



TO: Gahanna City Council  
Clerk of Council

FROM: Shannon Hamons, Director of Economic Development  
Mayor Laurie A. Jadwin

Cc: Raymond J. Mularski, Esq. City Attorney  
Joann Bury, Director of Finance

DATE: October 18, 2023

SUBJECT: Dept. of Economic Development- Request for Council Action (October 23, 2023 COTW Meeting)

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#### ACTION ITEMS

**ACTION ITEM #1: REQUEST TO AUTHORIZE THE MAYOR TO ENTER INTO A STATE INFRASTRUCTURE BANK (SIB) LOAN APPLICATION IN THE AMOUNT OF \$2 MILLION FOR A TERM OF 15 YEARS TO SUPPORT RELATED INFRASTRUCTURE NEEDS IN THE PROJECT AREA KNOWN AS THE CRESCENT AT CENTRAL PARK**

In April 2021, the City authorized through ORD-0025-2021 the execution of a Development Agreement with Crescent at Central Park LLC and CP Crescent LLC (the developer) to support the development of a mixed-use project on 41.0 +/- acres adjacent to Interstate 270 and Hamilton Road.

Subsequently, the City authorized ORD-0062-2022 on November 21, 2022, which was an Ordinance authorizing the Mayor to enter into a revised "Development Agreement" with the developer related to the project to support infrastructure needs of the project. That development agreement was executed on December 1, 2022.

The revised Development Agreement outlined the construction of a "New Street" necessary to serve and facilitate the development of the land. The Agreement also outlined the method of payment for the estimated \$4,400,000 cost of the new street and associated utilities. The Agreement stipulates that the developer will be responsible for the initial payment of the New Street/infrastructure costs.

To facilitate the development, the Agreement also states that the City will pursue a State Infrastructure Bank (SIB) Loan in the amount of \$2,000,000 for a period of 20 years. This loan and the balance of the infrastructure costs will be reimbursed to the developer from the non-school Tax Increment Finance Service Payments established in the area.

Based upon the foregoing, the Department of Economic Development respectfully requests an Ordinance to authorize the Mayor to pursue and enter into a SIB Loan application in the amount of \$2,000,000 for the completion of the agreed upon New Road and infrastructure improvements.

Requested Legislation and Funding

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments:

DEV-ATT SIB Loan application (includes a map of New Road/infrastructure area)

Contract Approvals:

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney

**ACTION ITEM #2: REQUEST TO AUTHORIZE THE MAYOR TO ENTER INTO AN "INFRASTRUCTURE CONSTRUCTION AGREEMENT" TO ENGAGE THE DEVELOPER AS THE "CONTRACTOR" FOR THE CONSTRUCTION OF A NEW STREET AND RELATED UTILITIES AT THE CRESCENT AT CENTRAL PARK AND TO ACCEPT A SIB LOAN SHORTFALL GUARANTY FROM THE DEVELOPER**

In the event of the City Council's approval of an Ordinance to authorize the Mayor to apply for a State Infrastructure Bank (SIB) Loan to support related infrastructure needs in the project area known as the Crescent at Central Park, subsequent documents would need to be entered into by the Mayor and the developer to outline the parties' responsibilities for construction of a new roadway and utility installation within the Crescent at Central Park area that is adjacent to Interstate 270 and Hamilton Road.

The Infrastructure Construction Agreement stipulates the engagement of the "Contractor", the obligations of the Contractor, contract and payment, performance and conditions, SIB Loan requirements, and construction requirements, among other legal obligations.

To facilitate the new roadway and utility construction, the City would pursue a State Infrastructure Bank (SIB) Loan in the amount of \$2,000,000 for a period of 20 years. This loan and the balance of the infrastructure costs would be reimbursed to the developer from the non-school Tax Increment Finance Service Payments established in the area.

The SIB LOAN SHORTFALL GUARANTY to be signed by the Contractor specifies that party would unconditionally guarantee to Gahanna the full repayment of the SIB Loan if a "shortfall" would occur with respect to the project's debt service obligations of the Tax Increment Financing (TIF) Fund.

Based upon the foregoing, the Department of Economic Development respectfully requests an Ordinance to authorize the Mayor to pursue and enter into an "Infrastructure Construction Agreement" with the Developer and to accept the "SIB Loan Shortfall Guaranty" from the Developer.

Requested Legislation and Funding

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments:

DEV-ATT Infrastructure Construction Agreement  
DEV-ATT SIB Loan Shortfall Guaranty

Contract Approvals:

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney