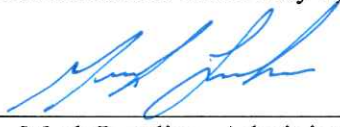


EXHIBIT B
CITY OF COLUMBUS, OHIO
CERTIFICATE OF COMPLIANCE WITH PUBLIC HEARING REQUIREMENTS
NM MIXED-USE PROJECT NEW COMMUNITY AUTHORITY
AND ITS NEW COMMUNITY DISTRICT

The undersigned hereby certifies that on the 30th day of November, 2022, the City of Columbus, Ohio (the "City"), acting through its Department of Development, conducted a public hearing at the advertised time of 2:00 p.m., with respect to creating the NM Mixed-Use Project New Community Authority (the "Authority") and its New Community District (the "District") in accordance with Chapter 349 of the Ohio Revised Code. The City, as the property owner but with the consent of NM Developer LLC, submitted to the Clerk of City Council on October 28, 2022 the *Petition for Organization of a New Community Authority*. Such public hearing was held in the offices of the City at 111 N. Front Street, Room 204, Columbus, Ohio 43215 and commenced at approximately 2:05 p.m. to allow for any late arrivals. Notice of the hearing was given by publication on November 16th, 23rd, and 30th in *The Daily Reporter*. The City received no written submissions with respect to the creation of the Authority and the District, and there were no public attendees or comments. The only attendees were City staff who, following a description of the proposed District, a summary of the Authority's new community development program, and seeing there was no further business, adjourned the hearing at approximately 2:15 p.m. on November 30th, 2022.

This certification is dated July 7, 2023.

By: 

Mark Lundine, Administrator
Economic Development Division

Attachment A: NM Mixed-Use Project NCA New Community District Public Hearing Minutes
from Wednesday 11/30/22

**Attachment A:
NM Mixed-Use Project NCA
New Community District
Public Hearing Minutes
From Wednesday 11/30/22**

Meeting Attendees: **Location: 111 N. Front Street, Room 204, Columbus, OH 43215**

Mark Lundine	
Seth Brehm	

Called to order at 2:05 p.m. by City staff for a public hearing to consider the creation of the NM Mixed-use Project New Community Authority and its new community district. Roll call of attendees.

Petition

City staff stated the NM Mixed-Use Project New Community Authority was proposed pursuant to a petition filed by the City with the consent of NM Developer LLC. It was determined to be sufficient by City Council pursuant to Resolution 0220X-2022 passed on November 14, 2022. City Council then authorized public notices and for the Department of Development to hold a hearing on the petition for the authority and its district.

New Community District Description and Location

City staff identified the current location of the NM Mixed-Use Project New Community District as being an area comprised of ±1.535 acres bounded by Wall Street on the east, Vine Street on the south, Spruce Street on the north, and the existing North Market building along Park Street to the east. It is generally located at 475 Wall Street (tax parcel ID 010-307276) near downtown, the arena district, and the Greater Columbus Convention Center.

New Community Development Program

City staff provided an overview of the development program for the NM Mixed-Use Project New Community District. The proposed district should include a 32-story mixed use building with 700,000 square feet. There should be an approximately 3,847 square foot expansion of the North Market, a 4,429 square foot atrium for public space, a 350-space parking structure, 60,000 square feet of class-A commercial office space, 174 multifamily units of which 35 will be reserved for workforce housing on AMI restrictions, and 206-room hotel. Community Facilities may include but not be limited to 80 of the parking spaces, an approximately 3,260 square foot patio, a 2,200 square foot plaza, the expansion of the North Market, the atrium, and surrounding public infrastructure improvements. The expected population within the district is about 260 residents, and there could be up to 867 permanent jobs. The expansion of the North Market is expected to add 400 new visitors per day.

The community development charges from the district area will be used to (i) administer the authority, (ii) collect the charges, (iii) provide services by the authority including making a contribution to the North Market, and (iv) pay design and construct costs of any of the Community Facilities. The charges will be determined by either a charge on the assessed value of the properties in the district, a charge based on the usual square feet of a facility, or a charge on gross receipts or revenues of the businesses in the district. However, no charges will be assessed to the operator of the North Market or its vendors operating within the North Market or expansion area unless permission is granted by the operator.

Public Comments

The meeting was open to public comments. There were no public participants or comments.

Closing Remarks

City staff explained that the next step in the process is for City Council to consider the passage of an additional resolution next year to formally approve the NM Mixed-Use Project New Community Authority and its New Community District.

Adjourned at 2:15 p.m. by City staff.