

**NORTH BROADWAY
SPECIAL IMPROVEMENT DISTRICT**



RR TO RIVER

April 11, 2014

Steven R. Schoeny
Director of Development
50 W Gay Street
Columbus, Ohio 43215-9040

Re: North Broadway Special Improvement District of Columbus, Inc.

Dear Mr. Schoeny:

Enclosed please find a petition for the creation of the North Broadway Special Improvement District of Columbus, Inc. The petition is being filed by more than 200 property owners in the North Broadway area of the City. The petition authorizes an Initial Plan for Public Improvements and Public Services for the years 2015 through 20124 and seeks approval of a levy for special assessments to pay the costs for the plan, all pursuant to Ohio Revised Code Chapter 1710. In connection with the above-referenced matter, enclosed please find the following:

- 1) Articles of Incorporation;
- 2) Petition; and
- 3) Initial Plan for Services

Thank you for your assistance in this matter. If you have any questions or concerns, please do not hesitate to let us know.

Sincerely,


Michael Ranney

Acting President, NBSID
196 West North Broadway Street
Columbus OH 43202
614-263-2786
mor528@aol.com

C: Councilwoman, Michelle Mills

AMENDED ARTICLES OF INCORPORATION FOR
NORTH BROADWAY SPECIAL IMPROVEMENT DISTRICT
OF COLUMBUS, INC.

The undersigned, desiring to form a nonprofit corporation under Ohio Revised Code Chapter 1702 and a special improvement district under Ohio Revised Code Chapter 1710, adopt the following Amended Articles of Incorporation.

- FIRST: The name of this corporation is the North Broadway Special Improvement District of Columbus, Inc. (hereafter referred to as the "Corporation").
- SECOND: The place in the State of Ohio where its principal office is located is at 3748 North High Street in the City of Columbus, Franklin County.
- THIRD: The Corporation is formed for the following purposes:
- A. To govern a special improvement district created pursuant to Ohio Revised Code Chapter 1710 (the "District"), which activity will be conducive to the public health, safety, peace, convenience, and welfare of the District.
 - B. To provide public improvements, public services, and programs that will maintain, improve and build the District as a viable historical residential community, which activity will be conducive to the public health, safety, peace, convenience, and welfare of the District.
 - C. To assist the City of Columbus, Franklin County and other agencies and groups in providing public improvements, public services, and programming that preserves the economic well-being of and opportunities for citizens in the North Broadway area of the City of Columbus, which activity will be conducive to the public health, safety, peace, convenience, and welfare of the District.
 - D. To engage in any lawful act or activity for which corporations may be formed under Ohio Revised Code Chapter 1702 and amendment thereto, as may be deemed appropriate by the directors of the Corporation, and to exercise any powers or rights now or hereafter conferred on nonprofit corporations under the laws of the State of Ohio which are in furtherance of any of the purposes for which the Corporation is formed.
 - E. To engage in any lawful act or activity for which corporations may be formed under Ohio Revised Code Chapter 1710 and amendments thereto, as may be deemed appropriate by the directors of the Corporation.

F. The above enumerated purposes shall be interpreted in connection with the limitation that the Corporation is organized exclusively for charitable, religious, educational and scientific purposes, including for such purposes, the making of distributions that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

FOURTH: 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 first parcel of real property with an improved building west of the railroad tracks on East North Broadway Street west of I-71 and moving directly
- b) West on East North Broadway Street to West North Broadway Street; then proceeding
- c) West to the last parcel of real property with an improved building east of the Olentangy River on West North Broadway Street.

A detailed listing of all property included in the District, as identified by its current tax parcel number assigned by the Franklin County Auditor's Office, is attached hereto as EXHIBIT A. Certain property within this area may be excluded in accordance with Ohio Revised Code Chapter 1710.

FIFTH: Each owner of real property within the District, other than the State of Ohio, Franklin County, the City of Columbus, the United States of America or the owners of any Church Property (as such term is defined in Ohio Revised Code Section 1710.02) will be a member of the District ("Members"); provided however, that Franklin County, the City of Columbus, or the owners of any Church Property, as the case may be, shall be Members to the extent (but only to the extent) that they voluntarily submit to the District and to the provisions of Ohio Revised Code Chapter 1710 all or a portion of their real property in the District, as provided by Ohio Revised Code Chapter 1710. Members shall have voting rights as described in the Code of Regulations of the Corporation.

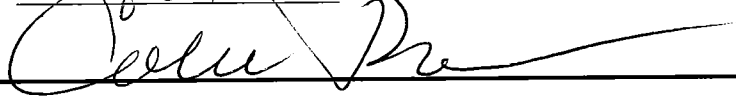
SIXTH: The Board of Directors of the Corporation shall consist of sixteen (16) individuals, including (i) one of whom shall be the Chief Executive of the City of Columbus, or alternatively an employee of the City of Columbus who shall serve at the pleasure of the Chief Executive, (ii) one of whom shall serve at the pleasure of the City Council of the City of Columbus, Ohio, and (iii) the remainder of whom shall be Members or executive representatives of Members elected by the Members as described in the Code of Regulations of the Corporation.

The Board of Directors of the Corporation from time to time shall constitute the Board of Directors of the Corporation under Ohio Revised Code Chapter 1710.

- SEVENTH: These Articles may be amended only (a) by the vote of Members entitling them to exercise a majority of the voting power on such proposal, (b) after receipt of approval of such amendment or amended articles by resolution of the legislative authority of the City of Columbus, and (c) upon filing of such amendment or amended articles and a certified copy of such resolution with the Ohio Secretary of State.
- EIGHTH: No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, directors, trustees, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Code or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Code.
- NINTH: Upon the dissolution of the Corporation, all assets remaining after paying or making provision for the payment of all of the liabilities of the Corporation shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Code or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the County in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes.
- TENTH: A copy of the City of Columbus Ordinance No. [] is attached as **EXHIBIT B** as required by Revised Code 1710.02(D).
- ELEVENTH: These Amended Articles of Incorporation of the North Broadway Special Improvement District of Columbus, Inc. supercede the existing Initial Articles of Incorporation filed with the Secretary of State as document number 201311301430 on April 24, 2013.

IN WITNEES WHEREOF, the undersigned officer has executed this Instrument on this 11th

Day of April 2014.



Carole W Tomko, SID Founder

Address:

North Broadway Special Imp;rovement District of Columbus, Ohio

3478 North High Street

Columbus, Ohio 43214

Clarence E. Mingo, II
Franklin County Auditor

March 3, 2014

Steven Schoeny
City of Columbus Department of Development
Director
50 W. Gay Street – 3rd Floor
Columbus, Ohio 43215

Dear Mr. Schoeny

This letter is to certify that the signatures and frontage as determined by our G.I.S. meet the necessary sixty (60) percent compliance required by the Ohio Revised Code to create the North Broadway Special Improvement District of Columbus Inc.

24,675.93 Total Frontage in Feet
-2,136.00 Exempt Frontage
22,539.93 (non-exempt)
16,086.54 Signatures Acquired

$16,086.54 / 22,539.93 = 71.37\%$

If you have any further questions, please contact me at 525-7399.

Sincerely,

Clarence Mingo II

Clarence E. Mingo, II
Franklin County Auditor

Clarence E. Mingo, II
Franklin County Auditor

March 3, 2014

Steven Schoeny
City of Columbus Department of Development
Director
50 W. Gay Street – 3rd Floor
Columbus, Ohio 43215

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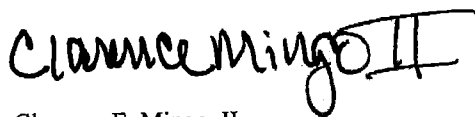
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22,539.93 (non-exempt)
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$16,086.54 / 22,539.93 = 71.37\%$

If you have any further questions, please contact me at 525-7399.

Sincerely,



Clarence E. Mingo, II
Franklin County Auditor

EXHIBIT A

**DETAILED LISTING OF ALL PARCELS INCLUDED IN THE DISTRICT,
IDENTIFIED BY CURRENT TAX PARCEL NUMBER**

010-000967	010-017926	010-030099	010-045990
010-001473	010-018098	010-030511	010-046054
010-003754	010-018688	010-030782	010-046400
010-003793	010-018693	010-060783	010-046636
010-004101	010-018776	010-030907	010-046888
010-005071	010-019269	010-030908	010-047054
010-005109	010-019444	010-030962	010-047067
010-005193	010-020062	010-032166	010-047824
010-005313	010-020068	010-032171	010-047916
010-005579	010-020111	010-033269	010-048150
010-005580	010-020120	010-033374	010-048917
010-005982	010-020418	010-034679	010-049430
010-005987	010-020499	010-035290	010-050185
010-005995	010-020549	010-035574	010-050588
010-006600	010-021083	010-035770	010-050859
010-007165	010-021176	010-036220	010-050910
010-008878	010-021333	010-036367	010-052165
010-008879	010-021339	010-036427	010-052234
010-008880	010-021340	010-036570	010-052242
010-008905	010-021499	010-036602	010-052243
010-009408	010-021757	010-037574	010-052244
010-010407	010-021811	010-037588	010-052366
010-010652	010-021898	010-037604	010-053475
010-010710	010-022039	010-037605	010-053681
010-010914	010-022489	010-037867	010-053748
010-010988	010-023779	010-037868	010-054185
010-011071	010-024048	010-037970	010-054394
010-011345	010-023779	010-038838	010-054419
010-011672	010-024048	010-038841	010-054661
010-011827	010-024585	010-038845	010-054777
010-011861	010-025583	010-039084	010-054910
010-014717	010-027045	010-039085	010-054924
010-015020	010-027522	010-039091	010-054929
010-015842	010-028404	010-039284	010-055363
010-016214	010-028755	010-040743	010-055477
010-016215	010-029057	010-041495	010-055556
010-016983	010-029083	010-041528	010-055584
010-016986	010-029109	010-041785	010-055645
010-017194	010-029775	010-045240	010-055964
010-017195	010-029776	010-045282	010-056030
010-017270	010-030091	010-045555	010-056169

EXHIBIT A (CONTINUED)

**DETAILED LISTING OF ALL PARCELS INCLUDED IN THE DISTRICT,
IDENTIFIED BY CURRENT TAX PARCEL NUMBER**

010-056171	010-100766
010-057039	010-180287
010-057176	010-205700
010-057664	010-205701
010-057871	010-207293
010-061455	010-210767
010-061498	010-234341
010-061620	
010-061621	
010-062217	
010-063257	
010-063386	
010-063453	
010-063511	
010-063696	
010-063789	
010-063832	
010-064008	
010-065177	
010-067387	
010-070394	
010-072472	
010-072491	
010-072495	
010-072495	
010-077413	
010-077881	
010-077898	
010-080465	
010-080475	
010-081752	
010-081975	
010-082003	
010-087383	
010-087384	
010-087385	
010-087386	
010-094355	
010-094904	
010-094905	
010-094906	

EXHIBIT B

CITY OF COLUMBUS ORDINANCE NO. []



DATE:	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
04/24/2013	201311301430	DOMESTIC ARTICLES/NON-PROFIT (ARN)	125.00	.00		.00	.00

Receipt

This is not a bill. Please do not remit payment.

CAROLE W TOMKO
324 EAST NORTH BROADWAY
COLUMBUS, OH 43214

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Jon Husted

2193603

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
THE NORTH BROADWAY SPECIAL IMPROVEMENT DISTRICT OF COLUMBUS, INC.

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC ARTICLES/NON-PROFIT

Document No(s):

201311301430

Effective Date: 04/23/2013



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of
the Secretary of State at Columbus,
Ohio this 24th day of April, A.D.
2013.

Ohio Secretary of State

Jon Husted

Form 532B Prescribed by:

JON HUSTED
Ohio Secretary of State

Central Ohio: (614) 466-3910
Toll Free: (877) SOS-FILE (767-3453)
www.OhioSecretaryofState.gov
Busserv@OhioSecretaryofState.gov

Mail this form to one of the following:

Regular Filing (non expedite)
P.O. Box 670
Columbus, OH 43216

Expedite Filing (Two-business day processing
time requires an additional \$100.00).
P.O. Box 1390
Columbus, OH 43216

Initial Articles of Incorporation
(Nonprofit, Domestic Corporation)
Filing Fee: \$125
(114-ARN)

2013 APR -9 PM 1:08
2013 APR 22 PM 2:07

First: Name of Corporation

Second: Location of Principal office in Ohio
City: State:
County:

Effective Date (Optional)
mm/dd/yyyy
(The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing)

Third: Purpose for which corporation is formed

****Note for Nonprofit Corporations:** The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit corporation secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided.

****Note:** ORC Chapter 1702 allows for additional provisions to be included in the Articles of Incorporation that are filed with this office. If including any of these additional provisions, please do so by including them in an attachment to this form.

ORIGINAL APPOINTMENT OF STATUTORY AGENT

The undersigned, being at least a majority of the incorporators of The North Broadway Special Improvement District of Columbus, Inc. hereby appoint the following to be statutory agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is

Carole W Tomko
Name

324 East North Broadway
Mailing Address

Columbus Ohio 43214
City State Zip Code

Must be signed by the incorporators or a majority of the incorporators

Carole W Tomko for North Broadway Special Improvement District of Columbus, Inc.
Signature

Signature

Signature

ACCEPTANCE OF APPOINTMENT

The Undersigned, Carole W Tomko, named herein as the Statutory Agent Name

Statutory agent for The North Broadway Special Improvement District of Columbus, Inc. Corporation Name

hereby acknowledges and accepts the appointment of statutory agent for said corporation.

Statutory Agent Signature Carole W Tomko
Individual Agent's Signature / Signature on behalf of Corporate Agent

If the agent is an individual and using a P.O. Box, check this box to confirm the agent is an Ohio resident.

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

Articles and original appointment of agent must be signed by the incorporator(s).

If the incorporator is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

If the incorporator is a business entity, not an individual, then please print the entity name in the "signature" box, an authorized representative of the entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

North Broadway Street Association

Signature

Carole W Tomko

By

Carole W Tomko, President North Broadway Street Assoc.

Print Name

Signature

By

Print Name

Signature

By

Print Name

**PETITION FOR APPROVAL OF THE PLAN FOR SERVICES TO BE
PROVIDED BY THE NORTH BROADWAY SPECIAL IMPROVEMENT DISTRICT
OF COLUMBUS, INC.**

To: Mayor of the City of Columbus
Michael B. Coleman

and

Columbus City Council
Andrew Ginther, President
Troy Miller, President Pro Tem
Hearcel Craig
Zachary Klein
Michelle Mills
Eileen Paley
Priscilla Tyson

The undersigned do hereby respectfully petition to authorize the creation of The North Broadway Special Improvement District of Columbus, Inc. (the "District"), to approve an Initial Plan for Public Improvements and Public Services (the "Plan") for the years 2015 through 2024, and to approve the levy of special assessments to pay the costs of the Plan, all pursuant to Ohio Revised Code Chapter 1710. The public improvements and public services to be provided under the Plan, the area within which the Plan will be implemented, the boundaries of the District, the method of assessment to be used to pay the costs of the Plan, the period of time the assessments are to be levied, and the period of time the public services to be provided under the Plan shall remain in effect are each described and shown in the attached **EXHIBIT A**. Each of the undersigned is the owner, or the authorized signatory of the owner, of the property or properties set forth below, which together comprise 60% or more of the front footage of all real property located in the proposed District that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the proposed District, all subject to Ohio Revised Code Chapter 1710. The total front footage of all real property located in the proposed District is 21,363.06 feet and the undersigned owners represent 15,484.16 front feet of real property located within the proposed District, or 72.48% of the total front footage of all real property located in the proposed District.

The undersigned acknowledge that the approval of this petition will permit:

- (1) the levy of an annual special assessment against all real property within the District benefitted by the Plan of \$4.00 for each front foot of real property abutting East North Broadway Street and West North Broadway Street regardless of the depth of such real property, which assessment shall begin on January 1, 2014 and shall conclude on December 31, 2023; provided, that special assessments will be adjusted to reflect the actual boundaries of the District upon approval of the Petition;
- (2) the exercise of discretion by the Board of Directors of the District on how to allocate funds among the services set forth in the Plan;
- (3) the cost of the Plan shall be paid for with assessments to be collected in an amount of approximately \$45,000.00 per year and with contributions from the

City of Columbus for traffic calming, crosswalk additions, and new and historically appropriate street lights, and that these contributions by the City of Columbus, Ohio are necessary to deliver an adequate level of services on East and West North Broadway Streets; provided, that the total cost of the Plan will be adjusted proportionately to reflect the actual boundaries of the District when the circulation of the Petition is completed and confirmed by the City Council; and

- (4) the Board of Directors of the District to have the option of terminating the Plan if the City of Columbus, Ohio does not fund the traffic calming, crosswalk additions, and new and historically-appropriate street lighting within the District.

EXHIBIT A

**INITIAL PLAN FOR PUBLIC IMPROVEMENTS AND PUBLIC SERVICES
NORTH BROADWAY SPECIAL IMPROVEMENT DISTRICT OF COLUMBUS, INC.**

**INITIAL PLAN FOR PUBLIC IMPROVEMENTS AND PUBLIC SERVICES
NORTH BROADWAY SPECIAL IMPROVEMENT DISTRICT OF COLUMBUS,
INC.**

JUNE 14, 2013

Background and Summary of Plan

In response to concerns about traffic, perceptions about traffic impact on quality of neighborhood life and economic development, and a desire to improve the appearance of the District, property owners asked the North Broadway Street Association to circulate a petition to create a special improvement district (a "SID").

A SID is a self-help tool, governed by Ohio Revised Code Chapter 1710, 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 footage along public streets and alleys within a proposed SID or 75% of the total real property within a proposed SID agree to create a SID and provide public improvements and public services, then all owners within the boundaries of the SID are required to contribute their proportionate share of the cost of the public improvements and public services to be provided.

The North Broadway Special Improvement District of Columbus, Inc. ("District") proposes this Initial Plan for Public Improvements and Public Services ("Plan"). This Plan will provide for public improvements and public services designed to make the District more conducive to the public health, safety, peace, convenience, and welfare of the District, including public improvements, safety and traffic calming improvements and services, environmental maintenance services, promotions, and member services. The public improvements and public services to be provided pursuant to this Plan shall commence January 1, 2015 and conclude on December 31, 2024. This Plan shall constitute an "initial plan" submitted as part of the petition proposing the creation of the District in accordance with Ohio Revised Code Section 1710.02(F).

This Plan will be implemented according to a budget adopted by the Board within the boundaries of the District described herein and in the Articles of Incorporation approved by City Council of the City of Columbus in connection herewith. This Plan will be funded by (i) an annual assessment of approximately \$45,000.00 to be levied against the property owners within the District with front footage facing East and West North Broadway Street between the railroad on the eastern boundary of the District and the Olentangy River on the western boundary of the District in the manner described in this Plan; (ii) annual contributions expected to be received from the City of Columbus, Ohio; and (iii) voluntary contributions, gifts, and donations from citizens interested in benefiting the East and West North Broadway Street area.

Public Improvements and Public Services To Be Provided

The District shall deliver the following public improvements and public services, as determined from time to time by the District's Board of Directors (the "Board"):

Public Improvements

Provision of public improvements and public services that make the District more visually appealing and interesting; for example:

- Special lighting, including lamp posts with flag stanchions;
- Landscaping;
- Public art; and
- Gateway features.

Safety and Traffic Calming

Provision of public improvements and public services that make the District safer and improve perceptions of safety; for example:

- Additional crosswalks along the approximately 2-mile stretch of East and West North Broadway Street;
- Road Diets and traffic calming measures on West North Broadway Street and East North Broadway Street east of Indianola;
- Efforts to reduce panhandling, public consumption of alcohol, the number of inebriates, and intimidating behavior at bus stops;
- Linked communications, including web sites and texting networks;
- Payments to private-duty police and security officers; and
- Crime prevention advice, literature, and programs.

Environmental Maintenance

Provision of services that are incidental to the District's primary mission to provide supplemental safety and traffic calming services, often provided in response to a call from a member; for example:

- Graffiti removal from fixtures in pedestrian rights of way;
- Graffiti removal from the pedestrian level of building facades that front public streets and alleys;
- 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;
- Snow and leaf removal services;
- Tree preservation, treatment, and replacement services;

- Right-of-way landscaping, improvement, and maintenance;
- Coordination of City of Columbus and other services; and
- Removal of a safety or health hazard.

Promotions

Services to promote the image of the District; for example:

- Dissemination of crime statistics and information about safety services;
- Sponsored media campaigns;
- Public relations and earned media;
- Data collection and information management;
- Cooperative programs with members;
- Electronic and printed media and marketing materials;
- Permits to block public streets, and signage for block parties;
- Special events;
- Seasonal flags, seasonal installations, and permits for the same;
- Seasonal décor and lighting; and
- Seasonal luminaries.

Member Services

Services that add value to membership in the District, strengthen the cohesiveness of the District, and improve communication among members of the District and governmental or quasi-governmental agencies; for example:

- Access to data and information collected by the District;
- Aggregate purchasing of common-area services not furnished by the District, i.e. snow and leaf removal;
- Advocacy of property owner interests to governmental and quasi-public entities;
- Assistance as needed in response to requests by members; and
- Engagement of attorneys, court liaisons, and other professional services as needed.

The Board is authorized to implement this Plan and to perform any action authorized by Ohio Revised Code Chapter 1710. This Plan authorizes the Board to (i) create, operate, and govern the District; (ii) hire any employees or professional services required to implement this Plan; (iii) contract for insurance; (iv) purchase or lease office space and office equipment; (v) conduct court proceedings to implement this Plan; (vi) perform any other actions necessary initially to form, operate, or organize the District; and (vii) perform any other actions authorized by Ohio Revised Code Chapter 1710 in connection with the District or this Plan.

Area In Which Public Improvements and Public Services Shall Be Provided

This Plan shall be implemented, and public improvements and public services shall be provided, within the area described below:

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 first parcel of real property with an improved building west of the railroad tracks on East North Broadway Street west of I-71 and moving directly
- b) West on East North Broadway Street to West North Broadway Street; then proceeding
- c) West to the last parcel of real property with an improved building east of the Olentangy River on West North Broadway Street.

A detailed listing of all property included in the District, as identified by its current tax parcel number assigned by the Franklin County Auditor's Office, is attached as Exhibit A to the Amended Articles of Incorporation of the District.

Unless otherwise directed by the District's Board, improvements or services for properties that are exempt from District assessments under Chapter 1710 of the Ohio Revised Code shall be provided only if such properties have requested inclusion in the District or have committed to voluntary payments, in lieu of being included in the District, for each improvement or service to be provided. Properties outside the District may contract with the District to provide improvements or services, provided that the contract price covers no less than the full cost of providing such improvements or services.

Budget

The cost of this Plan will be determined according to a budget adopted by the Board, subject to any increases or decreases that shall be calculated because of: (i) contributions by the City of Columbus to public improvements and public services provided by the District, (ii) changes in District boundaries that have the effect of adding territory to the District and increasing the amount of the assessments collected by the District, and (iii) other factors to be determined at the discretion of the Board. The Board shall have discretion on how to allocate funds among the public improvements and public services to be provided. The Board shall produce an annual report for members of the District,

describing how funds are allocated. The Board shall survey members annually to secure broad input about how to allocate funds.

Method of Assessment

Pursuant to Ohio Revised Code Section 1710.02, the costs of this Plan to be assessed in accordance with this Plan shall be assessed against properties within the boundaries of the District by a combination of the following methods: (i) in proportion to the benefits which may result from the public improvements and public services to be provided by this Plan, and (ii) by the front footage of the real property bounding and abutting upon the area where the public improvements and public services to be provided by this Plan are provided.

It is hereby determined by the property owners consenting to the petition accompanying this Plan that (i) the benefits that may result from the public improvements and public services to be provided by this Plan shall accrue primarily along the frontage of East North Broadway Street and West North Broadway Street within the District, (ii) the benefits that may result from the public improvements and public services to be provided by this Plan shall accrue to each parcel of real property that abuts East North Broadway Street and West North Broadway Street within the District, regardless of the width or depth of each such parcel; and (iii) the benefits that may result from the public improvements and public services to be provided by this Plan shall accrue primarily to property owners who are individuals or for-profit organizations and not federally-recognized 501(c)(3) not-for-profit organizations; therefore, the costs of this Plan shall be assessed against all real property within the District with frontage along East North Broadway Street and West North Broadway Street other than real property that is owned by any federally-recognized 501(c)(3) not-for-profit organization.

The total annual assessment shall be equal to \$4.00 for each front foot of real property abutting East North Broadway Street and West North Broadway Street within the District regardless of the depth of such real property for all real property within the District, which assessment is in proportion to the benefits resulting from this Plan; provided, that:

- (i) no property owned by any federally-recognized 501(c)(3) not-for-profit organization shall be required to pay any assessment under this Plan;
- (ii) each single parcel of real property that abuts East North Broadway Street and West North Broadway Street within the District, regardless of the width or depth of each single parcel, shall be assessed an annual assessment of at least \$100.00;
- (iii) all parcels that are owned or leased as of January 1, 2014 by the same or related business entities and operated as a single business enterprise shall be treated as a single parcel; and
- (iv) condominium properties shall be treated as a single parcel.

If the District boundaries expand beyond the initial boundaries of the District, the total annual assessment shall increase by an amount equal to \$4.00 multiplied by each front foot of real property benefitted by the Plan and added to the District regardless of the

depth of such real property, and the District's budget shall be adjusted accordingly. If the District boundaries contract from the initial boundaries of the District, the total annual assessment shall decrease by an amount equal to \$4.00 multiplied by each front foot of real property benefitted by the Plan and removed from the District regardless of the depth of such real property, and the District's budget shall be adjusted accordingly.

The determination of the special assessments to be levied during each collection year of this Plan shall be made by the Board as of July 1 of the preceding collection year, and shall be certified to the City Council of the City of Columbus for adoption and further certification to the Franklin County Auditor, all in accordance with Ohio Revised Code Chapters 727 and 1710. The tax valuation of each tax parcel shall be based on the values then shown on the records of the Franklin County Auditor. The front footage of each tax parcel shown on the records of the Franklin County Auditor shall be presumed to be accurate, unless and until rebutted by more accurate information.

Term of Assessments

Assessments shall be levied under this Plan to provide funds to pay for a portion of the costs of the public improvements and public services to be provided by the District. Assessments shall be levied against all properties within the District benefitted by the Plan commencing with the tax year beginning on January 1, 2014 and concluding with the tax year ending on December 31, 2023; therefore, assessments will be collected from all properties within the District benefitted by the Plan commencing with the collection year beginning on January 1, 2015 and concluding with the collection year ending on December 31, 2024.

Public services to be provided by this Plan shall be in effect for the entire time during which this Plan is in effect and funded by assessments; therefore, public services shall commence on January 1, 2015 and shall conclude on December 31, 2024. All public improvements and public services provided by this Plan will terminate on December 31, 2024. The Board shall have the option of terminating this Plan prior to December 31, 2024 if the City of Columbus fails to make the contributions necessary to fully implement the public improvements and public services described herein.