

City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0045-2022

File Number: ORD-0045-2022

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH
ODOT FOR PURSUIT OF STATE INFRASTRUCTURE BANK (SIB) LOAN,
WAIVING SECOND READING AND DECLARING AN EMERGENCY - Tech Center
Drive Extension**

WHEREAS, the Council previously authorized the Mayor through ORD-0062-2021 to enter into a development agreement with Science One, LLC, for a project to construct a 178,000 +/- square foot facility on Science Boulevard formerly referred to as "Project Gaul" and now known as ADB Safegate; and

WHEREAS, the Department of Economic Development pursued Ohio Department of Development (ODOD) 629 Funds and Ohio Department of Transportation (ODOT) Jobs & Commerce Funds to support "Project Gaul"; and

WHEREAS, the proposal herein will serve as interim financing to support the previously authorized grant funds necessary to finance the project through construction and are reimbursable; and

WHEREAS, the developer will incur the initial costs and then funds will flow to the City for submission and payment to ODOT; and

WHEREAS, under ORD-0062-2021, the Council approved utilization of TIF funds to support the project in an amount up to \$250,000; and

WHEREAS, due to the upsizing of infrastructure to support redundancy within the City's water system, the City is also proposing utilization of the City's Water Fund in an amount not to exceed \$400,000; and

WHEREAS, the remaining costs will be the responsibility of the developer/constructing party; and

WHEREAS, funds to support 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 Department of Economic Development requests authorization for the Mayor to pursue and enter into an agreement with ODOT for the State Infrastructure Bank (SIB) Loan program to support the extension of Tech Center Drive in the Central Park area of the City of Gahanna in the amount of \$1.5 Million; and

WHEREAS, the Mayor recommends passage of the legislation with waiver of second reading and as an emergency immediately necessary for the preservation of public peace, health, safety, and welfare of the City in support of bidding and construction timelines for the project.

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

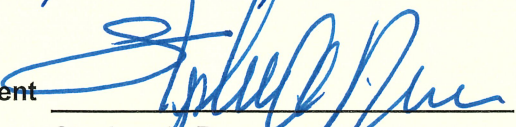
Section 1. That the Council hereby authorizes the Mayor to prepare and submit application as referenced in EXHIBIT A and made a part herein in the amount of \$1.5 Million and enter into agreement with ODOT through the SIB Loan program in furtherance of the Project as outlined in the preamble.

Section 2. That for the reasons set forth in the preamble, the second reading is hereby waived, and this Ordinance is declared an emergency measure which shall be in full force and effect immediately upon passage

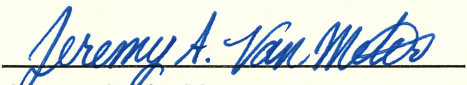
by this Council and on date of signature of approval by the Mayor.

At a meeting of the City Council on August 1, 2022, a motion was made by Schnetzer, seconded by Angelou, that this Ordinance be Adopted. The vote was as follows:

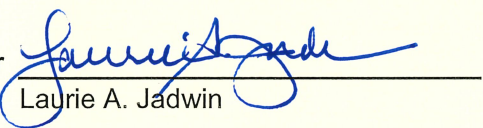
Ms. Angelou, yes; Ms. Bowers, yes; Ms. McGregor, yes; Ms. Padova, yes; Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.

President 
Stephen A. Renner

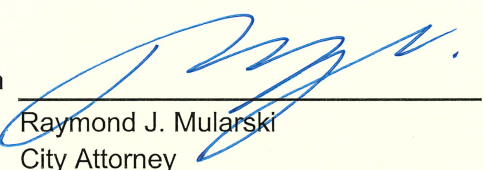
Date 08/01/2022

Attest by 
Jeremy A. VanMeter
Clerk of Council

Date 8/1/2022

Approved by the Mayor 
Laurie A. Jadwin

Date 8.1.2022

Approved as to Form 
Raymond J. Mularski
City Attorney

Date 8-1-2022

OHIO DEPARTMENT OF TRANSPORTATION
STATE INFRASTRUCTURE BANK
Initial Project Application



1. BORROWER INFORMATION

City of Gahanna

200 South Hamilton Road

Gahanna

Franklin

43230

Joann Bury

Director, Finance

614.342.4000

Fax Number

joann.bury@gahanna.gov

2. PROJECT MANAGER CONTACT

Nathan A. Strum

Director, Economic Development

614.342.4020

Fax Number

Nathan.Strum@gahanna.gov

3. GUARANTOR INFORMATION (if different from above Borrower Information)

Legal Name

Street Address

City

County

Zip Code

Contact Person

Title

Telephone Number

Fax Number

Email Address

4. PROJECT INFORMATION

A. General Information

Project Name: Tech Center Drive Extension

County-Route-Section:

PID #: 027-000113

Location of Project: Southeast corner of Tech Center Dr and Science Blvd.

City/Village/Township: Gahanna

Estimated Construction Start Date: 10/1/2022

Estimated Completion Date: 3/31/2023

B: Type of Project:

- Highway New
- Reconstruction
- Preservation
- Local Rail Aviation
- Intermodal Transit Other (Specify):

C. System Identification (Functional Classification) of the Roadway:

- Federal Road State Road
- Local Road Other (Specify):

D. Functional classification of the Roadway: 1

[To determine classification please follow this link](#)

E. Is this project included in the:

- Transportation Improvement Plan (TIP) TIP # : _____
- State Transportation Improvement Plan (STIP) STIP #: _____
- Transportation Review Advisory Council: _____
- TRAC Funding: _____
- Date request submitted to TRAC: [Click here to enter a date.](#)
- TRAC Approved Date: [Click here to enter a date.](#)
- Contact Person: _____

F. Is this loan to be repaid with federal funds? If so please identify source:

MPO

CEAO

Large City

G. Detailed description of the project (attach map):

The extension of Tech Center Drive (“project”) will support the development of a new 178,886 square foot office/light industrial building (“building”). The building will be occupied by ADB Safegate Americas, LLC (“ADB”), which is growing from its existing facility in Gahanna. The building will accommodate expanded production, warehouse operations, and create the new Center of Innovation that will be utilized as a training facility for ADB’s North American operations and function as a showcase for customers, suppliers, and business partners. ADB plans to grow its local workforce from 200 to 250 over the next few years.

The project requires the extension of Tech Center Dr to accommodate the building. The building is currently under construction with estimated completion by first quarter 2023. The road extension will need to be completed when ADB takes occupancy.

H. Status of Project Planning

	Completed:		Date:
Technical Feasibility Study	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Click here to enter a date.
Preliminary Design/Engineering	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Click here to enter a date.
Major Investment Study	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Click here to enter a date.
Traffic Study	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Click here to enter a date.
Final Design	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Click here to enter a date.
Environmental Clearance	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Click here to enter a date.
Right of Way Acquisition	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Click here to enter a date.

Project Status (brief description):

The Gahanna City Council approved Ordinance: ORD-0062-2021 on October 18, 2021 authorizing the City to enter into a Development Agreement with Science One, LLC, the developer of the building, that, among other items, provided for the reimbursement for the cost of the road extension.

The City was successful in obtaining funding for a portion of the road extension through ODOT's 629 program and JobsOhio funds. However, the costs exceed these amounts. The City and Developer are seeking funding from the State Infrastructure Bank to complete the project.

The project engineer, Civil & Environmental Consultants, Inc., has completed engineering plans, which are in final review by the City. The developer has sought preliminary pricing from contractors in order to be ready to start the road construction by August 2022.

5. PROJECT FINANCING REQUEST

LOAN

BOND

[Click here for Bond/Loan Matrix](#)

Project Sources & Uses

SOURCES

	<u>AMOUNT</u>
A. SIB Request	\$ 1,512,615
B.	\$ _____
C.	\$ _____
D.	\$ _____
E.	\$ _____
TOTAL SOURCES	\$ 1,512,615

USES

	<u>AMOUNT</u>
A. Preliminary Engineering	\$ _____
B. Environmental	\$ _____
C. Right-of-Way Acquisition	\$ _____
D. Construction (See Attached Engineer's Estimate)	\$ 1,465,615
E. Capitalized Interest	\$ 22,000
F. Closing Costs	\$ 25,000
TOTAL USES	\$ 1,512,615

Term of SIB Loan or Bond Requested

(Loan, 1 - 20 years), (Bond, 1 – 25 years)

20-years

Estimated Initial drawdown of SIB funds

\$1,512,615

Estimated last disbursement date of SIB funds:

Note: Date can not exceed one year past completion date (Reference to question 4A)

6/30/2023

Please provide a detailed breakdown of the Sources & Uses of Funds:

<u>Uses (1)</u>	<u>Date Mo/Yr (2)</u>	<u>Sources (3)</u>					<u>Total</u>
		1. SIB	2.	3.	4.	5.	
Preliminary Eng.			\$	\$	\$	\$	\$
Environmental			\$	\$	\$	\$	\$
Right of Way		\$	\$	\$	\$	\$	\$
Construction	10/22	\$1,465,615	\$	\$	\$	\$	\$
Capitalized Int.	10/22	\$22,000	\$	\$	\$	\$	\$
Closing Costs	10/22	\$25,000	\$	\$	\$	\$	\$
TOTAL		\$1,512,615	\$	\$	\$	\$	\$

(1) Uses are the same as specified in Section 5 above.

(2) Provide the date when each event will first occur.

(3) Sources are the same as specified in Section 5 above.

6. DEDICATED REPAYMENT SOURCE FOR SIB LOAN:

Please list the specific sources of revenue you intend to pledge to repay the SIB loan and provide evidence, if available, of these revenues, i.e. financial statements highlighting applicable revenues. Examples of revenue sources include but are not limited to, Tax-Increment Payments, State Gas Tax, Vehicle Registration Fees, Tolls, Private Donations, Local Sales Tax, Non-Tax Revenues, General Obligation, Grants, etc.

Repayment Source (Specify)	Historical Annual Average (Received)		Projected Annual Average (Expected)		
	Past 2 Years		Year 1	Year 2	Year 3
ODOT 629	\$	\$	\$280,000	\$	\$
JobsOhio Funds			\$79,000		
City of Gahanna Funds			\$85,100		
Central Park TIF			250,000		
Science One, LLC			400,000	418,515	
Total Revenue Source	\$	\$	\$1,094,100	\$418,515	\$

Does the applicant have any outstanding debt secured by the repayment source?

If yes, please specify the debt and amount:

No

7. APPLICATION DOCUMENTATION CHECKLIST

- | | | |
|--|--------------------------------------|--------------------------|
| Project Map | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Legislation passed by local entity | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Evidence of Bond Rating | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Bond Rating: <u>Aa1</u> | | |
| Approved letter from grantor if a grant is noted as a project funding source | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Audited Financial Statements (2 years) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Proof of Environmental Clearance | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Projected Construction Disbursement Schedule | <input type="radio"/> Yes | <input type="radio"/> No |

8. SIGNATURES

A completed Initial Project Application and all applicable attachments may be submitted to the following for initiation of the approval process:

Brenna Smathers
State Infrastructure Bank
Ohio Department of Transportation
1980 West Broad Street
Columbus, Ohio 43223
(614) 752-0416
(614) 887-4117 fax

<http://www.dot.state.oh.us/Divisions/Finance/Pages/StateInfrastructureBank.aspx>

Please sign and return to the address above.



Applicant/Borrower Signature *

Nathan A Strum

Applicant/Borrower Printed Name

Director of Economic Development

Title of person signing application

9/12/2022

Date

* The representative signing this application must be authorized by law to bind the borrower to an agreement