MICHAEL H. STEVENS
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

EXHIBIT A

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

The undersigned hereby certifies that on the 12th day of June 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 10:30 a.m. with respect to the petition for the establishment of the Short North New Community Authority. Short North Alliance, Inc. submitted to the City Clerk on May 13, 2025 the *Petition for Establishment of the Short North New Community Authority as a New Community Authority under Ohio Revised Code 349*. Notice of the hearing was given by publication on May 29th, June 5th, and June 12th 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 10:31 a.m. on June 12, 2025. There were two public attendees, two representatives of the Short North Alliance, Inc., and five members of City staff present. City staff provided a general background of NCA's, and then a brief summary of the Short North NCA's petition including the current location and a description of the community development district, 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 11:14 a.m. on June 12, 2025.

This certification is dated June 16, 2025.

By: _____
William Webster, Deputy Director
Department of Development

Attachment A: Short North NCA Public Hearing Agenda – 06/12/25

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ATTACHMENT A

SHORT NORTH
NEW COMMUNITY AUTHORITY
PUBLIC HEARING
141 N. FRONT STREET, COLUMBUS, OH 43215
JUNE 12, 2025

AGENDA

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

CALL TO ORDER

Meeting called to order at 10:31 a.m. for a public hearing to consider the petition for the Short North New Community Authority under R.C. Chapter 349. Attendees, who have not already done so, are requested to please sign in and report attendance.

(City staff attending were Seth Brehm, Jana de Jong, and Andrew Borst, Department of Development; Kirsten Estose and Tigist Zemene, Columbus City Council. Developer representative were Betsy Pandora and Mary Jo Hudson, Short North Alliance, Inc. Members of the public were Charles Ashton, One Hospitality; and Amanda Kuper, Penn & Beech Candle Co.)

NCA BACKGROUND

A new community authority, or NCA, means a separate governmental body governed by a board of trustees. The territory of the NCA is an area of land owned or controlled by the initial developer for development as a new community and any lands added to that NCA territory by Council with approval of those same or other property owners. A new community can be either the development of property or an existing community planned for 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 assess additional millage on the properties within its territory to pay for public infrastructure improvements like streets, parking, or parks.

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PETITION

The Short North New Community Authority is being proposed 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. Pursuant to that resolution, City Council authorized three weeks of notices and this public hearing as required by statute.

NCA TERRITORY

The initial property of the Short North Authority is a pocket park covering a 0.021-acre portion of Franklin County Tax Parcel ID No. 010-057234 at the corner of N. High Street and Warren Street leased between the Short North Alliance and Warren & High LLC. It is anticipated that additional properties of either the Short North Alliance or other consenting property owners will be added over time to the territory of this NCA. At the time of the petition, the parties envisioned these additional properties would be prioritized from those commercial properties along N. High Street, E. 5th Avenue, and N. 4th Street in the Short North, Italian Village, and Weinland Park neighborhoods. These corridors also overlay with the boundaries of the Short North Special Improvement District and 5th and 4th Special Improvement District already being operated by the Short North Alliance. While the territory of the Short North NCA may include mixed-use properties in the future, the board will not impose any charge on the residential portions.

It is important to note the differences between the Short North New Community Authority's New Community District, the Short North Arts District, and the Short North Special Improvement District and the 5th and 4th Special Improvement District. A New Community Authority is described in the overview section above and requires the voluntary consent of owners of real property to participate under Chapter 349 of the ORC. On the other hand, a special improvement district, or SID, may be created within the boundaries of any one municipal corporation, any one township, or any combination of contiguous municipal corporations and townships for the purpose of developing and implementing plans for public improvements and public services that benefit the special improvement district. Where a NCA is created through voluntary petition and consent of each property owner, for a SID, a 60% majority of owners of property must petition for the creation of the special improvement district, which then requires all properties within its designated geographic area to participate under Chapter 1710 of the ORC. The SID's also have a separate board of trustees from a NCA although the boards may determine to work together by agreement.

Both tools would serve the Short North community and act a complement to each other and the programs and services they enable.

NEW COMMUNITY DEVELOPMENT PROGRAM

The New Community Development Program will align with the missions of the Short North Special Improvement District and 5th and 4th Special Improvement District and will support the increasing demands due to density and growth experienced in this area

Key goals of the program are to:

- Ensure the safety of the community;
- Take care of the physical environment;
- Support future, sustained, and sustainable development of the community;
- Advance the attraction goals of public and private institutions within the Short North;
- Nurture a community by and for creators consistent with the character of the Short North neighborhood;
- Enhance public safety programming (daily special duty police, real time cameras/crime center links, daily homeless outreach);
- Add clean programming (double size of Short North Ambassador Program, add peak season late-night deep clean);
- Better visitor and customer experience (enhanced beautification & landscaping, free garage parking with voucher for the first two hours of parking during 7 am-7 pm);
- Establish vital placemaking programming (free open streets events 10 months of the year, artist grants, public art, small business support); and
- Implement and govern the revenue generation from community development charges

COMMUNITY DEVELOPMENT CHARGES

The charges will only be imposed at or upon properties that have consented to join the NCA territory and in which commercial, retail, entertainment, sports, and food and beverage businesses are conducted. There are three types of authorized charges that may be agreed upon between the authority's board and a property owner: a retail charge, a hotel charge, and a parking charge. In general, 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 operating in the area. The hotel charge is a charged 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 charged allowed as either a fixed fee per parking use or a charged allowed to a percentage of up to 5% of the gross receipts from the operation of the parking facility. The charges will be prioritized first to administrating the authority, then to the new community development program, and finally 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.

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.

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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 helps do 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.

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.

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 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 ahead 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

- Member of the public asked if it was an opt-in program by the owner or business.
    - It was explained that the property owners can consent to add their property to the NCA's territory, and they would need to work with businesses through their leases.
- Member of the public asked about needing an internal CPA to track charges.
    - It was explained there are already professionals who do that for NCA's and collection of the Short North NCA charges would be similar to the tracking and paying of sales taxes.
- Member of the public asked about holding property owners accountable to paying the charges.
    - It was explained that there may be collection agreements between the NCA and the property owner, and that the NCA may be able to certify delinquent charges to the County on the owner's property tax bill.
- Member of the public asked about process timing.
    - It was explained as stated in the closing remarks herein.
- Member of the public asked who the board members were.
    - It was explained those are to be determined soon after the hearing.
- Member of the public asked about signage within property that have consented to join NCA and documentation on receipts.
    - It was explained that the goal was to have unifying terminology at each location such as for the community reinvestment program.
- Member of the public asked if items like groceries would be included with the charges.
    - It was explained that the intent was to not put additional charges on groceries and other essential items at retail locations.

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CLOSING REMARKS

The next step in the NCA creation process is for City Council to consider the passage of an additional resolution to 1) formally approve the petition; 2) establish the Short North NCA and the territory of the Short North NCA; and 3) appoint three citizen members and a local government rep to the NCA's board of trustees (three additional members will be appointed by the Short North Alliance). It is anticipated that the next resolution may be presented to City Council for consideration prior to August recess. If City Council approves such resolution, it is anticipated that annually additional properties may be presented to City Council for consideration to be added to the Short North NCA's territory.

ADJOURNMENT

Public hearing adjourned at 11:14 a.m.