hall, 4035 Broadway – Lower Level.

Roll was called and the following members were present:

Jodi Burroughs, Melissa Anderson, Mark Sigrist, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

1. Ms. Burroughs recognized Mr. Rauch and Ms. Shields, Dev. Dept., who shared slides about the development process – from the preliminary plan to the current development plan. Ms. Shields provided the historical background. She explained the two deviations recommended for the current development plan: 1. Allows Hawthorne Parkway to be 26 feet wide rather than 28 feet wide, so that the street will match the existing width of the street; 2. The other infringes on the setback so there can be more parking in the rear of the townhouses. However, the townhomes will still be 32 – 35 feet from Hawthorne Parkway. She also reviewed the Traffic Study that was evaluated by ODOT and Franklin County.

Mr. Rauch explained that there will be a Tax Increment Financing (TIF) plan with two (2) components – one for Epcon and one for Ciminello. This will be a 30-year exemption on the improved value of the property only. The single-family lots have levies that are protected from a TIF, such as fire, EMS, library. This is also a non-school TIF. He then explained the infrastructure improvements that Epcon will complete; that Ciminello will complete, and that the City will complete - all of which will be coordinated together. It was also shared that every homeowner will pay the exact amount of property tax as if there was no TIF. The only difference is that some of the tax dollars are diverted to a fund to pay for the infrastructure improvements and only the City will be reimbursed for their cost in this Agreement.

Ms. Burroughs expressed appreciation for the changes and lower density in the project. She shared concerns for the traffic issues, but feels they will be addressed through the TIF. She asked about a right turn lane into the development when traveling west. Mr. Rauch said the traffic study did not warrant it and noted that the study was conducted when the density was proposed to be higher.

Mr. Berry asked if the Township will be contributing to the road improvements. Mayor Stage said no, not directly. He noted that one of the improvements the City would like to do as part of the TIF is North Borror Road, which is all in the Township. Mr. Boso, City Admin, pointed out that there are protected levies that will give the Township \$4.5 million in revenue from this project. Non-protected levies will contribute about \$5 million toward improvements to this area.

Ms. Anderson asked about the age-targeted units and the effect that will have on the schools. Representatives from Epcon and Mr. Ciminello explained that they anticipate generating one (1) child in the age-targeted units. There are only 88 townhomes, so the impact should be low with these units. Mr. Holt noted that the School District will get \$41 million more just by building this project.

Mr. Sigrist asked what projects the City aspires to do with the TIF funds. He feels it would be beneficial to have them listed in the TIF agreement. Mr. Smith, Dir. of Law, said the TIF agreement is written broadly so it does not limit the projects that could be done with the TIF. Any project will come before Council for approval. He said the way it is written now is the best for the City. Adding an aspirational list could limit Council's ability to approve projects.

Ms. Houk said she believes it is important to have a public conversation about what types of projects may come from the TIF dollars. She reiterated that only the City will be reimbursed for their improvement costs from the TIF.

2. President Houk moved to the topic of Different Forms of Government. She explained that she, Mr. Berry and Mr. Holt met after the last work session to discuss Council's comments. She turned the floor over to Mr. Holt, who shared a Draft timeline of moving to a City Manager form of government by the end of the current mayoral term. He said one of the transitional pieces would be to form three new committees of Council to begin acting like a City Manager form; change the Rules of Council to accommodate these committees; and form a Charter Review Committee.

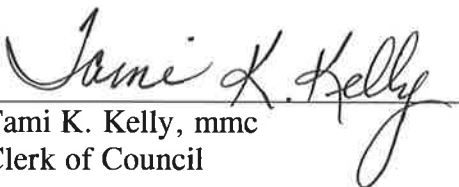
Mr. Smith explained the Open Meetings Act, as it would pertain to these new committees regardless of the number of council members on them.

Ms. Houk said that they sat down to discuss what could be tweaked in the Charter, but it became clear that changing the form of government could improve so many of their concerns. She said Mr. Holt put down their thoughts and drafted a hypothetical timeline of how this could get to a change.

Council and Administration shared their thoughts on the Draft. Mayor Stage commented that a number of the suggestions could be implemented now. It was stated that this is not about current personnel – it's about what is the best form of government for a growing community. If the voters were to approve a change, the idea would be to transition at the end of the mayoral term.

Mr. Berry asked if Council was in agreement with moving forward with a resolution to create a Charter Review Committee and adding the three new committees. All members shared their support for moving forward with these items.

Adjourned at 7:34 p.m.



Tami K. Kelly, mmc
Clerk of Council



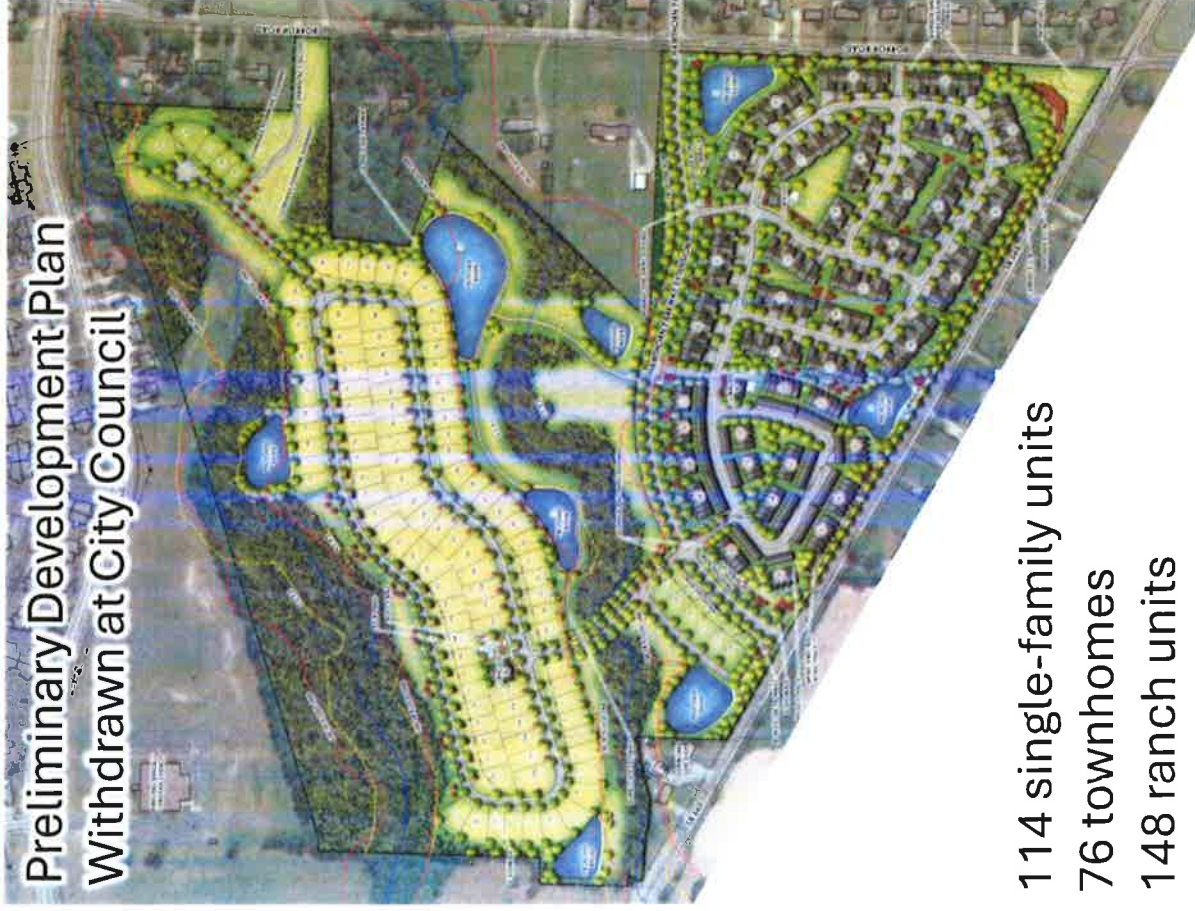
Christine Houk
President of Council

Harris Property

For Special Meeting of Council
7/8/24



Site Plan – History – Preliminary Development Plan



Preliminary Development Plan
Withdrawn at City Council

114 single-family units
76 townhomes
148 ranch units

Total: 338 units, 3.51 DU/acre



Preliminary Development Plan
Approved by City Council

118 single-family units
205 ranch units

Total: 323 units, 3.35 DU/acre

Approving Legislation: [CR-68-22](#)

Site Plan – History - Rezoning



Illustrative Plan associated with approved PUD Zoning Text



4 Subareas

- A: 107 single-family units
- B: 36 attached single-family units
36 free-standing single-family units
- C: 4 custom homes
- D: 88 townhomes

Total Permitted under Zoning: 271 units, 2.8 DU/acre

Approving Legislation: [C-28-23](#)



Site Plan – Final Development Plan



Planning Commission recommended approval with two deviations on June 4, 2024:

1. A deviation shall be granted from Section VIII(D)(4)(a) of the Harris Farm Zoning Text to allow the 20-foot building setback along Hawthorne Parkway within Subarea D to be reduced by 12 feet for a total building setback of 8 feet.
2. A deviation shall be granted from Section VII(A)(1) of the Harris Farm Zoning Text to reduce the width of Hawthorne Parkway from the required 28 feet for public roadways to 26 feet.

1. A deviation shall be granted from Section VIII(D)(4)(a) of the Harris Farm Zoning Text to allow the 20-foot building setback along Hawthorne Parkway within Subarea D to be reduced by 12 feet for a total building setback of 8 feet.



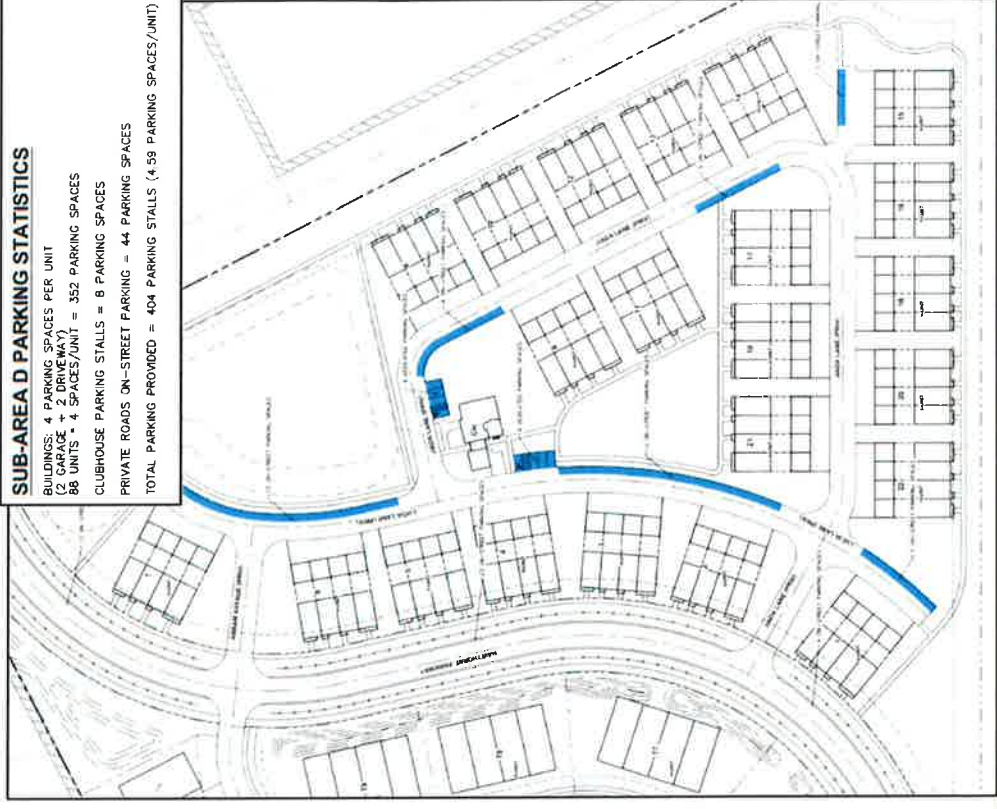
Final Development Plan



Edge of pavement
Sidewalk (borders ROW)
20' Building setback
Driveway lengths

Section VIII(D)(4)(a):
"Primary building structure shall be setback a minimum of 20 feet from Hawthorne Parkway public road right-of-way..."

SUB-AREA D PARKING STATISTICS	
BUILDINGS	4 PARKING SPACES PER UNIT
(2) GARAGE	2 DRIVING SPACES
88 UNITS	4 SPACES/UNIT = 352 PARKING SPACES
CLUBHOUSE	PARKING STALLS = 8 PARKING SPACES
PRIVATE ROADS	ON-STREET PARKING = 44 PARKING SPACES
TOTAL PARKING PROVIDED	= 404 PARKING STALLS (4.59 PARKING SPACES/UNIT)

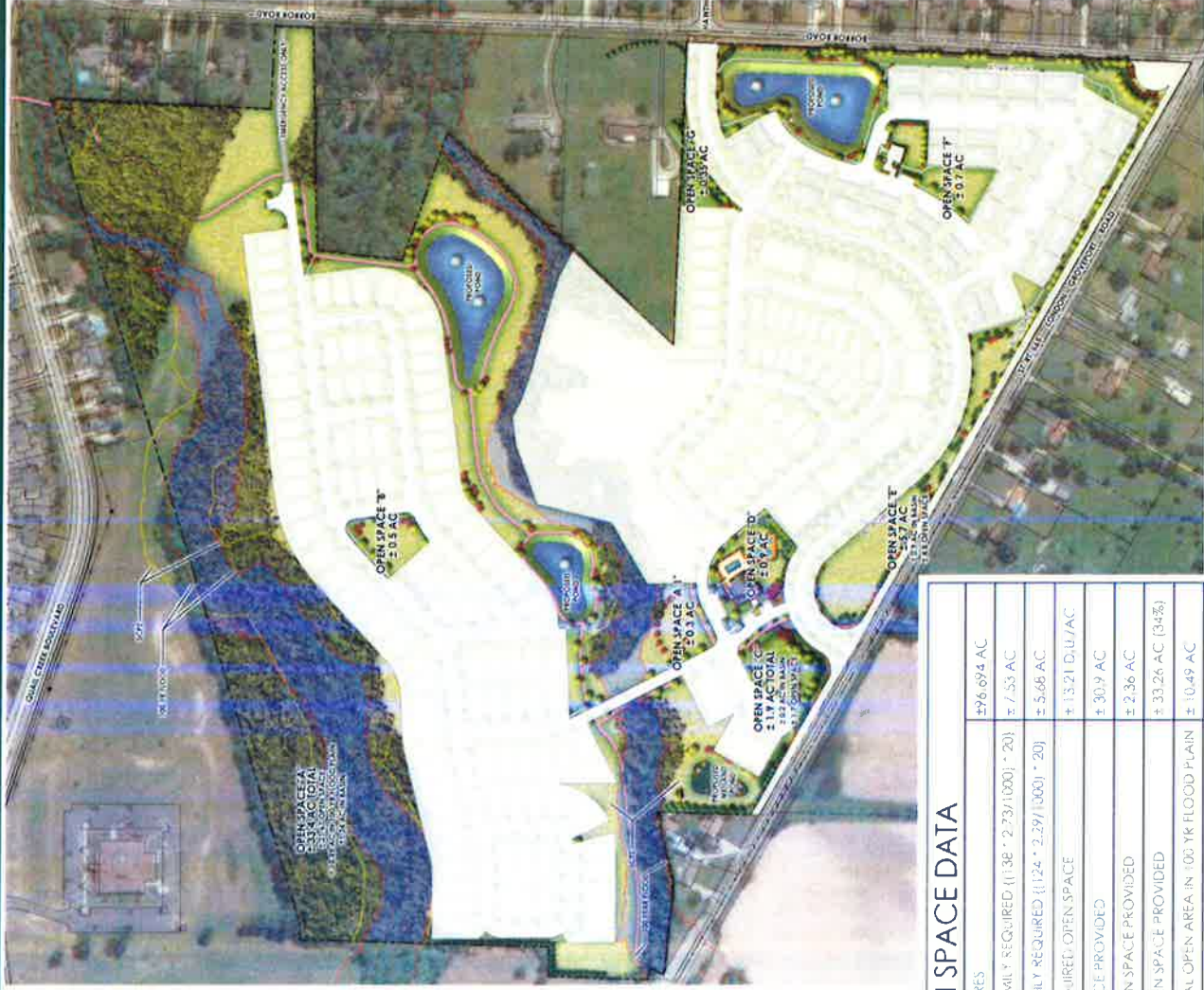


Deviation #1:

A deviation shall be granted from Section VIII(D)(4)(a) of the Harris Farm Zoning Text to allow the 20-foot building setback along Hawthorne Parkway within Subarea D to be reduced by 12 feet for a total building setback of 8 feet.



Final Development Plan – Open Space & Trails



OPEN SPACE DATA	
TOTAL ACRES	176.694 AC
SINGLE FAMILY REQUIRED (1138' * 2.73/1000) * 20	± 7.55 AC
MULTI FAMILY REQUIRED (1124' * 2.73/1000) * 20	± 5.66 AC
TOTAL REQUIRED OPEN SPACE	± 13.21 D.U./AC
OPEN SPACE PROVIDED	± 30.9 AC
BASEIN OPEN SPACE PROVIDED	± 2.36 AC
TOTAL OPEN SPACE PROVIDED	± 33.26 AC (34%)
ADDITIONAL OPEN AREA IN 100 YR FLOOD PLAIN	± 10.49 AC



Final Development Plan - Elevations

Subareas A & B – Detached Lots

Each model includes 7 to 13 different options, offering a total of 77 distinct possible elevations.



Palazzo



Portico



Promenade



Provenance



Capri



Salerno



Torino



Verona



Gladstone

Subareas C – Detached Lots

Subarea C is proposed to contain 4 custom home lots, and as such no elevations were submitted for review.

Homes will need to meet the size and architectural requirements note in the Zoning Text for Subarea C (2,000 square-foot 1-story or 2,500 square-foot 2-story)

Subareas B – Attached Lots

Each unit is a minimum of 1,700 square feet.



Windsor



Oxford



Kingston



Cambridge

Subareas D – Attached Units

Each unit is a minimum of 1,400 square feet.



FRONT

Traffic Study – Reviewed with Rezoning



NOTE: Traffic study conducted based on a previous plan showing 336 units on the site, while only 266 units are shown on the Final Development Plan.



CONCLUSIONS

Based on an evaluation of traffic conditions at the study intersections, the addition of site-generated traffic is not expected to significantly impact existing traffic operations at the study intersections. With the addition of the recommended improvements, all study intersections and approaches are expected to operate at a LOS of D or better during the horizon year (2033) Build condition. Additionally, all approaches operate at a LOS of E or better during the peak hours of the horizon year (2033) Build condition.

The following improvements are recommended based on the analysis of this study. Improvements recommended during "No Build Conditions" represent improvements which were warranted based on background traffic growth. Improvements recommended during "Build Conditions" represent items which were warranted based on the addition of site-generated trips.

2033 No Build Condition

- Construct an eastbound right-turn lane at the London Groveport Road (SR-665) and Borror Road intersection. The recommended length of this turn-lane is 315 feet including a 50-foot diverging taper.
- Construct an eastbound left-turn lane at the London Groveport Road (SR-665) and Borror Road intersection. The recommended length of this turn-lane is 285 feet including a 50-foot diverging taper.
- Construct a westbound left-turn lane at the London Groveport Road (SR-665) and Borror Road intersection. The recommended length of this turn-lane is 285 feet including a 50-foot diverging taper.

2033 Build Condition

- Construct an eastbound left-turn lane at the London Groveport Road (SR-665) and Hawthorn Parkway intersection. The recommended length of this turn-lane is 285 feet including a 50-foot diverging taper.

2033 No Build Condition

- No Additional Improvements

2033 Build Condition

- No Additional Improvements

Tax Increment Financing (TIF) Discussion

TIF Legislation

- In general terms, the legislation provides Council the ability to:
 - deem certain real property improvements to be a public purpose, thereby granting that improvement an exemption from real property taxation and designating specific public infrastructure improvements; and
 - exempt 100-percent of the value of real property improvements for 30-year term; and
 - create an incentive district and declare the increase in assessed value of any real property within the incentive district to be a public purpose in order to undertake necessary public improvement projects; and
 - require property owners within the incentive district to make annual service payments in lieu of taxes (PILOTs), collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements with respect to each Parcel if it were not exempt from taxation; and
 - establish a municipal public improvement tax increment equivalent fund (TIF fund) for which PILOTs are distributed to the City
- Public Infrastructure Improvements – set forth in Exhibit B for the Parcel TIF Area (Ciminello) and Exhibit C for the Incentive District TIF, which are made, are to be made, or are in the process of being made, by or on behalf of the City, that directly benefit or once made will directly benefit the Incentive District as well as those designated within ORC Section 5709.40(A)(8)

All of the following public infrastructure improvements shall be deemed to be Public Infrastructure Improvements:

- (a) Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of Hawthorne Parkway from SR665 (London-Groveport Road) to the intersection of Barror Road and existing Hawthorne Parkway, eastbound left center turn lane on SR665, north into the development and traffic light on SR665 at the intersection with the development's primary entrance and associated 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.
- (b) Any "public infrastructure improvements" defined under Ohio Revised Code Section 5709.40(A)(8) that directly benefit or serve the Parcel TIF Area, including, but not limited to, any of the following improvements that will benefit or serve Parcels in the Parcel TIF Area and all related costs of those permanent improvements (including, but not limited to, those costs listed in Ohio Revised Code Section 133.15(B)):
 - **Parks.** Construction or reconstruction of one or more public parks, including park structures and facilities, playground, athletic, and recreational equipment and apparatus, grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;
 - **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;
 - **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic lighting, 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;
 - **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;
 - **Continued Maintenance.** Continued maintenance of the parks, public roads, highways, streetscape/landscape, water lines, and sewer lines described in "Parks," "Roadways," "Streetscape/Landscape," and "Water/Sewer" above;
 - **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare;
 - **Off Street Parking.** Construction or installation of off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes;
 - **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; and
 - **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.

Tax Increment Financing (TIF) Discussion

Harris Project:

- The proposed ordinance would establish two (2) TIFs under one (1) TIF fund for the project.
 - “Parcel” TIF – 88 townhomes (blue)
 - “Incentive District” TIF – 182 single family (orange)
- a non-school TIF, meaning South-Western City School District will receive the same amount of taxes that would have been payable to the School District if the improvements were not exempted; and

Harris Farm (dry, non school TIF Model (Residential and Commercial Mixes))

Residential (dry)

Residential (dry)

Residential (dry)

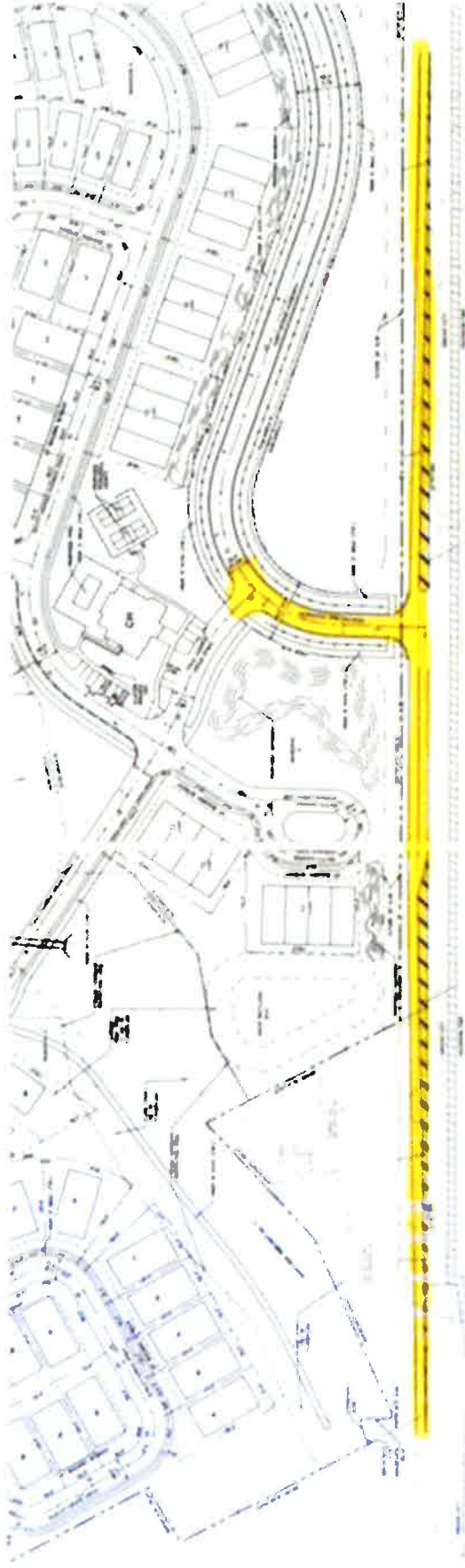
Single Family Homes				Townhomes				Average Dwelling Unit Value		Number of Dwelling Units		TIF Revenue	
Year	Number of Units	Valuation	Appreciation (%)	County Comp. Agreement	TIF Revenue	Number of Units	Valuation	Appreciation (%)	TIF Revenue	Average Dwelling Unit Value	Number of Dwelling Units	TIF Revenue	Combined Total Annual
1	8	\$4,400,000	0%	0%	\$11,842	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
2	8	\$4,400,000	0%	0%	\$12,421	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
3	8	\$4,400,000	0%	0%	\$13,000	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
4	8	\$4,400,000	0%	0%	\$13,579	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
5	8	\$4,400,000	0%	0%	\$14,158	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
6	8	\$4,400,000	0%	0%	\$14,737	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
7	8	\$4,400,000	0%	0%	\$15,316	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
8	8	\$4,400,000	0%	0%	\$15,895	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
9	8	\$4,400,000	0%	0%	\$16,474	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
10	8	\$4,400,000	0%	0%	\$17,053	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
11	8	\$4,400,000	0%	0%	\$17,632	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
12	8	\$4,400,000	0%	0%	\$18,211	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
13	8	\$4,400,000	0%	0%	\$18,790	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
14	8	\$4,400,000	0%	0%	\$19,369	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
15	8	\$4,400,000	0%	0%	\$19,948	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
16	8	\$4,400,000	0%	0%	\$20,527	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
17	8	\$4,400,000	0%	0%	\$21,106	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
18	8	\$4,400,000	0%	0%	\$21,685	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
19	8	\$4,400,000	0%	0%	\$22,264	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
20	8	\$4,400,000	0%	0%	\$22,843	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
21	8	\$4,400,000	0%	0%	\$23,422	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
22	8	\$4,400,000	0%	0%	\$24,001	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
23	8	\$4,400,000	0%	0%	\$24,580	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
24	8	\$4,400,000	0%	0%	\$25,159	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
25	8	\$4,400,000	0%	0%	\$25,738	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
26	8	\$4,400,000	0%	0%	\$26,317	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
27	8	\$4,400,000	0%	0%	\$26,896	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
28	8	\$4,400,000	0%	0%	\$27,475	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
29	8	\$4,400,000	0%	0%	\$28,054	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
30	8	\$4,400,000	0%	0%	\$28,633	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
31	8	\$4,400,000	0%	0%	\$29,212	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
32	8	\$4,400,000	0%	0%	\$29,791	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
33	8	\$4,400,000	0%	0%	\$30,370	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
34	8	\$4,400,000	0%	0%	\$30,949	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
35	8	\$4,400,000	0%	0%	\$31,528	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
36	8	\$4,400,000	0%	0%	\$32,107	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
37	8	\$4,400,000	0%	0%	\$32,686	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
38	8	\$4,400,000	0%	0%	\$33,265	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
39	8	\$4,400,000	0%	0%	\$33,844	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
40	8	\$4,400,000	0%	0%	\$34,423	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
41	8	\$4,400,000	0%	0%	\$35,002	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
42	8	\$4,400,000	0%	0%	\$35,581	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
43	8	\$4,400,000	0%	0%	\$36,160	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
44	8	\$4,400,000	0%	0%	\$36,739	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
45	8	\$4,400,000	0%	0%	\$37,318	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
46	8	\$4,400,000	0%	0%	\$37,897	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
47	8	\$4,400,000	0%	0%	\$38,476	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
48	8	\$4,400,000	0%	0%	\$39,055	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
49	8	\$4,400,000	0%	0%	\$39,634	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
50	8	\$4,400,000	0%	0%	\$40,213	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
51	8	\$4,400,000	0%	0%	\$40,792	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
52	8	\$4,400,000	0%	0%	\$41,371	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
53	8	\$4,400,000	0%	0%	\$41,950	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
54	8	\$4,400,000	0%	0%	\$42,529	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
55	8	\$4,400,000	0%	0%	\$43,108	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
56	8	\$4,400,000	0%	0%	\$43,687	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
57	8	\$4,400,000	0%	0%	\$44,266	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
58	8	\$4,400,000	0%	0%	\$44,845	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
59	8	\$4,400,000	0%	0%	\$45,424	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
60	8	\$4,400,000	0%	0%	\$46,003	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
61	8	\$4,400,000	0%	0%	\$46,582	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
62	8	\$4,400,000	0%	0%	\$47,161	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
63	8	\$4,400,000	0%	0%	\$47,740	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
64	8	\$4,400,000	0%	0%	\$48,319	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
65	8	\$4,400,000	0%	0%	\$48,898	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
66	8	\$4,400,000	0%	0%	\$49,477	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
67	8	\$4,400,000	0%	0%	\$50,056	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
68	8	\$4,400,000	0%	0%	\$50,635	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
69	8	\$4,400,000	0%	0%	\$51,214	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
70	8	\$4,400,000	0%	0%	\$51,793	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
71	8	\$4,400,000	0%	0%	\$52,372	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
72	8	\$4,400,000	0%	0%	\$52,951	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
73	8	\$4,400,000	0%	0%	\$53,530	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
74	8	\$4,400,000	0%	0%	\$54,109	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
75	8	\$4,400,000	0%	0%	\$54,688	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
76	8	\$4,400,000	0%	0%	\$55,267	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
77	8	\$4,400,000	0%	0%	\$55,846	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
78	8	\$4,400,000	0%	0%	\$56,425	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
79	8	\$4,400,000	0%	0%	\$57,004	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
80	8	\$4,400,000	0%	0%	\$57,583	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
81	8	\$4,400,000	0%	0%	\$58,162	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
82	8	\$4,400,000	0%	0%	\$58,741	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
83	8	\$4,400,000	0%	0%	\$59,320	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
84	8	\$4,400,000	0%	0%	\$59,899	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
85	8	\$4,400,000	0%	0%	\$60,478	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
86	8	\$4,400,000	0%	0%	\$61,057	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
87	8	\$4,400,000	0%	0%	\$61,636	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
88	8	\$4,400,000	0%	0%	\$62,215	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
89	8	\$4,400,000	0%	0%	\$62,794	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
90	8	\$4,400,000	0%	0%	\$63,373	3	\$7,700,000	0%	\$55,340	17	\$100,000	\$17,632	\$17,632
91	8	\$4,400,000	0%	0%	\$63,952	3	\$7,7,						

Tax Increment Financing (TIF) Discussion

TIF Agreement (Epcon – Incentive District for residential units)

Infrastructure Obligations:

- Install a left turn lane at the London-Groveport Road (SR-665) and Hawthorne Parkway intersection, which turn lane shall be a minimum of 285 feet, including a 50-foot diverging table; and
- Install the portion of Hawthorne Parkway extending no less than 50 feet beyond the eastern radius of the road's intersection with Paul Harris Drive (private) (collectively, the "Company Infrastructure Obligations").
- The parties hereto agree that costs of the items in the preceding shall be borne exclusively by the Company and are not eligible for reimbursement from the TIF Fund.

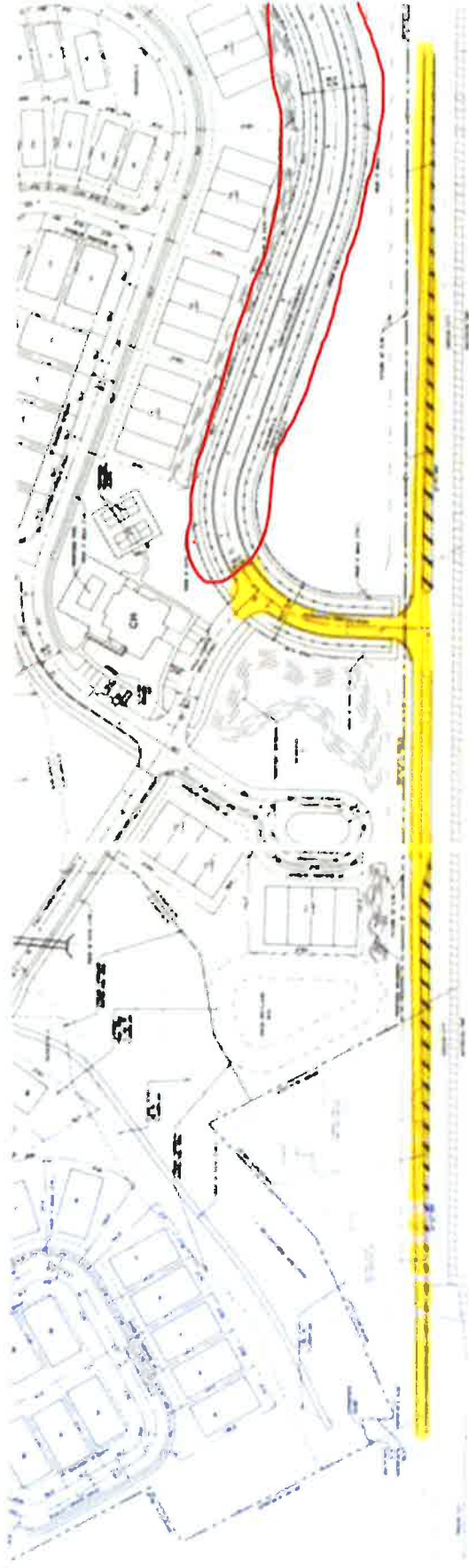


Tax Increment Financing (TIF) Discussion

TIF Agreement (Epcon – Incentive District for residential units)

Other Obligations:

- Commence the Company Infrastructure Obligations in conjunction with the timing of the commencement of the Private Improvements
- Company Infrastructure Obligations shall be completed before the City issues the twenty-first (21st) certificate of occupancy in connection with the Private Improvements.
- Agree that costs of the Company Infrastructure Obligations shall be borne exclusively by the Company and are not eligible for reimbursement from the TIF Fund.
- Agree to cooperate with the City to prepare the construction plan and coordinate contractors for the extension of Company Infrastructure Obligations and the City Hawthorne Parkway Improvements.



Tax Increment Financing (TIF) Discussion

TIF Agreement (Ciminello – Parcel TIF for commercial townhome units)

Infrastructure Obligations:

- Installation of all landscaping within the Hawthorne Parkway right of way and any entrance signage, landscaping, and other features.
- The parties hereto agree that costs of the items in the preceding sentence shall be borne exclusively by the Company and are not eligible for reimbursement from the TIF Fund.

Other Obligations:

- Unconditionally guarantees the satisfactory and timely completion of the construction of the Private Improvements (88 townhome-units) no later than 30 months following the City's completion of the City Hawthorne Parkway Improvements.
- The City shall provide the Company with notice of the date that the City Hawthorne Parkway Improvements are completed. If the Company has not completed the Private Improvements on or before the date that is 30 months after the City's completion of the City Hawthorne Parkway Improvements, the Company shall make annual payments to the City until the Private Improvements are completed.
- A Completion Guarantee Payment shall be provided to the City, equal to one-hundred fifty thousand dollars (\$150,000), less the amount of Service Payments actually received by the City for the Parcel TIF Area and the Incentive District in the prior calendar year, as determined by the City.

Tax Increment Financing (TIF) Discussion

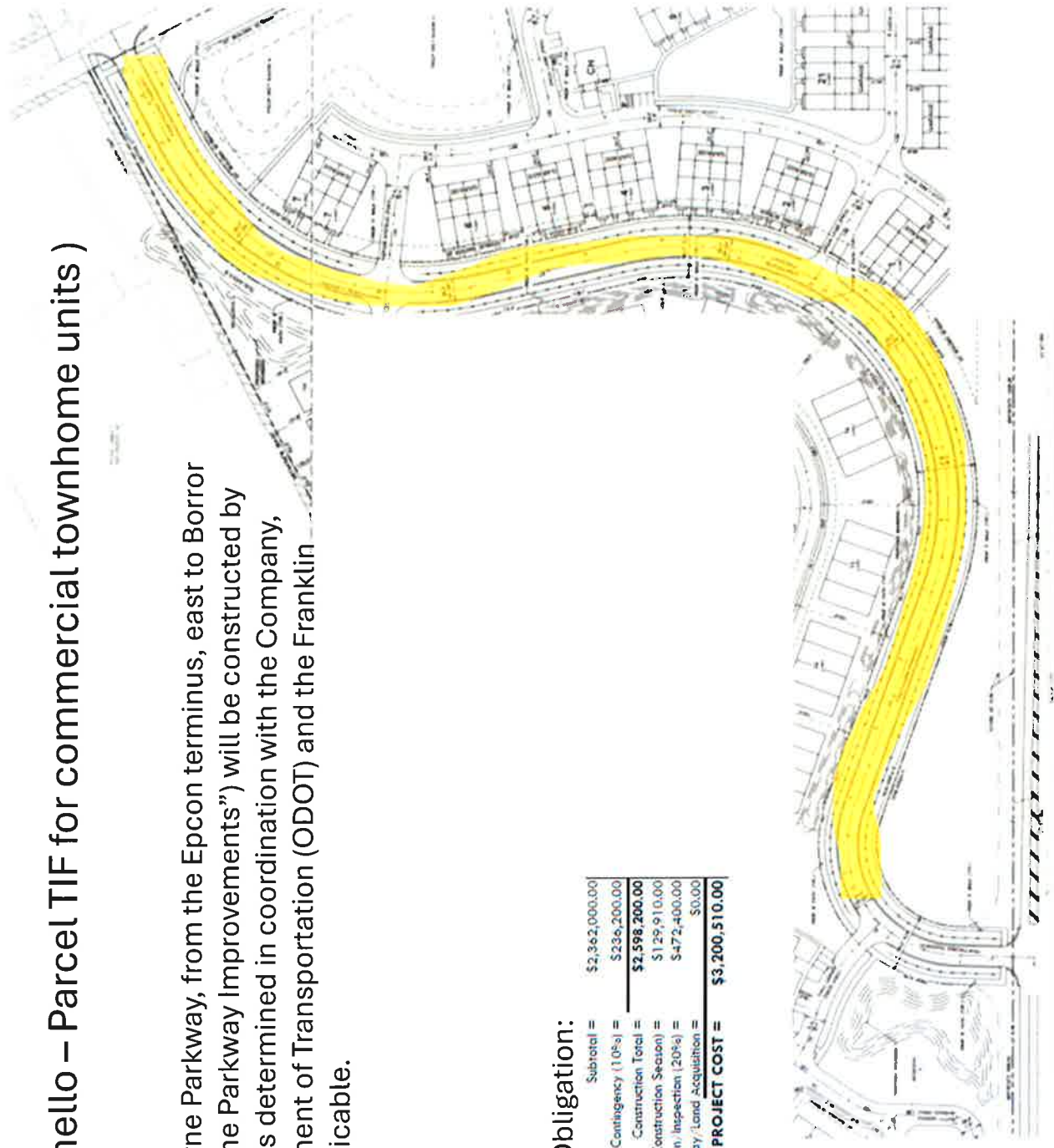
TIF Agreement (Ciminello – Parcel TIF for commercial townhome units)

City Obligation:

- Construction of Hawthorne Parkway, from the Epcon terminus, east to Borror Road (the “City Hawthorne Parkway Improvements”) will be constructed by the City with timing that is determined in coordination with the Company, Epcon, the Ohio Department of Transportation (ODOT) and the Franklin County Engineer, as applicable.

Anticipated Cost of City's Obligation:

Subtotal =	\$2,362,000.00
Contingency (10%) =	\$236,200.00
Construction Total =	\$2,598,200.00
Inflation (5% to 2025 Construction Season) =	\$129,910.00
Professional Services - Design and Construction Administration/Inspection (20%) =	\$472,400.00
Right-of-Way/Land Acquisition =	\$0.00
TOTAL PROJECT COST =	\$3,200,510.00



TIF Discussion

Next Steps:

- Finalize Legislation and Agreement
- TIF Legislation
 - Notification to Property Owner
 - Notification to Franklin County/Compensation Agreement
 - Economic Development Plan
 - School District Notice
- Development Plan

Hypothetical Timeline to City Manager 2027

<u>2024</u>		<u>2025</u>		<u>2026</u>	
Q3	Set up committees for Parks, Administrative/Rules, and Public Safety—Three members Council Rule Changes Initiate Citizens Charter Review committee resolution	Q1	Two Town Halls on form of government Committees in place and meetings published and conducted. 3-Member committees Citizens Charter Review Recommendations due	Q2	Committees continue and are operating business as usual for the year. Council organized for City Manager form of government
Q4	Citizens Charter Review committee underway Create Public Service, Finance, and Land Usage Committees w/3 members	Q2	Update Charter language Create Ordinance for ballot	Q3	Begin City Manager hire process
		Q3	Public education on form of government changes. (Outreach, mailings, mtgs, etc.)	Q4	Transition overlap with City Administrator/City Manager Update committees to 4 members except the Admin/Rule committee
		Q4	November-Form of Government issue appears on ballot with 2027 effective date		

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Administrative and Rules Committee

Three members including a Vice Chair. President of Council is a required member

Prior to City Manager implementation, the below duties will begin with collaboration and move to policy development and oversight in 2027

- Collaborate with Administration on senior staff and hiring
- Informed and aware of employee related issues
- Central contact point for any Council issues
- Initiates, formulates and implements Council Rules and Charter Changes
- Authority for initiating and coordinating Special Meetings
- Informed in all Union, FOP, and Township contracts
- Informed of all legal actions and strategies. To include residential property issues, settlements and real estate purchases
- Council Clerk HR responsibilities handled by this committee
- Committee staffed with three most senior council members

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Public Safety Committee

Three members including a Vice Chair.

Prior to City Manager implementation, the below duties will begin with collaboration and move to policy development and oversight in 2027

- Collaborate with Administration on all Safety staffing and budget
- Oversight and focus on;
 - Police Department
 - Homeland Security
 - Disaster preparedness
 - Fire Department
 - Sidewalk program

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Parks Committee

Three members including a Vice Chair.

Prior to City Manager implementation, the below duties will begin with collaboration and move to policy development and oversight in 2027

- Collaborate with Administration on all Park related issues
- Oversight and focus on;
 - Facilities
 - Land acquisition
 - Programming
 - Community Center
 - Senior Center
 - Trail connectivity

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Public Service Committee

Three members including a Vice Chair.

Prior to City Manager implementation, the below duties will begin with collaboration and move to policy development and oversight in 2027

- Collaborate with Administration on all Public Works issues
- Oversight and focus on;
 - Non-park related
 - Street maintenance
 - Utilities
 - Engineering
 - Public information
 - Waste stream-SWACO
 - Information Systems, web page, city Wi-Fi, surveys,

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Development Committee

Three members including a Vice Chair.

Prior to City Manager implementation, the below duties will begin with collaboration and move to policy development and oversight in 2027

- Collaborate with Administration on all Land and Development issues
- Oversight and focus on;
 - Community development
 - Economic development
 - Business recruitment
 - Development plans
 - Zoning
 - Annexation

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Mayoral Position

Will develop with Charter Recommendations

The Mayoral position is served by a council member. The position of mayor has the equivalent legislative and administrative power as any council member.

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