

Plan for Public Services: 2021-2026

For the Franklinton Special Improvement District of Columbus

Background

A special improvement district (SID) is a self-help tool, governed by Chapter 1710 of the Ohio Revised Code, allowing property owners within a self-defined district to organize and assess themselves the cost of providing area-wide services. If owners representing 60% of the front feet along public streets and alleys within a district agree to create a SID and provide services, then all owners within the district are required to contribute their fair share of the cost.

The District is being proposed to be created in calendar 2021 with an initial five-year term. The primary focus of the District will be to provide environmental maintenance and cleaning, safety, and homeless outreach services.

This document describes public services commencing June 1, 2021 and ending May 31, 2026. If approved by property owners and Columbus City Council, property owners will elect a Board of Directors of the District for the service period.

Summary of Plan

The Franklinton Special Improvement District of Columbus (the "District") proposes a Plan for Public Services ("Plan"), to commence January 1, 2021, and expire after May 31, 2026. Services under the Plan will commence June 1, 2021, and end May 31, 2026.

The Plan will provide for environmental maintenance and cleaning, safety, and homeless outreach services within the boundaries of the District described in the Petition for Establishment of the Franklinton Special Improvement District of Columbus (the "Petition") and the Articles of Incorporation, as amended (the "Articles") of the Franklinton Special Improvement District of Columbus, Inc., an Ohio nonprofit corporation formed to govern the District (the "Corporation").

The Plan will be implemented in five annual phases, which are expected to occur as follows:

- Phase I from June 1, 2021 to May 31, 2022;
- Phase II from June 1, 2022 to May 31, 2023;
- Phase III from June 1, 2023 to May 31, 2024;
- Phase IV from June 1, 2024 to May 31, 2025; and
- Phase V from June 1, 2025 to May 31, 2026.

Services to Be Provided

The District intends to deliver the following services as determined from time to time by the District's board of directors:

Environmental Maintenance and Cleaning

Services that improve the cleanliness and environment of the District that are often provided in response to a call from a member:

- Washing and power washing of sidewalks and other pedestrian rights of way
- Washing and power washing of public telephones, benches, trash containers, and other fixtures in pedestrian rights of way
- Removal of weeds and litter
- Sidewalk sweeping
- Sweeping and washing of pedestrian rights of way, as needed, to remove vomit, urine, beverage spills, and other organic materials

- Graffiti removal from fixtures in pedestrian rights of way
- Graffiti removal from the pedestrian level of building facades that front public streets and alleys
- Limited snow and ice removal
- A system to report and correct the failure of public and private entities to deliver services or maintain property, including the City of Columbus, private property owners, private trash collectors, and other service providers
- Coordination of City of Columbus and other services
- Removal of a safety or health hazard
- Removal of flyers, handbills, posters and other forms of posted litter in pedestrian rights of way

Supplemental Services

Services that make the district safer and improve perceptions of safety, such as:

- Community "ambassador" services for the general public, including directions, assistance, general information and hospitality
- Efforts to reduce panhandling and intimidating behavior
- Outreach services to connect street people to services and help them move off the streets
- Coordination of security functions, including communications with the Columbus Division of Police, private security operated by members and district ambassadors
- Linked communications, including web sites and radio networks
- Crime advisories to businesses and property owners

Homeless Outreach

Services that provide outreach to homeless individuals within the District, such as:

- Coordination with outreach partners
- Assistance to homeless individuals in finding and accessing social services, temporary housing, and long-term housing

Budget

The budget for each phase shall be at least as follows:

- Phase I — \$150,000
- Phase II — \$150,000
- Phase III — \$150,000
- Phase IV — \$150,000
- Phase V — \$150,000

The District's Board of Directors will be given discretion on how to allocate funds among the services to be provided. The Board of Directors will produce an annual report for members of the District, describing how funds are allocated.

Area to Be Served (See Attached Map)

Unless otherwise directed by the District's Board of Directors, services will be provided to properties that are exempt from District special assessments under Chapter 1710 of the Ohio Revised Code only if such properties joined the District or have paid for specific services provided. Properties outside the District may contract with the District to receive services, provided that the contract price covers no less than the full cost of the services provided.

The Plan will be executed within the area described in the attached Exhibit A and shown in the map in the attached Exhibit B.

Method of Assessment

Pursuant to Ohio Revised Code Sections 1710.02(F), 1710.06, and 1710.07, the costs of the Plan shall be assessed against properties in proportion to the benefits that may result from the Plan in calendar years 2021, 2022, 2023, 2024, and 2025. The special assessment amount for each parcel will be calculated as described below.

1. Base Formula

- a. The total annual special assessment will be assessed against the benefited parcels in proportion to the value of real property and improvements of each tax parcel as determined by the Franklin County Auditor. The annual special assessment for each benefited parcel will be equal to (i) 0.16275% multiplied by the sum of (ii) the exempt land and improvement value of such parcel and (iii) the non-exempt land and improvement value of such parcel, all as determined by the Franklin County Auditor.

2. Assessment Limits

- a. No tax parcel shall be assessed more than \$50,000 in any year.
- b. All tax parcels that are owned or leased as of January 1 of the calendar year immediately prior to each of calendar year 2021, 2022, 2023, 2024, and 2025 by the same or related business entities and operated as a single business enterprise shall be assessed as a single tax parcel.

Method of Consenting to Assessment

If owners representing 60% of the front feet along public streets and alleys within the District or 75% of the area of the District sign the Petition and the City approves the Petition, the District shall be established and this Plan shall become effective.

Exhibit A: Plan Area

The territory within the District shall be generally described as that portion of the City of Columbus, Ohio, which is located within the following area:

- a) Beginning at the southwest corner of Franklin County tax parcel 010-209349 on W Town Street; then proceeding north along the westerly boundaries of Franklin County tax parcels 010-209349, 010-209347, 010-209346; then proceeding
- b) East on W. Broad Street; then proceeding
- c) North on Schultz Avenue; then proceeding
- d) East along the northerly boundaries of Franklin County tax parcels 010-055260, 010-043434, 010-013226, 010-022552, 010-054892, 010-019565, 010-035366, 010-009697, 010-045795, 010-034617, 010-053346, 010-004544, 010-018380, 010-022622, 010-009656, 010-004637, 010-051512, 010-006411, 010-006412, 010-000274, 010-013110, 010-010193, 010-028792, 010-002605, 010-007297, 010-052320, 010-001816, 010-054505, 010-018703, 010-038448, 010-057205, 010-005329, 010-020084, 010-004927, 010-046386; then proceeding
- e) North on N. Yale Avenue to the northerly boundary of Franklin County tax parcel 010-044626; then proceeding
- f) East along the northerly boundary of Franklin County tax parcel 010-044626; then proceeding
- g) North along the westerly boundary of Franklin County tax parcel 010-185389; then proceeding
- h) East along the northerly boundaries of Franklin County tax parcels 010-185389 and 010-066030; then proceeding
- i) South along the easterly boundary of Franklin County tax parcels 010-185389 and 010-066030 to the northerly boundary of Franklin County tax parcel 010-185389; then proceeding
- j) East along the northerly boundary of Franklin County tax parcel 010-185389; then proceeding
- k) South along the easterly boundary of Franklin County tax parcel 010-185389 to W. Gay Street; then proceeding
- l) East on W. Gay Street to Franklin County tax parcel 010-049738; then proceeding northwest along the westerly boundaries of Franklin County tax parcels 010-049738, 010-043011, and 010-034875; then proceeding
- m) North to Franklin County tax parcel 010-057914; then proceeding northwest to McKinley Avenue along the boundary of Franklin County tax parcel 010-057914; then proceeding
- n) East along the northerly boundary of Franklin County tax parcel 010-057914 to N. Hartford Avenue; then south; then east along the parcel boundary of Franklin County tax parcel 010-057914; then proceeding
- o) North to McKinley Avenue; then proceeding west along the southerly boundary of Franklin County tax parcel 010-299408; then proceeding
- p) North on the westerly boundary of Franklin County tax parcel 010-299408 to the southerly boundary of Franklin County tax parcel 010-041738; then proceeding
- q) West on John Street to Franklin County tax parcel 010-000423; then proceeding

- r) South along the easterly boundary of Franklin County tax parcel 010-000423; then proceeding
- s) Northwest along the boundary of Franklin County tax parcel 010-000423; then proceeding
- t) East along the northerly boundaries of Franklin County tax parcels 010-000423 and 010-041738; then proceeding
- u) Southeast to Souder Avenue; then proceeding
- v) South on Souder Avenue to Franklin County tax parcel 010-027813; then proceeding
- w) East along the northerly boundaries of Franklin County tax parcels 010-027813 and 010-002600 to N. Davis Avenue; then proceeding
- x) North on N. Davis Avenue to Gay Street; then proceeding
- y) East along the northerly boundaries of Franklin County tax parcels 010-020110, 010-000446, 010-025009, and 010-010336; then proceeding
- z) East on W. Gay Street across SR 315 to Franklin County tax parcel 010-207092; then proceeding
- aa) South along the westerly boundary of Franklin County tax parcel 010-207092; then proceeding
- bb) East along the northerly boundary of Franklin County tax parcels 010-281166 and 010-039824; then proceeding
- cc) East across N. Grubb Street; then proceeding east along the northerly boundaries of Franklin County tax parcels 010-056556, 010-006637, 010-000802, 010-066893, 010-000798, 010-027837, and 010-033856; then proceeding
- dd) North along the westerly boundary of Franklin County tax parcels 010-037020 and 010-053662; then proceeding
- ee) East along the northerly boundaries of Franklin County tax parcels 010-053662 and 010-002012; then proceeding
- ff) Southeast along the easterly boundary of Franklin County tax parcel 010-002012; then proceeding
- gg) North along the westerly boundary of Franklin County tax parcel 010-066141; then proceeding east along the northerly boundary of Franklin County tax parcel 010-066141; then proceeding
- hh) South along the easterly boundary of Franklin County tax parcels 010-066141, 010-066180, 010-066142, 010-066182, and 010-066476; then proceeding
- ii) West along the southerly boundaries of Franklin County tax parcels 010-066476 and 010-066160; then proceeding
- jj) North on the westerly boundary of Franklin County tax parcel 010-066160 to Franklin County tax parcel 010-299419; then proceeding
- kk) West on the southerly boundaries of Franklin County tax parcels 010-299419, 010-297329, and 010-040470; then proceeding
- ll) North on S. Gift Street; then proceeding
- mm) West on W. Rich Street to Grubb Street; then proceeding
- nn) North on Grubb Street; then proceeding

- oo) West along the southerly boundary of Franklin County tax parcel 010-021736; then proceeding
- pp) North on the westerly boundary of Franklin County tax parcel 010-021736 to the southerly boundary of Franklin County tax parcel 010-037091; then proceeding
- qq) East on the southerly boundary of Franklin County tax parcel 010-037091 to Sandusky Street; then proceeding
- rr) North on Sandusky Street to W Town Street; then proceeding
- ss) East on W Town Street to Franklin County tax parcel 010-014606; then proceeding
- tt) North along the easterly boundary of Franklin County tax parcel 010-014606 to W Chapel Street; then proceeding
- uu) West on W Chapel Street to S Gift Street; then proceeding
- vv) North on S Gift Street to W State Street; then proceeding
- ww) West on W State Street to S Grubb Street; then proceeding
- xx) North on S Grubb Street to Culbertson Street; then proceeding
- yy) West on Culbertson Street across SR 315; then proceeding
- zz) Southwest on SR 315 to W Town Street; then proceeding
- aaa) West on W Town Street; then proceeding
- bbb) North on Hartford Avenue to Franklin County tax parcel 010-012028; then proceeding
- ccc) East along the southerly boundaries of Franklin County tax parcels 010-012028 and 010-019669; then proceeding
- ddd) North on S Souder Avenue to W Capital Street; then proceeding
- eee) West on W. Capital Street to S. Glenwood Avenue; then proceeding
- fff) South along the easterly boundary of Franklin County tax parcels 010-121008 and 010-066027 to W. Town Street; then proceeding
- ggg) West on W. Town Street; then proceeding
- hhh) North along the westerly boundary of Franklin County tax parcel 010-066031 to W Capital Street; then proceeding
- iii) West on W. Capital Street; then proceeding
- jjj) South on Central Avenue; then proceeding
- kkk) West along the southerly boundary of Franklin County tax parcels 010-209340, 010-209341, 010-209342, 010-209343, and 010-209344; then proceeding
- lll) South along the easterly boundaries of Franklin County tax parcels 010-209347 and 010-209349.

Exhibit B: Map of Plan Area

