



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1231-2017, **Version:** 1

BACKGROUND: The Jeffrey Place New Community Authority was created by City Council in 2004 to assist with the redevelopment of the 43 acre former Jeffrey Mining site located at the northeast corner of 4th Street and I-670. The developer of that property and the former Columbus Coated Fabrics site in Weinland Park have petitioned City Council to add the Columbus Coated Fabrics site to the Authority to assist with the redevelopment of that property as well. By this ordinance, City Council determines that the petition to expand the Authority complies with the requirements of Section 349.03 of the Ohio Revised Code and fixes the time and place for a hearing on the petition.

Emergency action is required to allow the Jeffrey Place New Community Authority to obtain the approval of City Council in a timely manner.

FISCAL IMPACT: No funding is required for this legislation.

To determine that the petition for expansion of the Jeffrey Place New Community Authority complies with the requirements of the Ohio Revised Code and to fix a date and place for a public hearing on that petition for expansion; and to declare an emergency.

WHEREAS, this Council, as the “organizational board of commissioners” as that term is defined in Section 349.01(F) of the Ohio Revised Code, adopted Resolution No. 050X-2004 on March 8, 2004, determining that the Jeffrey Place New Community District (the “District”) would be conducive to the public health, safety, convenience and welfare and that it was intended to result in the development of a new community as described in Chapter 349 of the Ohio Revised Code, and declaring the Jeffrey Place New Community Authority (the “Authority”) organized as a body corporate and politic in the State of Ohio; and

WHEREAS, Weinland Park Development, LLC, Weinland Park Homes, LLC and Jeffrey New Day LLC, as successor developer to Jeffrey Place Development LLC (collectively, the “Developer”), filed a petition (the “Expansion Petition”) pursuant to Section 349.03(B) of the Ohio Revised Code to add territory to the District encompassing the former Columbus Coated Fabrics site and other nearby properties owned or controlled by the Developer (the “Expansion Area”) to further enable the redevelopment of that property as contemplated in the Economic Development Agreement between the City and Wagenbrenner Development, Inc. dated August 29, 2008; and

WHEREAS, the Developer has requested that City Council, as the organizational board of commissioners for the Authority, determine that the Expansion Petition complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and the Developer further requests that City Council fix the time and place of a hearing on the Expansion Petition (which hearing, pursuant to Section 349.03(A) of the Ohio Revised Code, must be held not less than thirty nor more than forty-five days after the filing of the Expansion Petition);

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is necessary for this ordinance to take effect immediately in order to allow for the Expansion Area to facilitate the continued redevelopment of that property; now, therefore,

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

Section 1. That this Council has examined the Expansion Petition and finds and determines that the Expansion

Petition complies with the requirements of Section 349.03 of the Ohio Revised Code as to form and substance.

Section 2. That a public hearing on the Expansion Petition shall be held commencing at 5:00 p.m. on June 20, 2017, at the Pride Center, 248 East 11th Avenue.

Section 3. That the City Clerk shall arrange for notice of the public hearing by publication once each week for three consecutive weeks in a newspaper of general circulation in Franklin County pursuant to Section 349.03(A) of the Ohio Revised Code, provided that each such publication shall appear prior to the public hearing described in Section 2 hereof.

Section 4. That for the reasons stated in the preambles to this Ordinance, which are hereby made a part of this Ordinance, this Ordinance is declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after its passage if the Mayor neither approves nor vetoes the same.