

**CERTIFICATE OF CITY ENGINEER
PURSUANT TO OHIO REVISED CODE SECTION 5709.40(A)(5)(f)**

WHEREAS, Pulte Homes of Ohio, LLC and Harmony Development Group, LLC (the “Developers”) plan to develop an approximately ±369.2 acre site (the “Developers’ Property”) located within the municipal corporate boundaries of the City of Columbus, Ohio, a municipal corporation, (the “City”) as 555 single family homes, 121 empty nester/patio style homes, and 432 apartments with appropriate associated amenities, and parking necessary to support those uses; and

WHEREAS, pursuant to Ordinance 1685-2020 rezoning the Developers’ Property and authorized by Ordinance 1557-2020, the Director of Development entered into an agreement dated March 10, 2021 with the Developers to outline the plans and respective commitments of the City and the Developers for the fulfillment of the financing requirements needed pursuant to Resolution 0216X-2008 (the “Big Darby Revenue Program”); and

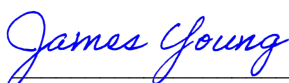
WHEREAS, the Big Darby Revenue Program identified three revenue generation sources: tax increment financing (TIF), new community authority (NCA) charges, and per unit developer contributions for the *Big Darby Accord* public improvements and other regional public improvements (the “Big Darby Accord Purposes”); and

WHEREAS, pursuant to the City’s proposed TIF incentive district ordinance (the “Proposed Ordinance”), the City will establish two or more new TIF incentive districts pursuant to Ohio Revised Code (“R.C.”) Section 5709.40(C) in relation to the Developers’ Property (each a "Proposed District" and together the "Proposed Districts"), each Proposed District being an area not more than three hundred acres in size and enclosed by a continuous boundary in which the development will be undertaken, for the purpose of declaring the improvements to parcels of real property outlined and defined in Exhibit A to the Proposed Ordinance (the "Parcels") located within each Proposed District to be a public purpose and requiring the owners of the Parcels to make service payments in lieu of taxes for use towards Big Darby Accord Purposes; and

WHEREAS, pursuant to Ordinance 1662-2008, and as stipulated by R.C. 5709.40(A)(5)(f), the City adopted and approved the Economic Development Plan for the Big Darby Planning Area (the “Economic Development Plan”), which the Developers’ Property is included within; and

WHEREAS, the City Department of Development and all departments and divisions of the City administration were thereby authorized and directed to consult and use said Economic Development Plan as guidance in establishing tax increment financing for the Big Darby Revenue Program to provide financing for the Big Darby Accord Purposes of each Proposed District in the Big Darby Planning Area;

NOW, THEREFORE, pursuant to R.C. 5709.40(A)(5)(f), I certify that I am the duly appointed, qualified, and acting City Engineer for the City, and that the public infrastructure serving each Proposed District is inadequate to meet the development needs of each Proposed District as evidenced by the Economic Development Plan.



James D. Young, P.E. (Date)
City Engineer / Administrator, Design and Construction

10/1/21

Economic Development Plan
for
Big Darby Planning Area

Introduction

Section 5709.40 of the Ohio Revised Code authorizes the legislative authority of a municipal corporation to create, by ordinance, a tax increment financing incentive district and declare improvements within that district to be a public purpose. “Improvements” are defined as increases in assessed values of properties that occur after the effective date of the ordinance that created the district.

To be eligible for establishment, an incentive district must (1) be enclosed by a contiguous boundary, (2) contain no more than three hundred acres, and (3) have one or more distress characteristics as defined by the Ohio Revised Code. Distress characteristics include (but are not limited to) blighted property, high unemployment rates, and above-average poverty rates. Distress characteristics may also be defined as inadequate public infrastructure serving the district as evidenced by a written economic development plan for the district. The municipal corporation’s engineer must certify that the existing infrastructure within the district is inadequate to meet the future development needs of the district and the plan must be adopted by the corresponding legislative authority.

The Plan

This Economic Development Plan (this “Plan”) is intended to facilitate the creation of one or more incentive districts for the Big Darby Watershed in Franklin County, Ohio (the “Planning Area”). This Plan proposes development projects that will

help carry out the objectives set forth in this Plan by promoting a full spectrum of housing choices and adequate educational, recreational and civic opportunities, all of which are essential components of the development of a sustainable community.

The parcels located within the Planning Area have been or are expected to be approved for this development, and public infrastructure improvements will be necessary to ensure that the development is adequately served by roadways, utilities, parks and other forms of public facilities and infrastructure. The incremental revenue generated within the incentive district(s) will provide funds for these public infrastructure improvements.

Planning Area

The Planning Area is identified and depicted on **Attachment A**. It is comprised of the portion of the Big Darby Watershed within Franklin County as well as the balance of certain parcels within the city that fall partially outside that Watershed.

Proposed Development

The Planning Area is currently expected to be developed to provide for an appropriate mix of land uses and associated community facilities and infrastructure. The current anticipated development for the Planning Area includes new residential development and new commercial, civic, school and recreational facilities, including parks, conservation areas and other green space. The Big Darby Accord Watershed Master Plan provides a development and conservation policy framework for the area. This proposed development, including the public infrastructure improvements, will

promote responsible growth while protecting environmentally sensitive areas.

Objectives include:

- develop neighborhoods with a variety of housing types and options
- provide a safe, efficient and attractive network of streets
- develop strong neighborhoods based on pedestrian orientation, proper scale, quality architecture and design, and proximity of parks and open space and retail, transportation and other necessities
- ensure that all development is served by appropriate utility services
- develop a quality system of parks, conservation areas, open space and recreational opportunities
- develop regional stormwater facilities to protect water quality and enhance natural resources
- provide for mechanisms to monitor water quality.

Public Infrastructure Improvements

Payments in lieu of taxes collected from the incentive district(s) will fund public infrastructure improvements necessary to support the development of the Planning Area and advance the goals of the Big Darby Accord Watershed Master Plan. These public infrastructure improvements include, but are not limited to, the following improvements: (1) street and roadway improvements; (2) utility improvements; (3) streetscape and landscape improvements; (4) gas, electric and communications service facilities improvements; (5) public park improvements; (6) public facilities, (7) environmental

remediation projects; and (8) land acquisition and site preparation for the foregoing improvements.

Economic Impact

The anticipated development of the Planning Area will help carry out the objectives set forth in the Big Darby Accord Watershed Master Plan and will play a vital role in the growth and preservation of the community through planned development. The development will provide housing options and job opportunities for new and existing area residents and generate additional tax revenue for the area.

The anticipated development will create an urgent need for infrastructure throughout the Planning Area. The proposed incentive district will assist in financing those public infrastructure improvements and may also serve to both attract and accommodate contiguous growth by extending and expanding necessary public infrastructure.

Conclusion

The proposed development and investment in public infrastructure will benefit the Planning Area in many ways. They will address existing deficiencies, enhance the physical landscape, enrich community life, and serve to align the Planning Area with a greater vision for Central Ohio. In the years ahead, the improvements will also enable the area to accommodate further growth and redevelopment. The creation of one or more incentive districts will help provide funding for public infrastructure and thus

accommodate the future growth, while still providing for the preservation of environmentally sensitive areas.

Attachments

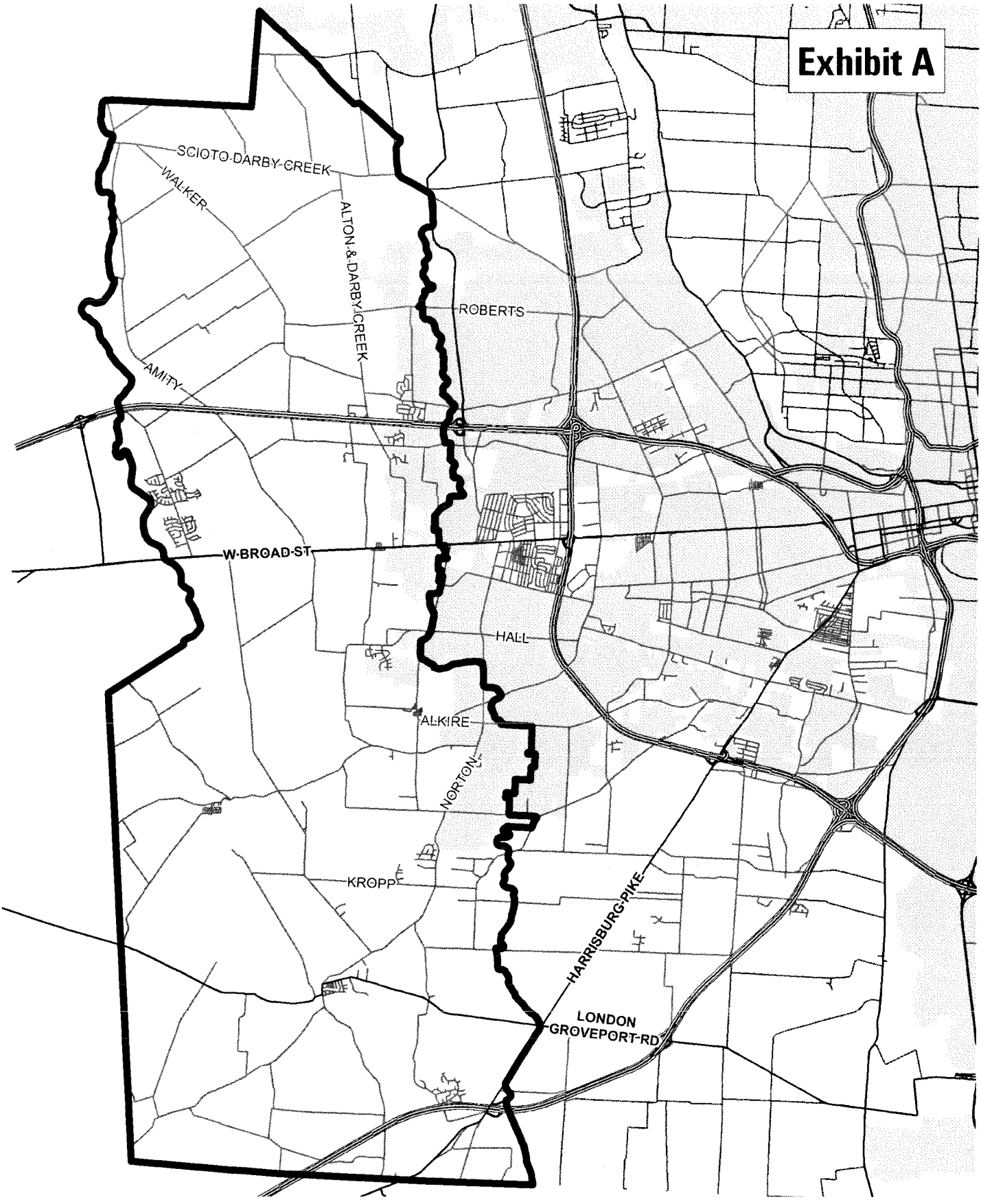
Attachment A: Planning Area



Attachment A

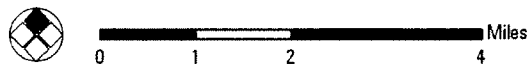
Map of Planning Area


[see attached]

Exhibit A



 Big Darby Accord Planning Area
 Columbus Boundary



 City of Columbus
Department of Development
Planning Division
October 2008