



**CITY OF OBETZ
RECORD OF ORDINANCES**

ORDINANCE: 47 – 24 _____

PASSED: _____

AN ORDINANCE TO AMEND THE TOY ROAD TAX INCREMENT FINANCING INCENTIVE DISTRICT AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code (“ORC”) 5709.40, 5709.42, and 5709.43 (collectively, the “TIF Statutes”) this Council on December 18, 2003, passed Ordinance No. 89-03 (the “TIF Ordinance”) thereby creating the Toy Road Incentive District (the “Incentive District”) in the City and declaring improvements to parcels of real property within the Incentive District (as described and depicted in the TIF Ordinance and referred to as the “Property”) to be a public purpose, exempting those improvements from real property taxation for a period of 30 years, specifying public infrastructure improvements (as described in the TIF Ordinance and referred to as the “Public Improvements”) to be made to benefit the Property, providing for the making of service payments in lieu of taxes (the “Service Payments”) 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 providing for payments to the Groveport-Madison Local School District (the “School District”) out of the Service Payments; and,

WHEREAS, ORC Section 5709.40(L) permits the life for an incentive district formed before January 1, 2006, to be extended for a period not to exceed fifteen (15) years, and this Council desires to amend the TIF Ordinance to extend, for fifteen (15) additional years, the life of the Incentive District and the exemption from taxation of improvements to the Property granted pursuant to the TIF Ordinance; and,

WHEREAS, notice of this amendment to the TIF Ordinance has been timely delivered to the School District in accordance with ORC Sections 5709.40 and 5709.83 and to the Franklin County Board of Commissioners in accordance with ORC Section 5709.40(L);

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OBETZ, OHIO, THAT:

Section 1. The TIF Ordinance is hereby amended, pursuant ORC 5709.40(L), to extend the life of the Incentive District and the exemption from taxation of improvements to the Property for a period of fifteen (15) years from the end of the current life and term of exemption, as determined by Section 1 of the TIF Ordinance (the “Extension Period”). In connection therewith, Section 1 of the TIF Ordinance is hereby amended and restated to provide as follows:

“Section 3. Pursuant to and in accordance with the provisions of the TIF Statutes, this Council hereby creates the Toy Road Incentive District, the boundary of which is co-extensive with the boundary of the Property, as set forth on the Amended and Restated Exhibit A attached hereto and incorporated herein by reference. The District shall have a

life commencing on the effective date of this ordinance and terminating on December 31 of the last year in which “Service Payments” (as defined below) have been paid in connection with Improvements on the Property. This Council finds and determines that 100% of the applicable increase in true value of the Property subsequent to the effective date of this ordinance (which increase in true value is the “Improvements”, but which Improvements shall not include the assessed value of any CRA Exempted Improvement located upon such Property for so long as and to the extent that such CRA Exempted Improvement is exempt from real property taxation pursuant to the CRA Statutes, Ordinance No. 67-01 and/or the applicable community reinvestment area agreement) is hereby declared to be a public purpose, and shall be exempt from taxation for a period commencing with the tax year in which any Improvement first appears on the tax list and duplicate of real and public utility property and that begins after the effective date of this ordinance and ending on the earlier of (i) Forty-five (45) years after such date or (ii) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of Ohio Revised Code Sections 5709.40 and 5709.42.”

Section 2. Pursuant to ORC Section 5709.40(L)(3)(a) and consistent with Section 2 of the TIF Ordinance, the County Treasurer shall pay directly to the School District from Service Payments and Property Tax Rollback Payments, as defined in the TIF Ordinance, for each year of the Extension Period for each parcel of the Property, compensation equal in value to the amount of taxes that would be payable to the School District from that parcel if the Improvements to that parcel of the Property had not been exempted from taxation for the Extension Period.

Section 3. Exhibit B, Public Infrastructure of the TIF Ordinance, attached hereto as the “Original Exhibit B,” is hereby amended and restated to provide as set forth on the Amended and Restated Exhibit B, attached hereto as Exhibit A and including the Original Exhibit B, Public Infrastructure attached hereto and incorporated herein by reference.

Section 4. Except as provided herein, all other provisions of the TIF Ordinance shall remain in full force and effect. City officials are further authorized to provide such information and to execute, certify or furnish such other documents, and to do all of the things as are necessary for and incidental to carrying out the provisions of this Ordinance.

Section 5. The Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Department of Development of the State of Ohio within fifteen days after its passage.

Section 6. This Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public health, safety and welfare, such emergency arising from the need to timely process exemptions to allow for bond financing for critical public improvements; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

ORDINANCE: 47 – 24

PASSED: _____

Passed this _____ day of _____, 2025.

ATTESTS:

Stacey Boumis, Clerk of Council

Angela M. Kirk, Mayor

Council Pres. Pro-Tem

APPROVED AS TO FORM

Eugene Hollins, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance _____ was duly posted at _____ (time) on the _____ day of _____, 2025, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.

Stacey Boumis, Clerk

Date

EXHIBIT A**PUBLIC INFRASTRUCTURE**

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under Section 5709.40(A)(8) of the Ohio Revised Code and that directly benefits or serves the TIF Incentive District Property and specifically include, but are not limited to, any of the following improvements that will benefit or serve the parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- 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, including but not limited to the construction and installation of storm water sewers benefitting the TIF Incentive District Property;
- 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, trails, 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, including but not limited to the construction, reconstruction, widening, improving, grading, draining and resurfacing of, and installation of traffic controls;
- 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;
- Environmental/Health. Implementation of environmental remediation measures necessary to enable the Project and the construction of public health, including but not limited to preservation of wetlands and flood plain management in the areas around the proposed development, dam modifications and improvements, any dredging of waterways in the TIF Incentive District Property, streambank erosion and wetland protection and renovation and related environmental studies and remediation;
- Utilities. Construction, reconstruction or installation of gas, electric, communication, telecommunication, fiber, broadband and other similar service facilities and all appurtenances thereto;

- Demolition. Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare;
- Streetscape/Landscape. Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, 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;
- 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
- Parks and Public Recreation Areas. Construction and installation of parks and public recreation areas and appurtenance equipment, including, but not limited to, trails, playground equipment, athletic courts, recreational equipment that provides recreational benefit to the owners or occupants of the TIF Incentive District Property.
- 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.

ORIGINAL EXHIBIT B
PUBLIC INFRASTRUCTURE
REVISED 8-1-14

The Public Infrastructure is set forth below. All “PHASE I INFRASTRUCTURE” is so identified, all “PHASE II INFRASTRUCTURE” is so identified, and those portions of the Phase I Infrastructure that have been “COMPLETED” are so labeled.

1. Improving approximately 2,736 feet of Toy Road commencing approximately 450 feet east of the intersection of Toy Road and Alum Creek Drive to and including the Property frontage along Toy Road, by widening Toy Road to 36 feet, straightening Toy Road, and all necessary appurtenances thereto, and acquiring approximately 1.8 acres of right-of-way. **PHASE I INFRASTRUCTURE. ALL COMPLETED.**

2. Constructing approximately 1,815 feet of an 18-inch sanitary sewer line from Bixby Road to the Property, and constructing approximately 6,249 feet of 10 inch to 18 inch sanitary sewer lines on the Property. **ALL THE FOREGOING EXCEPT 1,465 FEET OF SANITARY SEWER LINES LOCATED ON THE PROPERTY IS PHASE I INFRASTRUCTURE AND HAS BEEN COMPLETED. REMAINING 1,465 FEET OF SANITARY SEWER LINES LOCATED ON THE PROPERTY IS PHASE II INFRASTRUCTURE. ALL PHASE II & III INFRASTRUCTURE IS COMPLETED AS OF 8-1-14.**

3. Constructing approximately 3,550 feet of a 12-inch water main from the intersection of Alum Creek Drive and Toy Road to the Property, and constructing approximately 3,680 feet of water lines on the Property. **ALL THE FOREGOING EXCEPT 2,120 FEET OF WATER LINES ON THE PROPERTY IS PHASE I INFRASTRUCTURE AND HAS BEEN COMPLETED. REMAINING 2,100 FEET OF WATER LINES ON THE PROPERTY IS PHASE II INFRASTRUCTURE. ALL PHASE II & III INFRASTRUCTURE IS COMPLETED AS OF 8-1-14.**

4. Constructing approximately 3,550 feet of a gas line from the intersection of Alum Creek Drive and Toy Road to the Property, and constructing approximately 2,100 feet of gas lines on the Property. **ALL THE FOREGOING EXCEPT 2,100 FEET OF GAS LINES ON THE PROPERTY IS PHASE I INFRASTRUCTURE AND HAS BEEN COMPLETED. REMAINING 2,100 FEET OF GAS LINES ON THE PROPERTY IS PHASE II INFRASTRUCTURE. ALL PHASE II & III INFRASTRUCTURE IS COMPLETED AS OF 8-1-14.**

5. Constructing approximately 6,307 feet of 12-to-60-inch storm water lines on the Property. **4,095 FEET OF STORM SEWER LINES ON THE PROPERTY IS PHASE I INFRASTRUCTURE AND HAS BEEN COMPLETED. REMAINING 2,212 FEET OF STORM SEWER LINES ON THE PROPERTY IS PHASE II INFRASTRUCTURE. ALL PHASE II & III INFRASTRUCTURE IS COMPLETED AS OF 8-1-14.**

6. Constructing approximately 3,676 feet of new public roads on the Property. **1,556 FEET OF NEW PUBLIC ROADS ON THE PROPERTY IS PHASE I INFRASTRUCTURE AND HAS BEEN COMPLETED. 2,120 FEET OF NEW PUBLIC ROADS ON THE PROPERTY IS PHASE II INFRASTRUCTURE. ALL PHASE II & III INFRASTRUCTURE IS COMPLETED AS OF 8-1-14.**

7. Constructing a 50-foot landscape buffer along the northern, eastern and southern boundaries of the Property, and constructing a fence around the existing cemetery on the Property. **ALL LANDSCAPE BUFFER IS COMPLETE AS OF 8-1-14 EXCEPT THE NORTHERN AND EASTERN BOUNDARY OF CP #6.**

8. Installing approximately 15 streetlights on Toy Road. **PHASE I INFRASTRUCTURE ALL COMPLETED.**

9. Constructing approximately 2,360 LF of 12" Waterline Extension from the end on Phase III Centerpoint Parkway to the north property line for future extension into Bixby Grove.