



Legislation Text

File #: 0297X-2017, **Version:** 1

BACKGROUND:

This resolution is presented as a result of Columbus City Council Resolution No. 0262X-2017, passed October 16, 2017, determining the sufficiency of the petition to create the 555 West Goodale New Community Authority (the "Authority") and acknowledges that Authority as a body politic and corporate within the new community district (the "District") along with its associated Board of Trustees.

WC Goodale LLC (the "Developer") plans to develop an approximately 19.3-acre site located within the municipal corporate boundaries of the City as a mixed-use commercial and residential development, including two office buildings, one of which will serve as the new White Castle corporate headquarters, a multi-family residential building with appropriate associated amenities, a mixed-use building supporting retail and office uses, a community facility with associated outdoor spaces, including an amphitheater, and surface and structured parking necessary to support those uses.

A public hearing, as required by Ohio law to establish a new community authority, was held on November 14, 2017.

Emergency action is requested in order to facilitate the development of this project in a timely manner.

FISCAL IMPACT:

No funding is required for this legislation.

To declare that the establishment of the 555 West Goodale New Community Authority will be conducive to the public safety, convenience, and welfare, and is intended to result in the development of a new community and to declare that the 555 West Goodale New Community Authority be organized as a body politic and corporate, within the new community district, along with its associated Board of Trustees; and to declare an emergency.

WHEREAS, WG Goodale LLC (the "Developer") plans to develop an approximately 19.3-acre site located within the municipal corporate boundaries of the City of Columbus, Ohio (the "City") as a mixed-use commercial and residential development, including two office buildings, one of which will serve as the new White Castle corporate headquarters, a multi-family residential building with appropriate associated amenities, a mixed-use building supporting retail and office uses, a community facility with associated outdoor spaces, including an amphitheater, and surface and structured parking necessary to support those uses; and

WHEREAS, on October 11, 2017 the Developer submitted to the Council of the City (the "Council"), pursuant to Revised Code Section 349.03, a Petition for Establishment of the 555 West Goodale New Community Authority under Chapter 349 of the Ohio Revised Code (the "Petition"), a copy of which Petition is on file with the Clerk of the Council; and

WHEREAS, the 555 West Goodale New Community Authority is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners for the 555 West Goodale New Community Authority; and

WHEREAS, on October 16, 2017, pursuant to Revised Code Section 349.03, this Council adopted its Resolution No.

0262X-2017, which resolution determined that the Petition is sufficient and complies with the requirements of Revised Code Section 349.03 in form and substance; and

WHEREAS, pursuant to Revised Code Section 349.03, this Council held a public hearing on the Petition on November 14, 2017, notice of which was published as required in Revised Code Section 349.03, and the date of which hearing is not more than thirty nor more than forty-five days after the filing date of the Petition; and

WHEREAS, this Council has determined that the Petition will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to determine the establishment of the 555 West Goodale New Community Authority in order to facilitate the development of this project and for the preservation of the public health, peace, property, safety, and welfare; now, therefore,

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

SECTION 1. That the Petition is hereby accepted and shall be recorded, along with this Resolution, in the journal of this Council as the organizational board of commissioners for the purpose of Revised Code Chapter 349. Council hereby determines that the 555 West Goodale New Community Authority will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community as defined in Revised Code Section 349.01(A). Pursuant to the Petition, the 555 West Goodale New Community Authority is hereby organized as a body politic and corporate with the corporate name designated in the Petition (such name being the “555 West Goodale New Community Authority”), and the boundaries of the 555 West Goodale New Community District are consistent with the boundaries described in the Petition.

SECTION 2. That the Board of Trustees of the 555 West Goodale New Community Authority shall be comprised of seven (7) members selected and appointed as provided in the Petition. Pursuant to Revised Code Section 349.04, there shall be posted for each member of the Board of Trustees a bond in the amount of \$10,000 for the faithful performance of his or her duties. The bond shall be with a company authorized to conduct business within the State of Ohio as a surety and shall be deposited with and preserved by the Clerk of Council. The initial appointees of the City to the Board of Trustees shall be as follows:

- (i) Tim Price is hereby appointed, as a citizen member, to a one-year term, such term beginning on the effective date of this resolution and expiring on November 30, 2018;
- (ii) Marc Conte is hereby appointed, as a citizen member, to a one-year term, such term beginning on the effective date of this resolution and expiring on November 30, 2018; and
- (iii) Matt Lutz is hereby appointed, as a citizen member, to a two-year term, such term beginning on the effective date of this resolution and expiring on November 30, 2019; and
- (iv) Mark Lundine is hereby appointed, as a member to serve as a representative of local government, to a two-year term, such term beginning on the effective date of this resolution and expiring on November 30, 2019.

SECTION 3. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this resolution is hereby declared an emergency measure and shall take effect and be in force from and immediately after its passage and approval by the Mayor, or 10 days after passage if the Mayor neither approves nor vetoes the same.