

**Attachment A:  
The RiverSouth  
New Community District Second Expansion  
Public Hearing Minutes  
11-22-24**

**Meeting Attendees:**                      **Location: 111 N. Front Street, Room 823, Columbus, OH 43215**


**Called to order** at 9:35 a.m. by City staff for a public hearing to consider the second addition of territory to The RiverSouth New Community District. Roll call of attendees.

**Original Petition, First Amendment, and Second Amendment**

City staff stated The RiverSouth Authority was originally proposed pursuant to a petition filed by Downtown Columbus, Inc., formerly Columbus Downtown Development Corporation, (“DCI”) after Council authorized the Clerk to sign the petition pursuant to Resolution No. 2446-2003 adopted on November 17, 2003. The petition was determined to be sufficient by City Council pursuant to Resolution No. 0451-2004 adopted on March 15, 2004. City Council then established The RiverSouth Authority and its new community district and new community development program by adopting Resolution No. 1007-2004 on June 21, 2004.

City Council adopted Resolution No. 0018X-2023 on January 30, 2023, amended by Resolution 0034X-2023, determining that both the (First) Amendment to Petition for Organization of a New Community Authority submitted by DCI on January 19, 2023, and consent granted by the City of Columbus, Ohio, for the purpose of expanding The RiverSouth New Community District and updating the new community development program was sufficient and compliant with the requirements of the Ohio Revised Code Section 349.03(B). City Council then approved expanding the community development district and updating the new community development program by adopting Resolution No. 0046X-2023 on April 3, 2023.

City Council adopted Resolution No. 0289X-2024 on November 4, 2024 determining that the Second Amendment to Petition for Organization of a New Community Authority submitted by DCI on October 23, 2024 for the purpose of the second expansion of The RiverSouth New Community District was sufficient and compliant with the requirements of the Ohio Revised Code Section 349.03(B). Council also authorized public notices and for the Department of Development to hold this hearing on the second amendment to petition to add additional property that are owned or controlled by DCI.

**New Community District Description and Location**

City staff identified the original territory of The RiverSouth New Community District as being an area comprised of several square blocks in downtown Columbus generally bounded by Town Street and State Street on the north, High Street and Wall Street on the east, Rich Street and Cherry Street on the south, and Front Street and Ludlow Street on the west. The first addition of non-adjacent territory was to the east of the original territory at the SW corner of Town Street and Washington Avenue and north of the original territory along the east side of Front Street between Gay Street and Lafayette Street. The second addition of non-adjacent territory is property in the following locations: i) the Scioto Peninsula between

the flood wall, Belle Street, Town Street, and the railroad, ii) NW corner of Town Street and Front Street, iii) south side of Broad Street between Front Street and High Street, iv) and the Columbus Commons and its garages between State Street, 3<sup>rd</sup> Street, Main Street, and High Street.

### **New Community Development Program**

The additional property to the New Community District is in support of the New Community Development Program, which was supplemented in 2023. The 2023 New Community Development Program is aligned with the seven major themes of the 2022 Downtown Columbus Strategic Plan. Those themes are making Downtown: 1) A Neighborhood for All; 2) A Thriving and Attractive Place to Work; 3) A Vibrant and Distinctive Destination; 4) The Cultural Heart of the City; 5) A Green and Sustainable Capital; A Hub for Mobility; and A Tapestry of Livable Urban Districts. The expanded New Community Development Program will allow The RiverSouth Authority to engage in: strategic property acquisition; renovation/redevelopment of said properties; development of new affordable housing; development of new office space; purchase market rate rental housing for affordable housing; Lazarus Building, Columbus Commons, Third Street Retail Center, and Parking Garages capital projects; improvements in and around 145 S. Front Street; utility and site work around 497 E. Town Street; and other activities that support the seven themes.

### **Public Comments**

Having provided an overview of the petition request I'd like to open the meeting 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, possibly in December, to formally approve the second amendment and second expansion of The RiverSouth New Community District with the additional territory described herein.

**Adjourned** at 9:45 a.m. by City staff.