

# Plan of Services: 2022-2031

## Renewal of the Short North Special Improvement District of Columbus, Inc.

### Summary of Plan

The Short North Special Improvement District of Columbus, Inc. ("District") proposes a Plan for Services ("Plan"), to commence January 1, 2022, and expire after December 31, 2031 unless earlier terminated as described in this Plan. The Plan will provide for environmental maintenance, improvements designed to make the District more attractive, promotions, cleaning, and member services within boundaries described in the Articles of Incorporation, as amended. The Plan will be implemented in one, two, or three phases, which are expected to occur as follows:

- Phase I from 2022-2024
- Phase II from 2025-2031
- Phase III, upon the condition that the total overall building area exceeds that of 4,000,000 square feet.

The Plan's phases correspond with the expected completion of several new developments occurring on properties within the District and a planned adjustment to the assessment formula. Phase III is conditioned upon the completion of the future development that is not known at the time of the renewal of the District, and Phase III may commence at any time during the period in which this Plan is in effect if the condition for Phase III occurs. The actual dates of completion of the projects will determine the implementation of each phase of the Plan.

### Background

A special improvement district (SID) is a self-help tool, governed by Chapter 1710 of the Ohio Revised Code, allowing property owners within a self-defined district to organize and assess themselves the cost of providing area-wide services. If owners representing 60% of the front feet along public streets and alleys within a district agree to create a SID and provide services, then all owners within the district are required to contribute their fair share of the cost.

The District was originally formed in the year 2000 with a 12-year term. Initially, the primary focus of the District was the realization of the now iconic High Street arches. Over the years, the District also provided a variety of ongoing services that focused on the cleanliness and appearance of the Short North (such as graffiti removal, streetscape improvements, and floral plantings).

Property owners along High Street from the Ohio Center Way to King Avenue petitioned Columbus City Council in 2011 to renew the SID, and later that year reincorporated the Short North SID. Property owners then elected a new board of trustees for the renewal period. In 2012, the District was renewed for a second term. Inspired by the sterling examples of the Capital Crossroads SID and the Discovery SID, key aspects of this second term involved more dynamic services to support business success, residential quality of life, tourism attraction, and inter-district economic development. Again, in 2015, property owners petitioned Columbus City Council to renew the SID and expand its service boundary. Its service plan ends December 31, 2021.

On March 5, 2021 trustees of Short North SID voted to propose the service plan described in this document for services commencing January 1, 2022 and ending December 31, 2031. If approved by property owners and Columbus City Council, property owners will elect a new board of trustees for the renewal period.

### Plan for Services

The District intends to deliver the following services as determined from time to time by the District's board of trustees:

#### *Environmental Maintenance*

Services that are often provided in response to a call from a member:

- Washing and power washing of sidewalks and other pedestrian rights of way
- Washing and power washing of public telephones, benches, trash containers, and other fixtures in pedestrian rights of way
- Removal of weeds and litter

- Sidewalk sweeping
- Sweeping and washing of pedestrian rights of way, as needed, to remove vomit, urine, beverage spills, and other organic materials
- Graffiti removal from fixtures in pedestrian rights of way
- Graffiti removal from the pedestrian level of building facades that front public streets and alleys
- Limited snow and ice removal
- 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 and other services
- Removal of a safety or health hazard
- Removal of flyers, handbills, posters and other forms of posted litter in pedestrian rights of way

#### *Supplemental Security*

Services that make the district safer and improve perceptions of safety, such as:

- Community "ambassador" services for the general public, including directions, assistance, general information and hospitality
- Efforts to reduce panhandling and intimidating behavior
- Outreach services to connect street people to services and help them move off the streets
- Coordination of security functions, including communications with the Columbus Division of Police, private security operated by members and district ambassadors
- Linked communications, including web sites and radio networks
- Crime advisories to businesses and property owners

#### *Improvements*

Installation of improvements that make the District more visually appealing and interesting, for example:

- Container gardens and hanging planter baskets on or near pedestrian walkways
- Planting beds in selected locations
- Public art
- Gateway features
- District "signature" components (such as banner program and district emblems)

#### *Supportive Maintenance*

Support in the routine maintenance of a small number of publically owned improvements installed within the District and owned by the City of Columbus in accordance with maintenance between the District and the City, such as:

- 17 arches and various components of archway electrical and programming systems
- 3 Hot Box (w/heater, backflow preventer, meter, and yard hydrant) Decorative signage
- 85 Curbed Landscape Planters
- 94 Electrical Receptacles (GFCI) Systems, 3 GFCI Electrical Boxes, and conduit supporting them
- 28 Specialty Granite Surrounding Arch Bases
- Various non-city standard decorative street signs

#### *Promotions*

Services to promote the image of the District, for example:

- Coordinated efforts in conjunction with Short North Businesses, area nonprofits, and civic groups
- Sponsored media campaigns
- Directories of services and attractions
- Way-finding kiosks along public rights of way
- Dissemination of crime statistics and information about safety services
- Public relations and earned media
- Data collection and information management
- Commercial marketing assistance, including awareness marketing that "packages" the Short North
- Cooperative programs with members
- Electronic and printed marketing materials
- Information kiosk for special events, conventions and holiday

#### *Member Services*

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; for example:

- Access to data and information collected by the District
- Aggregate purchasing of common-area services not furnished by the District
- Advocacy of property owner interests to governmental and quasi-public entities
- Assistance as needed in response to requests by members
- Membership lists

## **Budget**

The cost of the Plan in Phase I will be \$525,000 per year

Revenues will be generated as follows:

	Phase I
Properties within the SID Boundaries	\$515,000
Continuation of City of Columbus gap-funding contribution established in 2000	\$10,000

The cost of the Plan in Phase II will be \$555,000 per year

Revenues will be generated as follows:

	Phase II
Properties within the SID Boundaries	\$545,000
Continuation of City of Columbus gap-funding contribution established in 2000	\$10,000

In the event that additional new development occurs within the District to the extent to which it increases the overall square footage of building area in the District above 4,000,000 square feet, Trustees will be permitted by special vote to adjust the cost of the plan of services beyond the Phase I or II level to that of the true share of costs of implementing this Plan for a District with the square footage in excess of 4,000,000 as shall be the case at any time attributable to property owners after taking into account any continued City of Columbus or other contributions. This will be known as Phase III.

Trustees will be given discretion on how to allocate funds among the services to be provided. Trustees will produce an annual report for members of the District, describing how funds are allocated.

## **Area to Be Served (See Attached Map)**

Unless otherwise directed by the District's board of trustees, services for properties that are exempt from District assessments under Chapter 1710 of the Ohio Revised Code will be provided only if such properties have consented to the inclusion in the District or have committed in voluntary payments in lieu of being included in the District for each service to be provided. Properties outside the District may contract with the Short North Special Improvement District to provide services, provided that the contract price covers no less than the full cost of providing such services.

The Plan will be executed within the area described in the attached Exhibit A and shown in the map in the attached Exhibit B.

## **Method of Assessment**

Pursuant to Ohio Revised Code Section 1710.06, the costs of the Plan shall be assessed against properties in proportion to the benefits that may result from the Plan. The determination of the special assessments for each calendar year of the Plan shall be made as the Determination Date of the preceding calendar year. The special assessment amount for each parcel shall be based upon the tax parcel land area or the gross floor area of building improvements situated on such tax parcel then shown on the records of the Franklin County Auditor such that the full cost of the relevant phase of the Plan in any year to be paid through assessments, as described above, is always collected, with the allocation of the total special assessments to individual parcels being made as described in this section. The front footage, land area, and gross floor area of building

improvements of each tax parcel shown on the records of the Franklin County Auditor shall be presumed to be accurate, unless and until rebutted by more accurate information.

1. Base Formula

- a. The total annual assessment will be assessed against the benefited parcels in each year of the Plan in proportion to the land area and gross floor area of building improvements of the parcels as reflected on the records of the Franklin County Auditor.

2. Assessment Limits

- a. In Phase I, no tax parcel shall be assessed more than \$35,000 in any year. In Phase II, no tax parcel shall be assessed more than \$50,000 in any year.
- b. With respect to a tax parcel, the members' proportionate share of the cost of the Plan and of the special assessment will not be less than 9 cents per square foot or more than 12.5 cents per square foot (for the larger of either the tax parcel land area or the gross floor area of building improvements situated on such tax parcel).
- c. All adjacent tax parcels that are owned or leased as of January 1, 2022, by the same or related business entities and are also operated as a single business use shall be assessed as a single tax parcel.
- d. Condominium properties shall be assessed as a single tax parcel.
- e. If due to the determination of an assessment equalization board confirmed by the City of Columbus it is necessary to adjust the assessment limits set forth above, such adjustment shall be made so that in all years the full cost of the relevant phase of the Plan to be paid through assessments, as described above, is collected as assessments.

3. Boundary Changes

- a. If the SID boundaries expand beyond the proposed boundaries put forth in this Plan, the total annual assessment shall increase proportionately to a number equal to the cost of services stated in each phase of the Plan plus assessments generated by additional parcels using the formula above.
- b. If the SID boundaries contract from the proposed boundaries put forth in this plan, the total annual assessment shall decrease proportionately to a number equal to the cost of services stated in each phase of the Plan less assessments that would have been generated by properties excluded in the new boundaries using the formula above.

**Method of Consenting to Assessment**

If owners representing 60% of the front feet along public streets and alleys within the District sign the Petition to Authorize the Short North Special Improvement District of Columbus (the ~~Plan~~ Petition), and the City approves the Petition, the District shall be renewed, and this Plan shall become effective. The owners of condominium properties will express consent to the Petition and this Plan by the action of the unit owners association, the collective action of unit owners, or the action of the owner or owners of the front footage associated with the condominium property, as appropriate.

**Term of Plan**

As provided in the Petition, the term of the Plan shall be ten (10) years commencing January 1, 2022 and ending at the close of December 31, 2031 unless earlier terminated by the District's board of trustees. The District's board of trustees will have the option to terminate the Plan effective at the close of December 31, 2026 if the board of trustees determines that the special assessments are insufficient to provide the services described in this Plan. If the District's board of trustees determines to terminate the Plan, the annual special assessments shall be adjusted downward such that annual special assessments shall be levied in amounts sufficient to fund the services provided under this Plan through its termination but no longer. If the District's

board of trustees does not determine to terminate the Plan at the close of December 31, 2026, the Plan shall continue in effect through its termination at the close of December 31, 2031.

### **Effect on Streetscape Assessments**

Nothing in this Plan shall be construed to request or permit the City to levy and assess any parcel of real property for the costs of the Short North Streetscape Improvement Project (~~%Streetscape Project+~~) described in the Petition to Assess Property Within the Short North Special Improvement District to Pay a Portion of the Costs of the North High Street Streetscape Improvement Project (the ~~%Streetscape Petition+~~). The Streetscape Petition was signed and submitted to the City by the owners of at least 60% of the front footage of real property included in the territory of the District at the time of its submission. As provided in the Streetscape Petition, the real property to be assessed for the costs of the Streetscape Project is only that real property described in Exhibit C to the Streetscape Petition by the then-current parcel numbers for that real property, however that real property may be subdivided, combined, re-platted, or re-designated from time to time (the ~~%Assessed Streetscape Property+~~). Any real property included in the territory of the District under this Plan and not constituting part of the Assessed Streetscape Property shall not, by reason of this Plan, be assessed under the Streetscape Petition.

### **Exhibit A: Plan Area**

The District generally consists of the following area: all of High Street from King/7th Avenue to the North to Ohio Center Way to the South. All of the East side of Park Street from Buttles Street to Goodale Street. All of the East side of Wall Ally from King Avenue to Goodale. All of the East and West side of Wall Alley from Vine Street to Ohio Center Way. All of the West side of Courtland Avenue from 7th Avenue to 5th Avenue. All of the West side of Mt. Pleasant Ally from 5th Avenue to 4th Avenue. All of Pearl Ally from 4th Avenue to Russell Street. All of Goodale from Park Street to 3rd Street. All of the Eastside of Park Street from Goodale to Vine Street. The North and South sides of Swan Street, Spruce Street, and Vine Street from High Street to Park Street.

**Exhibit B: Map of Plan Area**

