

AMENDING ORD-0214-2005, PASSED BY CITY COUNCIL ON DECEMBER 27, 2005 TO ADD ADDITIONAL PARCELS TO THE OLDE GAHANNA TIF AREA AND SUPPLEMENT THE INFRASTRUCTURE IMPROVEMENTS BENEFITING THE OLDE GAHANNA TIF.

WHEREAS, pursuant to RC §5709.40, this Council on December 27, 2005, passed ORD-0214-2005 (the “TIF Ordinance”) thereby declaring improvements to parcels of certain real property located in the City (as described and depicted in the TIF Ordinance and referred to therein as the “Parcels”) to be a public purpose, exempting those improvements from real property taxation for a period of time, specifying public infrastructure improvements to be made to benefit those parcels, providing for the making of service payments in lieu of taxes by the owner(s) thereof, and establishing a municipal public improvement tax increment equivalent fund into which those service payments were to be deposited; and

WHEREAS, this Council desires to amend the Description and Map of the TIF Area included in the TIF Ordinance to add additional parcels to the Olde Gahanna TIF Area; and

WHEREAS, this Council desires to amend the list of Infrastructure Improvements included in the TIF Ordinance to provide for additional public infrastructure improvements benefiting the Parcels in the Olde Gahanna TIF; and

WHEREAS, notice of this ordinance has been delivered to the Gahanna-Jefferson City School District and the Eastland Joint Vocational School District within the time periods required by RC §5709.40 and §5709.83;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Gahanna, County of Franklin, State of Ohio, that:

Section 1. The Description and Map of the TIF Area set forth in Exhibit A of the TIF Ordinance are hereby supplemented to include the parcels set forth in Exhibit A hereto. Those parcels shall be considered “Parcels” for all purposes of the TIF Ordinance, as amended hereby. Pursuant to Section 2 of the TIF Ordinance, the exemption for each additional parcel set forth on Exhibit A hereto commences with the first tax year that begins after the effective date of this ordinance and in which an Improvement (as defined in the TIF Ordinance) first appears on the tax list and duplicate of real and public utility property and ends on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes.

Section 2. The Infrastructure Improvements set forth in Exhibit B to the TIF Ordinance are hereby supplemented to include the public infrastructure improvements set forth in Exhibit B hereto, which are hereby determined to be 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 2. Except as provided herein, all other provisions of the TIF Ordinance remain in full force and effect. This Council further hereby authorizes and directs Mayor 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 3. Pursuant to RC §5709.40, the Clerk of Council is hereby directed to deliver a copy of this ordinance to the Director of the Development Services Agency within fifteen days after its passage.

Section 4. 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 RC §121.22.

Section 5. This ordinance shall be in full force and effect on the earliest date permitted by law.

This Ordinance was Adopted this ____ day of _____, 2017.

Brian D. Larick
President of Council

ATTESTED to and PRESENTED to the Mayor; this ____ day of ____, 2017.

Kimberly Banning, CMC
Clerk of Council

APPROVED by the Mayor, this ____ day of _____, 2017.

Tom Kneeland
Mayor

Approved as to form:

Shane Ewald
City Attorney

EXHIBIT A

DESCRIPTION AND MAP OF TIF AREA

The following parcels are hereby added to the Description and Map of the TIF Area set forth in Exhibit A of the TIF Ordinance.

025-001092	025-009491	025-004243	025-003867	025-005824	025-000963	025-002203	025-000847
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Old and West Gahanna Proposed TIF Expansion



EXHIBIT B

DESCRIPTION OF ADDITIONAL INFRASTRUCTURE IMPROVEMENTS

The Infrastructure Improvements include the construction of the following improvements on or near the Parcels in the Olde Gahanna TIF that will benefit the Parcels, and all related costs of permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- **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, and continued maintenance of those improvements.
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewer projects (including necessary site grading), water and fire protection systems, and all appurtenances thereto, and continued maintenance of those improvements.
- **Utilities.** Construction, reconstruction or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to, the installation of fiber optic cable.
- **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.
- **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, including grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, 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, the specific projects described under “Roadways” above.
- **Police, Fire and EMS Vehicles and Equipment.** Acquisition of police, fire and EMS equipment to be used to serve and protect residents, business and property within the Parcels.

- **Service Facilities.** Design, construction and equipping of service buildings and other facilities necessary or convenient to the operation and maintenance of the foregoing improvements and other public infrastructure improvements.
- **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.