

CITY OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 49 – 25

PASSED: September 8, 2025

AN ORDINANCE TO FORMALLY FIND AND DECLARE THAT A NEW INTERCHANGE AT LOCKBOURNE ROAD AND INTERSTATE 270 WILL DIRECTLY AND SUBSTANTIALLY BENEFIT THE REAL PROPERTY WITHIN THE TOY ROAD TIF INCENTIVE DISTRICT AND THE CITY AS A WHOLE, TO AUTHORIZE THE CITY ENGINEER TO CONTRACT FOR PROFESSIONAL ENGINEERING AND CONSULTING SERVICES RELATING TO THE STUDY OF THE INTERCHANGE, TO AUTHORIZE PAYMENT FOR THOSE SERVICES FROM THE TOY ROAD TIF CAPITAL IMPROVEMENTS FUND, AND TO DECLARE AN EMERGENCY

WHEREAS, the Council of the City of Obetz has determined that it is necessary and appropriate and in the best interest of the City to study the feasibility and implementation of a new interchange at Lockbourne Road and Interstate 270 (the "*Lockbourne Interchange Project*" or "*Project*"); and,

WHEREAS, the improved transportation infrastructure provided by the Project would significantly enhance access to and from, and relieve congestion within, the City, including the Toy Road TIF Incentive District area; and,

WHEREAS, the Project will also enhance regional and local transportation connectivity and accommodate significant development projects planned for the coming years for the City and the surrounding area, such as the Buckstone Mixed-Use Development Project and the Anduril Aresenal-1 Hyperscale Manufacturing Facility; and,

WHEREAS, the Project is expected to stimulate additional economic development within the City by attracting new commercial, industrial, and mixed-use development and supporting the expansion of existing businesses; and,

WHEREAS, the Project will generate incremental increases in property values and attract jobs to the City, resulting in increased tax increment-based revenue and income tax revenues, which are necessary to finance additional public improvements; and,

WHEREAS, the Project will be especially beneficial for real property located within the Toy Road Tax Increment Financing Incentive District (the "*TIF District*"), created on December 18, 2003, by Ordinance No. 89-03 (the "*TIF Ordinance*"), where the interchange improvements will increase accessibility for residents, customers, employees, and suppliers; and,

WHEREAS, more specifically, the Project will reduce travel times and transportation costs for businesses operating with the TIF District, thereby strengthening competitiveness, enhancing visibility, and increasing marketability of those businesses; and,

WHEREAS, the Project will also promote the health, safety, and welfare of residents of the TIF District by decreasing commute times and improving emergency access for police, fire, and medical services; and,

WHEREAS, the City Engineer has determined that Gannett Fleming Engineers and Architects, P.C., 8890 Lyra Drive, Suite, 110, Columbus, Ohio 43240 ("*Gannett Fleming*") is qualified to complete the Project and has submitted a timeline and fee schedule that will meet the needs of the City; and,

WHEREAS, the Council on June 9, 2025, passed Ordinance No. 36-25 appropriating additional funds to the Toy Road TIF Capital Improvement Fund, a portion of which the Council desires to use for the study.

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

Section 1. The Council of the City of Obetz hereby finds and declares, for the reasons stated above, that the Lockbourne Interchange Project will provide direct and substantial benefit to all parcels located within the TIF District and, accordingly, the costs associated with studying, planning, and implementing the Project are a lawful and appropriate expenditure of TIF funds in accordance with the TIF Ordinance, as amended by Ordinance No. 47-24, passed by this Council on January 27, 2025, and Ohio Revised Code Sections 5709.40, 5709.42, and 5709.43.

Section 2. The Council hereby authorizes the City Administrator to enter into a contract with Gannett Fleming to study the feasibility and implementation of the Project, in a form substantially similar to the draft agreement on file in the office of the Clerk of Council, and for an amount not to exceed Four Hundred Sixty Thousand Five Hundred and Ninety-Two and 00/100 Dollars (\$460,592.00).

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

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Section 4. This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, welfare and safety such emergency arising from the need to commence the study of the Lockbourne Interchange Project expediently and support the continued development of the TIF District; WHEREFORE, this Ordinance shall take effect and be in force from and after its passage.

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 49-25 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