



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0064-2022

File Number: ORD-0064-2022

AN ORDINANCE AMENDING ORD-0054-2022 TO ESTABLISH AND APPROPRIATE FUNDS AS REQUIRED FOR GRANT AND LOAN AGREEMENTS ASSOCIATED WITH THE INFRASTRUCTURE CONSTRUCTION AND LOAN AGREEMENT FOR SCIENCE ONE, LLC EXTENSION OF TECH CENTER DRIVE, WAIVING SECOND READING AND DECLARING AN EMERGENCY

WHEREAS, on September 6, 2022, the Council authorized the Mayor through ORD-0054-2022 to enter into an Infrastructure Construction and Loan Agreement with Science One, LLC related to the extension of Tech Center Drive; and

WHEREAS, in the request to Council, the departmental report inadvertently excluded the language necessary for the Director of Finance to accomplish all tasks required under the legislation; and

WHEREAS, the Mayor requests waiver of second reading and passage as an emergency measure immediately necessary for the preservation of public peace, safety, health, and welfare of the City in order for the Finance Director to establish appropriations and all funds necessary to execute the aforementioned agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That ORD-0054-2022 Section 1. is hereby amended to include the following provision: "Upon adoption of the Ordinance, all funds are deemed appropriated for the purposes identified in the underlying agreements, including associated grant and loan agreements. Council also authorizes the Director of Finance to establish any funds necessary as required by the agreements and associated grant and loan agreements."

Section 2. That this amendment is made retroactive to September 6, 2022.

Section 3. That the second reading is hereby waived.

Section 4. That for the reasons stated in the preamble, this Ordinance is declared an emergency and shall be in full force and effect immediately upon passage by this Council and on date of signature of approval by the Mayor.

At a meeting of the City Council on November 7, 2022, a motion was made by Schnetzer, seconded by Bowers, that this Ordinance be Adopted. The vote was as follows:

Ms. Angelou, yes; Ms. Bowers, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.

President


Stephen A. Renner

Date

11/07/2022

Attest by Jeremy A. Van Meter
Jeremy A. VanMeter
Clerk of Council

Date 11-8-2022

Approved by the Mayor Laurie A. Jadwin
Laurie A. Jadwin

Date 11-8-2022

Approved as to Form Raymond J. Mularski
Raymond J. Mularski
City Attorney

Date 11-8-22

TITLE

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN INFRASTRUCTURE CONSTRUCTION AND LOAN AGREEMENT WITH SCIENCE ONE, LLC, RELATED TO THE EXTENSION OF TECH CENTER DRIVE IN THE CENTRAL PARK AREA OF THE CITY OF GAHANNA, WAIVING SECOND READING AND DECLARING AN EMERGENCY

BODY

WHEREAS, the Council previously authorized the Mayor through ORD-0062-2021 to enter into a Development Agreement with Science One, LLC, for the construction of a 178,000 +/- square foot facility on Science Boulevard related to the expansion of ADB Safegate's operations in the City; and

WHEREAS, related to this project, the Department of Economic Development secured grant funding from the Ohio Department of Transportation (ODOT) and Ohio Department of Development (ODOD) to support the extension of Tech Center Drive to serve this new building; and

WHEREAS, the Council previously authorized the Mayor through ORD-0045-2022 to pursue funding through the State Infrastructure Bank (SIB) to serve as interim financing for this project, as the procured grant funds are reimbursement-based; and

WHEREAS, the Administration has previously proposed utilizing up to \$250,000 from the TIF Fund to support this project; and

WHEREAS, due to upsizing of infrastructure to support redundancy within the City's water system, the Administration is proposing utilization of \$85,100 from the City's water fund to support this extension; and

WHEREAS, remaining costs will be the responsibility of the Developer/Constructing Party and funds to support the repayment of the loan will be held in escrow by the City and repaid to ODOT at the earliest time possible to avoid pre-payment penalties; and

WHEREAS, the proposed Infrastructure Construction and Loan Agreement denotes the commitments of parties and enumerates Science One, LLC's costs and public procurement responsibilities associated with road and infrastructure extension; and

WHEREAS, the work will be guaranteed by Science One, LLC via Promissory Note and Security Deposit; and

WHEREAS, the Department of Economic Development requests waiver of second reading and declaration of an emergency due to bidding and construction timelines to support the building's operation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That the Mayor is hereby authorized to enter into an Infrastructure Construction and Loan Agreement with Science One, LLC, related to the extension of Tech Center Drive in the Central Park area of the City in accordance with EXHIBITS A, B, C, D, E, F, and G attached hereto and made a part herein. Upon adoption of the Ordinance, all funds are deemed appropriated for the purposes identified in the underlying agreements, including associated grant and loan agreements. Council also authorizes the Director of Finance to establish any funds necessary as required by the agreements and associated grant and loan agreements.

Section 2. That the second reading is hereby waived.

Section 3. That for the reasons set forth in the preamble, this Ordinance is declared an emergency measure and shall be in full force and effect immediately upon passage by this Council and on date of signature of approval by the Mayor.