


EXHIBIT B
CITY OF COLUMBUS, OHIO
CERTIFICATE OF COMPLIANCE WITH PUBLIC HEARING REQUIREMENTS
BIG DARBY WEST BROAD STREET NEW COMMUNITY DISTRICT

The undersigned hereby certifies that on the 8th day of November, 2023, the City of Columbus, Ohio (the "City") acting through its Department of Development conducted a public hearing at the advertised time of 1:30 p.m., with respect to a proposed addition of property to the Big Darby West Broad Street New Community District (the "District") in accordance with Chapter 349 of the Ohio Revised Code. Redwood Galloway Alton Darby Creek Road OH P1 LLC submitted to the City on October 2, 2023 the *Written Consent to Add Property to the Big Darby West Broad Street 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 1:35 p.m. to allow for any late arrivals. Notice of the hearing was given by publication on October 25, 2023, November 1, 2023, and November 8, 2023 in *The Daily Reporter*. The City received no written submissions with respect to the additional property expanding the District, and there were no public attendees or comments. The only attendees were City staff who, following a summary of the history of the District, the proposed location and description of the additional properties to the District, the new community development program of the expanded District and seeing there was no further business, adjourned the hearing at approximately 1:45 p.m. on November 8, 2023.

This certification is dated November 9, 2023.

By: 
Mark Lundine, Administrator
Economic Development Division

Attachment A: Big Darby West Broad Street New Community District Expansion Public Hearing Minutes from Wednesday 11/08/23

**Attachment A:
Big Darby West Broad Street
New Community District Expansion
Public Hearing Minutes
From Wednesday 11/08/23**

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

Seth Brehm	
Jana de Jong	

Called to order at 1:35 p.m. by City staff for a public hearing to consider the addition of territory to the Big Darby West Broad Street New Community Authority. Roll call of attendees.

Original Petition and Written Consents

City staff stated the Big Darby West Broad Street New Community Authority was originally proposed pursuant to a petition filed by Crown Pointe LLC and determined to be sufficient by City Council pursuant to Resolution 0060X-2021 passed on April 26, 2021. City Council then established the Big Darby West Broad Street New Community Authority and its community development district by passing Resolution 0242X-2021 on December 13, 2021. Crown Pointe LLC has since assigned its role as statutory developer under R.C. Section 349.01(E) to its parent company Metro Development, LLC under the approval of Ordinance 1291-2022 passed by City Council on May 16, 2022.

City Council passed Resolution No. 0182X-2022 on October 3, 2022 determining that a written consent co-submitted by GMT Property Holdings, LLC and Rock Capital Holdings, LLC on September 9, 2022 and another written consent submitted by Darby Crossing Apartments, L.P. on September 9, 2022 for the purpose of expanding the Big Darby West Broad Street New Community Authority were sufficient and compliant with the requirements of the R.C. Section 349.03(B). City Council later approved expanding the Big Darby West Broad Street New Community Authority and its community development district to include these properties by passing Resolution 0226X-2022 on December 5, 2022.

City Council passed Resolution No. 0188X-2023 on October 16, 2023 determining that a written consent submitted by Redwood Galloway Alton Darby Creek Road OH P1 LLC on October 2, 2023 for the purpose of expanding the existing Big Darby West Broad Street New Community Authority was sufficient and compliant with the requirements of the R.C. Section 349.03(B). They then authorized public notices and for the Department of Development to hold a hearing on the written consent.

New Community District Description and Location

City staff identified the original location of the Big Darby West Broad Street New Community District as being an area comprised of ±9.023 acres situated near the northwest corner of the intersection of West Broad Street and Doherty Road and generally located at 5960 West Broad Street (tax parcel ID 570-184818) on the west side of the City of Columbus, Ohio. The 2022 additional territory added is ±126.3 acres of property near the southeast corner of the intersection of West Broad Street and Alton Darby Creek Road and generally located at 6145 West Broad Street with such property more specifically being tax parcel ID 010-256886 owned by both GMT Property Holdings, LLC and Rock Capital Holdings, LLC and tax parcel ID's 010-306518 and 010-306519 owned by Darby Crossing Apartments L.P.

The 2023 additional territory being added to the district is the ±42.22 acres of property along the east side of Alton Darby Creek Road north of West Broad Street located at approximately 400 Alton Darby Creek Road and identified as tax parcel ID 470-318353 owned by Redwood Galloway Alton Darby Creek Road OH P1 LLC.

New Community Development Program

City staff provided an overview of the development program for the original Big Darby West Broad Street New Community District. The current district includes 192 multi-family units in eight buildings already that have received a certificate of occupancy. The community development charges from the original district will be used with TIF service payments and developer contributions generated from the original district to design and construct improvements to Doherty Road adjacent to the original district on the east side as well as for a new signal and turn lanes at the intersection of Doherty Road and West Broad Street.

The 2022 additional territory is zoned to allow construction of 260 multi-family units, 191 single family units, and 150,000 square feet of commercial uses. Darby Crossing Apartments L.P. will cause the construction of the 260 multi-family units as part of a low income housing tax credit (LIHTC) project. Pulte Homes of Ohio LLC acquired tax parcel ID 010-318742 (split from 010-256886) and will cause the construction of the 191 single family units. GMT Property Holdings, LLC and Rock Capital Holdings, LLC will cause or sell to another developer who will cause the development of the commercial uses. The community development charges from the 2022 district expansion will be used with TIF service payments and developer contributions generated from that district expansion to design and construct improvements to the intersection of Alton Darby Creek Road and West Broad Street including a bridge widening and turn lanes and improvements to the intersection of Galloway Road and W. Broad Street including turns lanes. It is not anticipated that community development charges, TIF service payments, and developer contributions will not be generated from the LIHTC project while it is serving as workforce housing - expected to last approximately 15 years.

The 2023 additional territory is zoned to allow construction of 225 multi-family housing units. There are no regional infrastructure improvements currently anticipated to be funded by the community development charges, developer contributions, or TIF service payments from the 2023 expansion district.

Additional community developer charges left over after any regional infrastructure improvements will be combined with surplus TIF service payments and developer contributions to be used by the City for Big Darby Accord Purposes including but not limited to protection, restoration, and acquisition of sensitive open spaces, stream restoration, and regional stormwater improvements above existing standards.

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 before the end of the year to formally approve the 2023 expansion of the Big Darby West Broad Street New Community District.

Adjourned at 1:45 p.m. by City staff.