

EXHIBIT B

CITY OF COLUMBUS, OHIO

CERTIFICATE OF COMPLIANCE WITH PUBLIC HEARING REQUIREMENTS

MARBLE CLIFF QUARRY NEW COMMUNITY DISTRICT

The undersigned hereby certifies that on the 15<sup>th</sup> day of April 2024, the City of Columbus, Ohio (the "City") acting through its Department of Development conducted a public hearing at the advertised time of 10:00 a.m., with respect to proposed addition of property to the Marble Cliff Quarry New Community District (the "District") in accordance with Chapter 349 of the Ohio Revised Code. QT Apartments III LLC submitted to the City on March 14, 2024 the *Consent to Add Property to a New Community District*. Such public hearing was held in the offices of the City at 111 N. Front Street, Room 204, Columbus, Ohio 43215 and commenced at approximately 10:05 a.m. to allow for any late arrivals. Notice of the hearing was given by publication on April 5, 2024, April 8, 2024, and April 15, 2024 in *The Daily Reporter*. The City received no written submissions with respect to the additional property expanding the District, and there were 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 additional property to the District, the new community development program of the expanded District and seeing there was no further business, adjourned the hearing at approximately 10:15 a.m. on April 15, 2024.

This certification is dated April 15, 2024.

By:   
Mark Lundine, Administrator  
Economic Development Division

Attachment A: Marble Cliff Quarry New Community District Expansion Public Hearing Minutes from Monday 04/15/24



**Attachment A:  
Marble Cliff Quarry  
New Community District Expansion 2  
Public Hearing Minutes  
From Wednesday 04/15/24**

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

Seth Brehm	

**Called to order** at 10:05 am by City staff for a public hearing to consider the second addition of territory to the Marble Cliff Quarry New Community District. Roll call of attendees.

**Original Petition and Written Consents**

City staff stated the Marble Cliff Quarry New Community Authority was originally proposed pursuant to a petition filed by Marble Cliff Canyon LLC and determined to be sufficient by City Council pursuant to Resolution No. 0268X-2019 passed on October 7, 2019. City Council later then established the Marble Cliff Quarry Community Authority and its community development district by passing Resolution No. 0284-2019 on October 14, 2019.

City Council passed Resolution No. 0197X-2022 on October 17, 2022 determining that a written consent submitted by the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District on September 28, 2022 was sufficient and compliant with the requirements of the Ohio Revised Code Section 349.03(B). City Council then passed Resolution No. 0227X-2022 on December 5, 2022 for the purpose of expanding the existing Marble Cliff Quarry New Community District.

City Council passed Resolution No. 0052X-2024 on March 18, 2024 determining that a written consent submitted by QT Apartments III LLC on March 14, 2024 was sufficient and compliant with the requirements of the Ohio Revised Code Section 349.03(B), and they authorized public notices and for the Department of Development to hold this hearing on the written consent.

**New Community District Description and Location**

City staff identified the current location of the Marble Cliff Quarry New Community District as being an area comprised of ±262 acres situated on the west side of the City of Columbus, Ohio near the northeast corner of Dublin Road and Trabue Road adjacent the Scioto River .

The new additional territory is to the west and south of the current territory and north of Dublin Road behind an existing multi-family development. The new additional territory being added to the district is ±5.0 acres with such property more specifically being tax Parcel ID No. 560-298031 owned by QT Apartments III LLC.

### **New Community Development Program**

City staff provided an overview of the development program for the original Marble Cliff Quarry New Community District. The District will include approximately 40,000 square feet of Class A office space, up to 600 apartment units with up to 440 single family homes and condominiums and up to 50,000 square feet of retail uses in the first phase of the development. The Authority's community development charges, along with tax increment financing, will support the construction of parking facilities, water and sewer system improvements, road construction, and park improvements. The infrastructure improvements include, but are not limited to, on and off-site streets, park space and park improvements, community rooms and recreational facilities, parking garages and other parking facilities, transmission lines for on-site and off-site utility improvements, on and off-site storm water management facilities, energy efficiency improvements, and site preparation for those improvements and the private improvements. The Authority is also expected to provide certain environmental monitoring and enforcement services pursuant to agreements between the Authority and the Ohio EPA. The Authority is expected to coordinate delivery of water and sanitary sewer services to the District and the adjoining Quarry Trails Metro Park provided by the City through a master meter with the City and the Authority's water and sanitary sewer transmission lines. The new additional territory is zoned AR2 to allow multi-family, and the Utility Cooperative Agreement between the City and original developer will be amended to include the additional multi-family.

### **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 the passage of an additional resolution formally approve the second expansion of the Marble Cliff Quarry New Community District with the new additional territory.

**Adjourned** at 10:15 am by City staff.