

February 26, 2015

Ms. Andrea Blevins
Clerk, Columbus City Council
90 West Broad Street
Columbus, OH 43215

Re: University District Special Improvement District, Inc.

Dear Ms. Blevins,

Please accept this submission of materials for the creation of the University District Special Improvement District, Inc. The petition authorizes the Plan for Public Services & Improvements and a levy for special assessments to pay the costs of the plan, all pursuant to Ohio Revised Code Chapter 1710. In connection with the above-referenced matter, enclosed please find the following:

- 1) Petition;
- 2) Plan for Public Services & Improvements;
- 3) Letter of Certification from the Franklin County Auditor; and
- 4) Articles of Incorporation.

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

Sincerely,



Matthew Hansen
Executive Director
University District Organization
University Community Business Association

IMPORTANT INFORMATION ABOUT THIS PETITION

You are being asked to execute a Petition to create the University District Special Improvement District of Columbus, Inc. (the "District") and approve the levy of an assessment and Plan for Public Services & Improvements ("Plan") beginning July 1, 2016 and ending June 30, 2021, pursuant to Chapter 1710 of the Ohio Revised Code.

A single petition will be used to set boundaries and approve the Plan. If a sufficient number of property owners approve it, this petition will result in a levy of assessments against properties in the proposed District using an assessment formula described in the Plan.

The District boundaries will include all parcels of property in an area where property owners representing at least 60% of the front feet along public rights-of-way or at least 75% of the square footage of real property execute the Petition.

At this time, the boundaries of the proposed District are unknown. Ideally, they will include all the parcels abutting or in proximity to N High Street, N Pearl Street, and N Wall Street ("Preliminary Boundaries"). A map and list of parcels within the Preliminary Boundaries are attached as Exhibit "A".

The services to be provided are described and shown in the attached Plan, labeled Exhibit "B." The attached Plan asks the City of Columbus to levy assessments on parcels in the proposed District beginning for tax years 2015 through 2019 with services to be provided beginning July 1, 2016 for a five-year period of time until June 30, 2021.

When circulation of this Petition has been concluded, each property owner who has executed the Petition will be advised of the actual boundaries of the District and the Petition will be presented to the Mayor and City Council. You may withdraw your signature from the Petition at any time prior to its presentation to the City.

After this Petition is approved by the Mayor and City Council, you should expect the following:

- (1) A new, non-profit corporation will be formed.
- (2) All of the property owners in the District will be members of the non-profit corporation and will elect a Board of Trustees comprised of property owners and at least one representative of the City.
- (3) An assessment will be levied against all of the properties in the District. The assessments will be collected, beginning January of 2016, in the same manner as real estate taxes and forwarded to the non-profit corporation to pay the costs of providing the improvements and/or services set forth in the Plan. Property owners in the District remain in control of the use of the assessment monies.

**PETITION FOR APPROVAL OF CREATION OF UNIVERSITY DISTRICT SPECIAL
IMPROVEMENT DISTRICT OF COLUMBUS AND FOR APPROVAL OF
PLAN FOR PUBLIC SERVICES AND PUBLIC IMPROVEMENTS**

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

and

Columbus City Council
Andrew J. Ginther, President
Shannon G. Hardin
Zachary M. Klein
Michelle M. Mills
Jaiza N. Page
Eileen Y. Paley
Priscilla R. Tyson

The undersigned do hereby respectfully petition Columbus City Council for (1) the approval of the creation of University District Special Improvement District of Columbus (the "District") as shown in the attached Exhibit "A", and (2) the approval of a Levy and Plan for Public Services & Improvements (the "Plan") attached as Exhibit "B", pursuant to Chapter 1710 of the Ohio Revised Code

Each of the undersigned is the owner, or the authorized signatory of the owner, of the property or properties set forth below, which comprise 60% or more of the front footage of property abutting upon the streets, alleys, public roads, places, boulevards, parkways, park entrances, easements and other public improvements or 75% or more of the square footage of real property situated in the District.

The undersigned acknowledge and agree that the approval of this petition will permit, among other things, the following:

- (1) The undersigned to incorporate the District;
- (2) The levying of an annual assessment on properties located within the District boundaries of approximately \$270,000 for the tax years 2015 through 2019; and
- (3) The exercise of discretion by the directors of the District on how to allocate funds amongst the services and improvements set forth in the Plan.

The undersigned further acknowledge the following:

- (1) That the cost of the Plan will be \$320,000 per year, including a contribution of \$50,000 from exempt, property owners, including The Ohio State University;
- (2) That final assessments against the benefited parcels will be calculated according to the method of assessment in the Plan once the actual boundaries of the District are determined; and
- (3) That the board of trustees for the SID will have the option of terminating the Plan if exempt government property owners do not make an annual contribution.