



Legislation Text

File #: 0791-2023, **Version:** 1

This ordinance authorizes the Director of the Department of Development to amend the Northern Pickaway Joint Economic Development District (hereinafter the “Northern Pickaway County JEDD”) Contract for the purpose of expanding the Northern Pickaway County JEDD boundaries to include the Coyne Additional Property and the VTRE Additional Property and approving amendments to the Harrison 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, Harrison Township, and the Village of Ashville executed the Northern Pickaway Joint Economic Development District Contract (the “Original JEDD Contract”) effective August 30, 2007 for their mutual benefit and for the benefit of their residents and of the State of Ohio.

The City of Columbus, Harrison Township, Village of Ashville, Coyne Real Estate, LLC and VTRE Development, LLC desire to facilitate the expansion of the Northern Pickaway County JEDD boundaries to include Coyne’s additional property and VTRE’s additional property into the JEDD Area.

Coyne Real Estate, LLC (“Coyne”) 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 “Coyne Additional Property”) provided that the appropriate economic development incentives are available to support the economic viability of the Project. The Coyne Additional Property is currently located outside of the original JEDD Area.

VTRE Development, LLC (“VTRE”) 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 “VTRE Additional Property”) provided that the appropriate economic development incentives are available to support the economic viability of the Project. The VTRE 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 Northern Pickaway Joint Economic Development District Contract for the purpose of expanding the Northern Pickaway County JEDD boundaries to include the Coyne Additional Property and the VTRE 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, Harrison Township, and the Village of Ashville executed the Northern Pickaway Joint Economic Development District Contract (the “Original JEDD Contract”) effective August 30, 2007 for their mutual benefit and for the benefit of their residents and of the State of Ohio; and

WHEREAS, the City of Columbus, Harrison Township, Village of Ashville, Coyne Real Estate, LLC and VTRE Development, LLC desire to facilitate the addition of Coyne additional property and the VTRE additional property to the Original JEDD Area for the purpose of supporting the economic viability of each Project; and

WHEREAS, Coyne Real Estate, LLC (“Coyne”) 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 “Coyne additional property”) provided that the appropriate economic development incentives are available to support the economic viability of the Project. The Coyne additional property is currently located outside of the original JEDD Area. The Original JEDD Area and the Coyne additional property is referred to collectively as the “Expanded JEDD Area”, and

WHEREAS, VTRE Development, LLC (“VTRE”) 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 “VTRE additional property”) provided that the appropriate economic development incentives are available to support the economic viability of the Project. The VTRE additional property is currently located outside of the original JEDD Area. The Original JEDD Area and the VTRE 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 Northern Pickaway Joint Economic Development District Contract for the purpose of expanding the Northern Pickaway County JEDD boundaries to include the Coyne additional property and the VTRE additional property to the Original JEDD Area referred to as the “Expanded JEDD Area”; and approving amendments to the Harrison 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 Northern Pickaway 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 Northern Pickaway 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, with such non-material and/or non-adverse changes as may be deemed appropriate by the Director of Development and as attached hereto. 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, or his designee, 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 Northern Pickaway 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 Northern Pickaway 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) the petition signed by the Authority as the only owner 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 consents, pursuant to O.R.C. 715.72(U), to the granting of tax exemptions in the Expanded JEDD Area, if all contracting parties to the JEDD agree to the exemption, 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.

