



CITY OF OBETZ  
RECORD OF ORDINANCES

ORDINANCE: 46 – 25

PASSED: September 8, 2025

**AN ORDINANCE TO AMEND THE CREEKSIDE TAX INCREMENT FINANCING DISTRICT AND TO  
DECLARE AN EMERGENCY**

**WHEREAS**, the Council of the City of Obetz by Ordinance Number 55-02, adopted June 3, 2002, (the "*TIF Ordinance*") established a Tax Increment Financing District comprised of certain real property located within the City, a depiction of which is attached hereto as Exhibit A (the "*TIF Area*"); and,

**WHEREAS**, pursuant to Section 5709.40 of the Ohio Revised Code, the TIF Ordinance declares improvements to parcels of real property located within the TIF Area to be a public purpose, and exempts one hundred percent (100%) of those improvements from real property taxation for the lesser of (a) a period of thirty (30) consecutive calendar years or (b) the date the City can no longer require annual service payments in lieu of taxes under Sections 5709.40 and 5709.42 of the Ohio Revised Code with respect to those improvements; and,

**WHEREAS**, pursuant to Section 5709.42 of the Ohio Revised Code, the TIF Ordinance requires the owner of each parcel in the TIF Area to make service payments in lieu of taxes with respect to the exempted improvements, to be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against that parcel if the improvements were not exempt under the TIF Ordinance ("*Service Payments*"); and,

**WHEREAS**, those Services Payments and any payments received by the Franklin County Treasurer in connection with the reduction required by Section 319.302 of the Ohio Revised Code (the "*Property Tax Rollback Payments*") are first distributed first to the Hamilton Local School District in an amount equal to the amount the School District would otherwise receive as real property tax payments derived from the exempted improvements, and then to the Triangle Project Municipal Public Improvement Tax Increment Equivalent Fund (the "*Fund*") to be used by the City for certain "*Public Infrastructure Improvements*" identified by the TIF Ordinance; and,

**WHEREAS**, this Council has determined that it is necessary and appropriate and in the best interest of the City to expand the list of Public Infrastructure Improvements in the TIF Ordinance to include other improvements which, once made, will directly benefit the parcels in the TIF Area.

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

Section 1. Exhibit B of Ordinance Number 55-02, adopted by Obetz City Council on June 3, 2002, is hereby amended to read as follows:

**EXHIBIT B**

DESCRIPTION OF INFRASTRUCTURE IMPROVEMENTS

The infrastructure improvements include the construction of 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 Area 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):

- improvements to Groveport Road in proximity to the intersection of Groveport Road and Alum Creek Drive,
- improvements to Alum Creek Drive in proximity to the intersection of Groveport Road and Alum Creek Road Drive,
- improvements to Alum Creek Drive from a point commencing at the intersection of Alum Creek Drive and Interstate 270 extending north approximately 1 mile, and
- improvements to the existing Groveport Road – Alum Creek Drive intersection,

by constructing and installing pavement, turn lanes, curbs and gutters, public utilities which include water mains, sanitary sewer, and storm sewer, street lighting, sidewalks, landscaping, traffic signalization, and including design and other related costs, any right-of-way acquisition, erosion sediment control measures, grading and other related work, survey work, soil engineering and construction staking, and in each case, all other costs and improvements necessary and appurtenant thereto.

- planning, constructing, and installing a water line and master meter along Rohr Road, either directly or indirectly through a third party, including the cost of tapping into the City of Columbus Water line along Collings Drive, acquiring all necessary right-of-way easements, and all related fees and costs to the extent permitted by law,
- any other future improvements as may be designated by City Council to directly benefit the TIF Area, including any costs for such improvements as permitted by law.

Section 2. A copy of this Ordinance will be forwarded to the Franklin County Auditor by the City for information and reference.

Section 3. A copy of this Ordinance will be submitted to the Director of the Ohio Department of Development.

Passed this 8 day of September, 2025.

## ATTESTS:

Stacey Boumis  
Stacey Boumis, Clerk of Council

Angela M. Kirk  
Angela M. Kirk, Mayor

Michael Flaherty  
Michael Flaherty, Council Pres. Pro Tem

## APPROVED AS TO FORM:

Eugene L. Hollins  
Eugene L. 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 46-25 was duly posted at 2:30 PM (time) on the 11 day of September, 2025, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.



Stacey Boumis  
Stacey Boumis, Clerk

9/11/25  
Date



## EXHIBIT A

