



**CITY OF OBETZ  
RECORD OF ORDINANCES**

**ORDINANCE: 14 – 26** \_\_\_\_\_

**PASSED:** \_\_\_\_\_

**AN ORDINANCE TO AMEND ORDINANCE NO. 89-03 TO REMOVE CERTAIN REAL PROPERTY FROM THE TOY ROAD TAX INCREMENT FINANCING INCENTIVE DISTRICT**

**WHEREAS**, pursuant to Ohio Revised Code (“ORC”) Sections 5709.40, 5709.42, and 5709.43 (collectively, the “TIF Statutes”), this Council on December 18, 2003, adopted Ordinance No. 89-03 (the “TIF Ordinance”), thereby creating the Toy Road Tax Increment Financing Incentive District (the “Incentive District”) pursuant to ORC Section 5709.40(C); and

**WHEREAS**, the TIF Ordinance declared improvements to parcels of real property within the Incentive District to be a public purpose and exempt from real property taxation for a period of thirty (30) years, as subsequently extended; and

**WHEREAS**, this Council on January 27, 2025, adopted Ordinance No. 47-24 (the “Extension Ordinance”), extending the life of the Incentive District and the duration of the exemption pursuant to ORC Section 5709.40(L); and

**WHEREAS**, the Incentive District currently includes approximately 27.458± acres of real property identified in Exhibit A to the TIF Ordinance as “Parcel 2,” more particularly described in Exhibit A attached hereto (the “Property”); and

**WHEREAS**, certain public infrastructure improvements benefiting the Incentive District have been financed in part through outstanding obligations secured by service payments in lieu of taxes collected under the TIF Ordinance; and

**WHEREAS**, the City has obtained a written release and consent from the holders of such outstanding obligations authorizing the removal of the Property from the Incentive District (the “Bondholder Release”), a copy of which is on file with the Clerk of Council; and

**WHEREAS**, Council finds and determines that removal of the Property from the Incentive District will not impair the security for or repayment of any outstanding obligations secured by service payments from the Incentive District; and

**WHEREAS**, the Property is not presently generating service payments under the TIF Ordinance; and

**WHEREAS**, Council is authorized pursuant to ORC Section 5709.40 and the City’s home rule authority under Article XVIII of the Ohio Constitution to amend the boundaries of an incentive district previously established under ORC Section 5709.40(C); and

**WHEREAS**, notice of this amendment has been delivered to the Board of Education of the applicable City, Local, or Exempted Village School District pursuant to ORC Sections 5709.40 and 5709.83, and no additional approval is required for this boundary amendment;

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

Section 1. Exhibit A to the TIF Ordinance, as previously amended, is hereby amended and restated in its entirety in the form attached hereto as Exhibit B, which excludes the real property described in Exhibit A attached hereto (the "Property"). The Property is hereby removed from the Incentive District.

Section 2. Effective for tax year 2026 (collection year 2027) (or the earliest tax year permitted by law following passage of this Ordinance), improvements to the Property shall no longer be declared to be a public purpose under the TIF Ordinance and shall not be exempt from real property taxation pursuant thereto.

Any service payments in lieu of taxes attributable to the Property that have accrued prior to such effective date, if any, shall remain payable as required under the TIF Ordinance.

Section 3. Council hereby finds and determines that:

- (a) The removal of the Property from the Incentive District will not impair the security for or repayment of any outstanding obligations secured by service payments under the TIF Ordinance; and
- (b) The Bondholder Release that is presently on file with the Clerk of Council authorizes and consents to the removal effected by this Ordinance.

Section 4. Except as expressly amended herein, all other provisions of the TIF Ordinance, as previously amended, shall remain in full force and effect.

Section 5. The Mayor, City Administrator, Finance Director, Law Director, Clerk of Council, and other appropriate City officials are hereby authorized and directed to take all actions and execute all documents necessary or appropriate to carry out the intent of this Ordinance.

Section 6. The Clerk of Council is hereby directed to:

- (a) Deliver a certified copy of this Ordinance to the Director of the Ohio Department of Development within fifteen (15) days after its passage pursuant to ORC Section 5709.40; and

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PASSED: \_\_\_\_\_

- (b) Deliver a certified copy of this Ordinance to the Franklin County Auditor for administrative implementation of the boundary amendment and exemption termination.

Section 7. This Ordinance shall take effect and be in force at the earliest time permitted by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTESTS:**

\_\_\_\_\_  
Stacey Boumis, Clerk of Council

\_\_\_\_\_  
Angela M. Kirk, Mayor

\_\_\_\_\_  
Derek Varney, 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 \_\_\_\_\_, 2026, 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**  
**Legal Description of Property Removed**

Situate in the State of Ohio, County of Franklin, Township of Madison, lying in Section 19, Township 11, Range 21, Congress Lands, being 27.458 acres out of an original 59.60 acre tract (first parcel) conveyed to Harold J. Behm by deed of record in Deed Book 2001, Page 644 and Windingtrail Ltd, an Ohio limited liability company, by deed of record in Official Record 33774, Page C10, records of the Recorder's Office Franklin County, Ohio:

Begin for reference at Franklin County Engineer Monument 7779 found in the line common to Groveport-Madison and said Madison Townships, Section 25 (Township 4, Range 22), and the easterly line of a 10 acre tract (first tract) conveyed to Sandra K. Bryan and Thomas D. Bryan by deed or record in Official Record 30597, Page G07, also being the southwest corner of said Section 19, the northwest corner of Section 30 (Township 11, Range 21) and the southwest corner of a 0.40 acre tract (second tract) conveyed to Sandra K. Bryan and Thomas D. Bryan by deed or record in Official Record 30597, Page G07:

1. North 3° 44' 43" east, a distance of 34.93 feet, to a point, said point being referenced by an iron pin capped (Haines) found 0.10 west and 0.06 south, said point being the point of true beginning;
2. Thence north 3° 44' 43" east, a total distance of 1053.52 feet (passing an iron pin set at 1048.52 feet), to a fence post, said fence post being a southwesterly corner of a 52.797 acre tract (parcel 1) conveyed to D.B.M. Materials, LLC. By deed of record in instrument 199812290334629;

Thence south 86° 33' 04" east, a total distance of 1664.11 feet (passing an iron pin set at 5.00 feet and an iron pin found at 1622.72 feet), along the line of common to said 52.797 acre tract and a 20.653 acre tract Greenfield Estates, LLC by deed of record in instrument 199809160235642, to a rebar found in the centerline of Bixby Road (County Road 229 – 60 feet wide) at the southeasterly corner of said 20.653 acre tract;

Thence south 47° 02' 59" west, a distance of 707.27 feet, along the centerline of said Bixby Road to a railroad spike set at the northeasterly corner of a 1.063 acre tract conveyed to Margaret B. Hobson, Trustee by deed of record in Official Record 15836, Page H05;

Thence the following three (3) courses and distances along the lines common to said original 59.60 acre and 1.063 acre tracts:

1. North 57° 55' 27" west, a total distance of 296.95 feet (passing a ½ inch iron pin found at 25.85 feet) to an inch iron pin found at the northwesterly corner of said 1.063 acre tract;

2. South  $32^{\circ} 04' 33''$  west, a distance of 169.04 feet to an iron pin set at the southwesterly corner of said 1.063 acre tract;
3. South  $57^{\circ} 55' 27''$  east, a total distance of 251.73 feet (passing a  $\frac{1}{2}$  inch iron pin found at 225.59 feet), to a railroad spike set in a curve in the centerline of said Bixby Road at the southeasterly corner of said 1.063 acre tract;

Thence continuing along the centerline of said Bixby Road, and along a curve to the left having a central angle of  $15^{\circ} 29' 58''$ , a radius of 1909.46 feet, an arc length of 516.54 feet, a chord to which bears south  $39^{\circ} 16' 40''$  west and a chord distance of said original 0.80 acre tract;

Thence north  $86^{\circ} 19' 53''$  west, a total distance of 759.69 feet (passing an iron pin set at 33.86 feet), along the line common to said original 0.80 acre and original 59.60 acre tracts to the point of true beginning. Containing 27.458 acres, more or less."

**EXHIBIT B**  
**Amended and Restated Exhibit A to TIF Ordinance**  
**(Revised Incentive District Description)**

EXHIBIT A

PROPERTY

Parcel 1

Situate in the State of Ohio, County of Franklin, Township of Madison, lying in Sections 19 and 30, Township 11, Range 21, Congress Lands, being 127.497 acres out of an original 160 acre tract (second parcel) and 31.094 acres out of an original 59.60 acre tract (first parcel) conveyed to Harold J. Behm by deed of record in Deed Book 2001, Page 644 and Windingtrail Ltd, an Ohio limited liability company, by deed of record in Official Record 33774, Page C10, records of the Recorder's Office Franklin County, Ohio:

Beginning at Franklin County Engineer Monument 5207 found in the line common to Groveport-Madison and said Madison Townships, Sections 25 (Township 4, Range 22) and 30 (Township 11, Range 21), and the centerline of Toy Road (Township Road 236 – 60 foot right-of-way), and at the southwest corner of the northwest quarter of said Section 30;

Thence north  $03^{\circ} 49' 48''$  east, a total distance of 1656.64 feet (passing a  $\frac{1}{2}$  inch iron pin found at 664.99 feet and a ? inch iron pin found at 1624.50 feet), along said common township line, said line also being the easterly line of a 5.00 acre tract conveyed to Rodney W. Harris by deed of record in Official Record 27238, page G11 and a 4.12 acre tract conveyed to Rosemarie Watters, Trustee by deed of record in instrument 200009260195497, to a railroad spike set at the intersection of said common township line and the centerline of Bixby Road (County Road 229 – 60 feet wide);

Thence the following eight (8) courses and distances along the centerline of said Bixby Road and across and over said original 160 acre tract (second parcel) and original 59.60 acre tract (first parcel):

1. Thence north  $72^{\circ} 01' 43''$  east, a total distance of 225.11 feet (passing a mag nail found at 169.52 feet at a southeasterly corner of a 2.520 acre tract conveyed to Gloria M. Rosenstock by deed of record in instrument 19981190297556), to a mag nail found at a point of curvature;
2. Thence along a curve to the left having a central angle of  $43^{\circ} 06' 00''$ , a radius of 286.49 feet, an arc length of 215.51 feet, a chord to which bears north  $50^{\circ} 28' 43''$  east and a chord distance of 210.46 feet to point, said point referenced by a mag nail found north 0.14 feet and east 0.17 feet;
3. Thence north  $28^{\circ} 55' 43''$  east, a total distance of 849.61 feet (passing a mag nail found at 208.66 feet), to a railroad spike set at a point of curvature;
4. Thence along a curve to the right having a central angle of  $18^{\circ} 07' 16''$ , a radius of 1909.46 feet, an arc length of 603.92 feet, a chord to which bears north  $37^{\circ} 59' 21''$  east and a chord distance of 601.40 feet a railroad spike set at a point of tangency;
5. Thence north  $47^{\circ} 02' 59''$  east, a total distance of 1341.07 feet (passing a rebar found at 881.50 feet, said rebar being the southeasterly corner of a 20.653 acre tract conveyed to Greenfield Estates, LLC by deed of record in instrument 199809160235642), to a railroad spike found at an angle point in said Bixby Road;

6. Thence north 50° 37' 24" east, a distance of 345.90 feet to a railroad spike found;
7. Thence north 51° 33' 40" east, a distance of 17.90 feet to a rebar found, said rebar also being the northwesterly corner of Fairchild Estates, Section 5 of record in Plat Book 89, Page 93;
8. Thence south 03° 54' 27" west, a total distance of 1677.02 feet (passing iron pins found at 53.85 feet, 712.15 feet, 772.13 feet, 832.10 feet, 951.98 feet and 1012.06 feet), along the westerly line of said Fairchild Estates Section 5 and Fairchild Estates Section 1 of record in Plat Book 82, Page 17 to an iron pin found in the line common to said Sections 1D at 53.8????9 and 30, at the corner common to said Fairchild Ld Estates Section 1 and an original 160 acre tract conveyed to Shirley Steckman, et al by deed of record in Official Record 26864, Page A07, said iron pin also being the northeast quarter corner of said Section 30;

Thence south 03° 34' 26" west, a total distance of 2692.68 feet (passing an iron pin found at 2192.51 feet), along the line common to said original 160 acre tract, a 6.534 acre tract conveyed to Antioch UPC by deed of record in Official Record 20843, Page D17 and a 1.721 acre tract conveyed to Peter C. Dotson and Laurie L. Dotson by deed of record in instrument 199706030013338, to Franklin County Engineer Monument 5208 found in the centerline of said Toy Road, said monument being the quarter corner of said Section 30;

Thence north 86° 22' 45" west, a distance of 2253.64 feet, along the centerline of said Toy Road and the northerly line of a 107.43 acre tract conveyed to Margaret A. Stambaugh by deed of record in Official Record 1574, Page J05 and a 64.999 acre tract conveyed to Harmony Realty, Ltd, an Ohio limited liability company by deed of record in Official Record 34245, Page D16, to the point of beginning. Containing 158.591 acres, more or less.

8. Thence south 03° 54' 27" west, a total distance of 1677.02 feet (passing iron pins found at 53.85 feet, 712.15 feet, 772.13 feet, 832.10 feet, 951.98 feet and 1012.06 feet), along the westerly line of said Fairchild Estates Section 5 and Fairchild Estates Section 1 of record in Plat Book 82, Page 17 to an iron pin found in the line common to said Sections 1D at 53.8????9 and 30, at the corner common to said Fairchild Ld Estates Section 1 and an original 160 acre tract conveyed to Shirley Steckman, et al by deed of record in Official Record 26864, Page A07, said iron pin also being the northeast quarter corner of said Section 30;

Thence south 03° 34' 26" west, a total distance of 2692.68 feet (passing an iron pin found at 2192.51 feet), along the line common to said original 160 acre tract, a 6.534 acre tract conveyed to Antioch UPC by deed of record in Official Record 20843, Page D17 and a 1.721 acre tract conveyed to Peter C. Dotson and Laurie L. Dotson by deed of record in instrument 199706030013338, to Franklin County Engineer Monument 5208 found in the centerline of said Toy Road, said monument being the quarter corner of said Section 30;

Thence north  $86^{\circ} 22' 45''$  west, a distance of 2253.64 feet, along the centerline of said Toy Road and the northerly line of a 107.43 acre tract conveyed to Margaret A. Stambaugh by deed of record in Official Record 1574, Page J05 and a 64.999 acre tract conveyed to Harmony Realty, Ltd, an Ohio limited liability company by deed of record in Official Record 34245, Page D16, to the point of beginning. Containing 158.591 acres, more or less.

Thence south  $03^{\circ} 46' 45''$  west, a distance of 1305.78 feet, continuing along the east line of said original 160 acre tract, also being the line common to said Sections 30 and 29, to a point marking the common corner of the remainder of said original 160 acre tract and a 5.003 acre tract conveyed to Bounthavy and Vilayvanh Thongsawath, by a deed of record in Official Record 19389, I-03, out of said original 160 acre tract, said point being referenced by an iron pin found at 0.22 feet west;

Thence north  $86^{\circ} 06' 38''$  west, a distance of 2708.54 feet, along the south line of the remainder of said original 160 acre tract, to an iron pin set in the west line of said original 160 acre tract, said line also being the east line of a 199.439 acre tract conveyed to Winding Trail Ltd., by deed of record in Official Record 33774, C-10, and conveyed to the Free Methodist Foundation, Trustee, by deed of record in Instrument No. 200102280039611, said iron pin also marking the northwest corner of a 6.534 acre tract conveyed to Antioch UPC, by deed of record in Official Record 20843, D-17;

Thence north  $03^{\circ} 34' 26''$  east, a distance of 1726.83 feet, along the west line of said original 160 acre tract, also being the west line of said 199.439 acre tract, to an iron pin found in the line common to said Sections 30 and 19, marking the northwest corner of said original 160 acre tract and the southwest corner of Lot 132 in Fairchild Estates, Section 4 Subdivision, as shown and delineated on the record plat in Plat Book 87, Page 67;

Thence south  $86^{\circ} 16' 35''$  east, a distance of 2205.73 feet, along the north line of said original 160 acre tract, also being the line common to said Sections 30 and 19, and the south line of said Fairchild Estates, Section 4 Subdivision, and then the south line of a 54.667 acre tract conveyed to Sarah J. Schmidt, Trustee, by a deed of record in Official Record 30295, C-19, and conveyed to Schmidt Development Company, Ltd., by a deed of record in Instrument No. 199707070041113, to an iron pin set marking the northwest corner of said 5.008 acre tract;

Thence the following consecutive two (2) courses and distances along the lines common to the remainder of said original 160 acre tract and said 5.008 acre tract:

South  $03^{\circ} 49' 30''$  west, a distance of 428.10 feet, to an iron pin set;

South  $86^{\circ} 11' 17''$  east, a distance of 509.34 feet, to the point of true beginning, containing 102.731 acres, more or less.