

**TRANSIT SERVICES PLAN
CAPITAL CROSSROADS SPECIAL IMPROVEMENT DISTRICT
OF COLUMBUS, INC.**

Summary of Transit Services Plan

The Capital Crossroads Special Improvement District of Columbus, Inc. (“District”) proposes a Plan for Transit Services (“Transit Services Plan”), to commence January 1, 2018, and expire after December 31, 2021. Assessments under the Plan for Transit Services will be collected for a maximum of three years within that period, and services under the Plan will be offered for an anticipated 31 months. This Transit Services Plan will be in addition to the District’s Base Services Plan, and will only apply to the subset of properties or portions of properties within the District that include non-residential and non-parking uses (“Transit District”). This Transit Services Plan proposes to provide employees of Transit District properties with unlimited access to Central Ohio Transit Authority (“COTA”) services at a projected annual cost of \$1,650,000.

This Transit Services Plan will be funded by an annual assessment on property within the Transit District, annual service payments from Franklin County, Nationwide Insurance and the City of Columbus, and grants or other sources of funding. The annual assessment will be distributed among Transit District property owners according to the gross floor area of building improvements on the property.

Residential and parking properties within the District (i) will not be included in the Transit District; (ii) will not be subject to the assessment under this Transit Services Plan; and (iii) will not be eligible to receive transit services under this Transit Services Plan.

If a property within the District changes use during this Transit Services Plan, or if a property within the District has mixed uses, adjustments in the annual assessment shall be calculated by using the formula described in this Transit Services Plan.

Background

In response to growing concern about conditions in the core area of downtown Columbus, Capitol South, the City of Columbus and Greater Columbus Chamber of Commerce surveyed area property owners in 1999 to gauge their interest in funding a management district for the area. Owners expressed an interest in creating a special improvement district (“SID”) to fund a variety of services.

A 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.

Property owners in a 25-square block area of downtown petitioned Columbus City Council in July, 2000, to create a SID and, later that month, incorporated the Capital Crossroads. The

Property owners elected a board of trustees in September, 2000. Since 2002, Capital Crossroads has executed three, five-year plans for the provision of cleaning, safety, marketing, beautification, and advocacy services and begins a fourth, five-year plan on January 1, 2017. The current Plan for Base Services runs through December 31, 2021 (“Base Plan”).

However, in response to growing concerns from property owners within the District regarding parking shortages in the core downtown area and the ability to retain employees, the board of trustees proposes to provide the services outlined in this Transit Services Plan that would be in addition to the services provided in the Base Plan.

Plan for Transit Services

The District intends to deliver the following services, as determined from time to time by the District’s board of trustees:

COTA Services

The Transit Services Plan would provide employees working in buildings of Transit District member properties with unlimited access to COTA transit services including mainstream services and all regularly-scheduled local and express services. The board of trustees will establish criteria for employee eligibility under the Transit Services Plan.

This Transit Services Plan aims to open up several thousand parking spaces by shifting commuters from personal vehicles to public transportation. It is anticipated that this Transit Services Plan will facilitate the following benefits on the Transit District member properties:

- Higher commercial office occupancy rates;
- More stable workforce for employers in the hospitality industry, as well as other employers of lower-wage workers; and
- The ability of existing companies to bring more employees downtown.

Budget

The projected cost of this Transit Services Plan will be \$1,650,000 per year. This Transit Services Plan will be financed through a combination of assessments on property within the Transit District, annual service payments from Franklin County, Nationwide Insurance, and the City of Columbus, and grants or other sources of funding.

Area to Be Served

This Transit Services Plan only applies to non-residential and non-parking properties within the District. Residential and parking properties are exempt from the Transit District assessment. Unless otherwise directed by the District’s board of trustees, properties that are exempt from the Transit District assessment will not be provided with the services under this Transit Services Plan unless such properties have committed to voluntary payments covering for the full costs of providing such services. Likewise, properties outside the District may contract with the District

to provide transit services, provided that the contract price covers the full cost of providing such services.

This Transit Services Plan will apply to the non-residential and non-parking properties 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 Section 1710.06, each member's share of the cost of this Transit Services Plan and of the special assessment will be in proportion to the benefits which may result from this Transit Services Plan. The member's proportionate share will be based on the gross floor area of the building improvements situated on the tax parcel; provided, that for mixed-use properties the member's proportionate share shall be based on the gross floor area of the non-parking and non-residential uses within the building improvements situated on the tax parcel.

The determination of each member's proportionate share of the cost of this Transit Services Plan and of the special assessment, for each calendar year of this Transit Services Plan, shall be made as of May 1 of the preceding calendar year.

1. Transit Services Plan Formula

Transit District properties will be assessed 3.0 cents per square foot of gross floor area of building improvements situated on the tax parcel as determined by the Franklin County Auditor.

2. Mixed-Use Properties

If a property within the boundaries of the Transit District has more than one use such that a portion of the improvement(s) are non-parking and non-residential, but a portion of the improvement(s) are used for a purpose that would otherwise be exempt from this Transit Services Plan, the portion of the property that is non-parking and non-residential is subject to this Transit Services Plan. The assessment shall be based on gross floor area of the non-parking and non-residential uses. Only the employees of the assessed portion of the property may receive the services under this Transit Services Plan.

3. Property Use Changes

If a non-residential property or a non-parking property within the Transit District changes use such that it becomes residential use property or parking property, the board of trustees may do either of the following:

- a. Waive the assessment for such property to reflect that the property is no longer within the Transit District; or
- b. In the case of non-residential property that becomes residential use property, retain the assessment on such property and provide the transit services under

the Transit Services Plan for any new residents until the expiration of the Transit Services Plan.

If a residential or parking property within the boundaries of the District changes use such that it becomes a non-residential and non-parking property, the District may enter into a contract with the property for the provision of individual services for the duration of the Transit Services Plan.

4. Property owned by Franklin County

Property owned by Franklin County (“County”) is not currently subject to SID assessments, however, the County wishes to participate in this Transit Services Plan. The District and the County will enter into an agreement, pursuant to which the County will agree to make annual service payments to the District for services under this Transit Services Plan. The board of trustees reserves the right to allocate any portion or all of the County’s annual service payment to either the Base Services Plan or the Transit Services Plan.

5. Property Outside the District

Some property owners within the District have employees outside of the District and may want to extend the transit benefits to all employees in their company. The board of trustees may allow a property owner paying the assessment under the Transit Services Plan for property in the District to contract with the District to provide transit services to employees that are assigned to a work site outside of the District subject to terms with COTA. The contract price shall cover the full cost of providing such services.

6. Residential Property

The board of trustees may allow the owner of a residential property in the District to contract with the District to provide transit services to residents in that property subject to terms with COTA. The contract price shall cover the full cost of providing such services.

7. Excess Third-Party Funding

If more third-party funding is received than is needed to fund the Transit Services Plan through 2021, the board of trustees may waive or reduce all or a portion of the assessment for Transit District property owners in subsequent years by using the formula described in this Transit Services Plan.

Contingencies of the Transit Services Plan

The proposed Transit Services Plan is subject to the following contingencies. The failure to satisfy any of the following contingencies shall cause the Transit Services Plan to not take effect:

- a. The Transit Services Plan shall not take effect unless the petition for the Transit Services Plan receives such level of support from property owners as is satisfactory to the board of trustees, which support may be in addition to the approval of 60% of the front footage of all Transit District property owners required by Section 1710.06 of the Ohio Revised Code;
- b. The board of trustees will not vote to forward assessments under the Transit Services Plan in 2017 unless viable sources of grants or other funds other than assessments, sufficient to fund the Transit Services Plan through 2020, are identified and tentatively committed; and
- c. If the Transit Services Plan does not take effect in 2018, the board of trustees may opt to begin the Transit Services Plan in 2019, but only if grants or other funds other than assessments, sufficient to fund the Transit Services Plan through 2021, are secured by August 1, 2018.
- d. The board of trustees will take a vote each year to determine whether properties will be assessed in the following year for the Transit Services Plan in a stand-alone resolution.

Once the Transit Services Plan has taken effect, the Transit Services Plan will terminate if grants or other funds other than assessments are not secured by August 1, 2018.

If grants or other funds other than assessments are not secured by August 1, 2018 to proceed with the Transit Services Plan, the board of trustees will:

- a. take action to cause the County Auditor to cease any future Transit Services Plan assessments; and
- b. take action to terminate the services provided with the Transit Services Plan and distribute any remaining Transit Services Plan assessments to each property owner within the Transit District in proportion to that property owner's portion of the entire remaining Transit Services Plan assessment.

Pursuant to Ohio Revised Code Section 1710.13, if the property owners vote to repeal the Transit Services Plan, any remaining Transit Services Plan assessments shall be distributed by the board to each property owner within the Transit District in proportion to that property owner's portion of the entire remaining Transit Services Plan assessment.

Term of Assessment and Transit Service Plan

Properties will be assessed for three years:

1. If services provided under the Transit Service Plan take effect on June 1, 2018 then assessments will begin to accrue on July 1, 2017, and will terminate after June 30, 2020. Services provided by the Transit Services Plan will terminate after December 31, 2020.
2. If services provided under the Transit Service Plan take effect on June 1, 2019 then assessments will begin to accrue on July 1, 2018, and will terminate after June 30, 2021. Services provided by the Transit Services Plan will terminate after December 31, 2021.

In addition to the reasons for termination in the Contingencies section, the board of trustees for the District will have the option of terminating all or a portion of the Transit Services Plan for

Services prior to December 31, 2021 if the any of the County, Nationwide Insurance or the City of Columbus does not make its annual service payment or if the board of trustees determines that the special benefits provided by the Transit Services Plan are not being realized by the owners of property within the Transit District. If the board of trustees for the District determine to terminate all or a portion of the Transit Services Plan prior to December 31, 2021, the annual assessment shall be adjusted downward by using the formula described in this Transit Services Plan.

EXHIBIT A

The Plan will be executed within the following area:

- a) Beginning at the corner of Front Street and Nationwide Blvd., and proceeding south along Front Street to Hickory Street,
- b) West on Hickory Street to Ludlow Street; then proceeding
- c) South on Ludlow Street to Long Street; then proceeding
- d) South along the easterly boundary of Franklin County tax parcel 010-018405 to the northerly boundary of Franklin County tax parcel 010-067474; then proceeding
- e) West along the northerly boundary of Franklin County tax parcel 010-067474 to Marconi Boulevard; then proceeding
- f) South along Marconi Boulevard and Civic Center Drive to the northern boundary of Franklin County tax parcel 010-272985; then proceeding
- g) Northerly and easterly along the northern boundary of Franklin County tax parcel 010-272985 to Front Street; then proceeding
- h) South on Front Street to State Street; then proceeding
- i) East on State Street to Wall Street; then proceeding
- j) South on Wall Street to the northern boundary of Franklin County tax parcel 010-018007; then proceeding
- k) East along the northerly boundary of tax parcel 010-018007 to High Street; then proceeding
- l) South on High Street to Town Street; then proceeding
- m) West on Town Street to Front Street; then proceeding
- n) North on Front Street to the southern boundary of Franklin County tax parcel 010-272985; then proceeding
- o) Northerly and westerly along the southern boundary of Franklin County tax parcel 010-272985 to Civic Center Drive; then proceeding
- p) South on Civic Center Drive to Town Street; then proceeding
- q) East along Town Street to Ludlow Street; then proceeding
- r) South on Ludlow Street to Mound Street; then proceeding

- s) East on Mound Street to Front Street; then proceeding
- t) South on Front Street to Fulton Street; then proceeding
- u) East on Fulton Street to Third Street; then proceeding
- v) North on Third Street to Engler Street; then proceeding
- w) East on Engler Street to the easterly boundary of Franklin County tax parcel 010-006471; then proceeding
- x) North along the easterly boundary of Franklin County tax parcel 010-006471 to Mound Street; then proceeding
- y) North along the westerly boundary of Franklin County tax parcel 010-002251 to Noble Street; then proceeding
- z) North along Lazelle Street to Cherry Street; then proceeding
- aa) East along Cherry Street to the easterly boundary of Franklin County tax parcel 010-020210; then proceeding
- bb) North along the easterly boundary of Franklin County tax parcel 010-020210 to the southern boundary of Franklin County tax parcel 010-002125; then proceeding
- cc) East along the southerly boundary of Franklin County tax parcel 010-002125 to Fourth Street; then proceeding
- dd) North along Fourth Street to Chapel Street; then proceeding
- ee) West along Chapel Street to Lazelle Street; then proceeding
- ff) North on Lazelle Street to Capital Street; then proceeding
- gg) East on Capital Street to Fifth Street; then proceeding
- hh) North on Fifth Street to Lynn Street; then proceeding
- ii) West on Lynn Street to Young Street; then proceeding
- jj) North on Young Street to Gay Street; then proceeding
- kk) West on Gay Street to Fourth Street; then proceeding
- ll) North on Fourth Street to the southerly boundary of Franklin County tax parcel 010-012554; then proceeding
- mm) East along the southerly boundary of Franklin County tax parcel 010-012554 to the easterly boundary of Franklin County tax parcel 010-012554; then proceeding

- nn) North along the easterly boundary of Franklin County tax parcel 010-012554 to Elm Street; then proceeding
- oo) West along Elm Street to Young Street; then proceeding
- pp) North along Young Street to the northerly boundary of Franklin County tax parcel 010-001216; then proceeding
- qq) West along the northerly boundary of Franklin County tax parcel 010-001216 to Fourth Street; then proceeding
- rr) North on Fourth Street to Long Street; then proceeding
- ss) West on Long Street to Lazelle Street; then proceeding
- tt) North on Lazelle Street to Chestnut Street; then proceeding
- uu) North along the easterly boundary of Franklin County tax parcels 010-032920, 010-053339, and 010-033279 to Nationwide Boulevard; then proceeding
- vv) West on Nationwide Boulevard to the easterly boundary of Franklin County tax parcel 010-255887 (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street, if any); then proceeding
- ww) North along the easterly boundary of Franklin County tax parcels 010-255887 and 010-248376 to Convention Center Drive (but expressly excluding any frontage that such parcel may have along the elevated portion of Third Street or Convention Center Drive, if any); then proceeding
- xx) Westerly and Southerly along Convention Center Drive to High Street; then proceeding
- yy) South on High Street to Nationwide Blvd.; then proceeding
- zz) West on Nationwide Blvd. to Front Street.

