



Legislation Text

File #: 1766-2017, **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. City Council, pursuant to its Ordinance No. 1231-2017, has previously approved the form of that expansion petition and held a public hearing on the expansion of the Authority. By this ordinance, City Council approves the expansion of the Authority and determines that the expansion of the Authority will be conducive to the public health, safety, convenience and welfare, will be consistent with the development of the new community envisioned by the original petition for the formation of the Authority, will not jeopardize the plan of that new community, and is intended to result in the development of the expanded new community.

This legislation will go emergency to allow the Jeffrey Place New Community Authority to conduct business in a timely manner.

FISCAL IMPACT: No funding is required for this legislation.

To approve the expansion of the Jeffrey Place New Community Authority and define the boundary of the Authority's expanded new community district; 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, this Council, as the organizational board of commissioners, enacted Ordinance No.1231-2017 on May 22, 2017, determining that the Expansion Petition complied as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code and fixing the time and place for a hearing on the Expansion Petition; and

WHEREAS, this Council, as the organizational board of commissioners, held a public hearing on the Expansion Petition on June 20, 2017, after public notice was duly published in accordance with Section 349.03 of the Ohio Revised Code; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is necessary for expansion of the District to be effective immediately in order to facilitate the continued redevelopment of the Weinland Park neighborhood ; **NOW THEREFORE**,

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

Section 1. That this Council finds and determines pursuant to Section 349.03 of the Ohio Revised Code that the expansion of the District as contemplated by the Expansion Petition will be conducive to the public health, safety, convenience and welfare, and will be consistent with the development of the new community, will not jeopardize the plan of the new community, and is intended to result in the development of the new community.

Section 2. That the Expansion Petition is hereby accepted and shall be recorded, along with this Ordinance, in the journal of the City Council, as the organizational board of commissioners, pursuant to Section 349.03 of the Ohio Revised Code.

Section 3. That the District shall be expanded to include the property identified in the Expansion Petition.

Section 4. That the Board of Trustees of the Authority shall be composed of seven (7) members and that as authorized by Section 349.04 of the Ohio Revised Code, the following alternative method of selecting successor Board members is hereby adopted: three members shall be citizen members appointed by this Council, three members shall be developer representatives appointed by Jeffrey New Day, LLC, as developer, and one member shall be appointed by this Council to serve as a representative of local government. No elections will be held for electing successor Board members unless this Council subsequent authorizes elections.

Section 5. 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 is passage and approval by the Mayor, or ten days after its passage if the Mayor neither approves nor vetoes the same.