

CITY OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 51 – 25

PASSED: September 22, 2025

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MAVERICK TRACE LLC FOR THE DEVELOPMENT OF 50 +/- ACRES OF REAL PROPERTY AND DECLARING AN EMERGENCY

WHEREAS, Maverick Trace, LLC, ("Developer") is in contract or has the option to purchase certain real property (a) consisting of 5.289+/- acres, being identified on the Effective Date as Franklin County Auditor Tax Parcel ID 010-218960 and commonly known as 2888 & 2888 Rear, Bixby Road, Groveport, Ohio 43215, and identified as Franklin County Auditor Tax Parcel Nos. 152-001020-00 and 152-001736-00, collectively the "Hutton Property", and (b) consisting of 5.87+/- acres, identified as Franklin County Auditor Tax Parcel No. 152-001760-00 and commonly known as 2900 Bixby Road, Groveport, Ohio 43215 (including the access drive from Bixby Road) and identified as Franklin County Auditor's Tax Parcel Nos. 186-000006-00 & 186-000007-00 (the "Barrett Property" or, collectively with the Hutton Property, the "River Parcels"); and,

WHEREAS, Developer is in Contract or has an Option to Purchase 27.57 +/- acres, identified as Franklin County Auditor Tax Parcel No. 186-000245-00 (the "Center Point Property"); and,

WHEREAS, the City of Obetz owns certain real property being 6.44 +/- acres and identified as all of Franklin County Permanent Parcel No. 186-000244-00 (the "City Property"); and,

WHEREAS, Developer intends to develop (or cause to be developed) 18.55 +/- acres of the foregoing real property as a market-rate, multi-family residential community consisting of approximately two hundred sixty-four (264), three-story, garden-style (breezeway) units and related improvements and amenities in accordance with the rezoning application and submission of the final development plan provided that they are approved by City Council; and,

WHEREAS, Developer intends to develop (or cause to be developed) 9.99+/- acres of the foregoing real property as one hundred five (105) market-rate, single-story, apartment units and related improvements and amenities in accordance with the rezoning application and submission of the final development plan provided that they are approved by City Council; and,

WHEREAS, as shall be set forth in more detailed purchase and sale agreements, the City of Obetz intends to transfer and convey the City Property to the Developer, and the Developer intends to transfer and convey a portion of the Center Point Property (being 4.49+/- acres), and the River Parcels (being 11.07 +/- acres) for a total of 15.56+/- acres to the City or the Big Walnut Area Community Improvement Corporation ("BWACIC"), as determined by the City in its sole discretion, as park space; and,

WHEREAS, the City of Obetz and Developer desire to facilitate the construction of certain "Public Improvements" in and around the foregoing real property, which will facilitate the development, as well as further providing for economic development opportunities and enhanced utilities in the City; and,

WHEREAS, conditioned upon bondholder consent to release of the Center Point Property from the TIF area of an existing TIF, the City intends to propose legislation to establish a Tax Increment Financing District (the "TIF District") encompassing the foregoing real property, with the aim of funding the reimbursement of a portion of the Public Improvements, the development of the public park and other public infrastructure improvements benefitting the area; and,

WHEREAS, the parties are desirous of entering into a Development Agreement to set forth certain understandings and agreements that are integral to the development project.

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

Section 1. City Council hereby approves and authorizes the City Administrator to enter into and perform a Development Agreement in a form that is substantially similar to the draft on file in the office of the Clerk of Council.

Section 2. While the general terms of the Development Agreement have been tentatively agreed upon, Council recognizes that additional changes may be necessary to reach a final agreement. Accordingly, the City Administrator is hereby authorized to make necessary changes so long as they do not materially differ from the terms and conditions approved herein and provided they promote the goals of the City related to the development. The City Administrator is also authorized to enter into any further agreements and legal instruments necessary to perform the Development Agreement.

Section 3. This Ordinance shall be declared an emergency and shall take effect at the earliest time permitted by law. The reason for the emergency is to provide for the public health, safety and welfare of the citizens of the City of Obetz; specifically, the development of the parcel will create tax revenue and employment opportunities within the City of Obetz; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

Passed this 22 day of September 2025.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

Angela M. Kirk
Angela M. Kirk, Mayor

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Michael Flaherty, Council President Pro Tem

APPROVED AS TO FORM

Eugene D Hollins
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 51-25 was duly posted at 4:00 pm (time) on the 25 day of September, 2025, at the Obetz Government Center, Obetz Community Center, and Obetz Athletic Club as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

9/25/25
Date