



## Legislation Details (With Text)

**File #:** 0787-2023      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 3/7/2023      **In control:** Economic Development Committee

**On agenda:** 3/20/2023      **Final action:** 3/22/2023

**Title:** To authorize the Director of the Department of Development, on behalf of the City of Columbus, to amend the Madison Township Joint Economic Development District Contract for the purpose of expanding the Madison Township JEDD boundaries to include the Northpoint additional property and the CT Realty additional property and approving amendments to the Harrison Township Annexation Moratorium Agreement.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
3/22/2023	1	CITY CLERK	Attest	
3/21/2023	1	MAYOR	Signed	
3/20/2023	1	COUNCIL PRESIDENT	Signed	
3/20/2023	1	Columbus City Council	Approved	Pass
3/13/2023	1	Columbus City Council	Read for the First Time	

This ordinance authorizes the Director of the Department of Development to amend the Madison Township Joint Economic Development District Contract for the purpose of expanding the Madison Township JEDD boundaries to include the Northpoint additional property and the CT Realty additional property and approving amendments to the Madison Township Annexation Moratorium Agreement.

Pursuant to Ohio Revised Code (“O.R.C.”) Chapter 715, including particularly O.R.C. 715.72 of current law (the “JEDD Act”), the City of Columbus, Madison Township, and the Village of Ashville executed the Madison Township Joint Economic Development District Contract (the “Original JEDD Contract”) effective June 30, 2010 for their mutual benefit and for the benefit of their residents and of the State of Ohio.

The City of Columbus, Village of Ashville, Madison Township, Northpoint Development, LLC and CT Realty Group, LLC desire to facilitate the expansion of the Madison Township JEDD boundaries to include Northpoint’s additional property and CT Realty’s additional property to the JEDD Area.

Northpoint Development, LLC (Northpoint) has acquired, or plans to acquire, and desires to develop a parcel of land for commercial purposes (the “Project” or “Project Area”) at a site within the boundaries of the Township (the “Northpoint additional property”) provided that the appropriate economic development incentives are available to support the economic viability of the Project. The Northpoint additional property is currently located outside of the original JEDD Area.

CT Realty Group, LLC (“CT Realty”) has acquired, or plans to acquire, and desires to develop a parcel of land for commercial purposes (the “Project” or “Project Area”) at a site within the boundaries of the Township (the “CT Realty

additional property”) provided that the appropriate economic development incentives are available to support the economic viability of the Project. The CT Realty Additional Property is currently located outside of the original JEDD Area.

**Fiscal Impact:** This legislation does not have a fiscal impact.

To authorize the Director of the Department of Development, on behalf of the City of Columbus, to amend the Madison Township Joint Economic Development District Contract for the purpose of expanding the Madison Township JEDD boundaries to include the Northpoint additional property and the CT Realty additional property and approving amendments to the Harrison Township Annexation Moratorium Agreement.

**WHEREAS**, pursuant to Ohio Revised Code (“O.R.C.”) Chapter 715, including particularly O.R.C. 715.72 of current law (the “JEDD Act”), the City of Columbus, Madison Township, and the Village of Ashville executed the Madison Township Joint Economic Development District Contract (the “Original JEDD Contract”) effective June 30, 2010 for their mutual benefit and for the benefit of their residents and of the State of Ohio.

**WHEREAS**, the City of Columbus, Madison Township, Village of Ashville, Northpoint Development, LLC, and C.T. Realty Group, LLC desires to facilitate the addition of Northpoint additional property and the CT Realty additional property to the Original JEDD Area for the purpose of supporting the economic viability of each Project; and

**WHEREAS**, Northpoint Development, LLC (Northpoint) has acquired, or plans to acquire, and desires to develop a parcel of land for commercial purposes (the “Project” or “Project Area”) at a site within the boundaries of the Township (the “Northpoint Additional Property”) provided that the appropriate economic development incentives are available to support the economic viability of the Project. The Northpoint additional property is currently located outside of the original JEDD Area. The Original JEDD Area and the Northpoint additional property are referred to collectively as the “Expanded JEDD Area”; and

**WHEREAS**, CT Realty Group, LLC (“CT Realty”) has acquired, or plans to acquire, and desires to develop a parcel of land for commercial purposes (the “Project” or “Project Area”) at a site within the boundaries of the Township (the “CT Realty Additional Property”) provided that the appropriate economic development incentives are available to support the economic viability of the Project. The CT Realty additional property is currently located outside of the original JEDD. The Original JEDD Area and the CT Realty additional property are referred to collectively as the “Expanded JEDD Area”; and

**WHEREAS**, it has become necessary in the usual daily operation of the Department of Development to authorize the Director to amend the Madison Township Joint Economic Development District Contract for the purpose of expanding the Madison Township JEDD boundaries to include the Northpoint additional property and the CT Realty additional property to the Original JEDD Area referred to as the “Expanded JEDD Area”; and approving amendments to the Madison Township Annexation Moratorium Agreement **Now, Therefore,**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**Section 1.** That this Council finds and determines that the amendment to the Madison Township Joint Economic Development District Contract is in the best interest of this City and its residents and will enhance economic development, create jobs and employment opportunities, and improve the economic welfare of the people in the City of Columbus, Township and Village.

**Section 2.** That this Council approves the execution of the amendment to the Madison Township Joint Economic

Development District Contract and authorizes the Director of the Department of Development to execute the Amended JEDD Contract on behalf of this City substantially in the form attached hereto as with such non-material and/or non-adverse changes as may be deemed appropriate. Such execution on behalf of this City shall constitute conclusive evidence of this Council's approval of any such changes. This Council further authorizes and directs the Development Director to take any further actions, and to execute and deliver any further agreements, certificates or documents that are necessary, reasonable or appropriate to carry out the purpose of the Amended Madison Township Joint Economic Development District Contract.

**Section 3.** That the City Clerk, or her designee, is authorized and directed to file with the Director of the Ohio Department of Development, in conjunction with the Village and Township, all documents required to be filed under O.R.C. Sections 715.72 (O), including, without limitation, (i) a signed copy of the Amendment to the Madison Township Joint Economic Development District Contract, (ii) a description of the area to be added to the Original JEDD Area, including a map in sufficient detail to denote the specific boundaries of the area and to indicate any zoning restrictions applicable to the area, (iii) a certified copy of this Ordinance, (iv) a certificate from this City that the public hearing required by R.C. Sections 715.72(L)(2) were held, the date of the hearings, and evidence of publication of the notice of the hearings (v) a petition signed by the owner[s] of the JEDD Addition and (vi) the petition signed by Developers as the only owners of a business located within the JEDD Addition.

**Section 4.** That this Council hereby consents, pursuant to O.R.C. 715.72(U), to the granting of tax exemptions in the Expanded JEDD Area, including but not limited to exemptions under O.R.C. Section 3735.67, notwithstanding anything to the contrary in the JEDD Agreement.

**Section 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.