



Legislation Details (With Text)

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On agenda: 12/2/2013 **Final action:** 12/5/2013
Title: To declare a Resolution of No Objection to the expansion of the Powell Community Infrastructure Financing Authority District to include an additional approximately 2.75 acres of real property in the City of Powell along Sawmill Road to the south of the current District boundary; and to declare an emergency.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/5/2013	1	CITY CLERK	Attest	
12/4/2013	1	MAYOR	Signed	
12/2/2013	1	COUNCIL PRESIDENT	Signed	
12/2/2013	1	Columbus City Council	Adopted	Pass

BACKGROUND: The Powell Community Infrastructure Financing District (the “District”), as a new community district under Chapter 349 of the Ohio Revised Code, exists within the boundaries of the City of Powell. The Board of Trustees (the “Board”) of the Powell Community Infrastructure Financing Authority (the “Authority”) desires to expand the boundaries of the District to include an additional approximately 2.75 acres of real property in the City of Powell (the “Property”) along Sawmill Road to the south of the current District boundary. The Property will be added to an existing 2.83 acre parcel of real property within the District to total a 5.58 acre tract of land at the southeast corner of Sawmill Road and Gray Oaks Drive, upon which is planned the development by Epcon Sawmill, LLC of The Courtyards on Sawmill, a residential community of twenty-three (23) detached condominium homes together with a bike path, water features and a private pavilion. The City of Columbus (the “City”) is a “proximate city” under Section 349.01(M) of the Ohio Revised Code and has thus been informed of this proposed expansion.

Emergency action is requested on this legislation to allow the Powell Community Infrastructure Financing District and the Delaware County Commissioners to act on this expansion in a timely manner.

FISCAL IMPACT: No funding is required for this legislation.

To declare a Resolution of No Objection to the expansion of the Powell Community Infrastructure Financing Authority District to include an additional approximately 2.75 acres of real property in the City of Powell along Sawmill Road to the south of the current District boundary; and to declare an emergency.

WHEREAS, the Powell Community Infrastructure Financing District (the “District”), as a new community district under

Chapter 349 of the Ohio Revised Code, exists within the boundaries of the City of Powell; and

WHEREAS, the Board of Trustees (the “Board”) of the Powell Community Infrastructure Financing Authority (the “Authority”) desires to expand the boundaries of the District to include an additional approximately 2.75 acres of real property in the City of Powell (the “Property”) along Sawmill Road to the south of the current District boundary; and

WHEREAS, the Property will be added to an existing 2.83 acre parcel of real property within the District to total a 5.58 acre tract of land at the southeast corner of Sawmill Road and Gray Oaks Drive, upon which is planned the development by Epcon Sawmill, LLC of The Courtyards on Sawmill, a residential community of twenty-three (23) detached condominium homes together with a bike path, water features and a private pavilion; and

WHEREAS, a community development charge will be levied against the property added to the District to pay the costs of community facilities that benefit the Property; and

WHEREAS, the City of Columbus (the “City”) may be defined as a “proximate city” under Section 349.01(M) of the Ohio Revised Code and has thus been informed of this proposed expansion; and

WHEREAS, an emergency exists in the usual daily operation of the City of Columbus in that it is immediately necessary to declare a Resolution of No Objection to the expansion of the Powell Community Infrastructure Financing Authority District to allow the Powell Community Infrastructure Financing District and the Delaware County Commissioners to act on this expansion in a timely manner, all for the immediate preservation of the public health, property, safety and welfare;
NOW THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the City does not object to the addition of Property to the Powell Community Infrastructure Financing District as Columbus is a “proximate city” under ORC 349.01 (M).

Section 2. That the Mayor or the City Council is hereby authorized and directed to sign any petition or other documentation necessary to evidence the City’s consent to add the Property to the District.

Section 3. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this resolution is hereby declared to be an emergency measure and shall take effect and be in force from and after its adoption and approval by the Mayor or ten days after adoption if the Mayor neither approves nor vetoes the same.