


**EXHIBIT B**

**CITY OF COLUMBUS, OHIO  
CERTIFICATE OF COMPLIANCE  
WITH PUBLIC HEARING REQUIREMENTS FOR  
SHORT NORTH NEW COMMUNITY AUTHORITY**

The undersigned hereby certifies that on the 21<sup>st</sup> day of August 2025, 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 2:00 p.m. with respect to the property owner consents to add property to the new community district of the Short North New Community Authority. Short North Alliance, Inc., on behalf of the consenting property owners, submitted to the City Clerk on July 18, 2025 the *Written Consent to Add Property to the Short North New Community Authority* for over one-hundred parcels. Notice of the hearing was given by publication on August 7<sup>th</sup>, 14<sup>th</sup>, and 21<sup>st</sup> in *The Daily Reporter*. The public hearing was held in the City's Michael B. Coleman Government Center's parking garage conference room at 141 N. Front Street, Columbus, Ohio 43215 and commenced at approximately 2:00 p.m. on August 21, 2025. There were five public attendees, one representative of the Short North Alliance, Inc., and six members of City staff present. City staff provided a general background of NCA's, a brief summary of the Short North 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. Thereafter, the Short North Alliance, Inc. shared its prepared remarks followed by a question and answer session with the public. Finally, seeing there was no further business, the public hearing was adjourned at approximately 3:05 a.m. on August 21, 2025.

This certification is dated August 27, 2025.

By:   
**William Webster**, Deputy Director  
Department of Development

Attachment A: Short North NCA Public Hearing Agenda and Minutes – 08/21/25

**ATTACHMENT A  
SHORT NORTH  
NEW COMMUNITY AUTHORITY  
PUBLIC HEARING AGENDA AND MINUTES  
141 N. FRONT STREET, COLUMBUS, OH  
43215 AUGUST 21, 2025**

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**AGENDA**

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

**CALL TO ORDER**

Good afternoon. We are calling the meeting to order at 2:00 p.m. for a public hearing to consider the expansion of the territory of the Short North New Community Authority under R.C. Chapter 349. Any attendee, who has not already done so, please sign in and report attendance.

[City staff attending were Seth Brehm, Jana de Jong, Michelle Larsen, Mark Lundine, and Andrew Borst, Department of Development, and Stacey Buttel, Department of Neighborhoods. Developer representative was Betsy Pandora, Short North Alliance, Inc. Members of the public were Robin Keaffaber, resident, Jack Decker, President of Short North Civic Association, Kim England, owner of Mike's Grill, Kyle Miller, resident, Chet Ridenour, President of the Short North Foundation.]

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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 approval of the property owner. 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, structured parking, or parks.

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## **PETITION AND CONSENTS**

The Short North New Community Authority was established pursuant to a petition filed with the City Clerk on May 13, 2025 by the Short North Alliance, Inc. The petition was determined to be sufficient by City Council pursuant to Resolution No. 0121X-2025 adopted on May 19, 2025. Following an earlier public hearing, Resolution No. 0153X-2025 adopted by City Council on June 23, 2025 approved the petition, formally established the Short North NCA, and appointed four of the seven trustees to the board (Jane Grote, Donatos; Tyler Puhl, The Wood Companies; Maria Mercurio, FCCFA; and Stephen Sayre, City of Columbus). On July 18, 2025, consents for over 100 parcels were signed by their respective property owners agreeing to add their parcels to the territory of the Short North NCA. Pursuant to that latter resolution, City Council authorized three weeks of notices for this public hearing as required by law.

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## **NCA TERRITORY**

The initial property of the Short North Authority is a pocket park covering a portion of the property at the corner of N. High Street and Warren Street leased between the Short North Alliance and Warren & High LLC. At the time the petition was approved, the City and Short North Alliance envisioned prioritizing additional properties from those commercial and mixed-use properties along the N. High Street, E. 5<sup>th</sup> Avenue, and N. 4<sup>th</sup> Street corridors in the neighborhoods that are already receiving services and programming from the Short North Alliance. The properties that have consented to be added to the Short North NCA territory for the purposes of this hearing are primarily located on or near High Street between Convention Center Drive and King Avenue.

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## **NEW COMMUNITY DEVELOPMENT PROGRAM**

The New Community Development Program will align with the missions of the Short North Special Improvement District and 5<sup>th</sup> and 4<sup>th</sup> Special Improvement District already being managed by the Short North Alliance.

Key goals of the program are:

- Safety of the community;
  - Maintaining the physical environment;
  - Sustainable development;
  - Public and private business attraction;
  - Nurturing a creative community;
  - Scheduled cleanings;
  - Visitor and customer experiences;
  - Placemaking programming; and
  - Governing the NCA
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## COMMUNITY DEVELOPMENT CHARGES

The NCA board will only impose charges at or upon properties that have (i) consented to join the NCA territory, (ii) been approved by City Council, and (iii) commercial, retail, entertainment, sports, and food and beverage businesses. The charges will be prioritized first to administering the NCA, second to the new community development program, and third at the determination of the board of trustees. The board and each property owner will determine the most appropriate method for implementing and collecting the charges. There are three types of authorized charges that may be agreed upon between the NCA's board and a property owner: a retail charge, a hotel charge, and a parking charge.

- The retail charge is a charge allowed as a percentage of up to 5% of the gross receipts of businesses selling goods, products, or services.
- The hotel charge is a charge allowed up to a percentage of up to 10% of the gross receipts of hotel lodging transactions, banquet and catering services, food and beverage purchases, and membership and event fees.
- The parking charge is a charge allowed as either a fixed fee per parking use or a charge allowed to a percentage of up to 5% of the gross receipts from the operation of the parking facility.

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## SHORT NORTH ALLIANCE REMARKS

Good morning. Thank you for convening today's hearing to discuss the consideration for the formation of the Short North New Community Authority. Thank you, Seth and the economic development team, for clearly explaining these processes, procedures, and parameters for consideration.

The Short North Arts District is investing in what matters, not just for today, but for the future of a neighborhood that defines how Columbus shows up to the world.

In 2022, the Short North generated \$3.8 billion in total economic impact and nearly \$191.7 million in fiscal revenue, growth that benefits not only our neighborhood but the entire city. As the Short North continues to grow as one of Columbus' most vibrant destinations, it's important that we plan ahead to ensure that growth remains sustainable, welcoming, and well-supported.

This proposal for the creation of the Short North New Community Authority is a bold, community-first reinvestment in what makes the Short North thrive: safety, cleanliness, creativity, and connection.

It's shaped by local business operators, property owners, and community leaders. Upon formation, it will be one of the largest locally led initiatives of its kind in Ohio.

This locally driven, community reinvestment program will allow for a cleaner, safer, more creative Short North where a small percentage of some purchases does good for all in our community.

Through our outreach, we have heard support and enthusiasm from our community for this new community reinvestment program.

- The Short North Alliance has led over 15 business, property owner, and resident round tables and presented to over 75 business owners and employees at the March and May District meetings.
- It has also presented at the Italian Village Society and will present at the Short North Civic Association.
- In addition to having numerous discussions with well over 100 individual business and property owners, SNA has provided information through numerous news media outlets.
- In June, as Seth shared, Columbus City Council formed the Short North New Community Authority. And, in July, owners of over 110 parcels submitted consent petitions to add their properties into the territory of the Short North New Community Authority. We are thrilled with this overwhelming initial support for participation in this program from our community.

While the petition was created to allow for a program that is both flexible and responsive to future growth in our community, conversations with community constituents suggest that there could be tolerance for an initial 1% surcharge on non-grocery food, beverage, select services, retail, parking, and hotel stays occurring on properties within the proposed boundaries for expansion of the NCA at all hours, with an added 1% surcharge on activities occurring on those properties from 12:00 am-to-3:00 am when services are at peak. This model is sensitive to the feedback we have gathered from the community and aligns with the uses that drive the highest demands for present and future program and service needs in our community.

We estimate that a model like this, applied to the initial territory expansion petitions, could generate as much as \$2 million annually to support community reinvestment back in the needs that matter most to our businesses, property owners, residents and visitors.

As we have listened to the community, the highest property needs include:

Enhanced Public Safety Programming, such as daily special duty police and homeless outreach teams, real-time cameras, and crime center links. As much as 50% of the initial estimated community reinvestment might be required to achieve this.

More Clean Programming, such as more than doubling the size of Short North Ambassador Program and adding new peak season services. As much as 25% of the initial estimated community reinvestment might be required to achieve this.

Better Customer Experience, such as enhanced beautification & landscaping and the expansion of our popular garage validation program to offer more benefits to customers. As much as 15% of the initial estimated community reinvestment might be required to achieve this.

Vital Placemaking Programming, that would allow for more free open streets events, opportunities for artists to work and collaborate in our community, enhance storytelling in our community, and support maintenance of community facilities. As much as 10% of the initial estimated community reinvestment might be required to achieve this.

While many of these are programs currently offered by the Short North Alliance, more of them are needed as we address the growth we have already experienced and the needs we see growing into the future. We will leverage the systems, organizations, and collaboration already in place and build upon them.

If Columbus City Council approves of the expansion parcels into the Short North New Community Authority, this is the model the Short North Alliance as the NCA's developer plans to take as a proposal to the NCA board for their consideration and action.

Understandably, as this proposal has been shared, some questions have arisen about how it works. Namely, is this a tax? And how are decisions made?

It is not a tax. The initiative is a community development charge authorized through Chapter 349 of the Ohio Revised Code, a designation that differs from a tax in several key ways:

- It is consented to by participating property owners, unlike property taxes, which a government imposes regardless of consent
- It is not uniform, as taxes are legally required to be
- It is used for specific neighborhood-level improvements, not for general governmental purposes
- It is not enacted under Ohio's tax laws

It will be directed through a new public board that was appointed in July with four appointees made by the City Council and with three appointees from the Short North Alliance, allowing for transparency and community engagement.

Every dollar collected stays in the neighborhood to support the people and places that define the Short North as the creative backbone of Columbus.

It's a way for the people who enjoy the Short North to help do good through their purchases by sustaining the very things that make it so special, from safety and cleanliness to creativity and community.

It's designed with intention, focusing only on select, discretionary purchases and ensuring that every dollar reinvested directly benefits the neighborhood.

Our community is energized by opportunities to do more good. From an enhanced visitor experience to more creative programming and art to amplifying our ability to help those in the greatest need and accommodate a growing visitor base, we are excited by the new opportunities that lie ahead.

The Short North Arts District is one of Columbus' most visited and dynamic neighborhoods, and it's critical to ensure it remains welcoming and well-cared for.

This strategy uses tools commonly used in cities across Ohio to let neighborhoods step up and own their future.

While similar models exist in Bridge Park, The Banks in Cincinnati, and Downtown Cleveland, this approach for the Short North is distinct. It is driven by local business interests and shaped by property owners and community members who are invested in the Short North's continued success.

This neighborhood-driven reinvestment protects progress, ensures the Short North remains clean, safe, and welcoming, and helps us plan for long-term growth and vitality.

The Short North Alliance is excited to help advance critical needs in our community, and we appreciate the support and consideration for this innovative new community reinvestment program.



We are happy to join in answering questions with the City of Columbus.

### **ADDITIONAL PUBLIC COMMENTS (ANSWERS FROM CITY AND SNA)**

- Question: What are the boundaries on 5<sup>th</sup> Ave. for the priority expansion area of the Short North NCA?
    - Answer: From High Street east to the railroad.
  - Question: Was there any type of outreach to homeowners?
    - Answer: The NCA petition approved by the City does not allow NCA charges to be assessed on the residential portion of any property including homeowners.
  - Question: Why are there no small businesses on the NCA board?
    - Answer: Short North Alliance appointed Sheila Trautner the president of Taste Hospitality Group that owns Hubbard Bar and Grille.
  - Question: How many of the 110 parcels being added to the Short North NCA have businesses that are making under \$500K per year?
    - Answer: That data is not publicly available or known at the hearing.
  - Question: If a business chooses to not participate in the Short North NCA, can that business put a sign in their window identifying their lack of participation?
    - Answer: Yes (assuming it meets City Codes).
  - Question: How can a small business make a contribution to the Short North NCA to receive similar services without consenting to be added to the Short North NCA?
    - Answer: Need to check with a lawyer and Chapter 349 of the Ohio Revised Code, but it might be possible for a property owner to contract directly with the Short North NCA to make a smaller contribution separate from the fee schedule in the petition for the provision, management, and coordinating of community services.
  - Question: Will there be another public hearing in the Short North neighborhood during a time for more people to be able to attend?
    - Answer: This is the only legally required hearing, but the City will discuss internally after the hearing to see if an additional hearing is appropriate.
  - Question: How are resident voices represented on the board?
    - Answer: NCA board meetings are open to the public to attend. The Chairperson of the NCA board, Mary Jo Hudson, is a resident of the Short North.
  - Question: Did any Short North residential groups nominate Mary Jo Hudson?
    - Answer: It is recommended that you ask her directly this question and where she lives.
  - Question: Does the City have a list of public comments / feedback that it has previously received?
    - Answer: The Department of Development staff in attendance are unaware of any public comments / feedback from residents being received outside of the public hearings, but it will check with its public relations team headed by Deputy Director Kevin Kilbane.
  - Question: As a resident, why haven't they heard about the Short North NCA until now, and why is this just now happening since the Short North has been going downhill since 2018?
    - Answer: The Short North NCA is designed to address their concerns and the disruptions that have occurred since the pandemic to bring in more resources.
  - Will the City of Columbus Division of Police or special off-duty police officers hired by the Short North NCA have priority of enforcement?
    - Answer: A special off-duty police officer is a police officer who works for the City of Columbus Division of Police under its policies.
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## **CLOSING REMARKS**

The next step in the expansion of the NCA is for City Council to consider the passage of an additional resolution to 1) formally approve the consents; and 2) define the Short North NCA territory to include these additionally consenting properties. It is anticipated that the next resolution may be presented to City Council for consideration after August recess. This process to add properties to the Shorth North NCA territory may be repeated as additional owners choose to consent.

## **ADJOURNMENT**

Public hearing adjourned at 3:05 p.m.