

**EXHIBIT C**

**CITY OF COLUMBUS, OHIO  
CERTIFICATE OF COMPLIANCE  
WITH PUBLIC HEARING REQUIREMENTS FOR  
GRANDVIEW CROSSING COMMUNITY AUTHORITY**

The undersigned hereby certifies that on the 4<sup>th</sup> day of June 2026, the City of Columbus, Ohio (the "City"), acting through its Department of Development, conducted a public hearing in accordance with Chapter 349 of the Ohio Revised Code at the advertised time of 3:00 p.m. with respect to the property owner(s)' or other person(s) who controls such property's consent to add property to the new community district of the Grandview Crossing Community Authority. 810 Grandview LLC and the Grandview Crossing Community Authority submitted to the City Clerk on May 1, 2026 the *Consent to Add Property to a New Community Authority* for a portion of a 6.1± acre parcel to be created from the rear portion to be split from the Franklin County Engineer's Office's property at 970 Dublin Road. Notice of the hearing was given by publication on May 28<sup>th</sup> and June 4<sup>th</sup> in *The Columbus Dispatch* and its official public notice website pursuant to R.C. Section 7.16. The public hearing was held in the City's Michael B. Coleman Government Center's public hearing room at 111 N. Front Street, Columbus, Ohio 43215 and commenced at approximately 3:00 p.m. on June 4, 2026. There were zero public attendees, zero representatives of the developer, and three members of City staff present. City staff provided a general background of NCAs, a brief summary of the Grandview Crossing NCA's history, a description of the community development district including the initial property and the proposed additional properties, the new community development program, and the community development charges. As no members of the public attended, there was not a question and answer session with the public. Finally, seeing there was no further business, the public hearing was adjourned at approximately 3:15 p.m. on June 4, 2026.

This certification is dated June 4, 2026.

By: \_\_\_\_\_

William Webster, Deputy Director  
Department of Development

Attachment A: Grandview Crossing NCA Public Hearing Agenda and Minutes – 06/04/26

**ATTACHMENT A  
GRANDVIEW CROSSING  
COMMUNITY AUTHORITY  
PUBLIC HEARING  
111 N. FRONT STREET, 2<sup>ND</sup> FLOOR  
COLUMBUS, OH 43215  
JUNE 4, 2026**

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**AGENDA**

- **CALL TO ORDER**
  - **NCA BACKGROUND**
  - **PETITION AND CONSENTS**
  - **NCA TERRITORY**
  - **NEW COMMUNITY DEVELOPMENT PROGRAM**
  - **COMMUNITY DEVELOPMENT CHARGES**
  - **ADDITIONAL PUBLIC COMMENTS**
  - **CLOSING REMARKS**
  - **ADJOURNMENT**
- 

**CALL TO ORDER**

Good afternoon. We are calling the meeting to order at 3:00 p.m. for a public hearing to consider the expansion of the territory of the Grandview Crossing Community Authority under R.C. Chapter 349. Any attendee, who has not already done so, please sign in and report attendance.

City staff present were Seth Brehm, Jana de Jong, and Michelle Larsen of the Department of Development. There were no developer representatives nor members of the public present.

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**NCA BACKGROUND**

A new community authority, or NCA, is a separate governmental body governed by a board of trustees. The initial territory of a NCA is property owned or controlled by the original developer requesting the NCA to be established by the City plus any future property added to that NCA territory by the City with consent of the property owner or controlling person. An NCA is established for the development of vacant property, or can be established over an existing community, in each case to implement a new community development program allowing for land acquisition, land development, community facilities, and services for that community. The board of trustees, with the consent of the property owners, may impose community development charges on the properties within the NCA territory to pay for the costs or obligations of the new community development program. Many existing NCA's in Columbus put a special assessment on the property tax bill for a certain millage on the properties within its territory to pay for public infrastructure improvements like streets, utilities, structured parking, or parks.

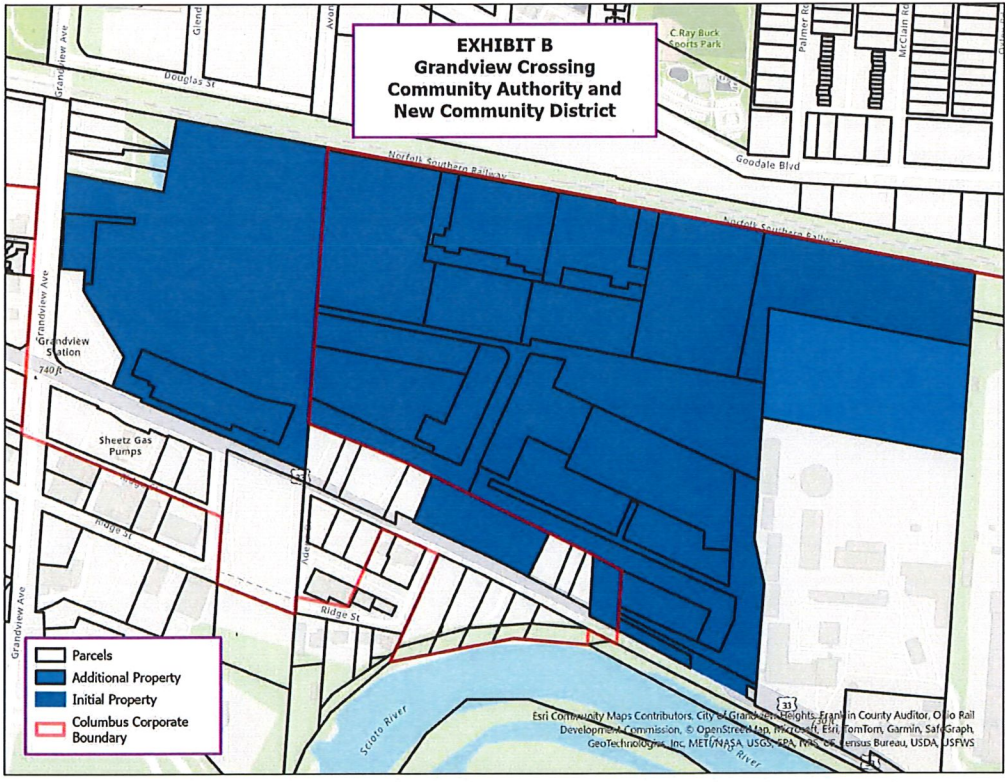
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**PETITION AND CONSENTS**

The Grandview Crossing Community Authority was established pursuant to a petition filed with the City Clerk on April 12, 2019 by 810 Grandview LLC, an affiliate of Wagenbrenner Developer, Inc. dba Thrive Companies. The petition was determined to be sufficient by City Council pursuant to Resolution No. 0144X-2019 adopted on May 6, 2019. Following an earlier public hearing on May 15, 2019, Resolution No. 0183X-2019 adopted by City Council on June 24, 2019 approved the petition, formally established the Grandview Crossing NCA and its new community district, and appointed four of the seven trustees to the board (three citizen members and a local government rep). On May 1, 2026, a consent for additional property was signed by 810 Grandview LLC and the Grandview Crossing Community Authority agreeing to add property they control at the rear portion of the Franklin County Engineer’s Office’s property at 970 Dublin Road through leases of at least forty (40) years’ duration, options, or contracts to purchase to the territory of the Grandview Crossing NCA district. Pursuant to that latter resolution and R.C. Section 7.16, City Council authorized two weeks of notices for this public hearing.

**NCA TERRITORY**

The initial property of the Grandview Crossing Community Authority is approximately 55.707-acres of former landfill property located at the northeast corner of Dublin Road and Grandview Avenue. At the time the petition was approved, the City and the developer had already executed an Economic Development Agreement dated December 22, 2017 envisioned additional adjacent property to the site being added to the NCA district. As previously mentioned, the property consenting to be added to the Grandview Crossing NCA territory for the purposes of this hearing is the roughly six-acre rear portion of the Franklin County Engineer Office’s property to the east side of the existing site.



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## NEW COMMUNITY DEVELOPMENT PROGRAM

The primary goal of the New Community Development Program is to develop infrastructure necessary to fulfill the current and future needs of the NCA district. The proposed mixed-use development consists of or will consist of approximately 200,000 square feet of Class A office space, 900 apartment units, a 260-unit senior living facility, a 120-key hotel, 29,000 square feet of retail space, additional site improvements and amenities for the office and residential uses including surface and structured parking, roadway improvements, utilities, and green space. At the present time, the Authority is the fee title owner of a structured parking facility on the site and a portion of the streets and utilities as well as coordinating the flow of water and sewer utilities to the end users. There have been constructed about 120,000 square feet of Class A office and over 570 apartments. The new territory being added will include 300 apartments not previously anticipated.

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## COMMUNITY DEVELOPMENT CHARGES

The Community Development Charges will consist of three components:

- (a) a charge on each unit based on the expected assessed value of each parcel once it is developed in accordance with the development plan (the “**Assessed Valuation Charge**”), with payments in lieu of taxes (PILOTs) from a tax increment financing areas to be established in the District by the City credited to payment of this charge to be pledged to pay and secure bond or other obligations of the Authority issued to finance Land Acquisition and Land Development activities and construction of Community Facilities,
- (b) a charge for utilities based on the rate of utility usage by occupants of that parcel provided from the Authority’s master water and sewer meters for utilities delivered by the City of Columbus and/or the City of Grandview Heights (the “**Utility Charge**”), and
- (c) a maintenance charge based on the expected assessed value of each parcel once it is developed in accordance with the development plan (the “**Maintenance Charge**”) to provide for maintenance of Community Facilities as well as any environmental monitoring, reporting and possible remedial actions.

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## ADDITIONAL PUBLIC COMMENTS – NO PUBLIC MEMBERS PRESENT

- Question:
  - Answer:
- Question:
  - Answer:
- Question:
  - Answer:
- Question:
  - Answer:
- Question:
  - Answer:

## **CLOSING REMARKS**

The next step in the expansion of the Grandview Crossing NCA is for City Council to consider the passage of an additional resolution to 1) formally approve the consent; and 2) define the Grandview Crossing NCA territory to include the additional consenting property. It is anticipated that the next resolution may be presented to City Council for consideration before July recess. This process to add property to the Grandview Crossing NCA territory may be repeated if additional consents to add property are filed with the City Clerk.

## **ADJOURNMENT**

Public hearing adjourned at 3:15 p.m.