

EXHIBIT A

Base Plan for Public Services & Improvements

Reauthorized University District Special Improvement District of Columbus

Summary

The University District Special Improvement District of Columbus (the “District”) through its Board of Directors (the “Board”) proposes a Plan for Public Services & Improvements (the “Plan”) to commence July 1, 2021 and expire June 30, 2026. The Plan will provide supplemental security, services designed to make the District more attractive, cleaning, maintenance of infrastructure, and other services for the District’s members.

The Plan will be funded by an annual special assessment to be levied on real property located within the District of approximately \$371,000 per tax year. The Ohio State University (“OSU”) will make a contribution of approximately \$104,000 per tax year for its properties that are exempt and within the District. The total cost of the plan will be approximately \$475,000 per tax year. The special assessments will be levied for five tax years, from 2020 through 2024.

The Plan will be executed within the area included in the attached map (the “Boundaries”). The special assessment shall be levied against each non-exempt tax parcel within the Boundaries according to the “Base Formula” described in the Method of Assessment section contained herein.

Background

The University District of Columbus, Ohio is one of the largest collegiate markets in the nation. In response to concerns about crime, perceptions about crime, and a desire to improve the appearance of the district, property owners asked the University Community Business Association to circulate a petition to create a special improvement district (“SID”).

Under Chapter 1710 of the Ohio Revised Code (“ORC 1710”), owners of real property located within a self-defined geographic area may petition to establish a SID for purposes of assessing real property located within the geographic area for the cost of providing area-wide supplemental public services and improvements. The petition must be signed by persons owning either (1) at least 60 percent of the front footage of all real property located within a proposed SID (with the general exception of church property and government-owned property) or (2) at least 75 percent of the area of all real property located within a proposed SID (with the general exception of church property and government-owned property). Once the SID is created, then all owners within the district area required to contribute their proportionate share of the cost.

Owners of property adjacent to The Ohio State University campus petitioned Columbus City Council in January 2015 to create a SID and approved a proposed five-year Plan for Public Services & Improvements that began on July 1, 2016. In April 2015, the District was formed, and the Board was elected to manage the newly incorporated non-profit organization charged with implementing the 2015 Plan for Public Services & Improvements. The Board voted to propose the Plan described herein on August 5, 2019.

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Services and Improvements

The District intends to deliver the following services and improvements, as determined and overseen by the Board:

Environmental Maintenance Services

Services to improve the appearance of public areas. These services may include:

- Removal of litter from sidewalks, public areas, and alleys
- Mechanical sweeping to collect grit, glass, and cigarette butts
- Removal of illegal handbill postings
- Removal of graffiti and stickers from public streetscape furnishings, fixtures, and signs
- Removal of pedestrian level graffiti from building facades fronting public rights-of-way
- Remedy over-flowing waste receptacles
- Power wash sidewalks to remove stains and organic matter
- Power wash waste receptacles and recycling containers
- Limited snow and ice removal to maintain adequate paths of travel
- A system to report and correct the failure of public and private entities to deliver services or maintain property, including the City of Columbus, private property owners, private trash collectors, and other service providers
- Coordination of City of Columbus public services
- Removal of a safety or health hazard
- Supplemental dumpsters and bulk waste removal assistance

Supplemental Security Services

Services to improve public safety and the perception of safety. These services may include:

- Supplemental radio-equipped and uniformed security patrols
- Surveillance to assist in the intervention and prevention of crime
- Efforts to reduce panhandling, public consumption of alcohol, inebriated individuals, and intimidating behavior
- Outreach services to connect street people to services and help move them off the streets
- Coordination of security functions, including the Columbus Division of Police, the OSU-CPD Joint Patrol, Community Crime Patrol, private security operated by members, and District ambassadors
- Linked communications including web sites, text alerts
- Provide and coordinate security escorts as requested
- Crime advisories
- Crime prevention advice, literature, and programs
- Community “ambassador” services for the general public, including directions, assistance, general information, and hospitality

Infrastructure

Services to maintain or improve infrastructure. These services may include:

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- Maintain appearance of light poles, benches, waste receptacles, bicycle hitches, traffic light posts and information kiosks
- Monitor and report conditions of newspaper and ad boxes
- A system to report and monitor the condition of public infrastructure, including streets, alleys, lighting, and signage
- Repair and replace brick streetscape materials for safe pedestrian travel

Beautification

Services to improve the appearance of the district. These services may include:

- Weed removal
- Maintenance of new street trees, tree pits, and landscape beds
- Seasonal plants/flowers in selected locations
- Public art and other placemaking projects (with other funding sources)

Member Services & Communication

Services that add value to membership in the SID, strengthen the cohesiveness of the District, and improve communication among members of the District and governmental or quasi-governmental agencies. These services may include:

- Newsletters and special announcements
- Educational trainings
- Annual reports
- Public relations and earned media
- Data collection and information management
- Electronic and printed materials
- Collaboration with the City of Columbus departments to solve issues affecting business and quality of life such as city service delivery, parking, and code enforcement
- Advocacy of property owner interests to governmental and quasi-public entities

Budget

The annual cost of the plan will be approximately \$475,000. The Board will have discretion over the allocation District funds among the services and improvements for the District; provided, however, that the expected annual contribution of \$104,000 from OSU will support the Plan's services. The Board will produce an annual report for members of the District which describes how funds are allocated. The Board will solicit advice on services and improvements and the allocation of funds through the annual membership meeting, the Board committee structure, and member surveys.

District Territory Boundaries (map will be attached when boundaries are set)

Unless otherwise directed by the Board, services for properties that are exempt from District assessments under ORC 1710 will be provided only if either: (1) exempt properties have requested inclusion in the District or (2) in lieu of being included in the District, exempt properties have committed to voluntary payments for each service to be provided. Properties outside the District may contract with the District to provide services, provided the contract price covers the total cost of providing such services.

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The Plan will be executed within the Boundaries described below:

(omitted until boundaries are set)

Method of Assessment

In accordance with ORC 1710, special assessments will be levied in proportion to the benefits which may result from the Plan. The determination of the special assessments for each tax year of the Plan will be made as of May 1 of the preceding tax year. The tax valuation of each tax parcel will be based on the values then shown on the records of the Franklin County Auditor. The frontage of each tax parcel and the gross floor area of building improvements situated on each tax parcel shown on the records of the Franklin County Auditor will be presumed to be accurate, unless and until rebutted by more accurate information. Residential dwellings will be determined as owner occupied if the Owner-Occupied Tax Credit is applied to a tax parcel and shown on the records of the Franklin County Auditor.

The total annual assessment shall be \$371,000 per year, to be assessed against the benefited parcels according to the "Base Formula" proportionate in equal part to: (1) the value of real property of each tax parcel as reflected by the records of the Franklin County Auditor; (2) the front-foot of each tax parcel to public streets and alleys; and (3) the value of improvements to each tax parcel. The value of improvements will be assessed as 0.5 for tax parcels designated as owner-occupied residential dwellings and 1.0 for all other tax parcels.

1. Assessment Limits

- a. With respect to a tax parcel, the principal use of which is other than parking or a public park, the members' proportionate share of the cost of the Plan and of the special assessment will not be less than 10 cents per square foot, or more than 24 cents per square foot for the gross floor area of building improvements situated on such tax parcel.
- b. Whenever any building improvement is situated on two or more adjacent tax parcels under common ownership, then the member's proportionate share of cost of the Plan and of the special assessment will be computed first by combining tax parcels. Costs will then be allocated among such tax parcels in proportion to the aggregate value of real property and improvements of the respective tax parcels as determined by the Franklin County Auditor. If such a building improvement is a condominium, then costs will be allocated among such tax parcels in proportion to each unit's par value relative to the aggregate par value of all parcels as provided in the condominium declaration on file with the Franklin County Recorder.

2. Boundary Changes

- a. If the SID boundaries expand beyond the boundaries established in 2015, the total annual assessment shall increase to \$371,000 plus assessments generated by additional parcels. Additional assessments shall be calculated using the Base Formula described above.
- b. If the SID boundaries contract from the boundaries established in 2015, the total annual assessment shall be \$371,000 less the amount generated by properties excluded by the new boundaries using the Base Formula described above.

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Term of Assessments and of Services and Improvements

The special assessments will be levied for tax years 2020 through 2024. Special assessments begin to accrue on January 1, 2021. The last special assessment payments will be due June 30, 2025.

Services and improvements provided by the Plan will commence on July 1, 2021. Services and improvements provided by the Plan will terminate on June 30, 2026. The Board has the option of terminating all or a portion of the Plan prior to June 30, 2026 if one or more exempt government property owner does not make their annual, voluntary contribution.