


EXHIBIT C
CITY OF COLUMBUS, OHIO
CERTIFICATE OF COMPLIANCE WITH PUBLIC HEARING REQUIREMENTS
THE RIVERSOUTH NEW COMMUNITY DISTRICT AND
NEW COMMUNITY DEVELOPMENT PROGRAM

The undersigned hereby certifies that on the 21st day of February, 2023, 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 proposed additions of property to The RiverSouth New Community District (the "District") and the supplementation of the New Community Development Program (the "Program") for the District. The Columbus Downtown Development Corporation submitted to the City on January 19, 2023 the *Amendment to Petition for Organization of a New Community Authority* in order to add property under its control to the District and to supplement the Program. By Resolution 0018X-2023, as amended, City Council provided consent and authorized the Director of Finance and Management to file such consent to add property owned by the City to the District.

Notice of the hearing was given by publication on February 7th, 14th, and 21st in *The Daily Reporter*. The public hearing was held in the offices of the City at 111 N. Front Street, Room 204, Columbus, Ohio 43215 and commenced at approximately 3:05 p.m. to allow for any late arrivals. The City received no prior written submissions with respect to the additional property expanding the District or the supplementation of the Program. There were also 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 District and the additional properties to the District, a description of the existing and supplemental Program, and seeing there was no further business, adjourned the hearing at approximately 3:15 p.m. on February 21, 2023.

This certification is dated March 22, 2023.

By: 
Mark Lundine, Administrator
Economic Development Division

Attachment A: The RiverSouth New Community District Expansion and Supplement of its New Community Development Program Public Hearing Minutes - Tuesday 02/21/23

**Attachment A:
The RiverSouth
New Community District Expansion and
Supplement of its New Community Development Program
Public Hearing Minutes
Tuesday 02-21-23**

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

Michelle Larsen	
Seth Brehm	
Jana de Jong	

Called to order at 3:05 p.m. by City staff for a public hearing to consider the addition of territory to The RiverSouth New Community District and supplementing its new community development program. Roll call of attendees.

Original Petition, Amending Petition, and Consent

City staff stated The RiverSouth Authority was originally proposed pursuant to a petition filed by the Columbus Downtown Development Corporation (“CDDC”) after Council authorized the Clerk to sign the petition pursuant to Resolution No. 2446-2003 adopted on November 17, 2006. The petition was determined to be sufficient by City Council pursuant to Resolution No. 0451-2004 adopted on March 15, 2004. City Council then established The RiverSouth Authority and its community development district and program by adopting Resolution No. 1007-2004 on June 21, 2004.

City Council adopted Resolution No. 0018X-2023 on January 30, 2023, to be amended by Resolution 0034X-2023, determining that both the Amendment to Petition for Organization of a New Community Authority submitted by CDDC on January 19, 2023 and consent granted by the City of Columbus, Ohio for the purpose of expanding The RiverSouth New Community District was sufficient and compliant with the requirements of the Ohio Revised Code Section 349.03(B). Council also authorized public notices and for the Department of Development to hold this hearing on the amending petition and consent to add additional property that are owned or controlled by CDDC or the City as well as update the programming.

New Community District Description and Location

City staff identified the current location of The RiverSouth New Community District as being an area comprised of several square blocks in downtown Columbus generally bounded by Town Street and State Street on the north, High Street and Wall Street on the east, Rich Street and Cherry Street on the south, and Front Street and Ludlow Street on the west.

The additional territory is to the east of the original territory at the SW corner of Town Street and Washington Avenue and north of the original territory along Front Street between Gay Street and Lafayette Street. The additional territory being added to the district is three non-contiguous parcels with such property more specifically being tax parcel ID Nos. 010-028174 and 010-067063 owned or controlled by CDDC and tax parcel ID No. 010-019202 owned or controlled by the City.

New Community Development Program

City staff provided an overview of the original development program for The RiverSouth New Community District. The New Community Development Program focused on the implementation of the 2002 Strategic Business Plan for Downtown Columbus including goals of increasing the residential presence to transform Downtown into a 24/7 community; stimulate demand for office space to secure Downtown's vitality; construct additional structured parking facilities; invest in the riverfront with open space creation and connection of civic assets; and improve walkability and vehicular circulation. The original phase of the program was acquiring and redeveloping the former Lazarus Building, developing a cultural facility, public infrastructure of Town and Front Streets, the Scioto Mile, and parking garages. Additional phases would include residential redevelopment of 500 to 700 townhomes, condos, and rental units as well stabilizing the City Center Mall / Columbus Commons area. The City and The RiverSouth Authority have a lease agreement whereby the City makes lease payments equal to the debt service payments of the bonds issued by The RiverSouth Authority to support the New Community Development Program.

The additional property to the New Community District is in support of the New Community Development Program, which is also being supplemented. The New Community Development Program is aligned with the seven major themes of the 2022 Downtown Columbus Strategic Plan. Those themes are making Downtown: 1) A Neighborhood for All; 2) A Thriving and Attractive Place to Work; 3) A Vibrant and Distinctive Destination; 4) The Cultural Heart of the City; 5) A Green and Sustainable Capital; A Hub for Mobility; and A Tapestry of Livable Urban Districts. The expanded New Community Development Program will allow The RiverSouth Authority to engage in: strategic property acquisition; renovation/redevelopment of said properties; development of new affordable housing; development of new office space; purchase market rate rental housing for affordable housing; Lazarus Building, Columbus Commons, Third Street Retail Center, and Parking Garages capital projects; improvements in and around 145 S. Front Street; utility and site work around 497 E. Town Street; and other activities that support the seven themes. As the current Authority bonds will be paid off in the next couple of years, the City and The RiverSouth Authority are considering entering into a Fifth Supplemental Lease for new bonds to be issued that are to also be repaid through lease payments made by the City.

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 amending Resolution No. 0018X-2023 to make technical corrections and consider the passage of an additional resolution, most likely in March, to formally approve the expansion of The RiverSouth New Community District with the additional territory and to supplement the New Community Development Program.

Adjourned at 3:15 p.m. by City staff.