

ORDINANCE 0-11-2022

AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 1,689.59+/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY AND DECLARING AN EMERGENCY

WHEREAS, pursuant to the petition filed by attorneys with Underhill & Hodge, LLC, agents for the petitioners named therein, with the Board of Licking County Commissioners on January 20, 2022, a request has been made to annex 1,689.59+/- acres to the City, and

WHEREAS, the Board of Licking County Commissioners, by and through its passage of Resolution #112-293, approved said petition, and

WHEREAS, the petition and the transcript of the proceedings related to the foregoing Resolution were delivered to the City of New Albany on February 11, 2022, and more than sixty (60) days have lapsed since the approved petition and transcript were transmitted to the City of New Albany, and

WHEREAS, pursuant to Resolutions R-01-2022, R-02-2022, and R-03-2022 of the City of New Albany, the New Albany City Manager was authorized to enter into Roadway Maintenance Agreements with the Licking County Board of Commissioners and/or Jersey Township for the maintenance of sections of roadways impacted by this annexation and/or otherwise committed the City to assume maintenance responsibilities for such streets, and

WHEREAS, pursuant to New Albany Codified Ordinance 1125.05, all newly annexed areas shall be immediately and automatically zoned into the Agricultural District and shall be subject to the regulations and restrictions pertaining thereto, and

WHEREAS, the real estate being annexed is located in Licking County and will be subject to the "New Albany East Community Authority" and subject to a special property assessment in compliance therewith, and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reason that this ordinance is required to be immediately effective upon passage to timely provide for infrastructure in support of active development projects, and

WHEREAS, the New Albany City Council has determined that annexation of the real estate is in the best interests of the residents of the City of New Albany.

O-11-2022 Page 1 of 3

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1: The petition of property owners requesting the annexation of 1,689.59+/- acres, which are contiguous to the City of New Albany, is hereby accepted, and the corporate boundaries of New Albany shall be extended to include the territory, more particularly described in <u>Exhibit A</u>, attached hereto and incorporated herein as if fully written.

Section 2: Accurate maps of the territory, attached as <u>Exhibit B</u>, the petition for its annexation, other related documents, and a certified transcript of the proceedings of the Licking County Board of Commissioners regarding the annexation proceedings have been on file with the Clerk of Council of the City of New Albany for sixty (60) days prior to being presented to this Council as required by law, and are hereby accepted.

Section 3: Council of the City of New Albany hereby accepts the annexation of 1,689.59+/-acres, situated in Jersey Township, Licking County, Ohio, the same being land of the owners listed in the petition on the date the petition was filed, for annexation to the City of New Albany.

Section 4. For the reasons stated herein, Council hereby declares an emergency and waives the otherwise applicable referendum period.

Section 5: The clerk is herewith directed to deliver certified copies of this ordinance and other proceedings relative to the annexation to the County Auditor, County Recorder, and the Secretary of State.

Section 6. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 7. Pursuant to Article VI, Section 6.07(A) of the Charter of the City of New Albany, this ordinance shall be effective immediately upon passage.

CERTIFIED AS ADOPTED this _______, 2022.

Attest:

Sloan T. Spalding

Mayor

Jennifer H. Mason Clerk of Council

Approved as to form:

Legislation dates:

Prepared: Introduced: 03/11/2022 04/19/2022

Revised: Adopted:

04/20/2022

Effective:

05/03/2022

Benjamin S. Albrecht Interim Law Director

CERTIFICATION BY CLERK OF COUNCIL OF PUBLICATION OF LEGISLATION

Jennifer Mason, Clerk of Council

Date

EXHIBIT "A" PROPOSED ANNEXATION OF 1689.59± ACRES

FROM: JERSEY TOWNSHIP

TO: CITY OF NEW ALBANY

Situated in the State of Ohio, County of Licking, Township of Jersey, in Lots 1, 2, 3 & 7, Quarter Township 1, and Lots 4 - 14, Quarter Township 2, Township 2, Lot 7, Range 15, United States Military District, being comprised of all of the following tracts of land. That 62.547 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201909180019849, that 31.878 acre tract conveyed to Paul J. Roehrenbeck and Angela M. Roehrenbeck by deed of record in Instrument Number 199812290050206, that 5.00 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202112010036587, that 128.851 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201004060006281, that 2.499 acre tract conveyed to Jeffrey A. Lane by deed of record in Instrument Number 201907170014256, that 2.502 acre tract conveyed to Michael L. Decenzo and Mary F. Decenzo by deed of record in Instrument Number 200407020024316, that 5.001 acre tract conveyed to Evan L. Axelbaum and Alannah R. Glickman by deed of record in Instrument Number 201705150010016, that 2.454 acre tract conveyed to Jason R. Evans, Trustee of the Wingo Preservation Trust dated January 7, 2019 by deed of record in Instrument Number 202006120013893, that 2.489 acre tract conveyed to Vincent S. Zeno and Joyce D. Zeno by deed of record in Instrument Number 200803100005254, that 2.469 acre tract conveyed to James Strebing and Stephanie S. Strebing by deed of record in Instrument Number 199712090010012, that 2.469 acre tract conveyed to Mary M. Lear and Richard Andrew Lear by deed of record in Instrument Number 201901300001832, that 2.515 acre tract conveyed to Ronald L. Mash and Linda S. Mash by deed of record in Official Record 673, Page 583, that 111.82 acre tract conveyed to John C. Foster and Joseph D. Foster by deed of record in Instrument Number 201605130009477, that 111.82 acre tract conveyed to Mary Alice Foster by deeds of record in Deed Book 577, Page 214 and Official Record 207, Page 821, that 111.82 acre tract conveyed to Alice M. Schlaegel, Judith A. Anderson, Susan K. Bishop, Nancy M. Loshbaugh and Thomas M. Foster by deed of record in Instrument Number 201502120002686, that 33.0 acre tract conveyed to Carolyn E. Shepherd, Trustee of the Shepherd Family Trust dated June 17, 1999 by deed of record in Instrument Number 199911230047886, that 3.045 acre tract conveyed to Cindy W. Cupps by deed of record in Instrument Number 202007230018080, that 116.861 acre tract conveyed to Phyllis Klamfoth, Trustee of the Phyllis Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 5.010 acre tract conveyed to Michael S. Cook by deed of record in Instrument Number 202005050010034, that 50 acre tract conveyed to 3704 Clover Valley Road, LLC by deed of record in Instrument Number 201906130011622, that 50.0 acre tract conveyed to John C. Foster and Joseph D. Foster by deed of record in Instrument Number 201605130009477, that 50 acre tract conveyed to Mary Alice Foster by deeds of record in Deed Book 577, Page 214 and Official Record 207, Page 821, that 50 acre tract conveyed to Alice M. Schlaegel, Judith A. Anderson, Susan K. Bishop, Nancy M. Loshbaugh and Thomas M. Foster by deed of record in Instrument Number 201502120002686, that 33.119 acre tract conveyed to Timothy L. Erdy by deed of record in Instrument Number 201304220010092, that 78.10 acre tract conveyed to James R. Heimerl and Katherine B. Heimerl by deed of record in Deed Book 784, Page 359, that 0.946 acre tract conveyed to Barbara A. Smith by deed of record in Instrument Number 201306270016486, that 0.780 acre tract conveyed to Lisa A. Russell and Douglas L. Russell, II by deed of record in Instrument Number 200508230026065, that 0.825 acre tract conveyed to Timothy S. Berkley by deed of record in Instrument Number 201109280018184, that 0.862 acre tract conveyed to Audra L. Mitchell by deed of record in Instrument Number 201112070023833, that 8.125 acre tract conveyed to Matthew D. Heimerl and Rachel M. Heimerl by deed of record in Instrument Number 201503130004749, that 2.7826 acre tract conveyed to David A. King and Deborah S. King by deed of record in Instrument Number 200405050015976, that 5.8624 acre tract conveyed to Anne Evans by deed of record in Instrument Number 200610090029635, that 7.3574 acre tract conveyed to David Thomas Howard and Janet Blaine Howard by deed of record in Instrument Number 199811160043633, that 7.338 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202112220038911, that 18.281 acre 1 tract conveyed to Duane D. Baggerly and James D. Cushing by deed of record in Instrument Number 202112020036696, that 12.993 acre tract conveyed to Duane D. Baggerly and James D. Cushing by deed of record in Instrument Number 201809070018735, that 13.25 acre tract conveyed to Howard H. Daffin, III by deed of record in

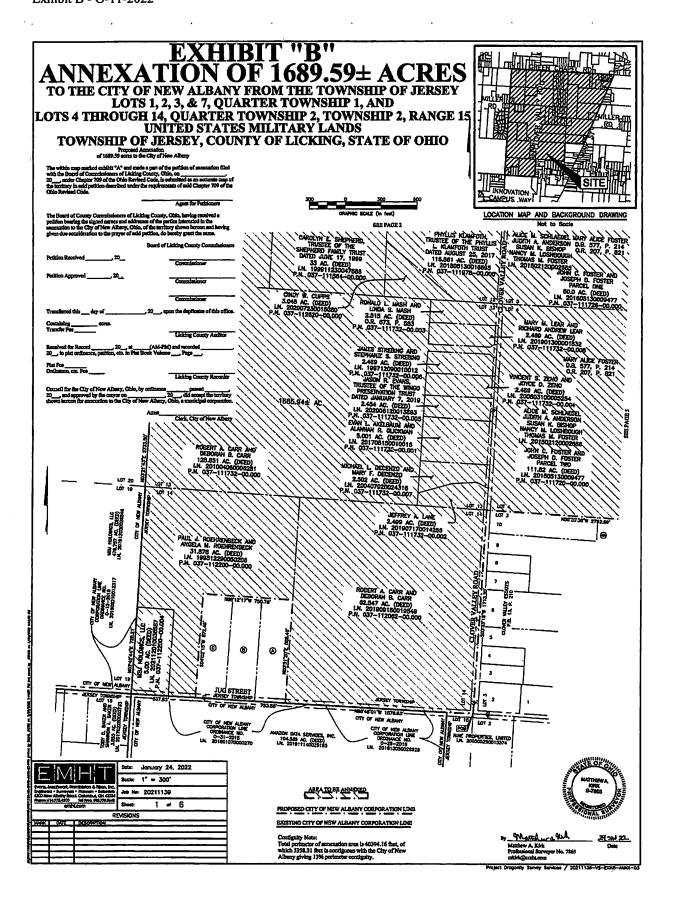
PROPOSED ANNEXATION OF 1689.59± ACRES

-3-

January 23, 2007 by deed of record in Instrument Number 201209100020565, that 46.24 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 7.72 acre tract conveyed to Deb Peterman by deed of record in Instrument Number 200203210010761, that 5.001 acre tract conveyed to Deb Peterman by deed of record in Instrument Number 200203210010760, that 6,90 acre tract conveyed to Reese L. Fields by deed of record in Instrument Number 200304080015519, that 6.65 acre tract conveyed to Dale Eugene Smith and Wanda Jean Smith by deed of record in Official Record 145, Page 361, that 6.657 acre tract conveyed to Vaughan J. Spencer and Andrea J. Spencer by deed of record in Instrument Number 201710310023647, that 6.66 acre tract conveyed to Bradley C. Devo and Marcia A. Deyo by deed of record in Official Record 644, Page 595, that 16.0 acre tract conveyed to James B. Kitchen and Sharon Kitchen, Trustees of The Kitchen Family Trust by deed of record in Instrument Number 200110110036623, that 73.08 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 73.08 acre tract conveyed to James Heimerl by deed of record in Official Record 866, Page 748, that 0.516 acre tract conveyed to Jeffery E. Sharrock by deed of record in Instrument Number 200405270019227, that 8.0 acre tract conveyed to Kevin C. Lawrence by deed of record in Instrument Number 200610240031123, that 15.0 acre tract conveyed to Alan R. Clark, Trustee of the Green Chapel Road Land Trust dated 3/20/1996 by deed of record in Instrument Number 200902190003218, that 10.5152 acre tract conveyed to Alan R. Clark, Trustee of the Green Chapel Road Land trust dated 3/20/1996 by deed of record in Instrument Number 200902190003220, that 3.6423 acre tract conveyed to Alan R. Clark, Trustee of the Green Chapel Road Land Trust dated 3/20/1996 by deed of record in Instrument Number 200902190003217, that 1.6112 acre tract conveyed to James M. Hope and Mary J. Hope, Trustees under the Hope Family Trust Agreement dated May 30, 2014 by deed of record in Instrument Number 201406160010803, that 1.5 acre tract conveyed to Joshua R. Pickett by deed of record in Instrument Number 201902060002266, that 2.285 acre tract conveyed to Alan R. Clark, Trustee of the Green Chapel Road Land Trust dated 3/20/1996 by deed of record in Instrument Number 200902190003216, that 2.283 acre tract conveyed to Alan R. Clark, Trustee of the Green Chapel Road Land Trust dated 3/20/1996 by deed of record in Instrument Number 200902190003219, that 2.413 acre tract conveyed to Robert R. Myers and Melissa J. Myers by deed of record in Instrument Number 200401090000925, that 1.00 acre tract conveyed to David A. King and Deborah S. King by deed of record in Instrument Number 200707120018083, that 1.000 acre tract conveyed to Angela M. Tague and Shawn P. Tague by deed of record in Instrument Number 201909230020241, that 1.0022 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202111190035598, that 1,0008 acre tract conveyed to Dustin R. Scheidegger and Vicki Miller by deed of record in Instrument Number 202007230018110, that 1 acre tract conveyed to Betty J. Miller-Bolton, Trustee of the Betty J. Miller Bolton Trust Agreement by deed of record in Instrument Number 200601060000746, that 2.0 acre tract conveyed to Patricia L. Williams by deed of record in Instrument Number 202008260021854, that 14.0193 acre tract conveyed to Rebecca M. Ross, Trustee of the Bailey Keystone Inheritance Trust dated August 18, 2006 by deed of record in Instrument Number 201007140013411, that 1.52 acre tract conveyed to Roy E. Bailey, Jr. by deed of record in Instrument Number 200103200008631, that 1.196 acre tract conveyed to Rebecca M. Ross, Trustee by deed of record in Instrument Number 201007140013412, that 2.002 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202112220038916, and that 3.644 acre tract conveyed to Stephen A. Wright and Lisa V. Wright by deed of record in Instrument Number 201305170012704 (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

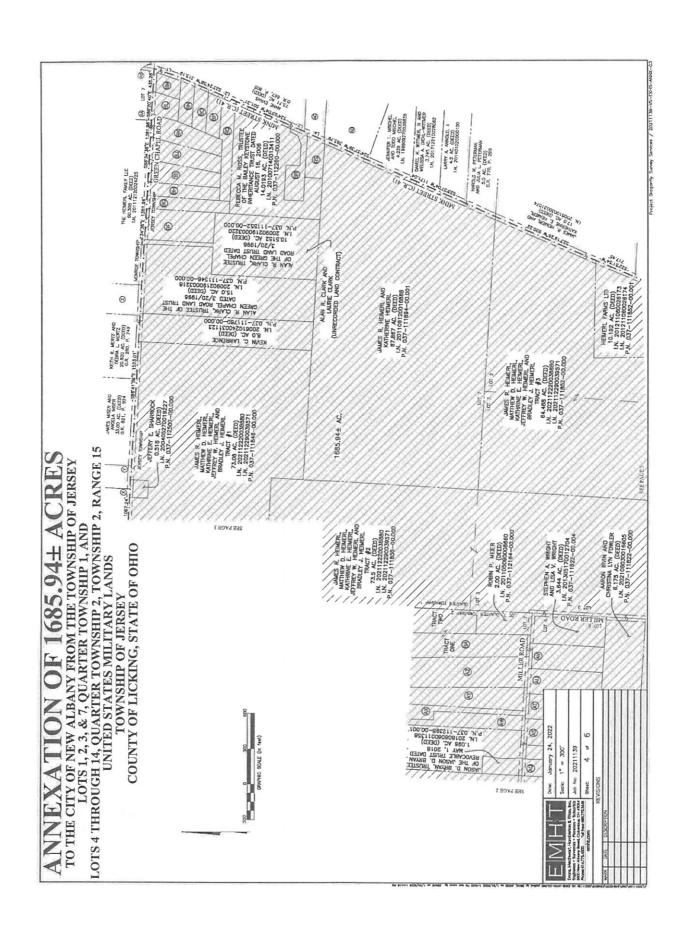
BEGINNING, at the centerline intersection of Jug Street Road and Clover Valley Road:

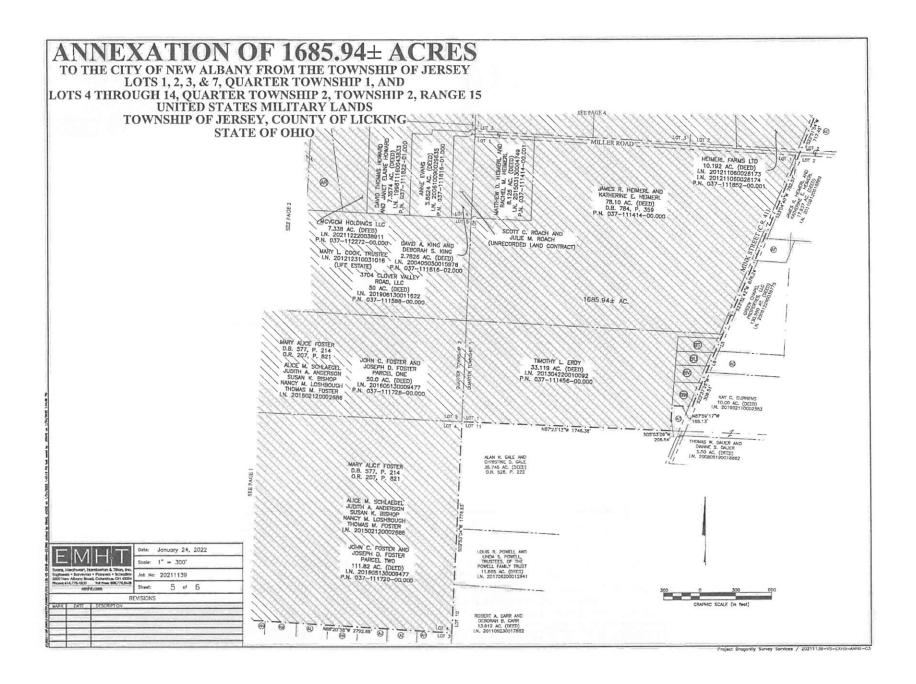
Thence North 86° 48' 01" West, with the centerline of said Jug Street Road and the existing City of New Albany corporation line, as established by Ordinance Number O-29-2016, of record in Instrument Number 201612050026928, and by Ordinance Number O-31-2015, of record in Instrument Number 201601070000270, a distance of 1576.93 feet to the southeasterly corner of that 5.004 acre tract conveyed to Steven B. Bender by deed of record in Instrument Number 200708070020631:



ANNEXATION OF 1689.59± ACRES TO THE CITY OF NEW ALBANY FROM THE TOWNSHIP OF JERSEY LOTS 1, 2, 3, & 7, QUARTER TOWNSHIP 1, AND LOTS 4 THROUGH 14, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15 UNITED STATES MILITARY LANDS TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO SEE PAGE 3 CHARLES JULIANA 1.5000 AC. (DEED) I.N. 201911010024011 P.N. 037-111828-00.000 JANES R. HEWERL, MATHEW D. HEMERL, KATHRINE E. HEIMERL, KATHRINE E. HEIMERL, MORENT ST. HEMERL, MORENT ST. H PHYLLIS KLAMFOTH, TRUSTEE OF THE PHYLLIS L. KLAMFOTH TRUST DATED AUGUST 25, 2017 50 AC. (DEED) LN. 201808130018895 P.N. 037-111980-00,000 0 MILLER ROAD 157 2T 586 15 30 E 850.46 TIPOB MILLER ROAD 1449.85 0 1 0 0 706.7 @ PHYLLS KLAMFORH, TRUSTEE OF THE PHYLLS TRUSTEE OF THE PHYLLS TAILD AUGUST 25, 2017 TAIL AUGUS 13.868 AC 187 29'40'W 882.12" SHARON L. WALLS AND (UNRECORDED LAND CONTRACT) HOWARD H. DAFFIN, IN 13.25 AC. (DEED) J.N. 200412220044982 N. 037-112038-00.000 MARGARET J. NEL. THOMAS E. ASHBROOK, CHEJSE REBERLINE, CHEJSE REBERLINE, MONICA J. THOMSON, DANIEL N. ASHBROOK, PARCEL #1 2.169 AC. (DEED) 2.169 AC. (DEED) 1. 201409180017920 1. 201409180017920 1. 201409180017920 2. 100 AC. (DEED) 2. 201409180017920 2. 201409 382 P.B. 13, P. 3 DUMNE D. E JAMES F 18.281 LN. 2021 P.N. 037-1 1685.94± AC rot 22 101 (0AVID HULL 8.087 AC. (DEED) N. 201409300019021 037-111354-00.00 MICHAEL S. COOK 5.010 AC. (DEED) LN. 20200500010034 P.N. 027-111588-00.001 PHYLLS KLAMFOTH, TRUSTEE OF THE PHYLLIS L. KLAMFOTH TRUST DATED AUGUST 25, 2017 116.861 AC. (DEED) LN. 201808130018695 P.N. 037-111878-00,000 CAROLYN E. SHEPHERD, TRUSTEE OF THE SHEPHERD FAMILY TRUST DATED JUNE 17, 1999 33 AC. (DED) LM. 1998/11230047886 P.N. 037-111564-00.000 RESERVE E 3704 CLOVER VALLEY ROAD, LLC ROAD, C(DEED) LN. 201906130011622 P.N. 037-111588-00,000 ROBERT A CARR AND DEBORAH B. CARR 128.851 AC. (DEED) I.N. 201004080005281 P.N. 037-111732-00.000 LN. 201212310031016 SEE PAGE I MAGDNER FARMS SEC. 2 P.B. 18, P. 146 BERSEY TOWNSHIP 1" - 300" Job No: 20211139 2 of 6 MARK DATE DESCRIPTION GRAPHIC SCALE (in feet) Project Drogonfly Survey Services / 20211139-V3-EXHB-AN

DY 021-111646-00'00 I'N 202112380038211 I'N 202112380038211 I'N 202112380038211 INVEL 41 INVE (3) 0 73.5 AC LN. 20211 LN. 20211 LA, 202003260006930 6.232 AC. (DKED) 6.232 AC. (DKED) 9 TWO МСЧБСИ НОГРІМСЯ ЦС 16.0 AC. (DEED) 18.0 037-112194-00.000 Θ SPECT (S) **©** 8 3 @ 8 LOTS 4 THROUGH 14, QUARTER TOWNSHIP 1, AND LOTS 4 THROUGH 14, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15 UNITED STATES MILITARY LANDS TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO 3 0 0 TO THE CITY OF NEW ALBANY FROM THE TOWNSHIP OF JERSEY 3 3 4 (0 COLOR E DAOUE, A TRUSTE COLT THE THE THOMY DAOUE TRU UST AND DAWN DAOUE TRU UST AND DAWN DAOUE TRU S.O. AC. (DEED) 訓 DEB PETERMAN 5.001 AC, (DEED) 1.N, 057-112088-00.001 P.N, 057-112088-00.001 13.905 AC. (DEED) 13.905 AC. (DEED) 13.905 AC. (DEED) 13.905 AC. (DEED) DEB PETERMAN 1.N. 200203210010781 P.N. 037-112098-00.000 P.N. 037-112098 1685.94± A(0 EFFEL JEN BISH GIET AN BUSH GIET BUSH GIET BUSH FESTIVE OF THE BUSH FESTIVE THE STATE SHALLOF ALSA A. GIETA LIA. ZOOGOSTOOTOOTOOTOOTOOTOOTO PHYLLS KLAWOTH TRUSTEE OF THE PHYLLS LA KLAWOTH TRUST DATED ALGUST 25, 2017 SO AC, (DEED) LN. ZO16081,30016885 P.N. 037-111860-00,000 F.ZZ.70C1 3.12,1029 3 2.510 AC. (DEED) D.B. 831, P. 376 P.N. 037-111474-01.00 3 CLOVER VALLEY ROAD CLOVER VALLEY 0 - No. 12 173.50 BEVERLY JEAN BUSH 2.755 AC. (DEED) I.N. 200101030000347 P.N. 037-111402-00.0017 BENTALY JEW BLUSH OHERTY AND BUSH OHERTY AND BUSH OHERTY A BUSH RYSTONE WHERTWAY RYSTONE WHERTWAY RYSTONE WHERTWAY RYSTONE WHERTWAY RYSTON WHE THE PHYLLS KLANFOTH, INCOSTED FOR THE PHYLLS L. KLANFOTH FRUST DATE ALGUST 25, 2017 L. Z.3.50 K. (DEED) L. Z.000 C. (DEED) L. Z.00001.30016605 K. Q.Z.-(1) [EZG-CO.CO. NCTOR R. DECENZO MD TINA L. DECENZO 5.632 AC. (DELD) O.R. 157, P. 185 BERT I. WICH AN SAERT L. WICHCH 5.818 AG. (DEED) O.R. 203, P. 511 LORY ELLEN BUSH 2.126 AC. (DEED) LN. 20202210006899 P.N. 037-111480-00.001 GENERAL JEW BISH CHEEK AN BUSH 300 0 GRAPHES SCALE (in feet) January 24, 2022 Job No: 20211139 Scole: 1" = 300" SEE PAGE 2 Dates 0 Θ I N 00.0 AC. (06XD) LOT 24 30.03 429, P. 382 0.8, 429, P. 382 H





TO THE CITY OF NEW ALBANY FROM THE TOWNSHIP OF JERSEY LOTS 1, 2, 3, & 7, QUARTER TOWNSHIP 1, AND LOTS 4 THROUGH 14, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15 UNITED STATES MILITARY LANDS
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

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Job No: 20211139



ORDINANCE 0-12-2022

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 1,689+/- ACRES OF LAND GENERALLY LOCATED SOUTH OF GREEN CHAPEL ROAD, WEST OF MINK STREET, AND NORTH OF JUG STREET, FROM AGRICULTURAL (AG) TO TECHNOLOGY MANUFACTURING DISTRICT (TMD) AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL

WHEREAS, council of the City of New Albany has determined that it is necessary to rezone certain property located in the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by MBJ Holdings LLC, c/o Aaron Underhill, Esq., the Planning Commission has reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

- Section 1. Council hereby amends the Zoning Ordinance Map of the City of New Albany to change the zoning classification of the following described site:
 - A. A 1,689+/- acre site within Licking County, generally located south of Green Chapel Road, west of Mink Street and north of Jug Street, from its current zoning of Agricultural (AG) to Technology Manufacturing District (TMD).
 - B. The zoning district's boundary map is hereby attached and marked Exhibit A.
- Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.
- Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

O-12-2022 Page 1 of 2

CERTIFIED AS ADOPTED this 3 day of MA, , 2022.

Attest:

Sloan T. Spalding

Mayor

Approved as to form:

has

Benjamin S. Albrecht Interim Law Director Clerk of Council

Jennifer H. Mason

Legislation dates:

Prepared:

04/06/2022

Introduced:

04/19/2022

Revised:

Adopted:

05/03/2022

Effective:

06/02/2022



150 S. Front St., Suite 200 Columbus, OH 43215

614-225-6063 columbusregion.com

Mr. Stephen Mayer Planning Manager City of New Albany 99 West Main Street New Albany, OH 43054

Re: Support for Application to Rezone 1,689+/- acres

The ask is to: Please approve the application requesting the rezoning of the subject property into the Technology Manufacturing District designation

Dear Mr. Mayer:

One Columbus is the economic development organization for the 11-county Columbus Region. We are the JobsOhio network partner for Central Ohio and have had the pleasure of partnering with the City of New Albany on business attraction and expansion work including projects in the International Beauty Campus, Lower.com, Amgen, the data center cluster on Beech Road, and now, Intel.

Intel's proposed development is a once-in-a-lifetime opportunity for the State of Ohio and the Columbus Region to grow and diversify our economy. The semiconductor industry is new to the state, and to Midwest. It is the ultimate diversification of our economy, driven by the global leader that made Silicon Valley what it is today. In 50 years, the semiconductor industry reached \$500 billion in output – a number that will double in the next 10 years to \$1 trillion. Semiconductors are critical to every supply chain ranging from automotive to aerospace, and Intel's presence here will substantially enhance Ohio's place as one of the most important locations in the global economy.

Intel in Ohio is also a win for the United States. Foreign markets heavily subsidized the semiconductor industry over recent decades, resulting in U.S. market share shrinking from 40% in 1990 to 12% today. The shock to supply chains caused by the pandemic revealed the gravity of this issue for the U.S. economy, as the shortage of semiconductors is a major driver of inflation and the current shortage of consumer goods. The war in Ukraine's impact on energy markets also shows how perilous a similar situation with China and Taiwan would be, given the volume of chips manufactured in Taiwan. This project is critical not only for balancing the global supply chain, but also for U.S. defense, as Intel is a trusted domestic source of semiconductors for the military.

We acknowledge that along with its immeasurable benefit, a project of this scale brings its challenges. We commend New Albany for taking on those challenges in order to help deliver a solution to a national problem. We also know that such challenges will be met with historic investment in our area — investment that will strengthen educational and career opportunities, positively impacting the lives of residents and families.

We wish to express a great deal of gratitude to the City for your role in transforming our region's future. New Albany presented the only site in the entire State of Ohio that could meet Intel's needs. Due to the agility of New Albany and the creation of the necessary zoning district, we were able to win this project – ultimately changing the trajectory of the entire State of Ohio for generations to come.

Sincerely,

Matt McQuade

Managing Director of Business Development

One Columbus









March 25, 2022

Stephen Mayer Planning Manager City of New Albany 99 W Main St New Albany, Ohio 43054

RE: Support for Application to Rezone 1,689+/- acres

Dear Mr. Mayer and Members of the New Albany Planning Commission:

On behalf of our five organizations, and the thousands of Ohio businesses we collectively represent, we write to you today to urge the New Albany Planning Commission to approve the application requesting the rezoning of the subject property into the Technology Manufacturing District designation. This approval will allow the Intel investment to move forward.

As you know, Intel recently announced that Ohio was selected over 40 other states in landing its \$20 billion semi-conductor production facility. The Intel announcement represents the largest single private sector investment in Ohio history. The initial phase of the project is expected to create 3,000 Intel jobs and 7,000 construction jobs over the course of construction, and support tens of thousands of additional local long-term jobs across a broad ecosystem of suppliers and partners.

As representatives of Ohio's business community, we particularly want to stress the positive impact on economic growth and jobs that can be expected from this monumental project. The COVID-19 pandemic and its supply-chain disruptions, together with aggressive foreign trade practices, demonstrated to many organizations the importance of moving manufacturing capacity back to the United States from overseas; perhaps none more important than the semiconductor

industry. Domestic chip manufacturing is essential for our national security, and we are pleased Ohio is leading the way.

This investment by Intel establishes Ohio as a center for technology and innovation that will ensure economic opportunity now and into the future. Much like Honda, landing Intel will attract new businesses to our state and allow businesses already located in Ohio who serve Intel to grow. Both the construction jobs and the permanent jobs generated by Intel will create opportunity across the state, generating revenue for schools and communities alike.

Our organizations collectively applaud the collaboration that led to this milestone in our state's history, including the City of New Albany, One Columbus, the DeWine/Husted Administration, and JobsOhio. We believe the Intel investment is only the tip of the iceberg for new economic development in Ohio. Therefore, we strongly encourage this commission to move this project forward.

Thank you for the opportunity to provide input on this important matter. Please do not hesitate to reach out with any questions.

Sincerely,

Patrick J. Tiberi President & CEO

Ohio Business Roundtable

Gordon M. Gough President & CEO

The Ohio Council of Retail Merchants

Steve Stivers

President & CEO

Ohio Chamber of Commerce

Roger R. Geiger Executive Director

NFIB-Ohio

Ryan Augsburger

President

Ohio Manufacturers' Association

Cc: <u>jchrysler@newalbanyohio.org</u> <u>smcafee@newalbanyohio.org</u> <u>jstefanov@newalbanyohio.org</u>



March 29, 2022

Mr. Stephen Mayer Planning Manager City of New Albany 99 W. Main St. New Albany, Ohio 43054

SENT VIA EMAIL TO SMAYER@NEWALBANYOHIO.ORG

Dear Mr. Mayer,

I'm writing today regarding the April 4th meeting in which the Planning Commission will consider the rezoning of approximately 1,600 acres in western Licking County contiguous to the New Albany International Business Park.

VanTrust Real Estate is currently under construction on its sixth and seventh buildings in the New Albany International Business Park, bringing our presence to over 2.5 million square feet once completed. We are proud of our collaboration with the City of New Albany that has led to the retention of growing businesses and the attraction of new businesses to the state which in turn has benefited multiple school districts and provided significant employment opportunities along the 161 corridor. VanTrust Real Estate is confident in its investment in New Albany and western Licking County because of the track record and ongoing commitment the City has to land use planning and strategic infrastructure development.

The announcement of Intel's selection of Ohio as the location of is next fabrication facility is an historical moment for our state, the region, Licking County and New Albany. Intel's presence will put Ohio on an opportunity trajectory that has yet to be experienced in our state. Technology production and the high paying jobs that accompany this industry will help retain and attract new talent, create ancillary jobs across the state and establish Ohio as a center of technology.

As a commercial developer with a presence in many markets throughout the country, VanTrust is experiencing unprecedented interest in the New Albany International Business Park. We expect market demand for high quality options in proximity to the Intel site to continue to rise, bringing even more investment and jobs to the community.

I encourage Planning Commission Members to approve the rezoning of the subject site into a Technology Manufacturing District and allow this important project to move forward.

Ohd wee Andrew Weeks

Executive Vice President

cc: jchrysler@newalbanyohio.org smcafee@newalbanyohio.org jstefanov@newalbanyohio.org



March 31, 2022

Mr. Stephen Mayer
Planning Manager
City of New Albany
smayer@newalbanyohio.org
99 West Main Street
New Albany, Ohio 43054

RE: The New Albany Planning Commission's consideration of the rezoning of 1600 acres into the Technology Manufacturing District Classification

Dear Mr. Mayer,

As a resident of New Albany who has been involved in several economic transformation initiatives around the world, I respectfully request that the rezoning of 1600 acres be approved by the Planning Commission in order to secure Intel and the resulting economic development that will reenergize the Midwest.

The Midwest is home for tens of thousands of companies that contribute significantly to our economy. A large number of these companies and their products can benefit from Intel and its ecosystem of innovation and suppliers to enhance their global competitiveness. The clean technology manufacturing sector has very little presence in Ohio and the establishment of Intel fabrication facilities will act a magnet, bringing related businesses, high quality jobs and enhancements in education to prepare students for the increasing demand for technology talent in our region. All are key ingredients for establishing a semiconductors innovation district around Intel.

I see the benefits of innovation districts all over the world and can tell you how highly sought after they are for communities. They are intentional designs that create linkages across industries, education institutions, and innovative practices - all powered in part by public private partnerships.

This initiative provides Licking county with the opportunity to become a leading region globally in attracting best in class companies and talent, to be a vibrant platform for competitive skilled education, applied innovation, and entrepreneurship. Intel can be the anchor investment and driver of a vibrant technology platform that effectuates the transformation of the Midwest industrial base, uniquely positions it to lead the 4th Industrial Revolution (4IR), and enable us to reclaim our global position as the leading global manufacturing hub.

With regards,

Tarid Farwana

Cc: jchrysler@newalbanyohio.org

smcafee@newalbanyohio.org
istefanov@newalbanohio.org









Mr. Stephen Mayer Planning Manager City of New Albany 99 West Main Street New Albany, OH 43054

RE: Support for Application to Rezone 1,689+/- acres

Please approve the application requesting the rezoning of the property from agricultural into the Technology Manufacturing District

Dr. Mr. Mayer:

JobsOhio is Ohio's private non-profit economic development corporation that focuses on business attraction, expansion, and retention. After months of intense work by the DeWine/Husted Administration, Ohio's bipartisan Congressional Delegation, the JobsOhio team, and Regional Network Partners across the state, including One Columbus, Team NEO, Licking County, New Albany, and many other local communities in the central Ohio region, Intel chose New Albany for the site of its most advanced chip manufacturing in the world. This decision presents New Albany and Ohio with a generational opportunity to become a center of chip manufacturing and make the U.S. competitive in this critical industry sector.

Intel chose the New Albany site over 40 other sites across the country. They told us their decision was due to New Albany's ability to present a site that met Intel's stringent requirements, its proximity to talent, and its willingness to work with the company, state, regional, and other local partners to get to "yes." We ask New Albany to take this next step to continue toward the big "YES" that will mean opportunities for Ohioans for generations to come.

The initial project will develop 926 acres with chip fabs that will employ 3,000 direct workers, add \$405 million in new payroll, and bring at least \$20 billion in capital investment. This single megaproject will launch a new industry sector in Ohio and provide a statewide economic impact. And Intel has publicly indicated that they have big plans for Ohio.

These new jobs will tap the full range of Ohio's world-class workforce: from mechanical, electrical, and software engineering; to supply chain, assembly, and maintenance; to quality assurance and control; to construction and skilled trades; to finance, human resources, and professional services; to military veterans and STEM graduates; to healthcare, food service, hospitality, and entertainment. It's an all-in opportunity tailor-made for Ohio's diverse and



inclusive array of businesses and job-ready talent. And it will surely attract more top talent to the state.

New Albany has been a critical partner in this journey with Intel since last May. We commend you for your continued leadership and partnership to make Ohio's generational opportunity a reality.

Very respectfully,

J.P. Nauvet

J.P. Nauseef

President and CEO

JobsOhio



Mr. Stephen Mayer Planning Manager City of New Albany 99 West Main Street New Albany, OH 43054

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Very respectfully,

J.P. Nauvet

J.P. Nauseef

President and CEO

JobsOhio



2022 BOARD OF TRUSTEES

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Ben CollinsPlain Township

Debra Kalinosky NAPLS District Board of Education

Cherie NelsonNew Albany Chamber of Commerce

Michael Sawyers New Albany-Plain Local School District April 8, 2022

Sloan Spalding Mayor City of New Albany 99 W Main Street New Albany, Ohio 43054

RE: Support for Application to Rezone 1,689+/- acres

Dear Mayor Spalding & New Albany City Council Members,

On behalf of our Board of Trustees and Chamber members, I ask the New Albany Planning Commission to approve the application requesting the rezoning of the subject property into the Technology Manufacturing District designation at your April 19th meeting.

This approval is key to the Intel investment moving forward. Intel's planned \$20 billion semi-conductor production facility is the largest single private sector investment in Ohio history and the positive impact on economic growth and jobs will be historical to say the least.

The first phase is expected to create 3,000 Intel jobs and 7,000 construction jobs, and support tens of thousands of local long-term jobs within suppliers and partners. Benefits to residents, businesses, schools, and the community will be wide reaching and long ranging.

Supply chain security is strategic to our national defense. Moving critical manufacturing sectors back to the United States from overseas is essential, and none more crucial than the semiconductor industry.

This investment by Intel showcases Ohio as a center for technology and innovation. We urge this commission to move this project forward.

Sincerely,

Cherie Nelson
Executive Director

Charie Nelson

Chair, Board of Trustees

Terry Ziegler

cc: Jennifer Chrysler Joe Stefanov Scott McAfee

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address Property Located generally	south of Green Chap	el Rd., west	of Mink St., SW, no	orth of Jua Street Rd., NW					
	Site Address Property Located generally south of Green Chapel Rd., west of Mink St., SW, north of Jug Street Rd., NW and east of Beech Rd., NW, New Albany, OH 43054									
	Parcel Numbers Please see attached list of subject property owners and parcel numbers. Acres +/- 1,689.59 Acres # of lots created									
	Acres <u>+/- 1,689.59 Acres</u>	# OI IOIS Cre	ated							
	Choose Application Type		Circle a	ll Details that A	.pply					
Project Information	□ □ Appeal □ □ Certificate of Appropriateness □ □ Conditional Use □ □ Development Plan □ □ Plat □ □ Lot Changes □ □ Minor Commercial Subdivision □ □ Vacation □ □ Variance □ □ Extension Request □ XZoning	Preliminary Preliminary Combination Easement Amendment (rea	Final Final Split zoning)	Comprehensive Amendment Adjustment Street Text Modification						
	classification to the TMD, Technology Manuf		 	II the AG, Agriculta	rai Zonnig District					
7,11					***					
	Property Owner's Name: Address: City, State, Zip:									
	Phone number: Email:			Fax:						
cts	Ellian.									
Contacts										
Col	Applicant's Name: MBJ Hole Address: Underhill & Hodge LL	dings LLC, c/o Aaron								
	City, State, Zip: New Albany, OH 430		way, Suite 2	.00	····					
4	Phone number: 614.335.9320			Fax: 614	.335.9329					
	Email: aaron@uhlawfirm.com									
ıre	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.									
gnatu	true, correct and complete.		1/ 1							
Signature	true, correct and complete.	Uponiill, Attorney for Own	Un G		Date: 31412022					

APPLICATION TO ZONE 1,689.59+/- ACRES INTO THE TMD, TECHNOLOGY MANUFACTURING ZONING DISTRICT CLASSIFICATION

Information concerning specific Code requirements for zoning submittal

Per C.O. 1111.03(g), a statement as to how the proposed zoning amendment will impact adjacent and proximate properties.

<u>Response</u>: The Property that is being zoned consists of 1,689.59+/- acres bounded by Green Chapel Road on the north and Mink Street on the east. At the time of this application, the property is in the process of being annexed to the City of New Albany from Jersey Township. Upon annexation, the City's Codified Ordinances provide that the property automatically will be given an AG, Agricultural District zoning classification.

The primary intent of the application is to facilitate a major semi-conductor chip manufacturing operation as well as numerous related suppliers, service providers, and other business opportunities that are likely to arise as a result of such a project locating in the area. Development similar to what is already found in the Business Park also is expected. The TMD zoning district was approved and incorporated into the City's zoning code in 2021. The pending annexation and this zoning application, when approved, will facilitate a substantial expansion of the City's Business Park. Historically, the Business Park has grown incrementally with separate annexations and zonings. Over time developers, landowners, City staff, the Planning Commission, and City Council have identified and implemented best practices into each of these zonings in order to facilitate well-planned development and mitigate impacts to adjoining areas. This has resulted in dozens of zonings of property within the Business Park into the L-GE, Limited General Employment District, each of which are administered separately but all contain similar standards and requirements.

The TMD zoning district was an effort by the City to consolidate, into a single zoning district, all of the best practices from these prior zonings to ease the administration of standards and requirements and reduce duplicative efforts through multiple zonings of property. These best practices include detailed requirements for buffering development from adjacent properties and providing adequate setbacks and screening. Particular attention has been given to design requirements within setbacks along major public streets to maintain the rural aesthetic in the Business Park while balancing the site and facility needs of businesses.

Per C.O. 1111.03(i), any deed restrictions, easements, covenants and encumbrances to be imposed to control the use, development and maintenance of the area to be rezoned.

Response: Upon the completion of the zoning for this property and prior to selling the property to any third party, the property will be made subject to (i) The New Albany Business Park East CCRs and will become part of The New Albany Business Park Association and (ii) The New Albany East Community Authority CCRs.



March 4, 2021

Chris Christian
Development Service Manager
City of New Albany
99 West Main Street
New Albany, Ohio 43054

Aaron L. Underhill 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054

P: 614.335.9321 F: 614.335.9329 aaron@uhlawfirm.com

RE: School Impact: Zoning of 1,689.59+/- acres being annexed to New Albany generally

located to the south of Green Chapel Road and to the west of Mink Street

Dear Chris:

At the time of this application, the property identified above is in the process of being annexed to the City of New Albany from Jersey Township. The subject property includes numerous existing homes as well as vacant land. The purpose of this letter is to analyze the impact of this zoning on the Johnstown-Monroe Local School District.

Upon annexation, the City's Codified Ordinances provide that the property automatically will be given an AG, Agricultural District zoning classification. This letter accompanies an application to rezone the Property from the AG, Agricultural District to the TMD, Technology Manufacturing District. The AG zoning classification allows, among other uses, residential development at a density of one unit per 5 acres. That provides the right to develop up to 337 homes on the property being annexed. Instead, this rezoning is to facilitate a major semi-conductor chip manufacturing operation as well as numerous related suppliers, service providers, and other business opportunities that are likely to arise as a result of such a project locating in the area. Development similar to what is already found in the Business Park also is expected.

The positive impact to the school district cannot be overstated. It has the potential to be transformative for many decades to come and will provide the opportunity for exponential growth of revenues to the district. At the same time, this rezoning will eliminate the possibility of 337 new homes in the area and the potential for new students whose educational costs would be bourne by the school district. The obvious positive financial impact of developing the property within the TMD alleviates the need to undertake a detailed analysis.

The applicant is pleased to bring forth this application and looks forward to working with the City. Please let me know if you have any questions.

Sincerely,

Aaron L. Underhill

Attorney for the Owners/Applicants

L Mude 1.00

Subject Property Owners with Parcel Numbers Rezoning of +/- 1,689.59 Acres

BUSH LORI ELLEN 12869 GREEN CHAPEL RD JOHNSTOWN OH 43031 PN: 037-111486-00.000, 037- 111480-00.001	BUSH CHERYL A TRUSTEE, BUSH BEYERLY JEAN, CHERYL ANN, SHARON LYNN (AKASHARONLYNN HOUSER), & LORI ELLEN 12685 GREEN CHAPEL RD JOHNSTOWN OH 43031 PN: 037-111480-00.000, 037- 111492-00.000, 037-111474- 00.000, 037-111486-00.000	BUSH BEYERLY JEAN 4425 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111492-00.001
BUSH JERRY L 13128 MILLER RD JOHNSTOWN OH 43031 PN: 037-111486-00.001	HEIMERL FAMILY LIMITED LIABILITY COMPANY AND JAMES HEIMERL 3891 MINK RD JOHNSTOWN OH 43031 PN: 037-111834-00.000, 037-111858-00.000, 037-111846-00.000, 037- 111852-00.000	JULIANA CHARLES 4255 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111828-00.000
KLAMFOTH PHYLLIS L TRUSTEE 4170 CLOVER VALLEY RD NW JOHNSTOWN OH 43031 PN: 037-111978-00.000, 037- 111960-00.000 037-111966-00.000, 037- 111828-00.001	KITCHEN JAMES E OR SHARON TRUSTEES 11863 GREEN CHAPEL RD JOHNSTOWN OH 43031	HEIMERL JAMES R & KATHERINEE 3891 MINK ST JOHNSTOWN OH 43031 PN: 037-111894-00.001, 037- 111414-00.000
HEIMERL FARMS LTD 3891 MINK RD JOHNSTOWN OH 43031 PN: 037-111852-00.001	TAGUE ANGELA M & SHAWNP 11031 GREEN CHAPEL RD JOHNSTOWN OH 43031 PN: 037-112410-00.000	WILLIAMS PATRICIA L 4579 E MINK ST NW JOHNSTOWN OH 43031 PN: 037-112734-00.000
ROSS REBECCA M TRUSTEE 4569 MINK ST JOHNSTOWN OH 43031 PN: 037-112260-00.000, 037- 112260-00.002	BAILEY ROYE JR 4439 MINK ST JOHNSTOWN OH 43031 PN: 037-112260-00.001	RADER BENJAMIN & KAITLIN 12062 MILLER RD JOHNSTOWN OH 43031 PN: 037-111660-01.000

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CUPPS CINDY W 3445 CLOVER VALLEY RD JOHNSTOWN OH 43031 037-112620-00.000	CARR ROBERT A & DEBORAHB 1350 MINK RD PATASKALA OH 43062 PN: 037-111732-00.000, 037-112062-00.000	ROEHRENBECK PAUL J & ANGELA 13030 JUG ST JOHNSTOWN OH 43031 PN: 037-112200-00.000
LANE JEFFREY A 3063 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.002	DECENZO MICHAEL L & MARY F 3101 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.007	AXELBAUM EVAN L & GLICKMAN ALANNAH R 3149 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.001
EVANS JASON R TRUSTEE 3211 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.005	ZENO VINCENT S & JOYCE D 3245 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.004	STREBING JAMES & STEPHANIE 3251 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.006
LEARMARYM& RICHARD ANDREW 3261 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.008	MASH RONALD & LINDA 3439 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.003	FOSTER MARY ALICE 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000, 037-111720-00.000,
ERDY TIMOTHY L 24076 DRAKE SKIDMORE RD WEST MANSFIELD OH 43358 PN: 037-111456-00.000	COOK MARYL (LE) & 3704 CLOVER VALLEY ROAD LLC 3704 CLOVER VALLEY RD NW JOHNSTOWN OH 43031 PN: 037-111588-00.000	FOSTER THOMAS M. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000
SCHLAEGEL ALICE M. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000	ANDERSON JUDITH A 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000	BISHOP SUSAN K. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000
LOSHBOUGH NANCY M. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037- 111720-00.000	FOSTER JOHN C. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000	FOSTER JOSEPH D. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000

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COOK MICHAEL S 13335 MILLER RD JOHNSTOWN OH 43031 PN: 037-111588-00.001	HULL DAVID 3780 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111354-00.000	HEIMERL MATTHEW 11819 MILLER ROAD JOHNSTOWN OH 43031 PN 037-111834-00.000 037- 111846-00.000 037-111858- 00.000 037-111852-00.000
HEIMERL KATHERINE 3891 MINK STREET JOHNSTOWN OH 43031 PN 037-111834-00.000 037- 111846-00.000 037-111858- 00.000 , 037-111852-00.000	WALLS SHARON 3784 CLOVER VALLEY RD JOHNSTOWN, OH 43031 PN: 037-112566-00.000	HEIMERL BRADLEY 11184 MILLER ROAD JOHNSTOWN OH 43031 PN 037-111834-00.000 037- 111846-00.000 037- 111858- 00.000 037-111852-00.000
HEIMERL JEFFREY 10574 MILLER ROAD JOHNSTOWN OH 43031 PN 037-111834-00.000 037- 111846-00.000 037- 111858- 00.000 037-111852-00.000	BAGGERLY DUANE D & CUSHING JAMES D 12245 MILLER RD JOHNSTOWN OH 43031 PN: 037-111348-00.000	MBJ HOLDINGS LLC 8000 WALTON PARKWAY STE 120 NEW ALBANY OH 43054 PN: 037-112200-00.004, 037- 111564-00.000
WILLIAMS JACK A JR & CHERIL 12051 MILLER RD JOHNSTOWN OH 43031 PN: 037-111822-00.002	MAHAFFEY SHAWN W 12009 MILLER RD JOHNSTOWN OH 43031 PN: 037-111822-00.003	WRIGHT STEPHEN A & LISA V 2926 CASTLEWOOD RD COLUMBUS OH 43209 PN: 037-111822-00.004
IRVIN AARON & FOWLER CHRISTINA LYN 11901 MILLER RD NW JOHNSTOWN OH 43031 PN: 037-111822-00.000	HOWARD DAVID THOMAS &JANET PO BOX 314 JOHNSTOWN OH 43031 PN: 037-111822-01.000	EVANS ANNE 8853 WINDY HOLLOW RD JOHNSTOWN OH 43031 PN: 037-111816-01.000
HEIMERL MATTHEW D & RACHELM 11819 MILLER RD JOHNSTOWN OH 43031 PN: 037-111414-00.001	SMITH BARBARA A 3505 MINK STREET RD JOHNSTOWN OH 43031 PN: 037-112530-00.000	RUSSELL LISA A & DOUGLAS L 3473 MINK ST JOHNSTOWN OH 43031 PN: 037-112458-00.000
BERKLEY TIMOTHY S 3439 MINKST JOHNSTOWN OH 43031 PN: 037-112548-00.000	SMITH AUDRA FKA MITCHELL AUDRA 3411 MINK ST JOHNSTOWN OH 43031	SHARROCK JEFFERY E 11673 GREEN CHAPEL RD JOHNSTOWN OH 43031 PN: 037-112500-00.000

	PN: 037-112482-00.000	
MCVGCM HOLDINGS		
LLC		
100 SOUTH THIRD ST.		
COLUMBUS, OH 43215		
,		
PN(S): 037-112194-00.000,		
037-111660-01.000, 037-		
112452-00.000, 037-		
112272-00.000, 037-		
112350-00.000,037-		
112488-00.000, 037-		
111552-00.000, 037-112038-		
00.000, 037-111474-01.000,		
037-112398-00.000, 037-		
112098-00.000, 037-112098-		
00.001, 037-112398-00.001,		
037-112164-00.000, 037-		
111546-00.000, 037-111780-		
00.000, 037-111816-02.000,		
037-111816-02.000, 037-		
112494-00.000, 037-		
111822-00.001, 037-112314-		
00.001, 037-111660-00.000,		
037-112170-00.000, 037-		
112098-00.005, 037-112098- 00.004, 037-112098-00.002,		
037-112098-00.002,		
112308-00.000, 037-112440-		
00.000, 037-112290-00.000,		
037-111624-00.001, 037-		
111624-00.002, 037-111624-		
00.000, 037-112746-00.000,		
037-112356-00.000, 037-		
112536-00.000, 037-112314-		
00.000		

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn, Aaron L. Underhill, Esq. of Underhill & Hodge LLC, whose address is 8000 Walton Parkway, Suite 260, New Albany, Ohio, deposes and states that he is the duly authorized attorney for the zoning of 1,689.59+/- acres and that accompanying the zoning application is a list of the names and complete mailing addresses, as shown on the Licking County Auditor's website, of all of the owners of record of property what is located within 200 feet of the exterior boundaries of the property for which the application was filed.

SIGNATURE OF AFFIANT:

Aaron L. Underhill, Esq.

Sworn to before me and signed in my presence this 4 day of Mavch, in the

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

KIMBERLY R. GRAYSON Notary Public, State of Ohio My Commission Expires 01-11-2026 **APPLICANT:**

MBJ Holdings LLC

8000 Walton Parkway, Suite 120

New Albany, OH 43054

PROPERTY OWNER(S):

Please see attached list of subject

property owners.

ATTORNEY:

Aaron L. Underhill Underhill & Hodge LLC

8000 Walton Parkway, Suite 260

New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Daniel Potter

13061 Green Chapel Road Johnstown, OH 43031

13212 Miller Road Johnstown, OH 43031

Kevin and Brooke Eckenrode 13050 Miller Road

13050 Miller Road Johnstown, OH 43031 Lisa Boyd

40 Bermuda Drive Johnstown, OH 43031 Kiem Luc and Hoang Ngo 100 Bermuda Drive Johnstown, OH 43031

Robert Haycook (TOD)

Jeffrey and Jennifer Jennings

116 Bermuda Drive Johnstown, OH 43031 Tiffany Poling 124 Bermuda Drive Johnstown, OH 43031 Mark and Kristin Stanifer 132 Bermuda Drive Johnstown, OH 43031

Frank and Marilyn Debelius

140 Bermuda Drive Johnstown, OH 43031 Jeffrey and Donna Shadwick 148 Bermuda Drive Johnstown, OH 43031 Scott Driscoll and Kristin Becknell 156 Bermuda Drive Johnstown, OH 43031

MBJ Holdings LLC

8000 Walton Parkway, Suite 120

New Albany, OH 43054

Toby and Shannon Baker 2677 Harrison Road New Albany, OH 43054 Amazon Data Services, Inc. P.O. Box 80416 Seattle, WA 98108

Nine Properties Limited Kennel Club USA

12525 Jug Street Johnstown, OH 43031 Rusmisel LLC 12455 Jug Street Road Johnstown, OH 43031 Claude and Peggy Richardson 2782 Clover Valley Road Johnstown, OH 43031

Susan Mahaffey and Jason Arnett 2810 Clover Valley Road

Johnstown, OH 43031

Craig and Jessica Long 2886 Clover Valley Road Johnstown, OH 43031

Tina and Richard Bezouska 2940 Clover Valley Road Johnstown, OH 43031 Randy Wickiser Kathie Frost Jeremy Kimble 2970 Clover Valley Road NW 12228 Jug Street Road 12206 Jug Street Road Johnstown, OH 43031 Johnstown, OH 43031 Johnstown, OH 43031 Lucke Wickline Brenda Hiles Jenny Davidson 12190 Jug Street 12204 Jug Street Road 12196 Jug Street Johnstown, OH 43031 Johnstown, OH 43031 Johnstown, OH 43031 Stephanie and Brandon Trathen Richard Burke Lauren McCuen and Joshua Westfall 11730 Green Chapel Road 11798 Green Chapel Road 11820 Green Chapel Road Johnstown, OH 43031 Johnstown, OH 43031 Johnstown, OH 43031 Andrea Ford Adam and Beth Franz Justin and Jennifer Price 11850 Green Chapel Road 11934 Green Chapel Road 11980 Green Chapel Road Johnstown, OH 43031 Johnstown, OH 43031 Johnstown, OH 43031 Thomas and Dawn Dague, Trustees Orrin and Patricia Thornton Gregory and Sherri Fleig 12180 Green Chapel Road 12000 Green Chapel Road 5152 Clover Valley Road Johnstown, OH 43031 Johnstown, OH 43031 Johnstown, OH 43031 Alve and Diana Holley, Co-Trustees Biltwell Homes LLC Alex Luong 12318 Green Chapel Road 10189 Duncan Plains Road 4673 Commons Park Drive Johnstown, OH 43031 New Albany, OH 43054 Johnstown, OH 43031 Robert and Sheryl Vucich Daniel and Sarah Potter William and Tina Humphrey 12600 Green Chapel Road 12786 Green Chapel Road 12858 Green Chapel Road Johnstown, OH 43031 Johnstown, OH 43031 Johnstown, OH 43031 Laura Smallsreed, Trustee Jana Davis Michael Smith 12888 Green Chapel Road 12982 Green Chapel Road 13010 Green Chapel Road Johnstown, OH 43031 Johnstown, OH 43031 Johnstown, OH 43031 Andrew and Amanda Dobosh Kitty Guinsler Daniel Dunn and Kathleen France 12038 Jug Street Road 3010 Mink Street 27381 Oak Knoll Drive Johnstown, OH 43031 Johnstown, OH 43031 Bonita Springs, FL 34134 William and Sharon Slader Chris and Colleen Anderson Louis and Linda Powell, Trustees 3000 Mink Street 12030 Jug Street 3113 Mink Street Johnstown, OH 43031

Johnstown, OH 43031

Johnstown, OH 43031

Alan and Christine Gale 3089 Mink Street Johnstown, OH 43031 Thomas and Dianne Dauer 3198 Mink Street Johnstown, OH 43031

Kay Currens 3412 Mink Street Johnstown, OH 43031

Danny and Rebecca Disbennett P.O. Box 273 Johnstown, OH 43031 Green Chapel Properties LLC 10495 Green Chapel Road Johnstown, OH 43031 Robert and Janet Bush 3644 Mink Street Johnstown, OH 43031

Sherri Wagner 11153 Miller Road Johnstown, OH 43031 Christie and Jeffrey Thomas 11089 Miller Road Johnstown, OH 43031 Sarah Young and Keith Ramey 11282 Miller Road Johnstown, OH 43031

Erich and Carrie Almendinger 5623 Caswell Road Johnstown, OH 43031 Harold and Julia Peterman 4082 Mink Street Johnstown, OH 43031 Larry Arnold 4186 Mink Street Johnstown, OH 43031

Kevin Daniel and Melissa Ann Wittmer 4200 Mink Street Johnstown, OH 43031

Todd and Jennifer Mischel 4254 Mink Street Johnstown, OH 43031 Lauren Nicole Verbeck and Jeremy Lee Osterhout 4366 Mink Street Johnstown, OH 43031

Jason and Kristen Hurst 10501 Green Chapel Road Johnstown, OH 43031 Chad and Amy Harrison 11076 Green Chapel Road Johnstown, OH 43031 Michael William and Maria Angela Carter 11103 Duncan Plains Road Johnstown, OH 43031

Dan Tschakert and Linda Emmenegger, Trustees and Francis Tschakert 11191 Duncan Plains Road Johnstown, OH 43031

David Simon 11088 Duncan Plains Road Johnstown, OH 43031 Wilbur and Carol Suver 11418 Green Chapel Road NW Johnstown, OH 43031

Keith and Debra Mertz 11464 Green Chapel Road Johnstown, OH 43031 James and Angela Miser P.O. Box 720 Duarte, CA 91009 Danny and Barbara VanHoose 11662 Green Chapel Road Johnstown, OH 43031

Ronald and Eunie Music 11718 Green Chapel Road Johnstown, OH 43031 Michael and Jennifer Armentrout 160 Bermuda Drive NW Johnstown, OH 43031

EXHIBIT "A" ZONING EXHIBIT 1689.59± ACRES

Situated in the State of Ohio, County of Licking, Township of Jersey, in Lots 1, 2, 3 & 7, Quarter Township 1, and Lots 4 - 14, Quarter Township 2, Township 2, Lot 7, Range 15, United States Military District, being comprised of all of the following tracts of land. That 62.547 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201909180019849, that 31.878 acre tract conveyed to Paul J. Roehrenbeck and Angela M. Roehrenbeck by deed of record in Instrument Number 199812290050206, that 5.00 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202112010036587, that 128.851 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201004060006281, that 2.499 acre tract conveyed to Jeffrey A. Lane by deed of record in Instrument Number 201907170014256, that 2.502 acre tract conveyed to Michael L. Decenzo and Mary F. Decenzo by deed of record in Instrument Number 200407020024316, that 5.001 acre tract conveyed to Evan L. Axelbaum and Alannah R. Glickman by deed of record in Instrument Number 201705150010016, that 2.454 acre tract conveyed to Jason R. Evans, Trustee of the Wingo Preservation Trust dated January 7, 2019 by deed of record in Instrument Number 202006120013893, that 2.489 acre tract conveyed to Vincent S. Zeno and Joyce D. Zeno by deed of record in Instrument Number 200803100005254. that 2.469 acre tract conveyed to James Strebing and Stephanie S. Strebing by deed of record in Instrument Number 199712090010012, that 2.469 acre tract conveyed to Mary M. Lear and Richard Andrew Lear by deed of record in Instrument Number 201901300001832, that 2.515 acre tract conveyed to Ronald L. Mash and Linda S. Mash by deed of record in Official Record 673, Page 583, that 111.82 acre tract conveyed to John C. Foster and Joseph D. Foster by deed of record in Instrument Number 201605130009477, that 111.82 acre tract conveyed to Mary Alice Foster by deeds of record in Deed Book 577, Page 214 and Official Record 207, Page 821, that 111.82 acre tract conveyed to Alice M. Schlaegel, Judith A. Anderson, Susan K. Bishop, Nancy M. Loshbaugh and Thomas M. Foster by deed of record in Instrument Number 201502120002686, that 37.628 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202202170004263, that 3.045 acre tract conveyed to Cindy W. Cupps by deed of record in Instrument Number 202007230018080, that 116.861 acre tract conveyed to Phyllis Klamfoth, Trustee of the Phyllis Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 5.010 acre tract conveyed to Michael S. Cook by deed of record in Instrument Number 202005050010034, that 50 acre tract conveyed to 3704 Clover Valley Road, LLC by deed of record in Instrument Number 201906130011622, that 50.0 acre tract conveyed to John C. Foster and Joseph D. Foster by deed of record in Instrument Number 201605130009477, that 50 acre tract conveyed to Mary Alice Foster by deeds of record in Deed Book 577, Page 214 and Official Record 207, Page 821, that 50 acre tract conveyed to Alice M. Schlaegel, Judith A. Anderson, Susan K. Bishop, Nancy M. Loshbaugh and Thomas M. Foster by deed of record in Instrument Number 201502120002686, that 33.119 acre tract conveyed to Timothy L. Erdy by deed of record in Instrument Number 201304220010092, that 78.10 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359, that 0.946 acre tract conveyed to Barbara A. Smith by deed of record in Instrument Number 201306270016486, that 0.780 acre tract conveyed to Lisa A. Russell and Douglas L. Russell, II by deed of record in Instrument Number 200508230026065, that 0.825 acre tract conveyed to Timothy S. Berkley by deed of record in Instrument Number 201109280018184, that 0.862 acre tract conveyed to Audra L. Mitchell by deed of record in Instrument Number 201112070023833, that 8.125 acre tract conveyed to Matthew D. Heimerl and Rachel M. Heimerl by deed of record in Instrument Number 201503130004749, that 2.7826 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202180004341, that 5.8624 acre tract conveyed to Anne Evans by deed of record in Instrument Number 200610090029635, that 7.3574 acre tract conveyed to David Thomas Howard and Janet Elaine Howard by deed of record in Instrument Number 199811160043633, that 7.338 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202112220038911, that 18.281 acre tract conveyed to Duane D. Baggerly and James D. Cushing by deed of record in Instrument Number 202112020036696, that 12.993 acre tract conveyed to Duane D. Baggerly and James D. Cushing by deed of record in Instrument Number 201809070018735, that 13.691 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202170004261, that 8.087 acre tract conveyed to David Hull by

-2-

deed of record in Instrument Number 201409300019021, that 2.168 acre tract conveyed to Monica J, Thomson, Daniel N. Ashbrook, Margaret J. Neil, Thomas E. Ashbrook and Chelsie Neiberine by deed of record in Instrument Number 201404280007499, that 2.168 acre tract conveyed to Margaret J. Neil, Thomas E. Ashbrook and Chelsie Neiberine by deed of record in Instrument Number 201409150017919, that 2.168 acre tract conveyed to Monica J, Thomson and Daniel N. Ashbrook by deed of record in Instrument Number 201409150017920, that 17.17 acre tract conveyed to Phyllis Klamfoth, Trustee of the Phyllis L. Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 1.0 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202201060000519, that 5.000 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202250004935, that 3.013 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202250004935, that 3.013 acre tract conveyed to Jack A. Williams Jr. and Cheri L. Williams by deed of record in Instrument Number 201307120017898, that 3.013 acre tract conveyed to Shawn W. Mahaffey by deed of record in Instrument Number 201911140025123, that 6.175 acre tract conveyed to Aaron Irvin and Christina Lyn Fowler by deed of record in Instrument Number 202106030016605, that 3.644 acre tract conveyed to Stephen A. Wright and Lisa V. Wright by deed of record in Instrument Number 201305170012704, that 73.5 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 73.5 acre tract conveyed to James Heimerl by deed of record in Official Record 866, Page 748, that 61.488 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 61.488 acre tract conveyed to James Heimerl by deed of record in Official Record 866, Page 748, that 10.192 acre tract conveyed to Heimerl Farms Ltd. by deeds of record in Instrument Numbers 201211060026173 and 201211060026174, that 87.867 acre tract conveyed to James R. Heimerl and Katherine Heimerl by deed of record in Instrument Number 201109120016888, that 2.003 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202220004575, that 14.1268 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201240001909, that 10.0 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201270002398, that 5.8066 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201040000231, that 2.00 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202160004073, that 4.5016 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202160004077, that 13.905 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202220004574, that 1.096 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002896, that 50 acre tract conveyed to Phyllis Klamfoth, Trustee of the Phyllis L. Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 29.494 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 1.5000 acre tract conveyed to Charles Juliana by deed of record in Instrument Number 201911010024011, that 23.50 acre tract conveyed to Phyllis Klamfoth, Trustee Trustee of the Phyllis L.Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee of the Bush Keystone Inheritance Trust dated January 23, 2007 by deed of record in Instrument Number 201209100020565, that 47.245 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 2.755 acre tract conveyed to Beverly Jean Bush by deed of record in Instrument Number 200101030000347, that 2.755 acre tract conveyed to Jerry I. Bush by deed of record in Official Record 553, Page 280, that 47.874 acre tract conveyed to Cheryl A. Bush, Trustee of the Bush Keystone Inheritance Trust dated January 23, 2007 by deed of record in Instrument Number 201209100020565, that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 2.126 acre tract conveyed to Lori Ellen Bush by deed of record in Instrument Number 200202210006899, that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee of the Bush Keystone Inheritance Trust dated January 23, 2007 by deed of record in Instrument Number 201209100020565, that 47.245 acre tract conveyed to Beverly Jean Bush,

-3-

Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 2.510 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202220004573, that 46.24 acre tract conveyed to Cheryl A. Bush, Trustee of the Bush Keystone Inheritance Trust dated January 23, 2007 by deed of record in Instrument Number 201209100020565, that 46.24 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 7.72 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002889, that 5.001 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 20220200002889, that 6.90 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202070003121, that 6.65 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202170004260, that 6.657 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202160004078, that 6.66 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002890, that 16.523 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201040000230, that 73.08 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 73.08 acre tract conveyed to James Heimerl by deed of record in Official Record 866, Page 748, that 0.516 acre tract conveyed to Jeffery E. Sharrock by deed of record in Instrument Number 200405270019227, that 8.012 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003310, that 15.0 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003314, that 10.5152 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201180001476, that 3.6423 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003314, that 1.6112 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202203010005181, that 1.5 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002891, that 2.285 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003314, that 2.283 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003314, that 2.413 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002897, that 1.00 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020202087, that 1.000 acre tract conveyed to Angela M. Tague and Shawn P. Tague by deed of record in Instrument Number 201909230020241, that 1.0022 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202111190035598, that 1.0008 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 20220202020888, that 1 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002893, that 2.0 acre tract conveyed to Patricia L. Williams by deed of record in Instrument Number 202008260021854, that 14.0193 acre tract conveyed to Rebecca M. Ross, Trustee of the Bailey Keystone Inheritance Trust dated August 18, 2006 by deed of record in Instrument Number 201007140013411, that 1.52 acre tract conveyed to Roy E. Bailey, Jr. by deed of record in Instrument Number 200103200008631, that 1.196 acre tract conveyed to Rebecca M. Ross, Trustee by deed of record in Instrument Number 201007140013412, that 2.002 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202112220038916, and that 3.644 acre tract conveyed to Stephen A. Wright and Lisa V. Wright by deed of record in Instrument Number 201305170012704 (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

BEGINNING, at the centerline intersection of Jug Street Road and Clover Valley Road;

Thence North 86° 48' 01" West, with the centerline of said Jug Street Road and the existing City of New Albany corporation line, as established by Ordinance Number O-29-2016, of record in Instrument Number 201612050026928, and by Ordinance Number O-31-2015, of record in Instrument Number 201601070000270, a distance of 1576.93 feet to the southeasterly

-4-

corner of that 5.004 acre tract conveyed to Steven B. Bender by deed of record in Instrument Number 200708070020631;

Thence North 03° 51' 20" East, with the easterly line of said 5.004 acre tract, a distance of 868.46 feet to the northeasterly corner thereof;

Thence North 86° 12' 17" West, with the northerly line of said 5.004 acre tract, the northerly line of that 5.004 acre tract conveyed to Steven W. Banks and Joni K. Banks by deed of record in Instrument Number 202004030007587, and the northerly line of that 5.004 acre tract conveyed to Jennifer L. Castle-Lust by deed of record in Instrument Number 202103050006796, a distance of 750.78 feet to a point;

Thence South 04° 02' 15" West, with the westerly line of said Castle-Lust tract, a distance of 872.48 feet to a point in the centerline of said Jug Street Road;

Thence North 86° 41' 20" West, with said centerline and said existing City of New Albany corporation line, a distance of 537.95 feet to the southeasterly corner of that 476.757 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 201912030026846:

Thence North 03° 42' 44" East, with the easterly line of said 476.757 acre tract and the existing City of New Albany corporation line, as established by Ordinance Number O-12-2019, of record in Instrument Number 201906210012317, a distance of 728.21 feet to a point;

Thence North 03° 21' 43" East, with said easterly line and said corporation line, a distance of 2733.50 feet to the southeasterly corner of the subdivision entitled "Wagoner Farms Section 2", of record in Plat Book 16, Page 146, the southwesterly corner of the subdivision entitled "Wagoner Farms Section 1", of record in Plat Book 15, Page 392;

Thence North 03° 21' 47" East, with the easterly line of said "Wagoner Farms Section 1", a distance of 1702.86 feet to a point;

Thence North 03° 47' 39" East, with the easterly line of said "Wagoner Farms Section 1", the easterly line of that 1.977 acre tract conveyed to Lisa M. Boyd by deed of record in Instrument Number 201309050022713, the easterly line of that 5.010 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202250004964, the easterly line of that 30.05 acre tract conveyed to Robert E. Haycook by deed of record in Official Record 429, Page 382, and the easterly line of that 50.0 acre tract conveyed to Daniel D. Potter by deed of record in Deed Book 841, Page 2, a distance of 5193.51 feet to a point in the centerline of Green Chapel Road, in the southerly line of Monroe Township;

Thence with the centerline of said Green Chapel Road and said Township Line the following courses and distances:

South 86° 28' 52" East, a distance of 2773.56 feet to a point;

South 87° 01' 21" East, a distance of 1307.72 feet to a point;

South 86° 57' 44" East, a distance of 343.16 feet to a point;

South 86° 44' 59" East, a distance of 1082.90 feet to a point;

South 86° 55' 23" East, a distance of 1097.24 feet to a point;

South 86° 41' 59" East, a distance of 1523.01 feet to a point;

-5-

South 86° 34' 38" East, a distance of 1381.96 feet to a point; and

South 86° 20' 40" East, a distance of 435.28 feet to a point in the centerline of Mink Street;

Thence with the centerline of said Mink Street the following courses and distances:

South 18° 05' 02" West, a distance of 239.44 feet to a point;

South 23° 24' 58" West, a distance of 313.19 feet to a point;

South 24° 07' 57" West, a distance of 187.65 feet to a point;

South 24° 03' 04" West, a distance of 501.31 feet to a point;

South 24° 08' 16" West, a distance of 159.52 feet to a point;

South 24° 49' 39" West, a distance of 159.53 feet to a point;

South 24° 37' 39" West, a distance of 393.79 feet to a point;

South 23° 37' 04" West, a distance of 1171.04 feet to a point;

South 23° 19' 26" West, a distance of 920.22 feet to a point;

South 22° 51′ 54″ West, a distance of 717.45 feet to a point;

South 23° 04' 40" West, a distance of 782.57 feet to a point;

South 23° 32' 42" West, a distance of 876.24 feet to a point;

South 23° 29' 47" West, a distance of 152.33 feet to a point;

South 23° 13' 30" West, a distance of 195.00 feet to a point; and

South 22° 37' 26" West, a distance of 309.51 feet to the northeasterly corner of that 0.539 acre tract conveyed to Arthur W. Ballantyne, IV by deed of record in Instrument Number 202008070019979;

Thence North 87° 59' 17" West, with the northerly line of said 0.539 acre tract, a distance of 168.13 feet to the northwesterly corner thereof;

Thence South 05° 03' 09" West, with the westerly line of said 0.539 acre tract, a distance of 208.54 feet to a point in the northerly line of that 35.745 acre tract conveyed to Alan R. Gale and Christine D. Gale;

Thence North 87° 23' 13" West, with said northerly line, a distance of 1746.36 feet to a the northwesterly corner thereof;

Thence South 02° 53' 04" West, with the westerly line of said 35.745 tract, the westerly line of that 11.865 acre tract conveyed to Louis R. Powell and Linda S. Powell, Trustees by deed of record in Instrument Number 201706200012941, and the westerly line of that 13.912 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201109230017882, a distance of 1776.83 feet to the northeasterly corner of that 6.440 acre tract conveyed to Chris A. Anderson and Colleen F. Anderson by deed of record in Instrument Number 201206010012102;

-6-

Thence North 86° 20' 38" West, with the northerly line of said 6.440 acre tract, the northerly line of that 6.101 acre tract conveyed to Andrew Dobosh and Amanda Dobosh by deed of record in Instrument Number 201810150021529, the northerly line of that 6.420 acre tract conveyed to Jenny L. Davidson by deed of record in Instrument Number 200510280034396, the northerly line of that 6.032 acre tract conveyed to Brenda K. Hiles by deed of record in Instrument Number 201702150002998, the northerly line of that 5.756 acre tract conveyed to Luke E. Wickline by deed of record in Instrument Number 201510280023467, the northerly line of that 5.856 acre tract conveyed to Jeremy Lee Kimble by deed of record in Instrument Number 202007020016023, and the northerly line of the subdivision entitled "Clover Valley Estates", of record in Plat Book 13, Page 210, a distance of 2792.69 feet to a point in the centerline of Clover Valley Road (County Road 26);

Thence South 03° 33' 18" West, with said centerline, a distance of 1713.30 feet to the POINT OF BEGINNING, containing 1703.456 acres of land, more or less.

EXCEPTING THE FOLLOWING TRACT OF LAND:

Situated in the State of Ohio, County of Licking, Township of Jersey, in Lot 11, Quarter Township 2, Township 2, Range 15, United States Military District, being comprised of all of that 4.846 acre tract conveyed to Michael F. Reilly and Erin M. Reilly by deed of record in Instrument Number 202007280018692, all of that 4.794 acre tract conveyed to Helen L. Campbell, Trustee by deed of record in Instrument Number 201507080013979, and all of that 4.309 acre tract conveyed to Kenton L. Suver and Mary Patricia Suver by deed of record in Official Record 673, Page 221, (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Miller Road with Clover Valley Road;

Thence North 86° 29' 18" West, with the centerline of said Miller Road, a distance of 1449.96 feet to the northeasterly corner of said 4.309 acre tract, the TRUE POINT OF BEGINNING for this description;

Thence South 01° 01' 05" West, with the easterly line of said 4.309 acre tract, a distance of 688.52 feet to the southeasterly corner thereof;

Thence North 87° 29' 49" West, with the southerly line of said 4.309 acre, 4.794 acre and 4.846 acre tracts, a distance of 882.12 feet to a the southwesterly corner of said 4.846 acre tract;

Thence North 03° 38' 13" East, with the westerly line of said 4.846 acre tract, a distance of 706.71 feet to a point in the centerline of said Miller Road;

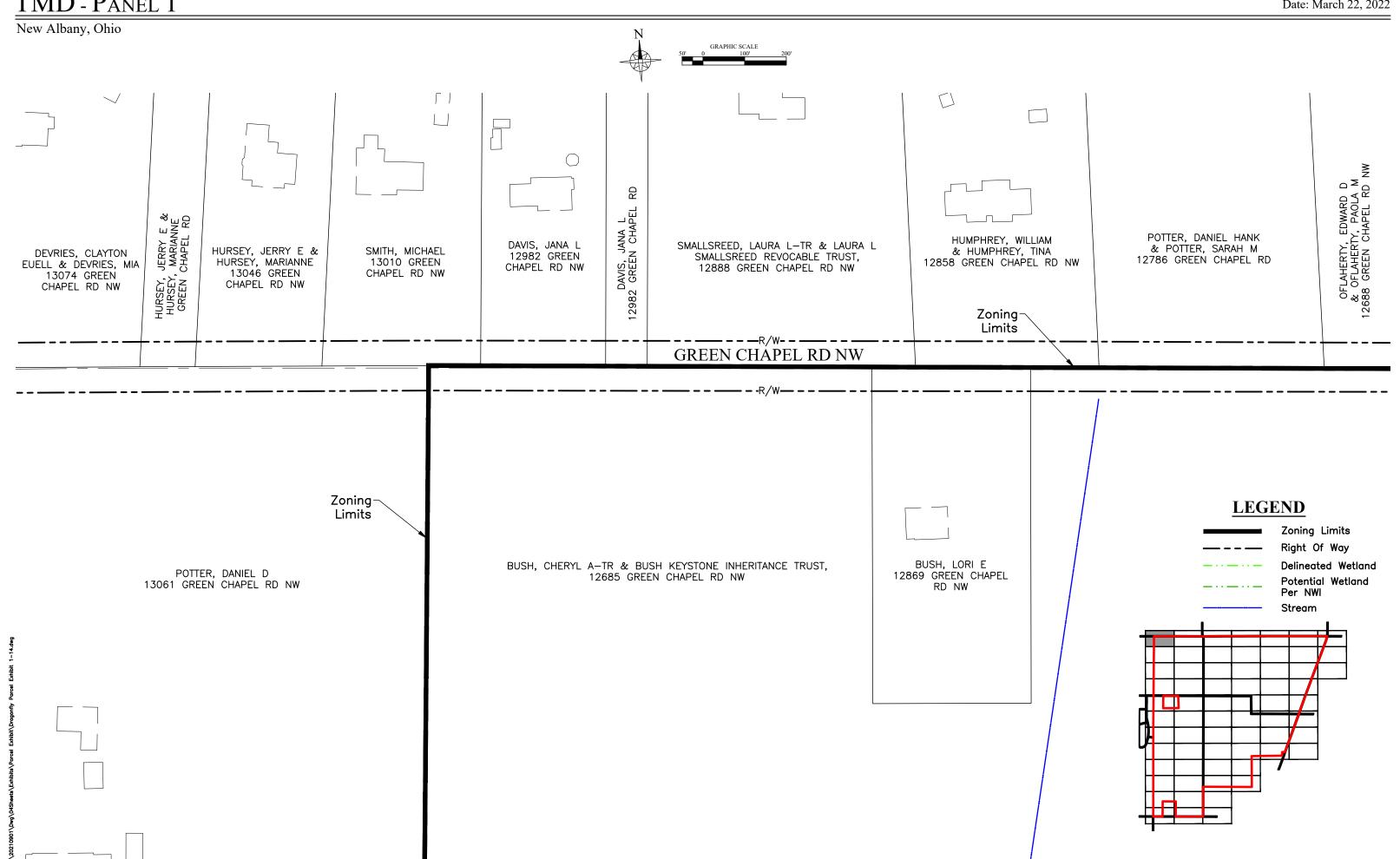
Thence South 86° 15' 55" East, with said centerline, a distance of 850.49 feet to the TRUE POINT OF BEGINNING, containing 13.868 acres of land, more or less.

Leaving a total of 1689.588 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

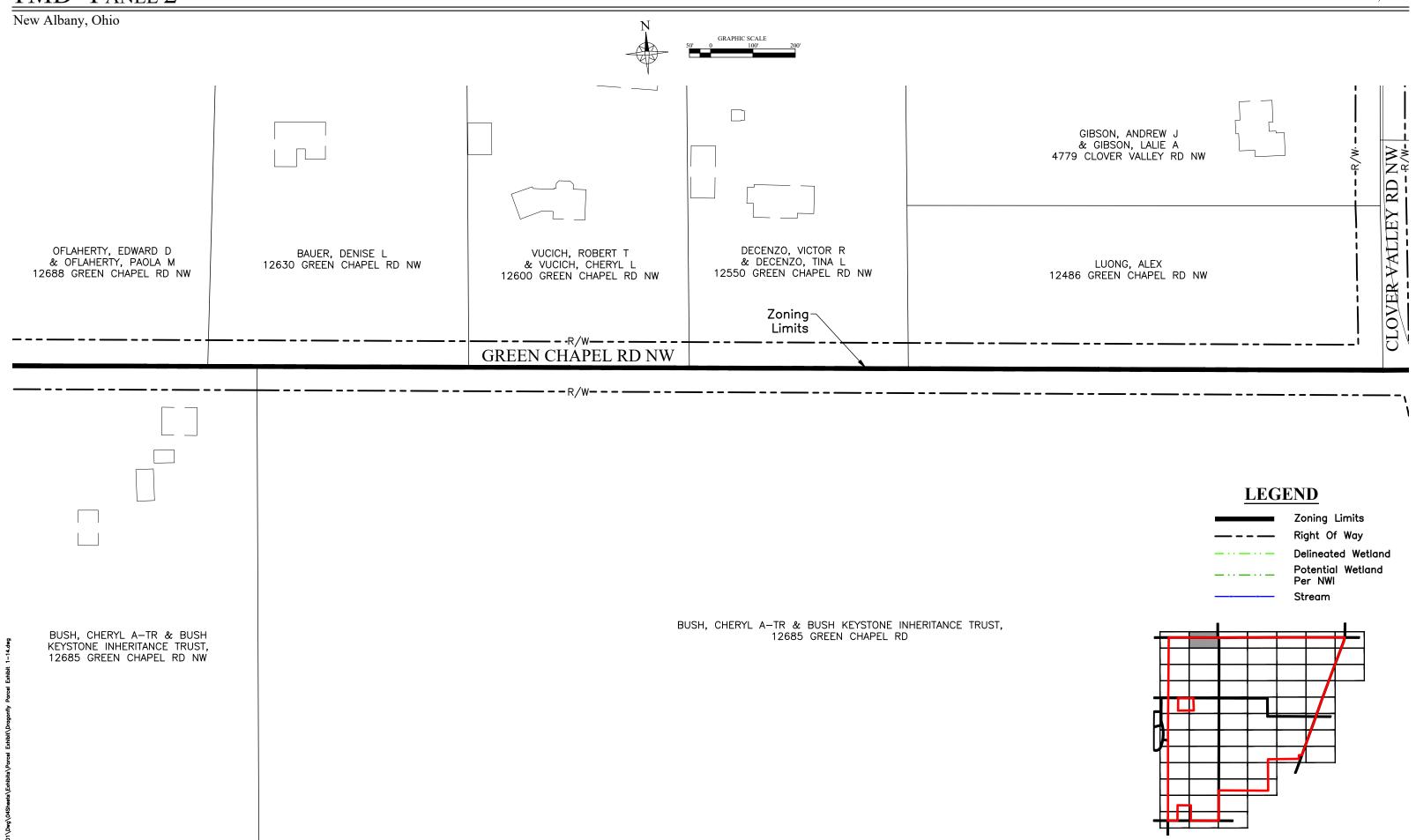
Matthew A. Kirk Professional Surveyor No. 7865 TMD

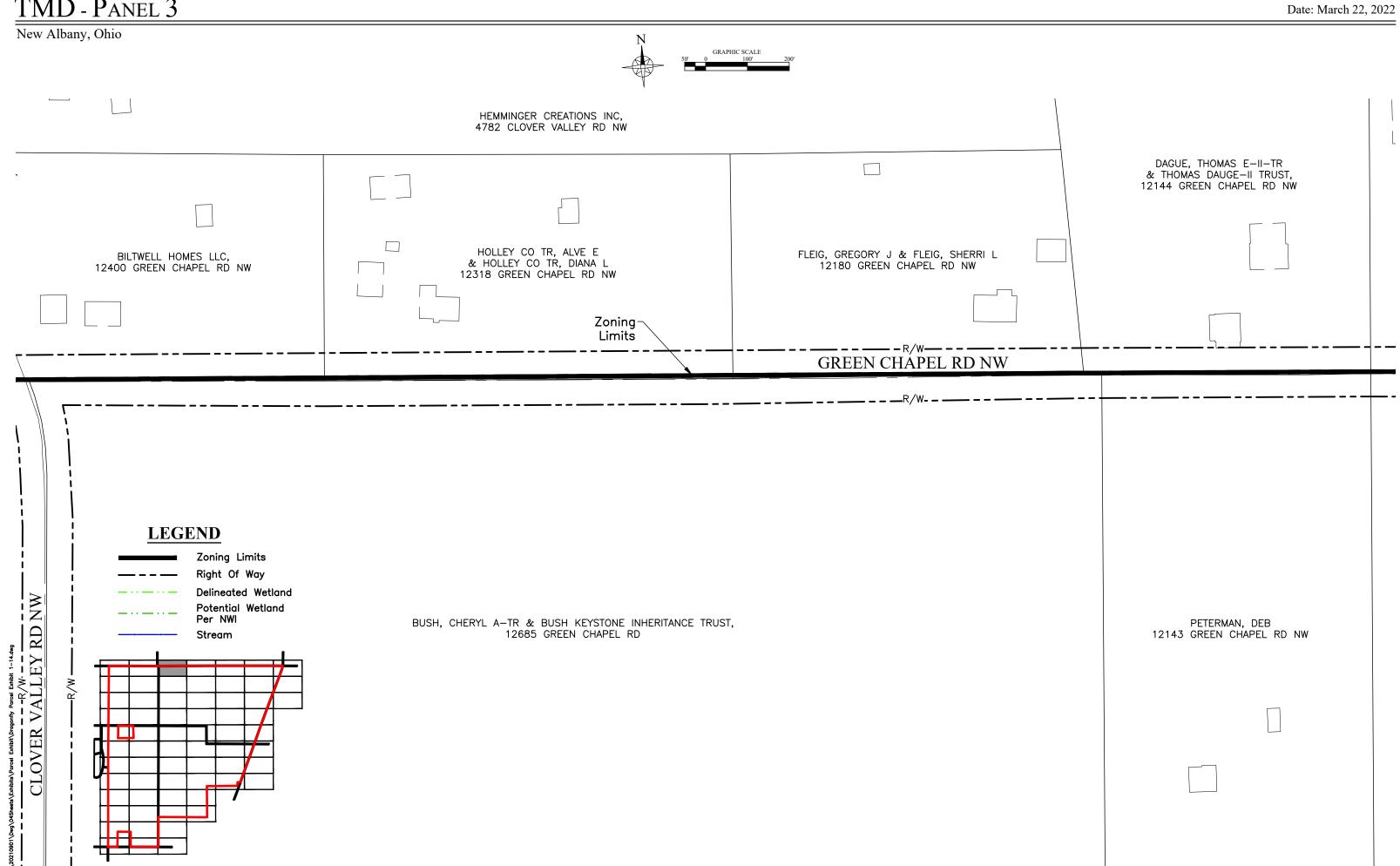
New Albany, Ohio Date: March 22, 2022 GREEN CHAPEL RD NW GREEN CHAPEL RD NW - T. J. 10. -26-MILLER RD NW MILLER RD NW BERMUD BURNSIDE RD NW 47. JUG ST RD NW JUG ST RD NW Zoning Limits

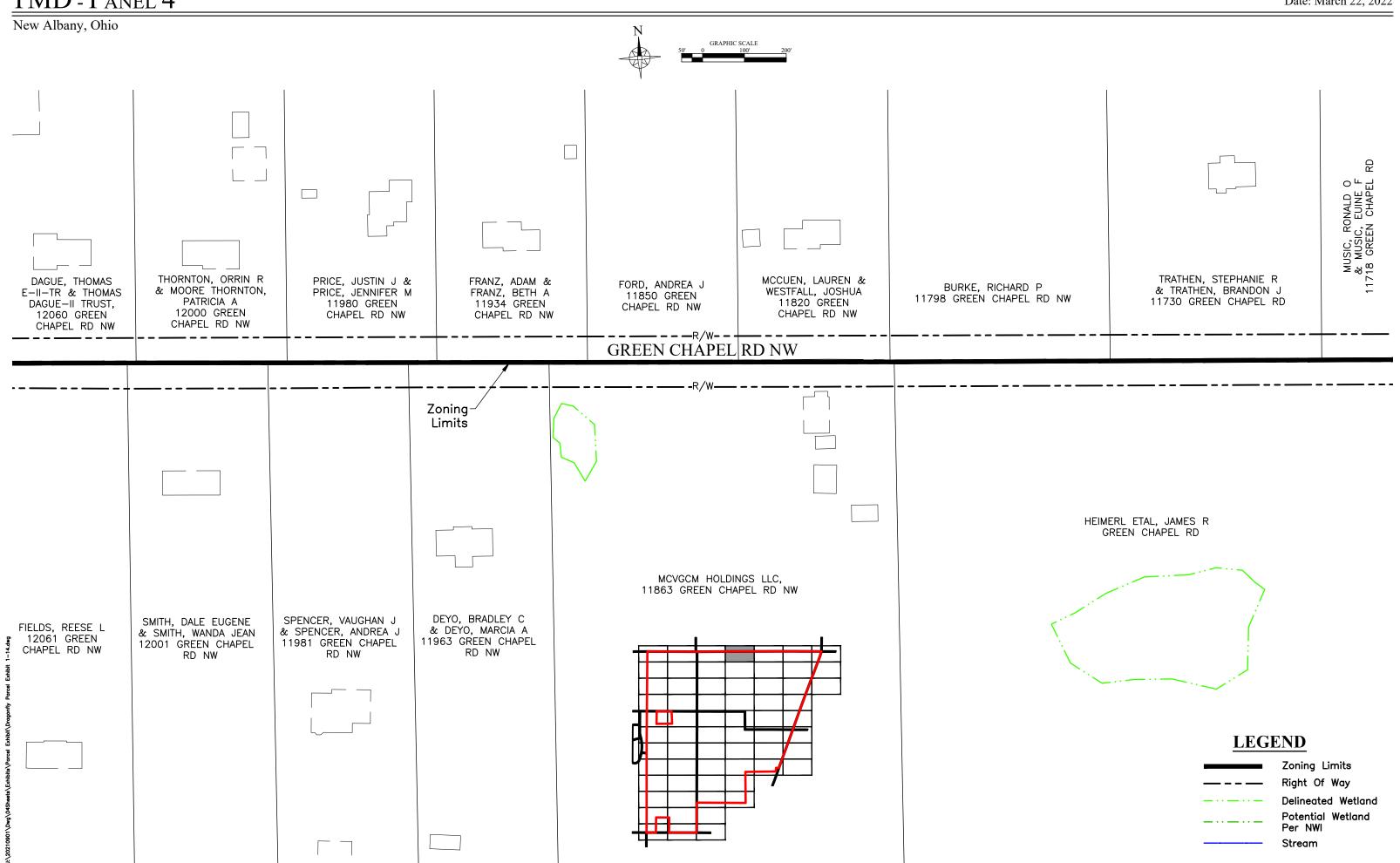


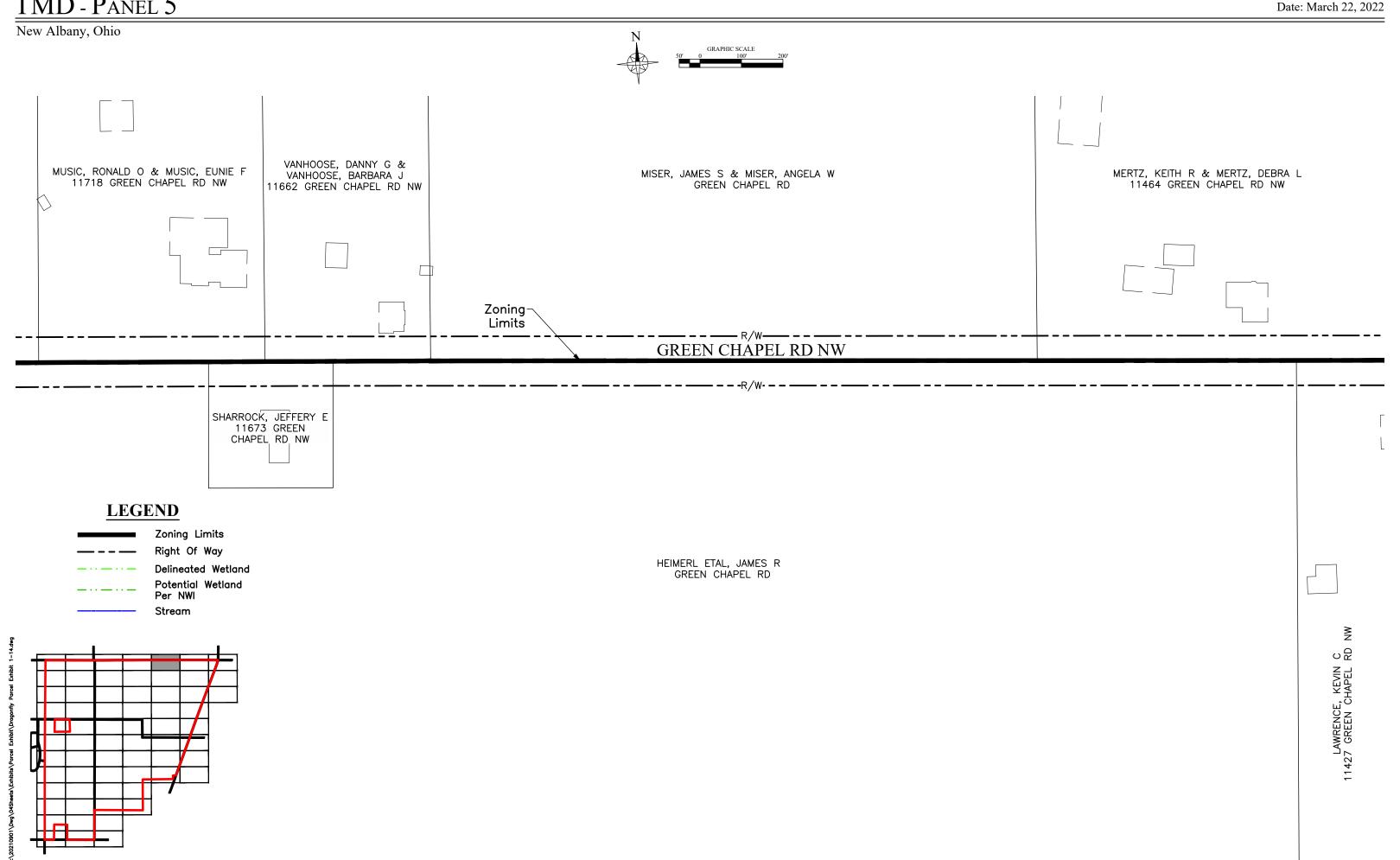
TMD - PANEL 2

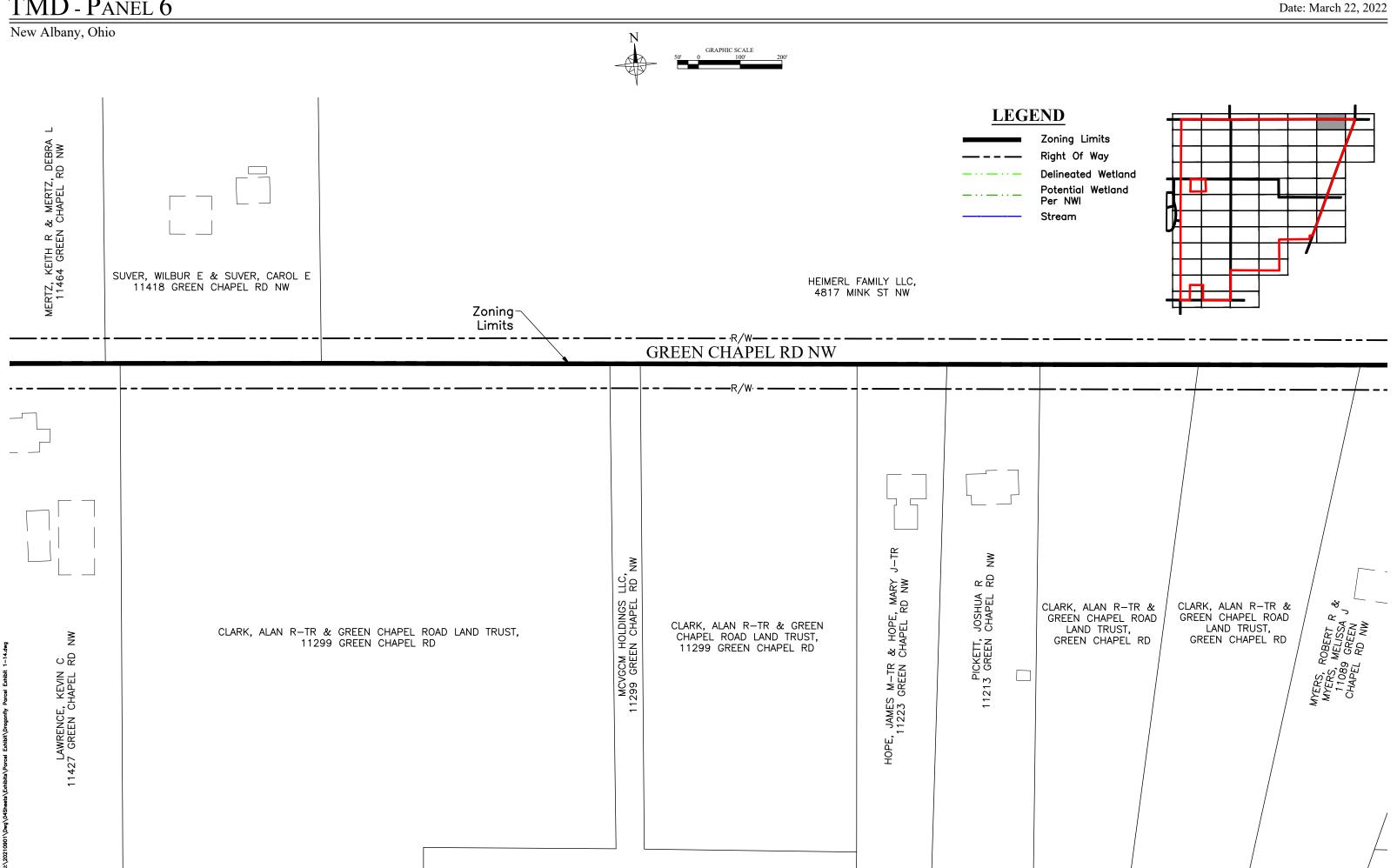
Date: March 22, 2022



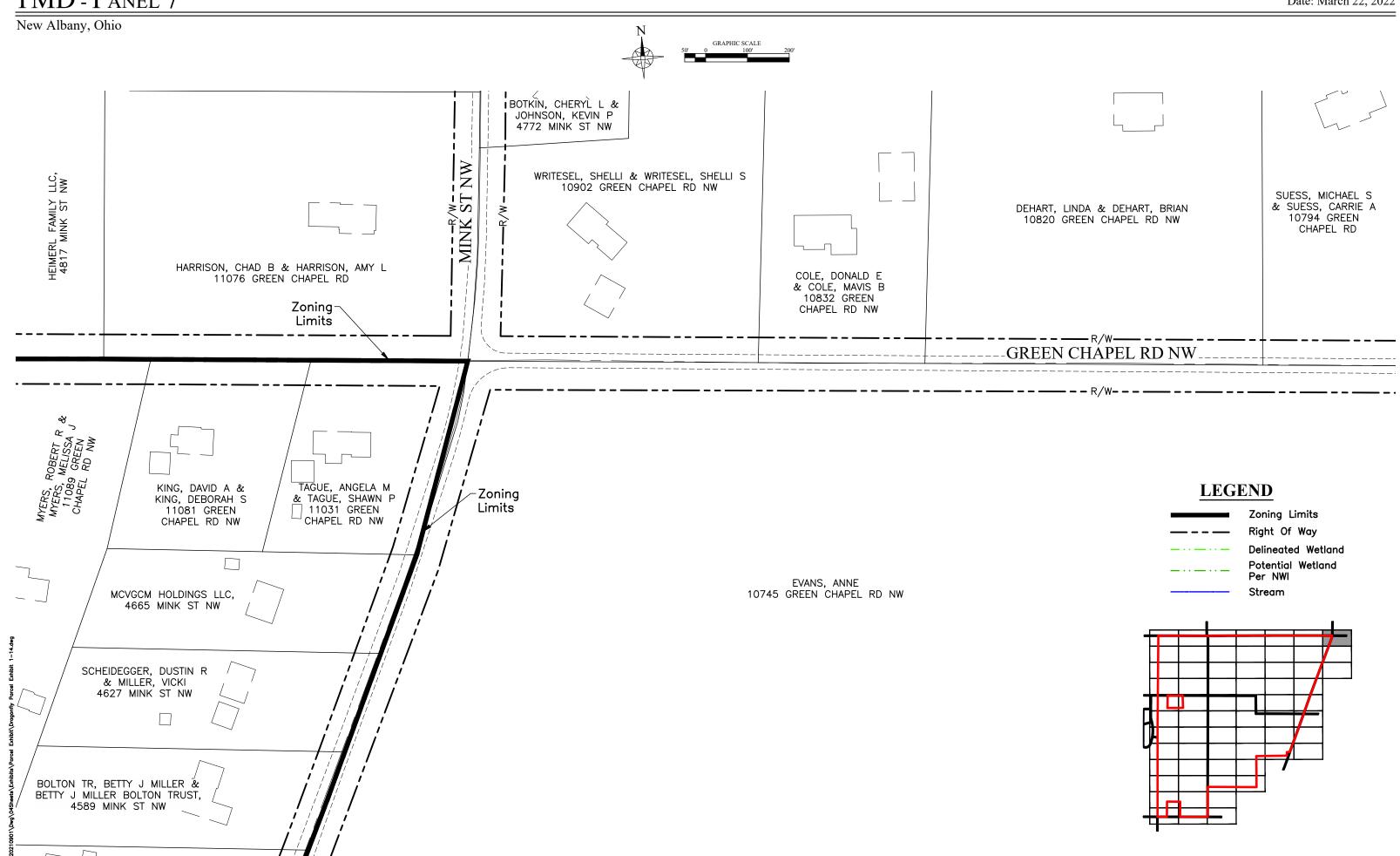






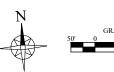


TMD - PANEL 7



 $\frac{TMD - PANEL \ 8}{\text{New Albany, Ohio}}$

Date: March 22, 2022

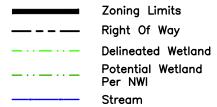


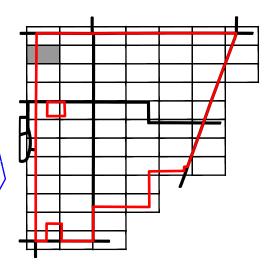
Zoning \(\) Limits

POTTER, DANIEL D 13061 GREEN CHAPEL RD NW

BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST, 12685 GREEN CHAPEL RD NW









LEGEND

Zoning Limits Right Of Way

Delineated Wetland Potential Wetland Per NWI

Stream

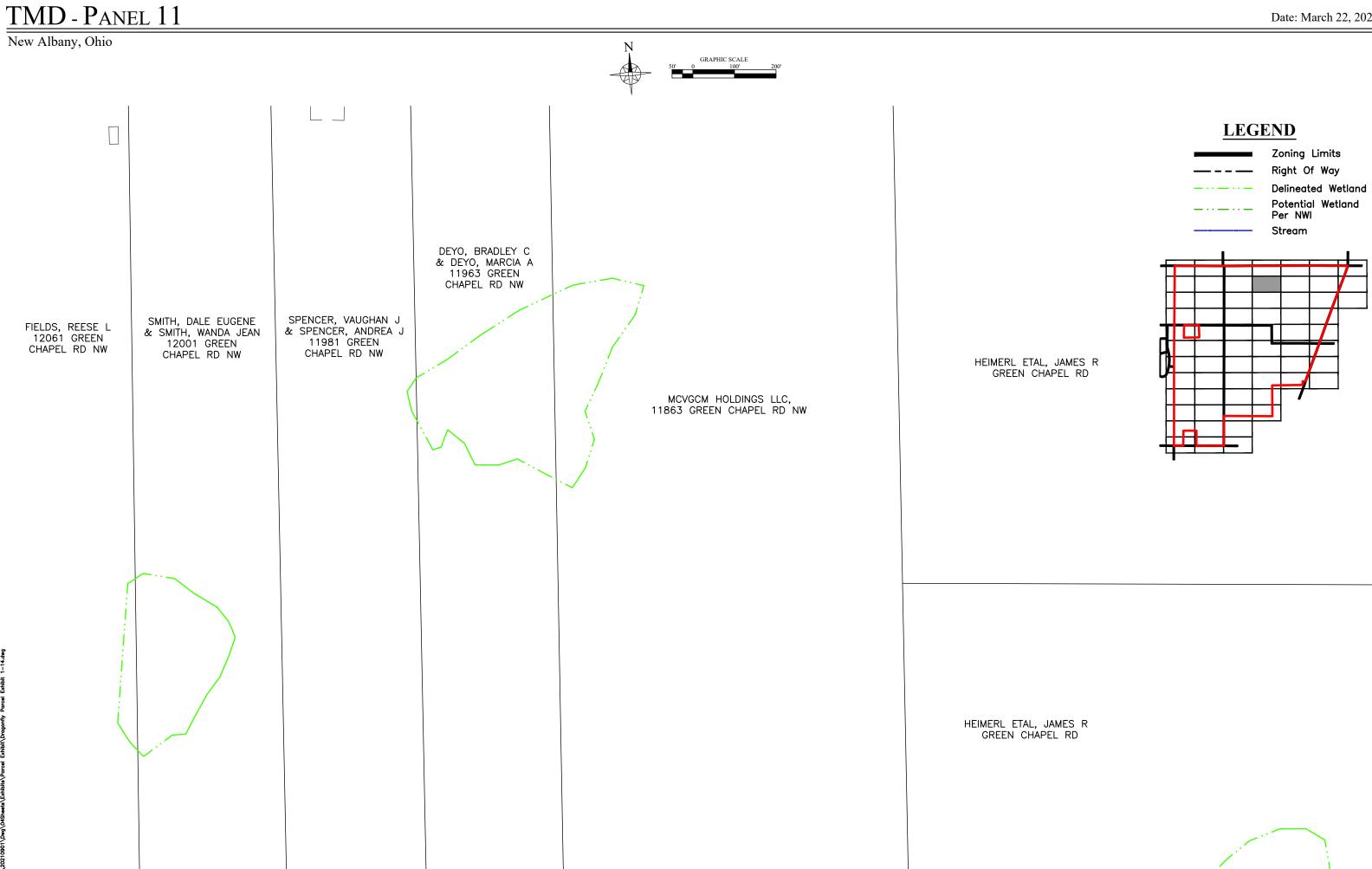
BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST, 12685 GREEN CHAPEL RD NW

BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST, 12685 GREEN CHAPEL RD

BUSH, BEVERLY J 4425 CLOVER VALLEY RD NW

TMD - PANEL 10

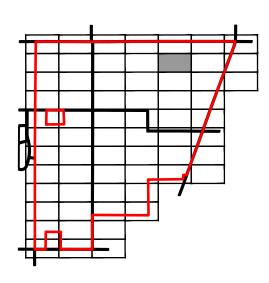
New Albany, Ohio PETERMAN, DEB 12143 GREEN CHAPEL RD NW CLOVER VALLEY RD NW PETERMAN, DEB 12143 GREEN CHAPEL RD BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST, 12685 GREEN CHAPEL RD **LEGEND** Zoning Limits BUSH, TERRY L 4484 CLOVER VALLEY RD NW Right Of Way Delineated Wetland Potential Wetland Per NWI Stream





LEGEND

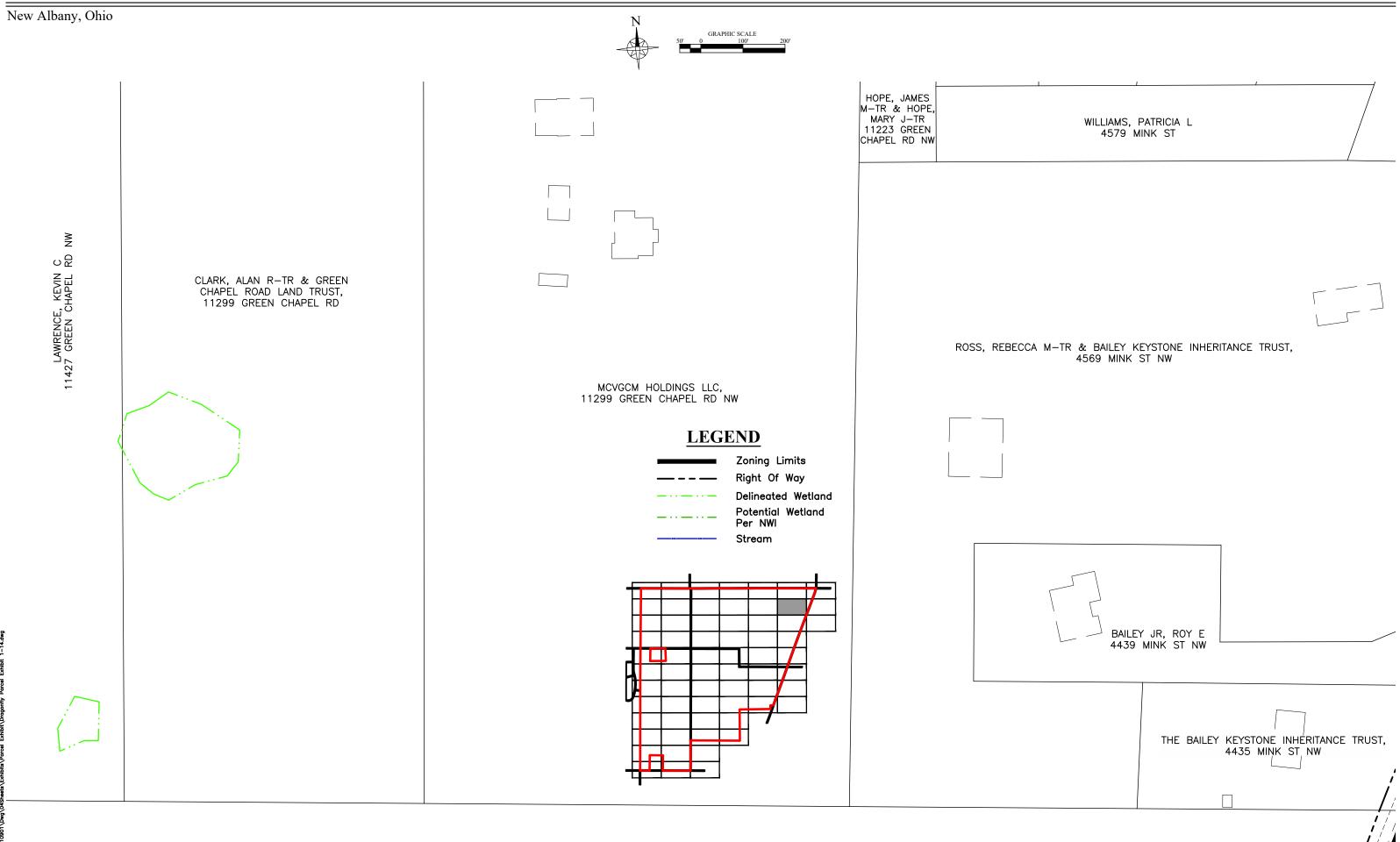
Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



HEIMERL ETAL, JAMES R GREEN CHAPEL RD

HEIMERL ETAL, JAMES R GREEN CHAPEL RD



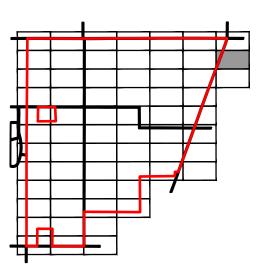


 $\frac{TMD - Panel 14}{\text{New Albany, Ohio}}$ WILLIAMS, PATRICIA L 4579 MINK ST NW -Zoning Limits ROSS, REBECCA M—TR & BAILEY KEYSTONE INHERITANCE TRUST, 4569 MINK ST NW EVANS, ANNE 10745 GREEN CHAPEL RD NW

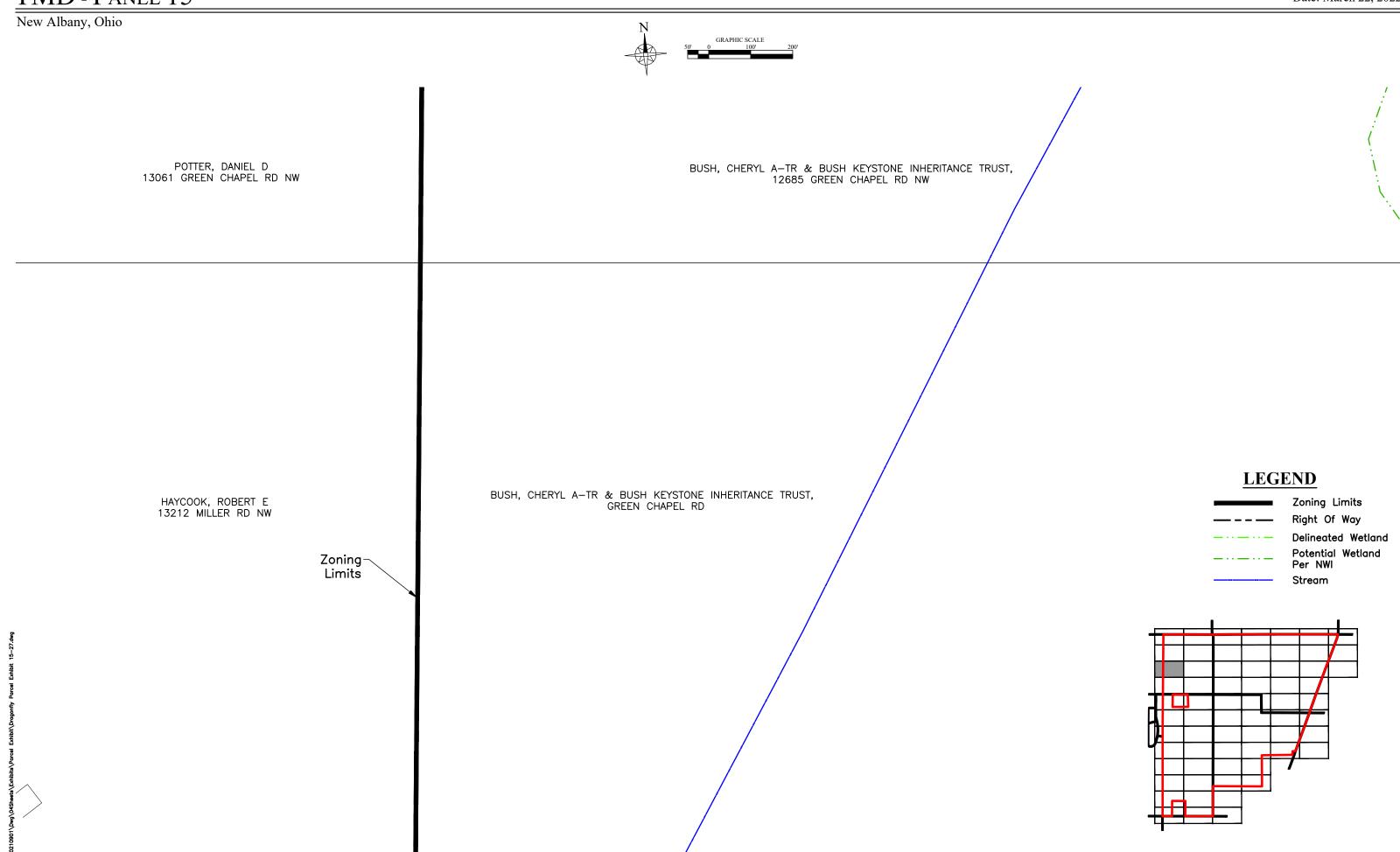


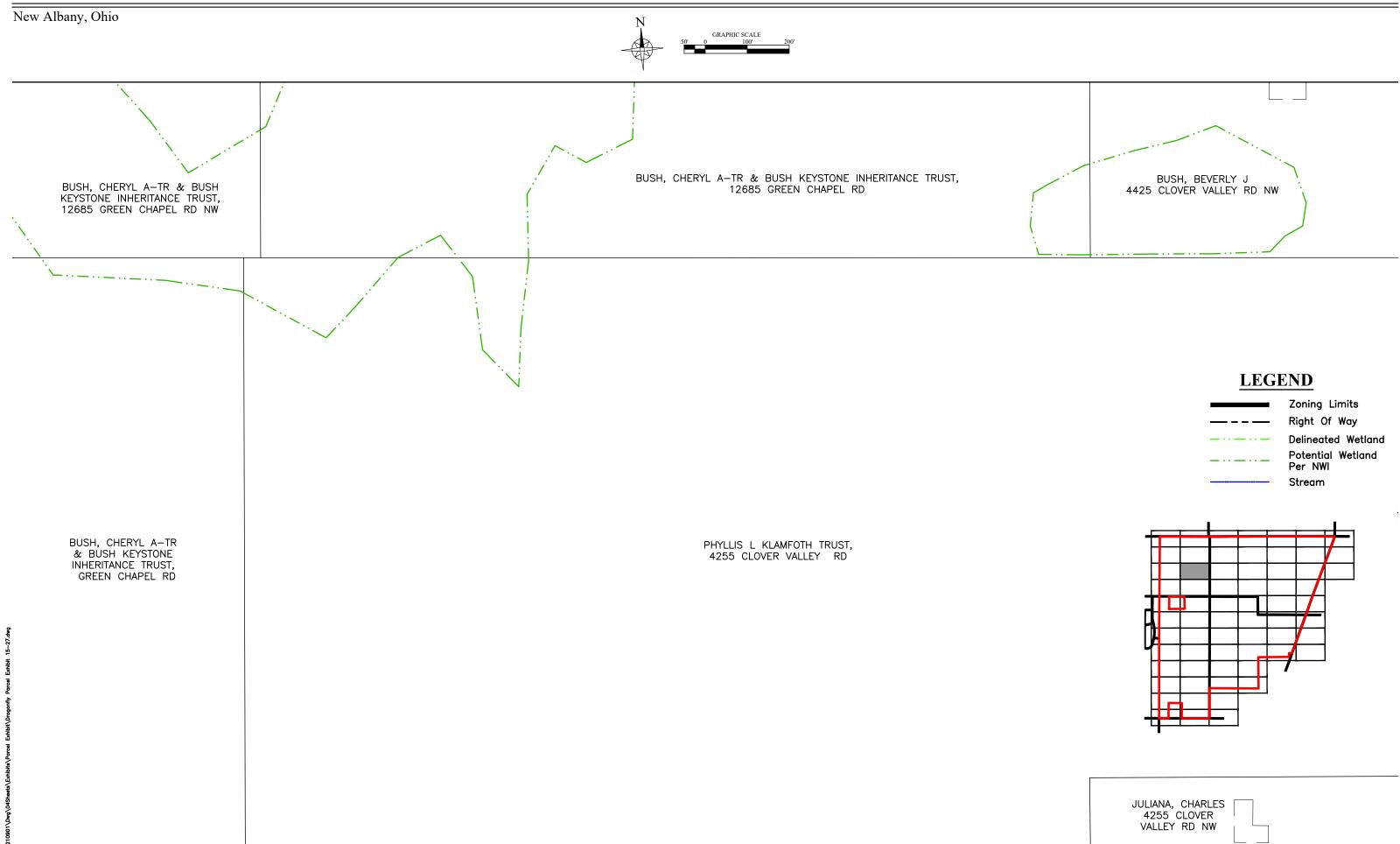
LEGEND

Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



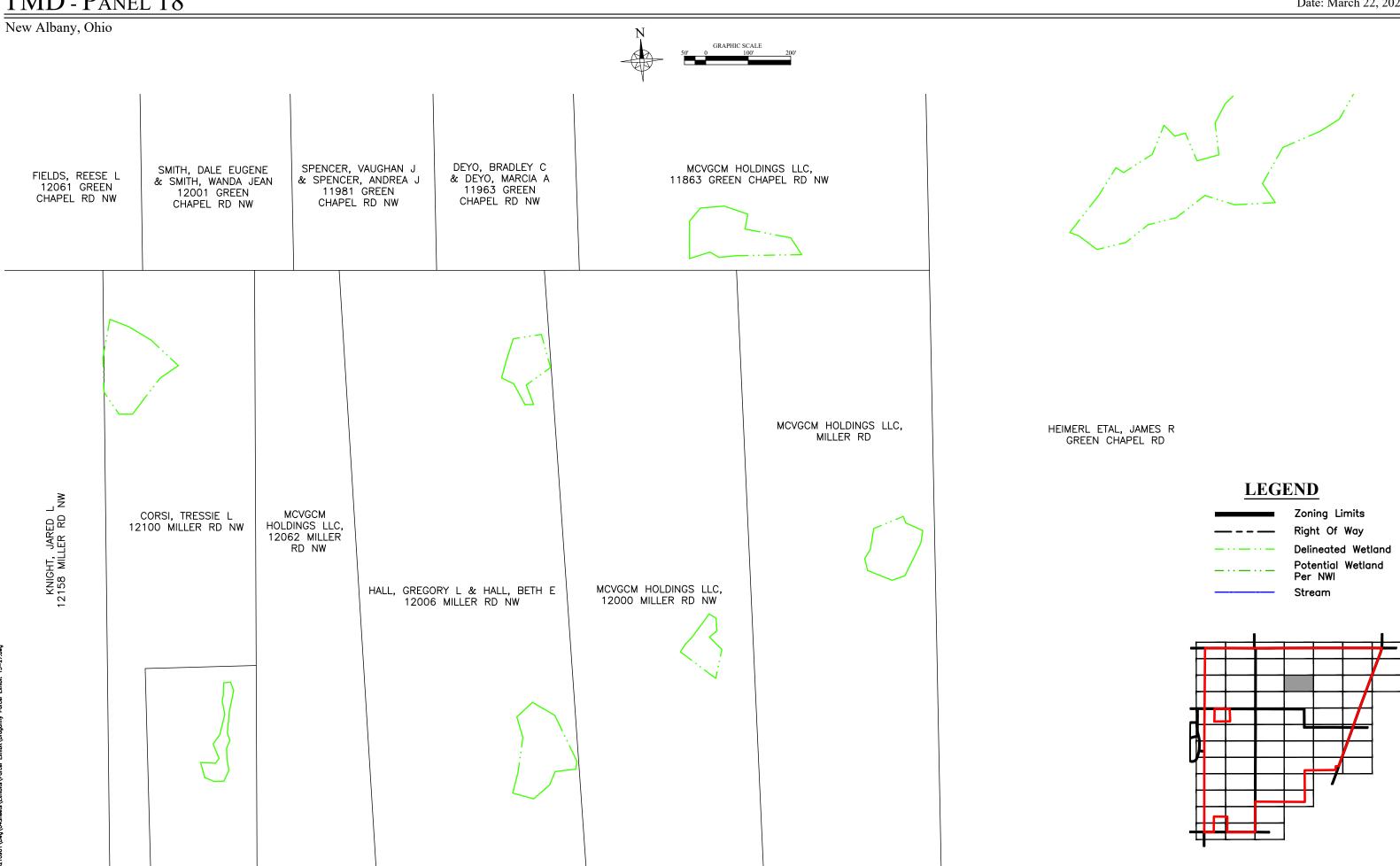
GREEN CHAPEL PROPERTIES LLC, 4438 MINK ST NW







TMD - PANEL 18 Date: March 22, 2022



 $\frac{TMD - PANEL 19}{\text{New Albany, Ohio}}$

Date: March 22, 2022

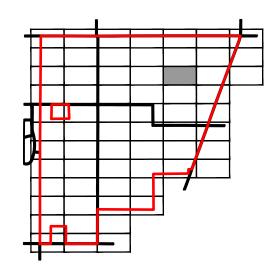


HEIMERL ETAL, JAMES R GREEN CHAPEL RD

HEIMERL, JAMES R & HEIMERL, KATHERINE MINK ST

LEGEND

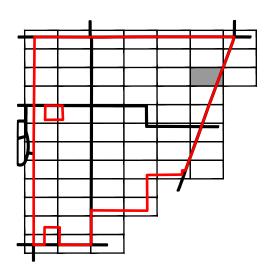




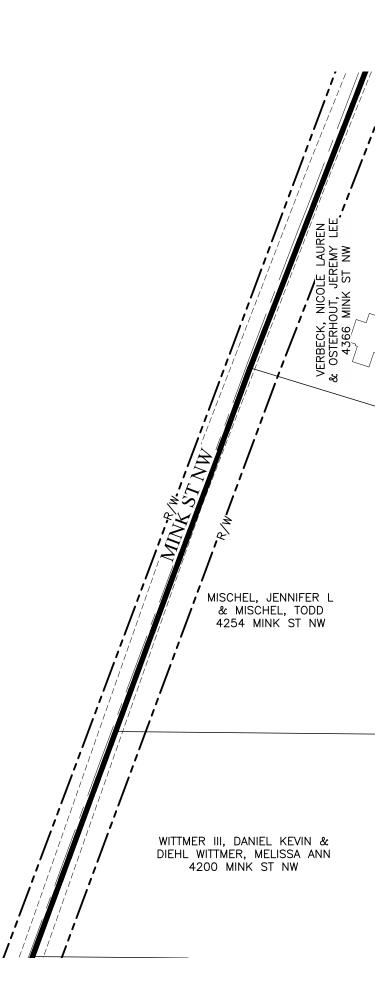


LEGEND

Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



HEIMERL, JAMES R & HEIMERL, KATHERINE MINK ST

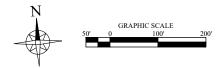




 $\frac{TMD - Panel 22}{\text{New Albany, Ohio}}$ HAYCOOK, ROBERT E 13212 MILLER RD NW Zoning-BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST, GREEN CHAPEL RD Limits **LEGEND** Zoning Limits ECKENRODE, KEVIN C & ECKENRODE, BROOKE 13050 MILLER RD NW STUKEY, JOHN A & STUKEY, MISCHELLE L 13194 MILLER RD NW Right Of Way Delineated Wetland Potential Wetland Per NWI Stream BUSH, JERRY L 13128 MILLER RD NW

 $\frac{TMD - PANEL\ 23}{\text{New Albany, Ohio}}$

Date: March 22, 2022



PHYLLIS L KLAMFOTH TRUST, 4255 CLOVER VALLEY RD

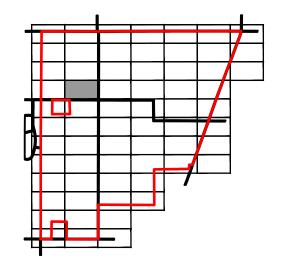
JULIANA, CHARLES 4255 CLOVER VALLEY RD NW

BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST, GREEN CHAPEL RD

HEIMERL ETAL, JAMES R MILLER RD



Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



 $\frac{TMD - Panel 24}{\text{New Albany, Ohio}}$

Date: March 22, 2022





TMD - PANEL 25 Date: March 22, 2022



 $\frac{TMD - Panel \ 26}{\text{New Albany, Ohio}}$

Date: March 22, 2022



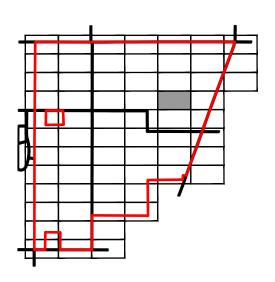
HEIMERL, JAMES R & HEIMERL, KATHERINE MINK ST

HEIMERL ETAL, JAMES R GREEN CHAPEL RD

LEGEND

Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream

JAMES R HEIMERL ETAL, MINK ST NW





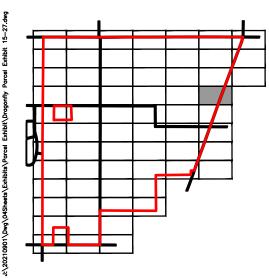
HEIMERL, JAMES R & HEIMERL, KATHERINE MINK ST

PETERMAN, HAROLD & PETERMAN, JULIA 4082 MINK ST NW

ARNOLD, LARRY A-II 4186 MINK ST NW

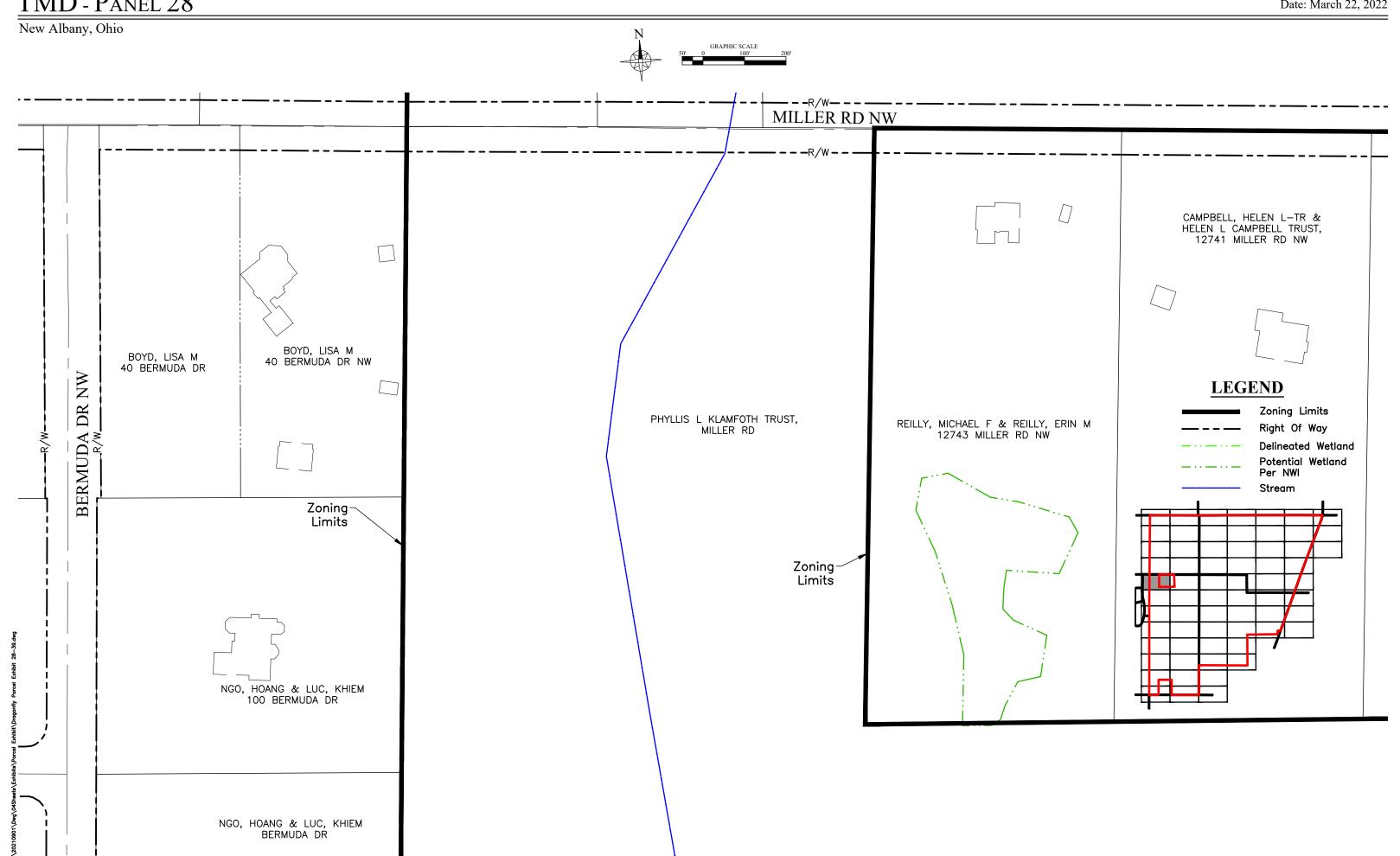
LEGEND

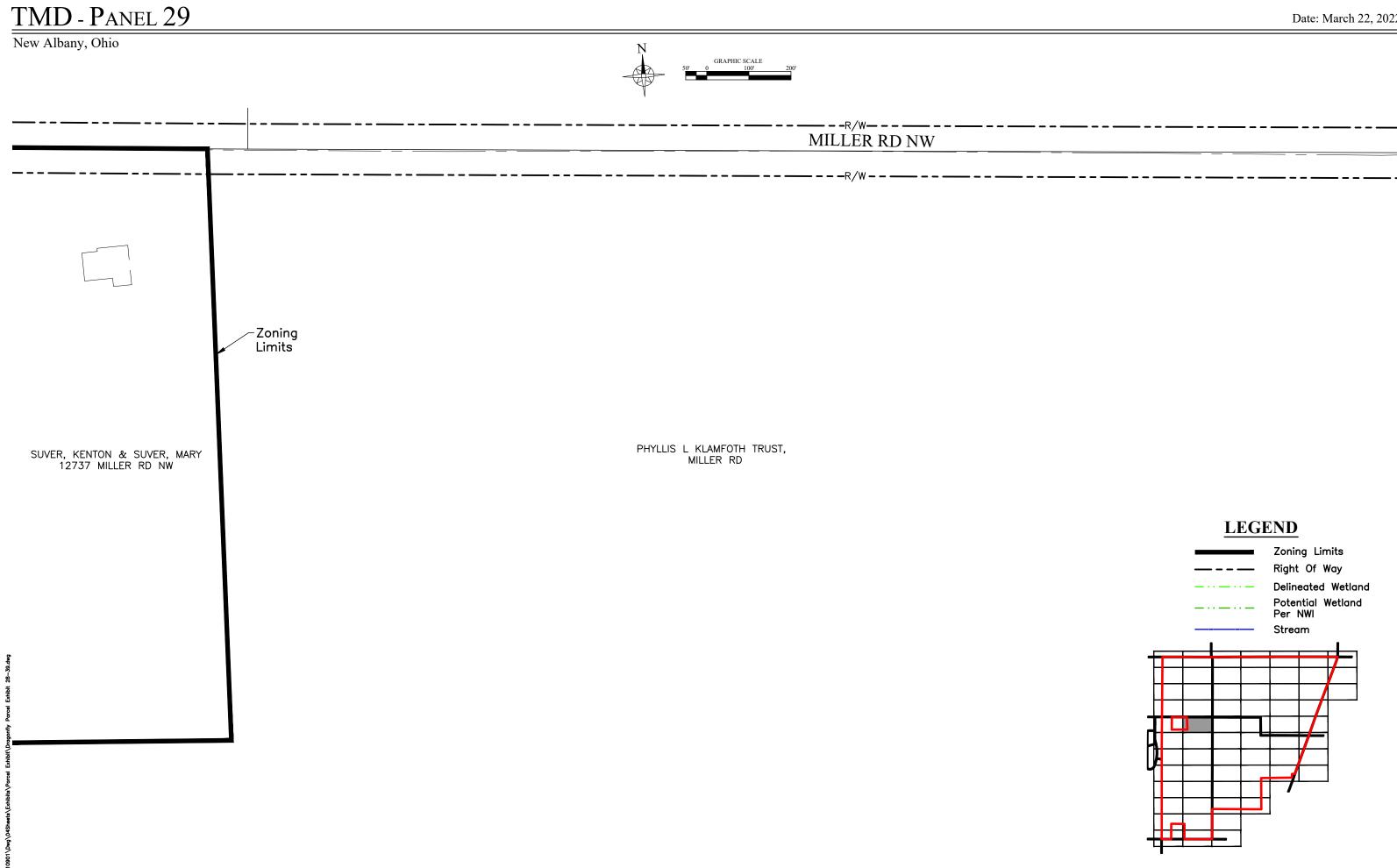
Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream

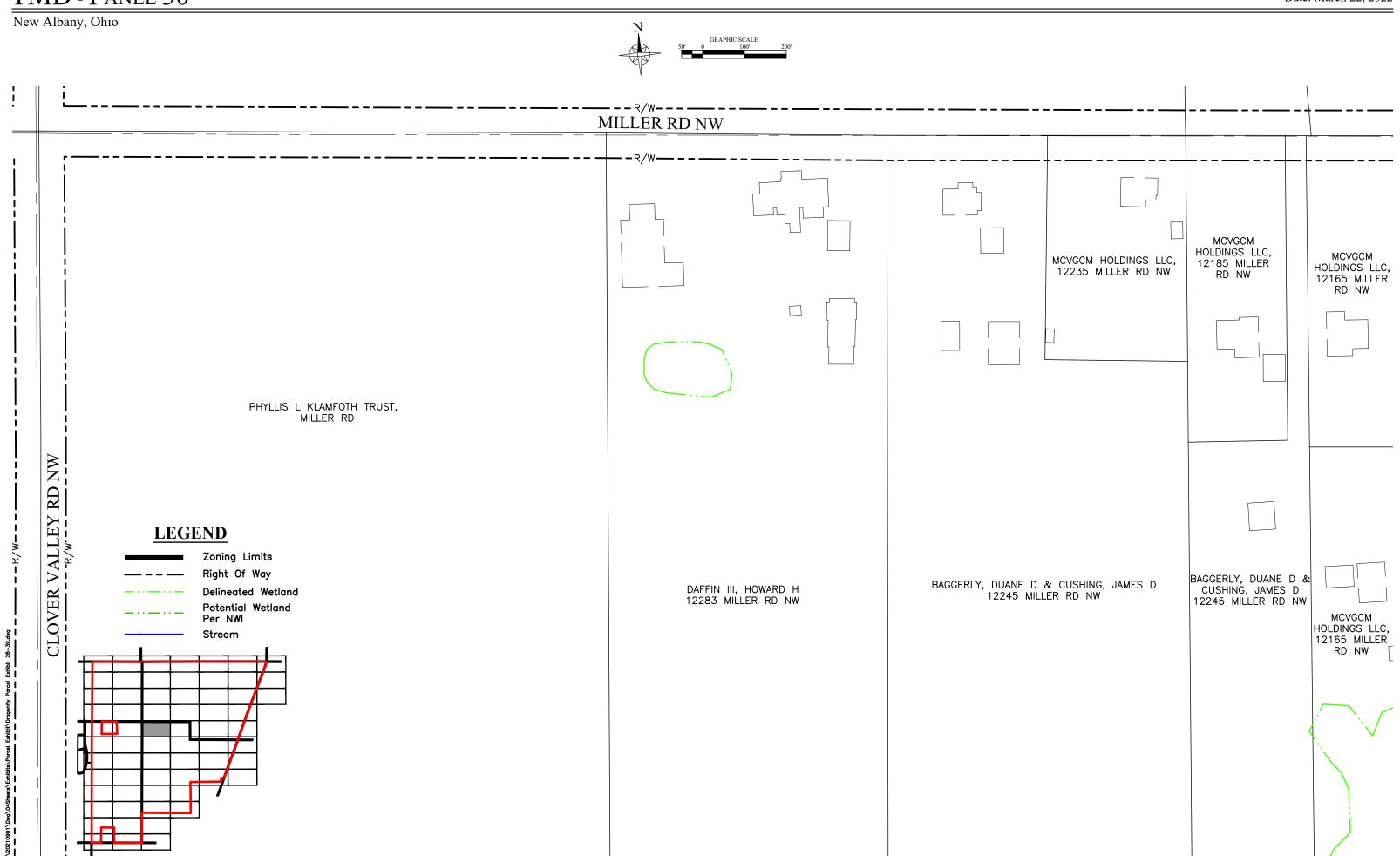


JAMES R HEIMERL ETAL, MINK ST NW

HEIMERL, JAMES R & HEIMERL, KATHERINE E 3906 MINK ST NW

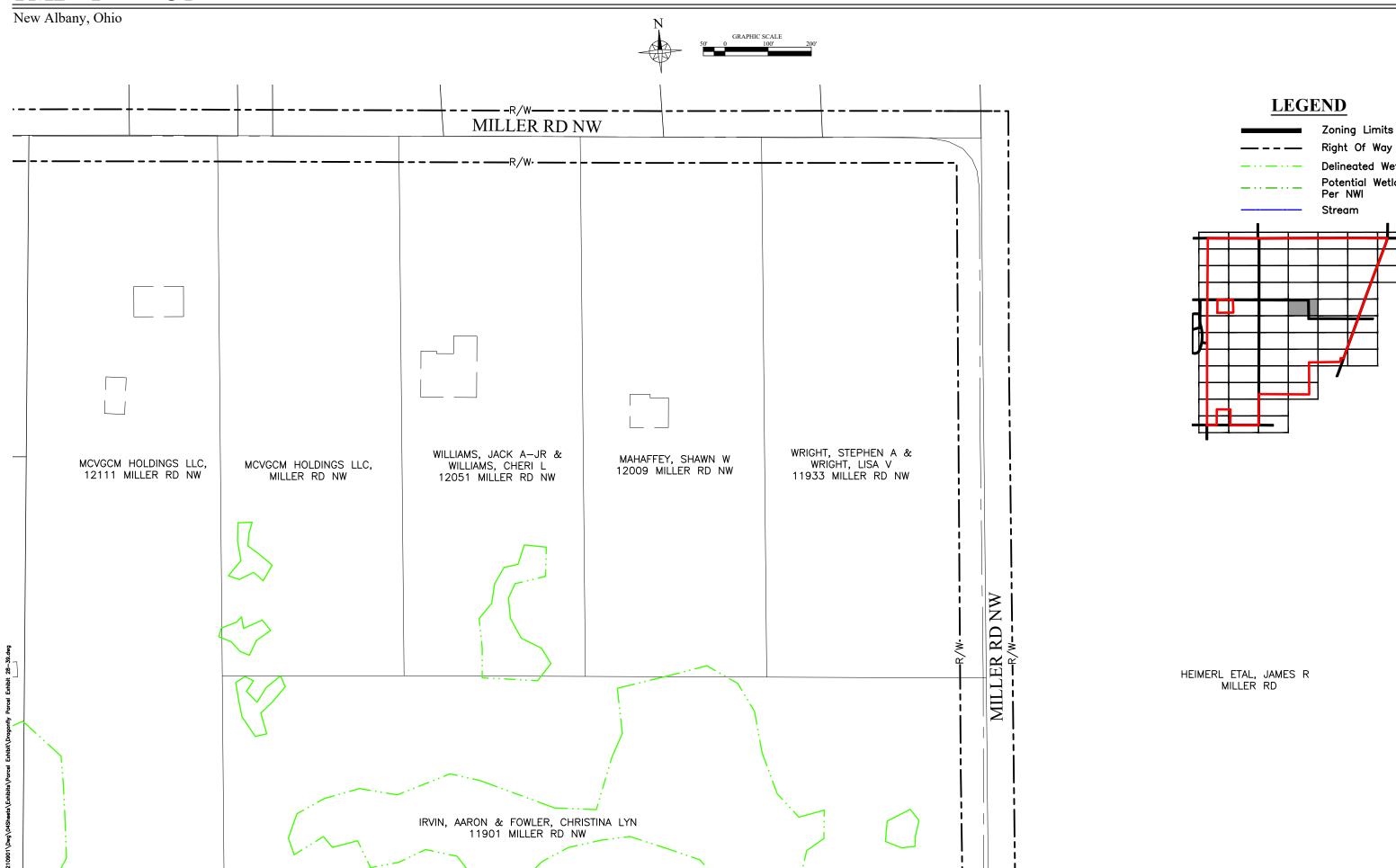






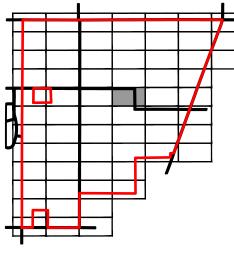
TMD - PANEL 31

Date: March 22, 2022



LEGEND

Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



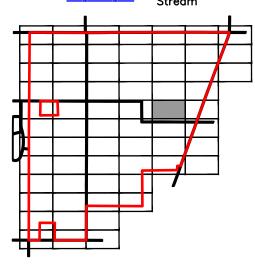
 $\frac{TMD - Panel 32}{\text{New Albany, Ohio}}$

Date: March 22, 2022



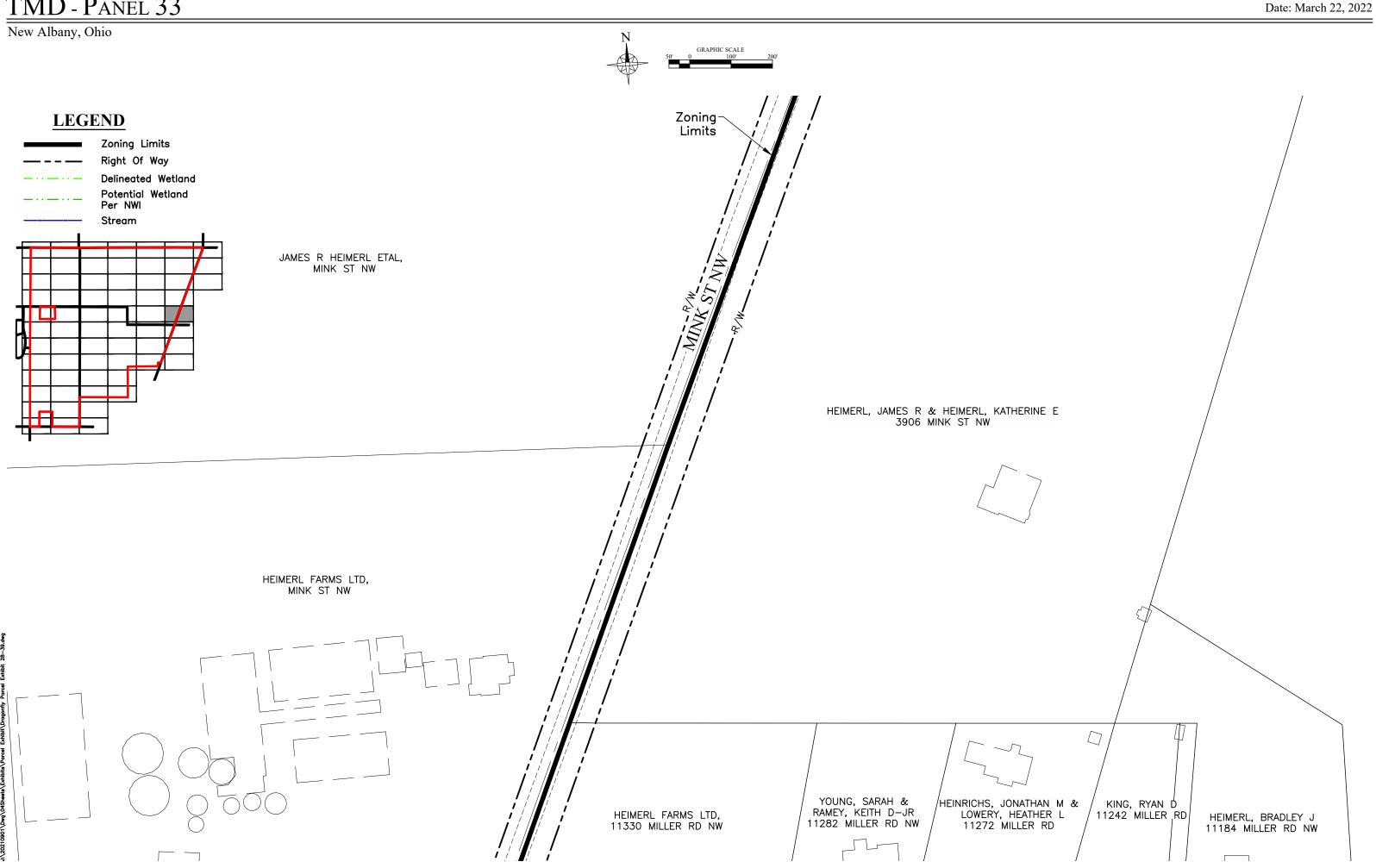
LEGEND

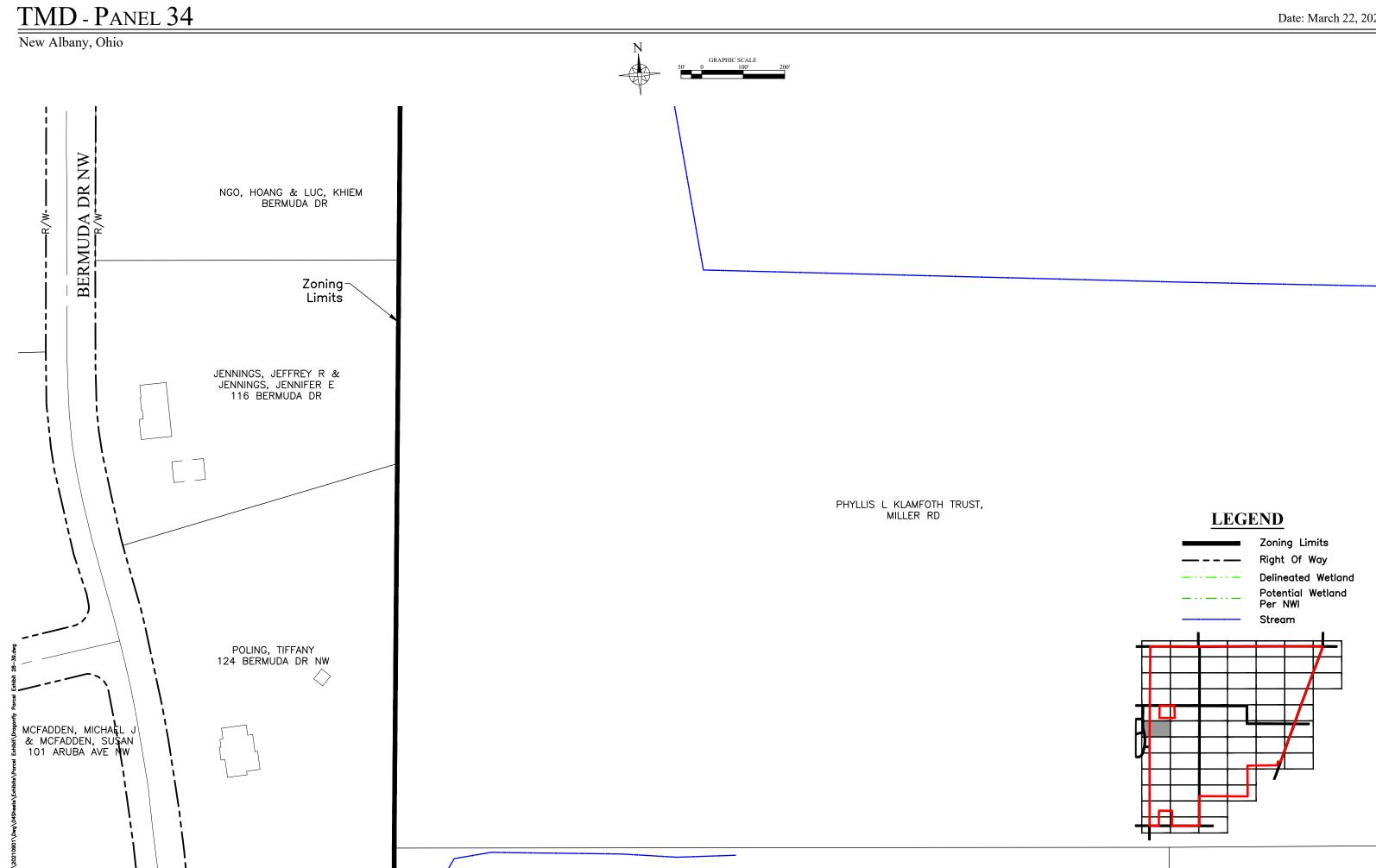
Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



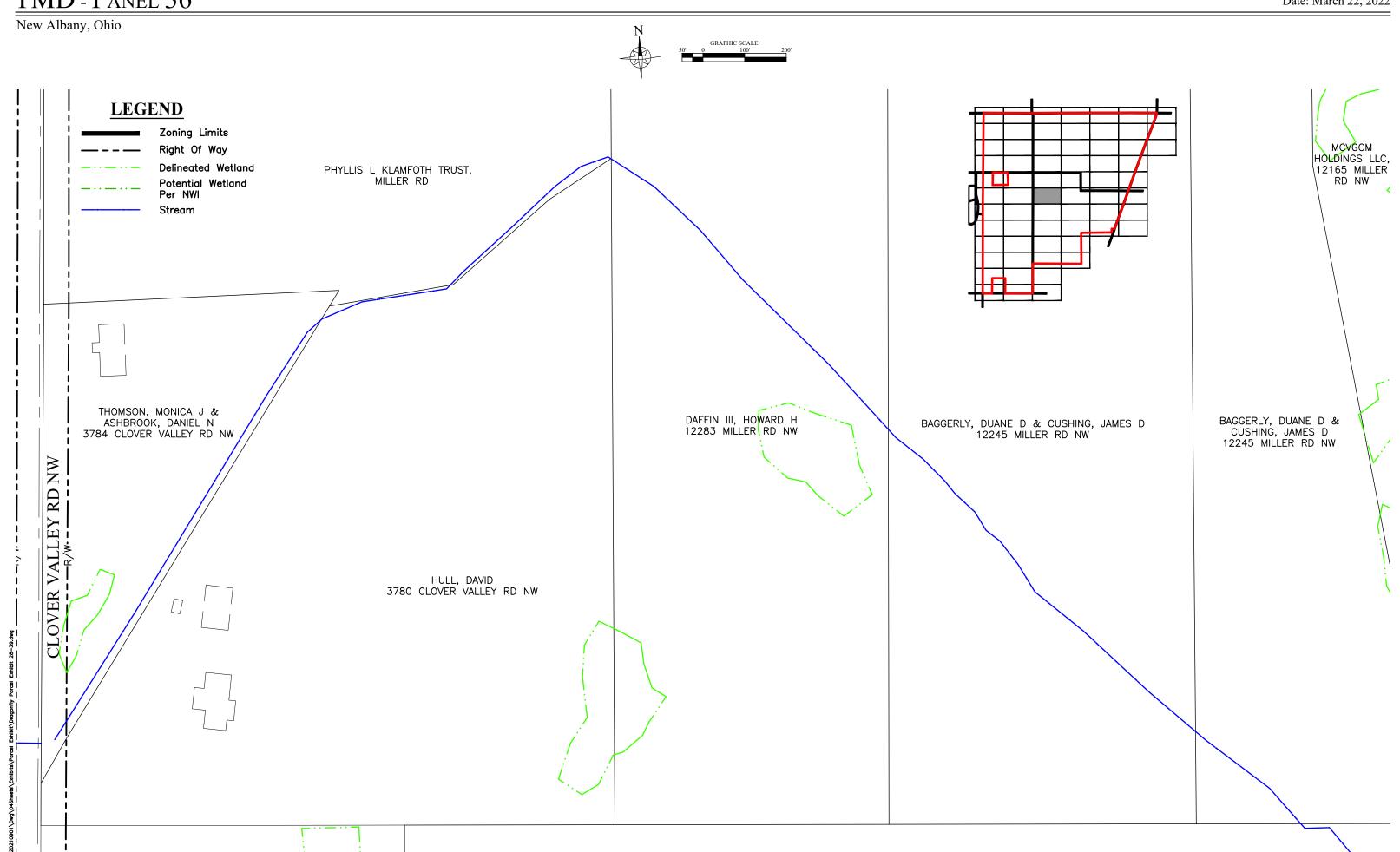
HEIMERL ETAL, JAMES R MILLER RD

JAMES R HEIMERL ETAL, MINK ST NW





 $\frac{TMD - Panel 35}{\text{New Albany, Ohio}}$ **LEGEND** Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream PHYLLIS L KLAMFOTH TRUST, MILLER RD





HEIMERL ETAL, JAMES R MILLER RD

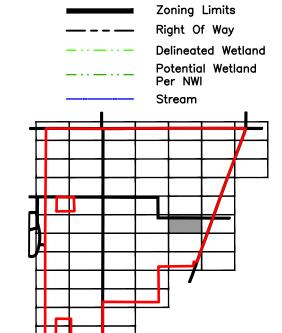
JAMES R HEIMERL ETAL, MINK ST NW

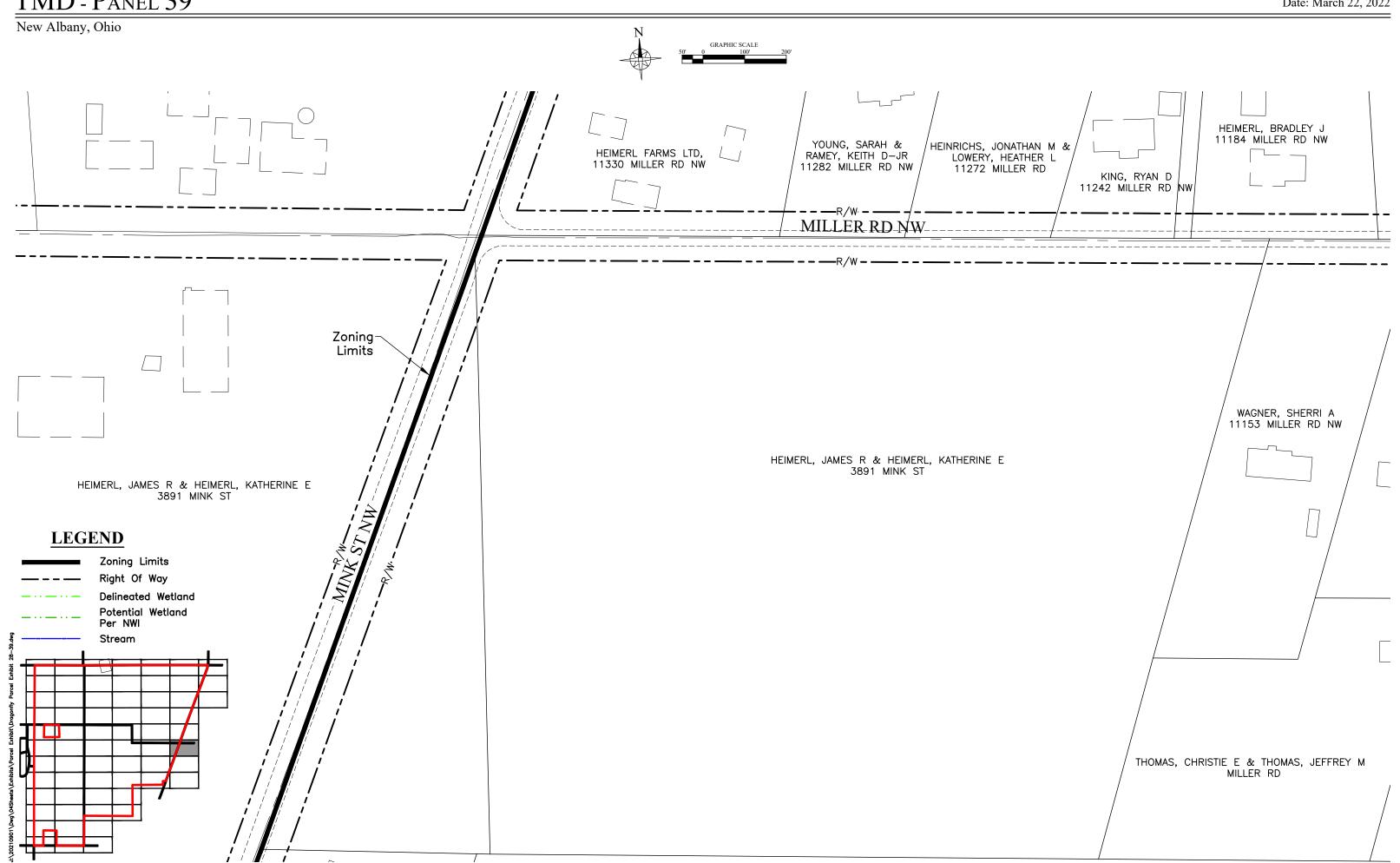
MILLER RD NW

·R/W-

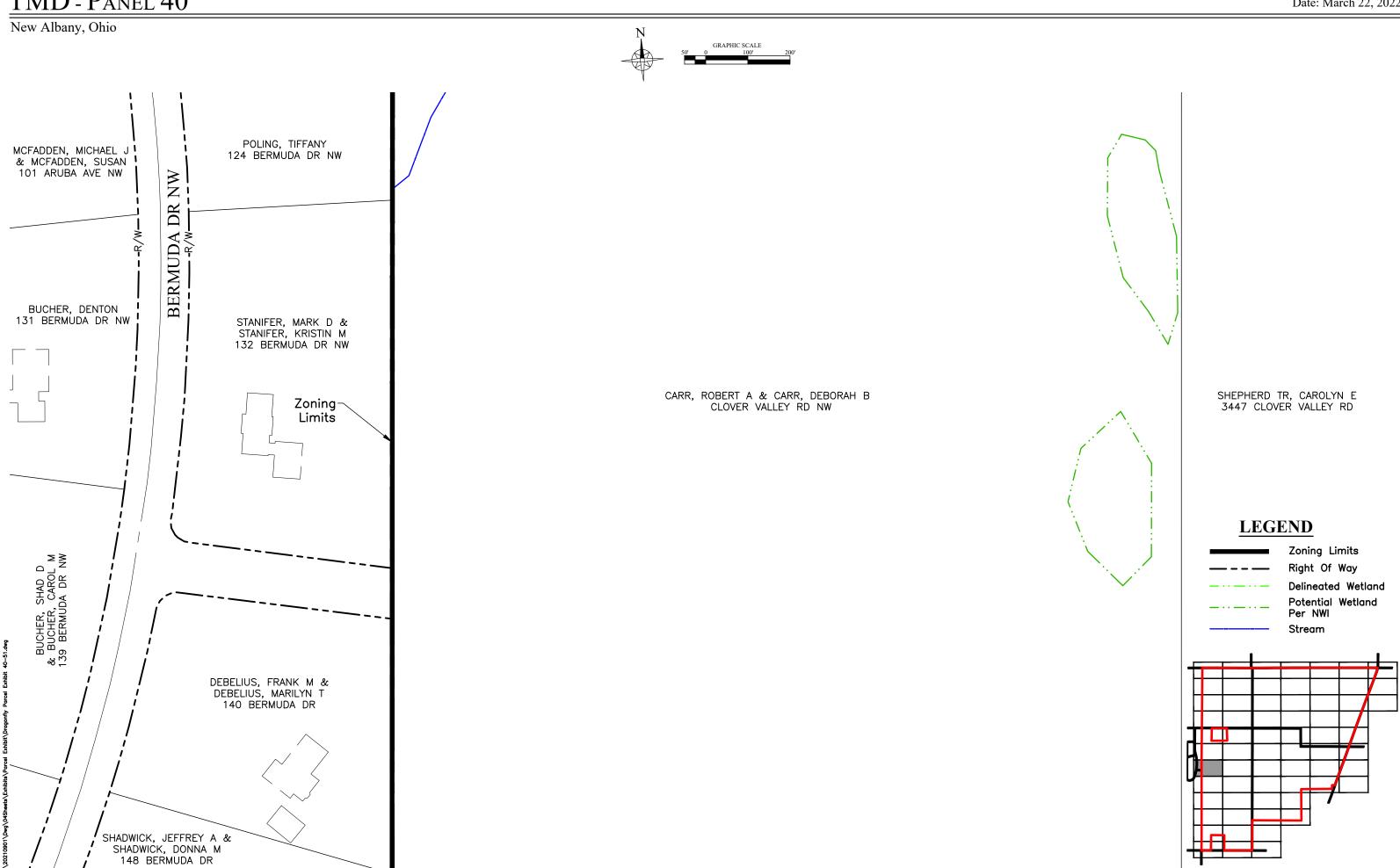
HEIMERL, JAMES R & HEIMERL, KATHERINE E 3891 MINK ST

LEGEND



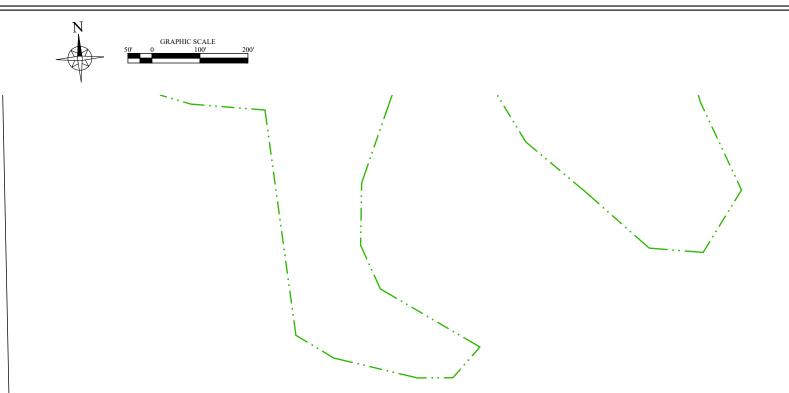


TMD - PANEL 40 Date: March 22, 2022



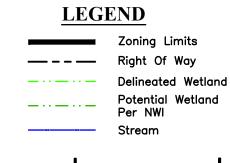
 $\frac{TMD - PANEL \ 41}{\text{New Albany, Ohio}}$

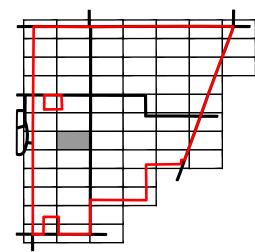
Date: March 22, 2022

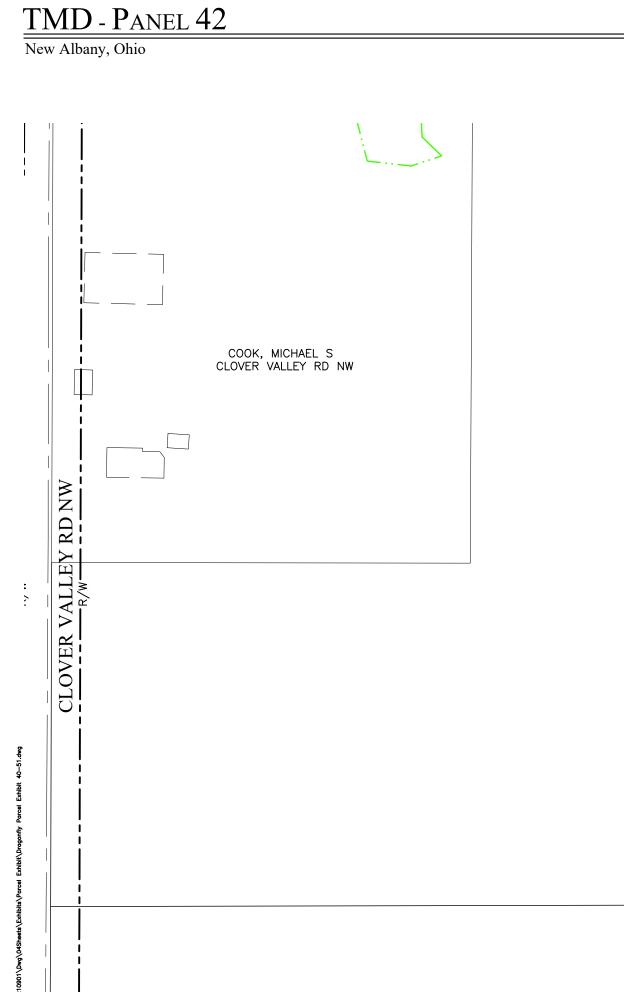


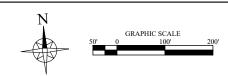
SHEPHERD TR, CAROLYN E 3447 CLOVER VALLEY RD

PHYLLIS L KLAMFOTH TRUST, MILLER RD

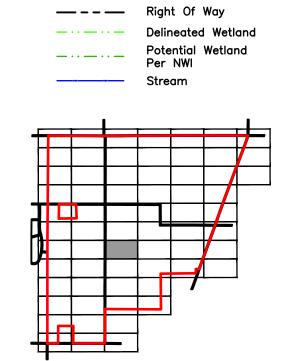








NUMBER — 3704 CLOVER VALLEY ROAD LLC, 3704 CLOVER VALLEY RD NW



LEGEND

Zoning Limits

TMD - PANEL 43

New Albany, Ohio

NUMBER — 3704 CLOVER VALLEY ROAD LLC, 3704 CLOVER VALLEY RD NW **LEGEND**

Zoning Limits

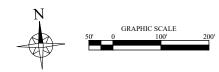
Right Of Way

Delineated Wetland
Potential Wetland
Per NWI

Stream

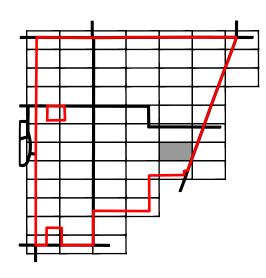
HEIMERL, JAMES R & HEIMERL, KATHERINE E 3891 MINK ST

FOSTER, JOHN C & FOSTER, JOSEPH D CLOVER VALLEY RD NW ERDY, TIMOTHY L MINK ST



LEGEND

Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream

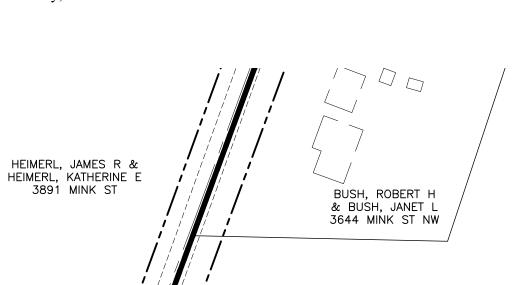


HEIMERL, JAMES R & HEIMERL, KATHERINE E 3891 MINK ST

ERDY, TIMOTHY L MINK ST

SMITH, BARBARA A 3505 MINK ST NW

 $\frac{TMD - PANEL\ 45}{\text{New Albany, Ohio}}$ Date: March 22, 2022



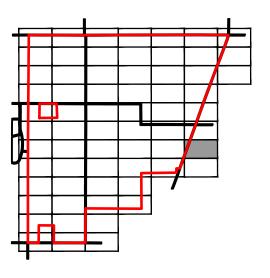
-Zoning Limits



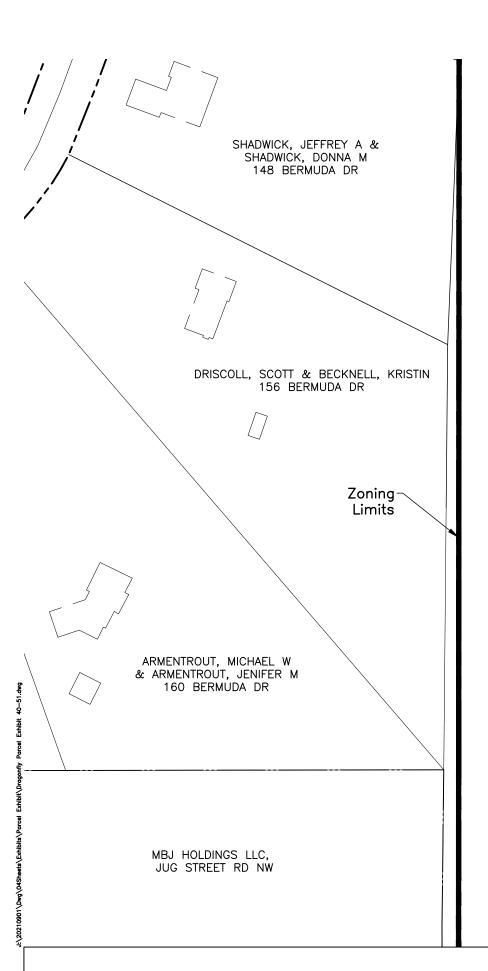
GREEN CHAPEL PROPERTIES LLC, 3628 MINK ST

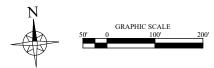
LEGEND

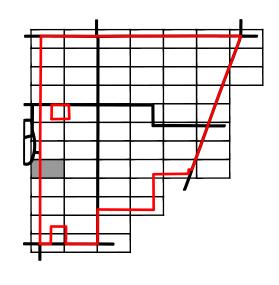
Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



 $\frac{TMD - Panel \ 46}{\text{New Albany, Ohio}}$ Date: March 22, 2022







LEGEND

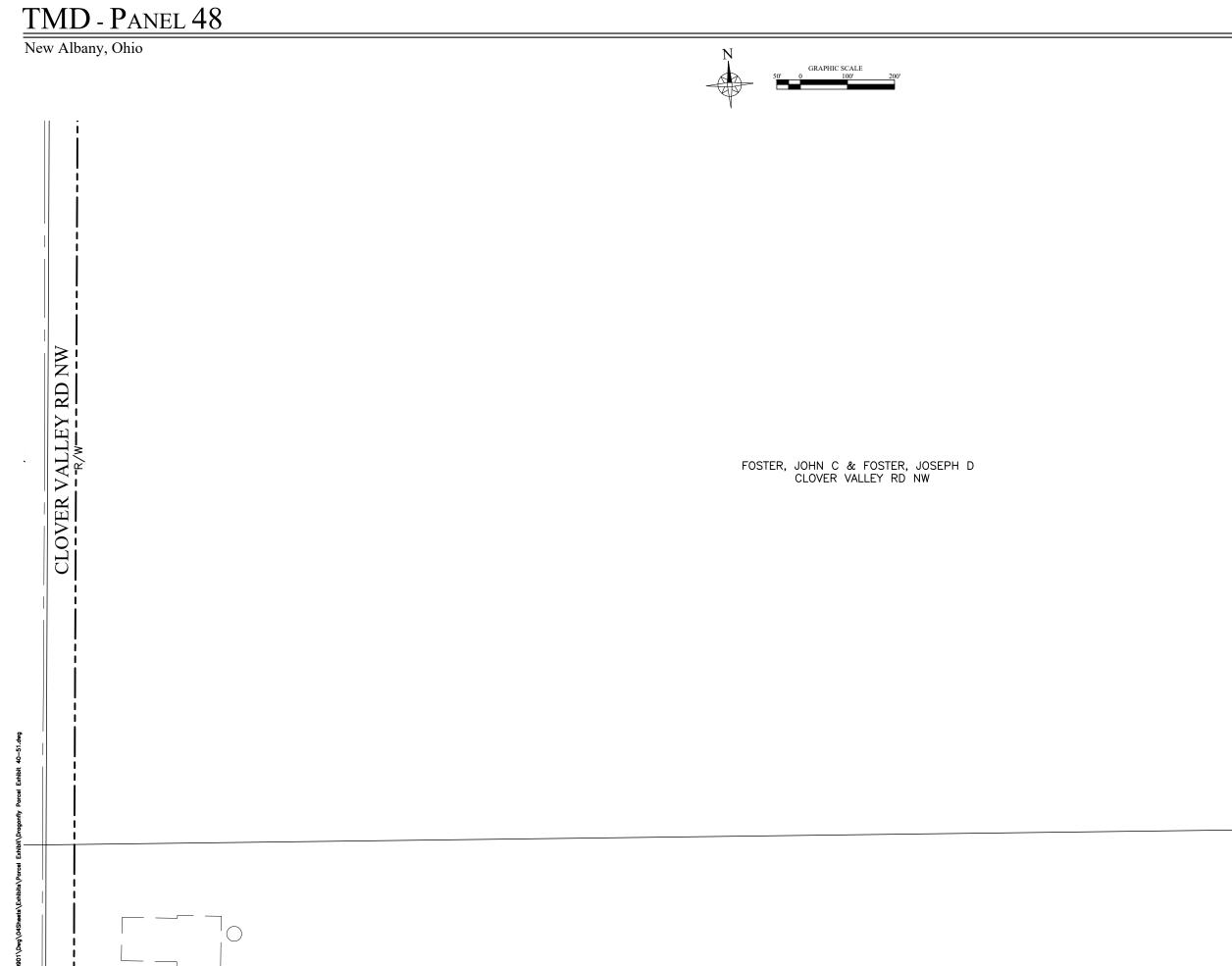
Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI

Stream

SHEPHERD TR, CAROLYN E 3447 CLOVER VALLEY RD

CARR, ROBERT A & CARR, DEBORAH B CLOVER VALLEY RD NW

New Albany, Ohio **LEGEND** Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream PHYLLIS L KLAMFOTH TRUST, MILLER RD SHEPHERD TR, CAROLYN E 3447 CLOVER VALLEY RD CUPPS, CINDY W 3445 CLOVER VALLEY RD NW CARR, ROBERT A & CARR, DEBORAH B CLOVER VALLEY RD NW MASH, RONALD & MASH, LINDA 3439 CLOVER VALLEY RD NW

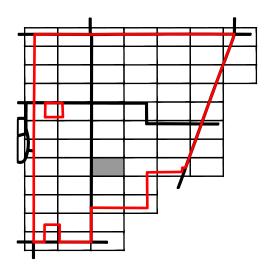


LEGEND

Zoning Limits Right Of Way Delineated Wetland

Potential Wetland Per NWI

Stream



 $\frac{TMD - Panel 49}{\text{New Albany, Ohio}}$

Date: March 22, 2022

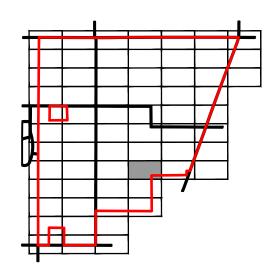




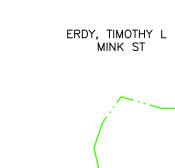
LEGEND

Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI

Stream



FOSTER, JOHN C & FOSTER, JOSEPH D CLOVER VALLEY RD NW



FOSTER, JOHN C & FOSTER, JOSEPH D 3356 CLOVER VALLEY RD NW

GALE, ALAN R & GALE, CHRISTINE D 3089 MINK ST NW

TMD - PANEL 50

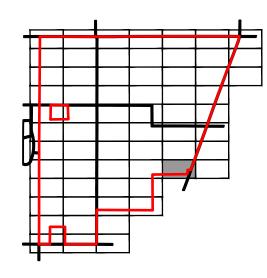
Date: March 22, 2022

New Albany, Ohio

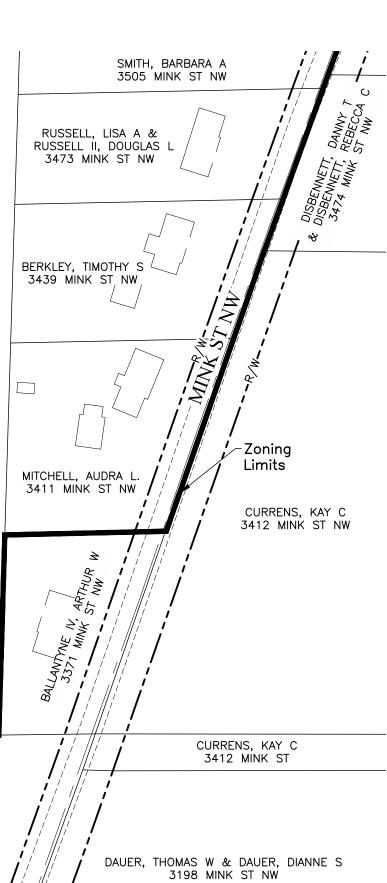


LEGEND

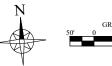
Zoning Limits
Right Of Way
Delineated Wetland
Potential Wetland
Per NWI
Stream



ERDY, TIMOTHY L MINK ST



GALE, ALAN R & GALE, CHRISTINE D 3089 MINK ST NW New Albany, Ohio



DISBENNETT, DANNY T & DISBENNETT, REBECCA C 3474 MINK ST NW



CURRENS, KAY C 3412 MINK ST NW

CURRENS, KAY C 3412 MINK ST

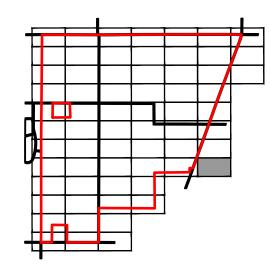
DAUER, THOMAS W & DAUER, DIANNE S 3198 MINK ST NW





LEGEND

Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



GREEN CHAPEL PROPERTIES LLC, 3628 MINK ST

JULIAN FARMS LLC, 11272 JUG STREET RD NW

 $\frac{TMD - PANEL 52}{\text{New Albany, Ohio}}$ **LEGEND** Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream -Zoning Limits CARR, ROBERT A & CARR, DEBORAH B CLOVER VALLEY RD NW CARR, ROBERT A & CARR, DEBORAH B CLOVER VALLEY RD NW

New Albany, Ohio



CARR, ROBERT A & CARR, DEBORAH B CLOVER VALLEY RD NW

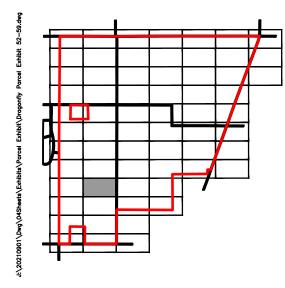
LEGEND

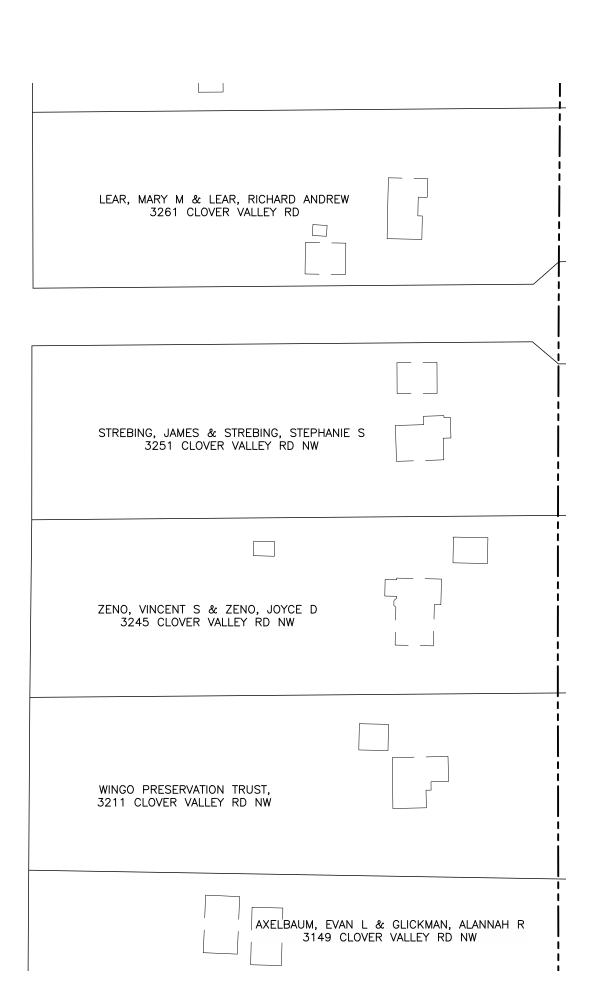
Zoning Limits

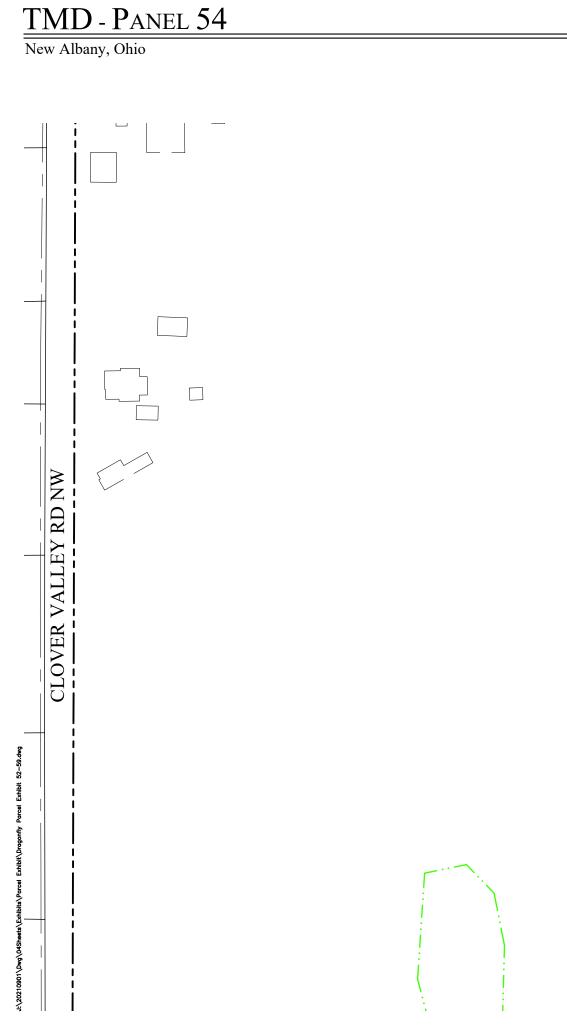
Right Of Way

Delineated Wetland
Potential Wetland
Per NWI

Stream





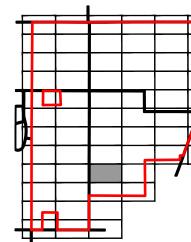




FOSTER, JOHN C & FOSTER, JOSEPH D 3356 CLOVER VALLEY RD NW



Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



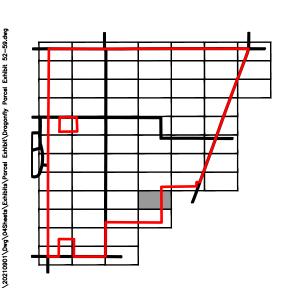
 $\frac{TMD - Panel 55}{\text{New Albany, Ohio}}$

Date: March 22, 2022



LEGEND

Zoning Limits Right Of Way Delineated Wetland Potential Wetland Per NWI Stream



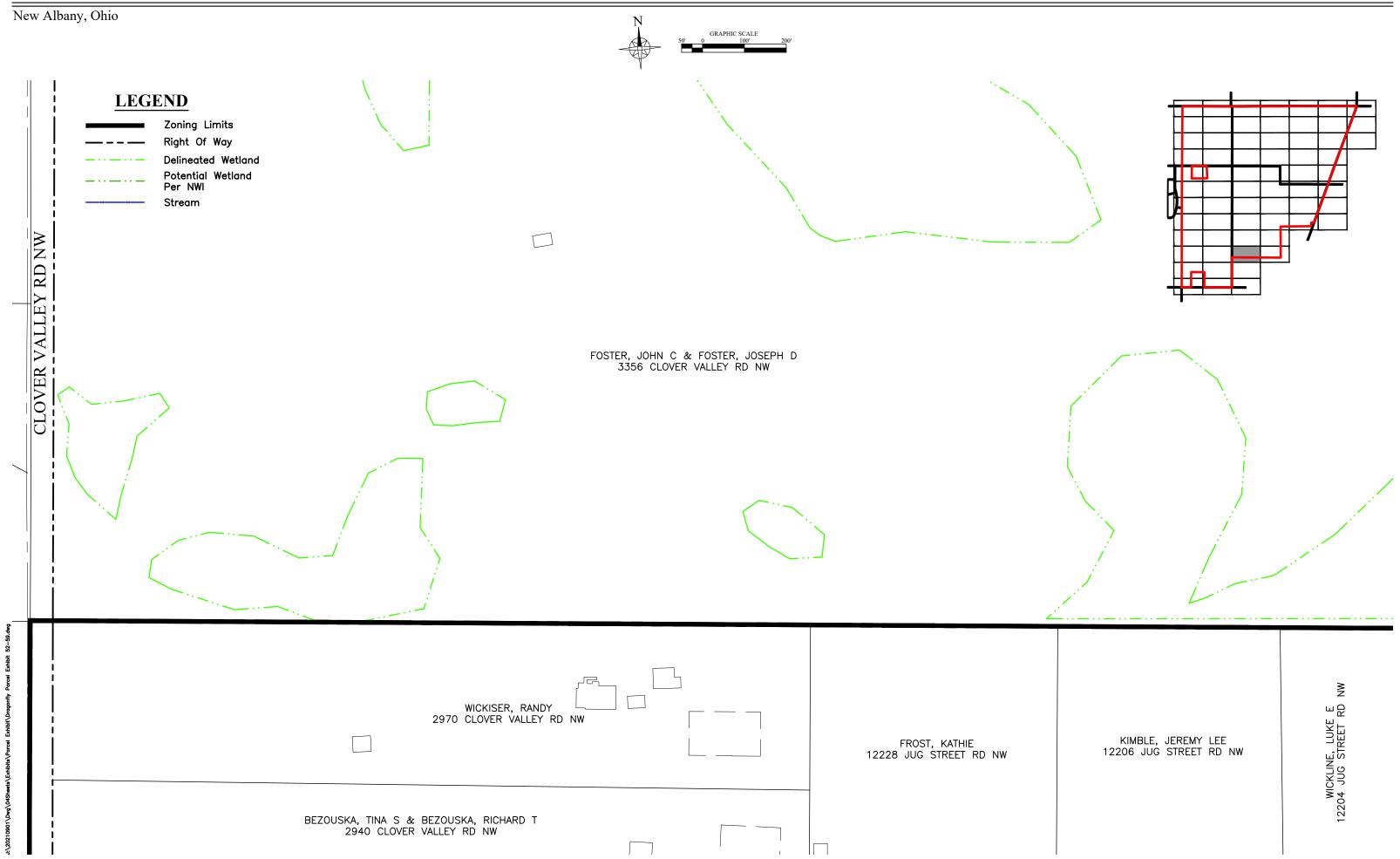


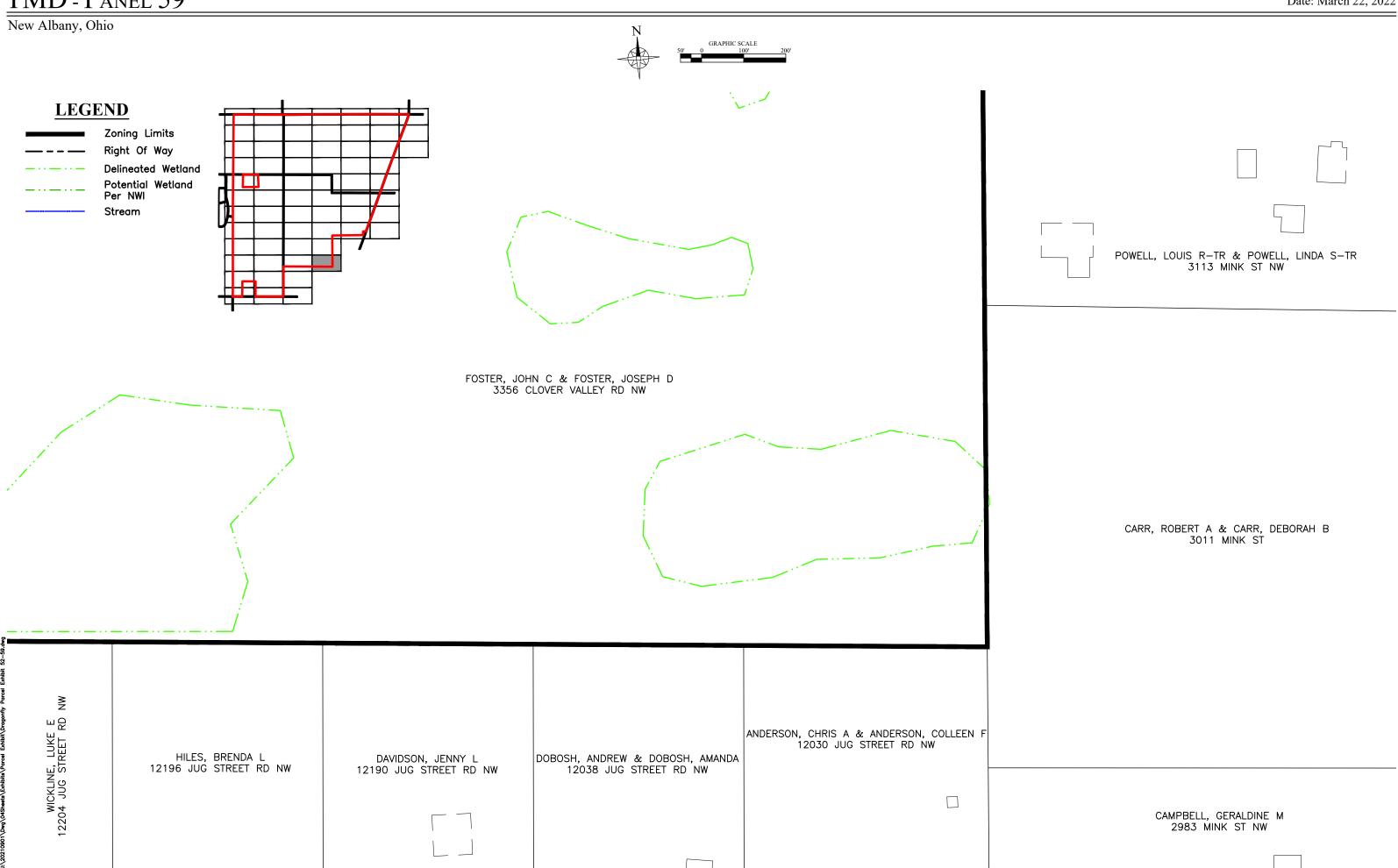
GALE, ALAN R & GALE, CHRISTINE D 3089 MINK ST NW

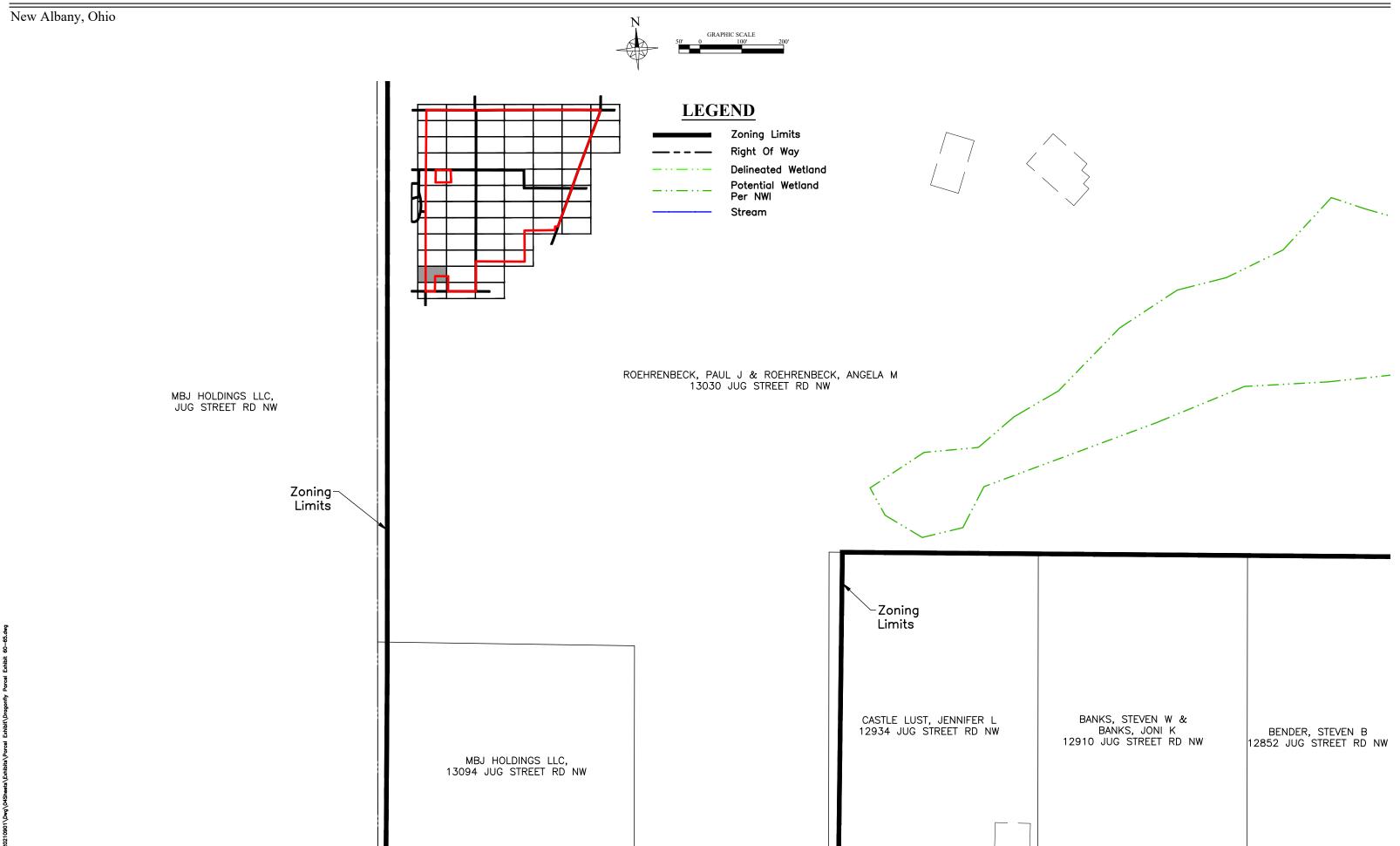
POWELL, LOUIS R-TR & POWELL, LINDA S-TR 3113 MINK ST NW

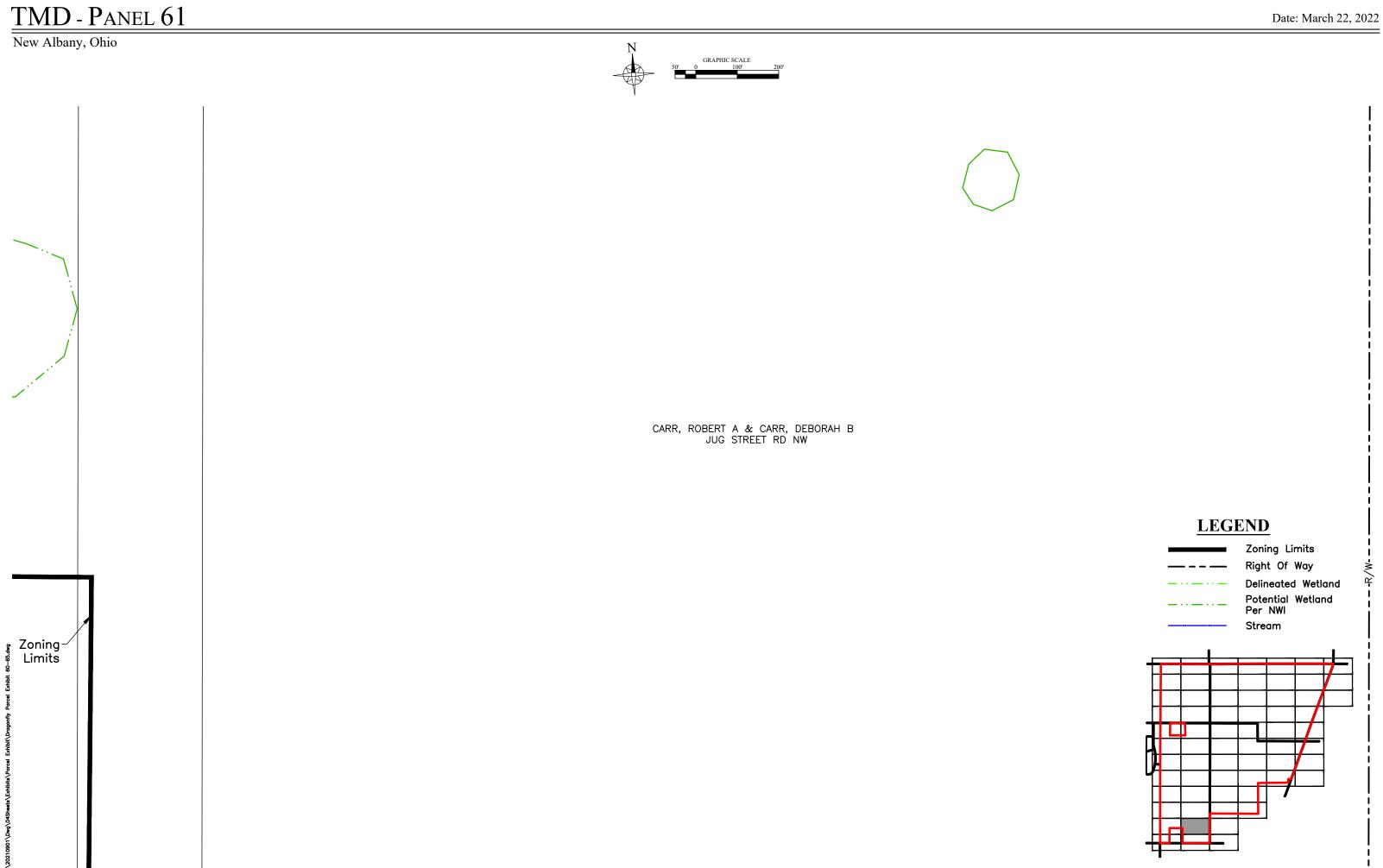
 $\frac{TMD - Panel 56}{\text{New Albany, Ohio}}$ CARR, ROBERT A & CARR, DEBORAH B CLOVER VALLEY RD NW **LEGEND** CARR, ROBERT A & CARR, DEBORAH B CLOVER VALLEY RD NW Zoning Limits Right Of Way Delineated Wetland -Zoning Limits Potential Wetland Per NWI Stream ROEHRENBECK, PAUL J & ROEHRENBECK, ANGELA M 13030 JUG STREET RD NW

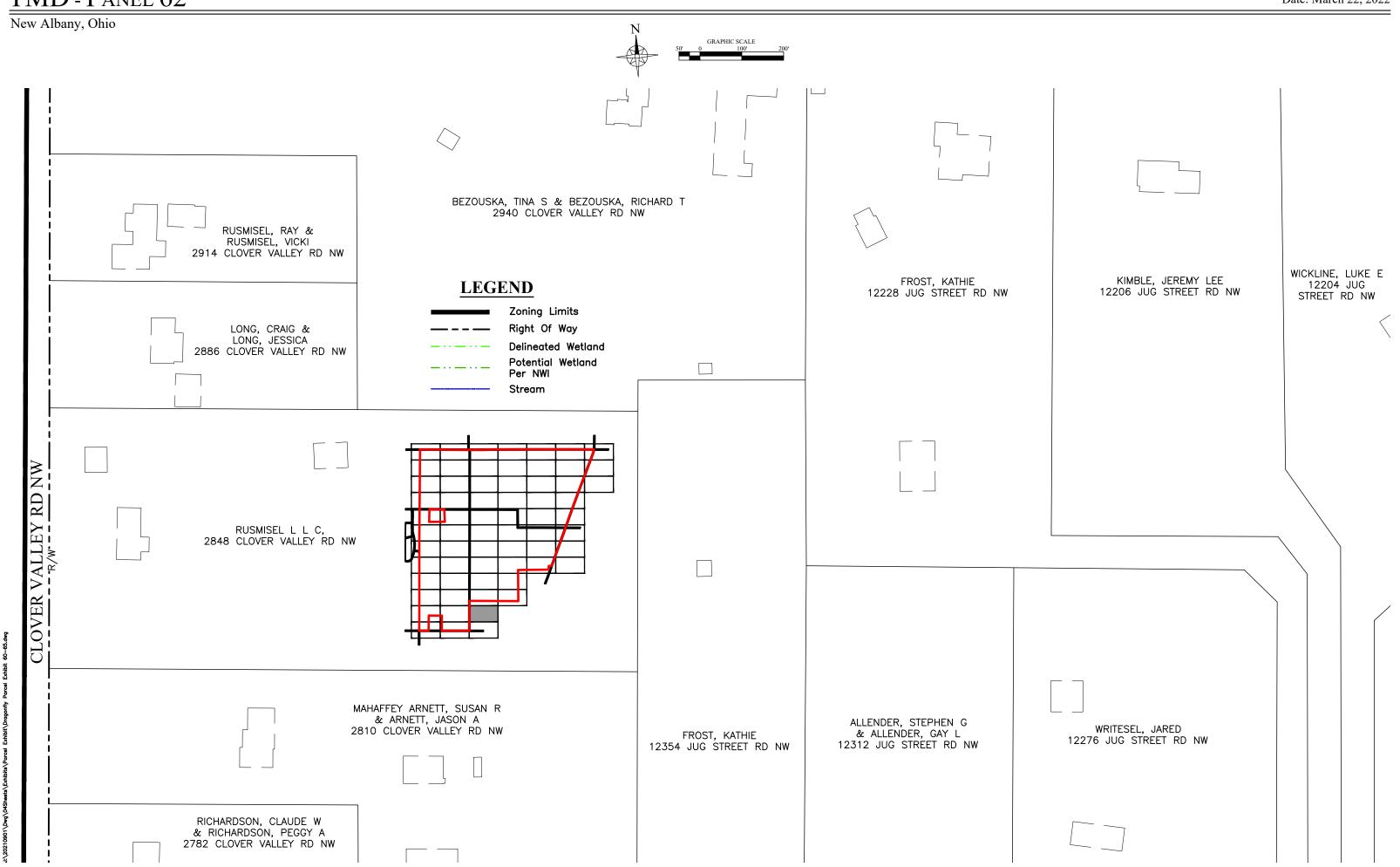
 $\frac{TMD - Panel 57}{\text{New Albany, Ohio}}$ AXELBAUM, EVAN L & GLICKMAN, ALANNAH R 3149 CLOVER VALLEY RD NW **LEGEND** Zoning Limits Right Of Way CARR, ROBERT A & CARR, DEBORAH B CLOVER VALLEY RD NW Delineated Wetland Potential Wetland Per NWI Stream DECENZO, MICHAEL L & DECENZO, MARY 3101 CLOVER VALLEY RD NW LANE, JEFFREY A 3063 CLOVER VALLEY RD NW CARR, ROBERT A & CARR, DEBORAH B JUG STREET RD NW

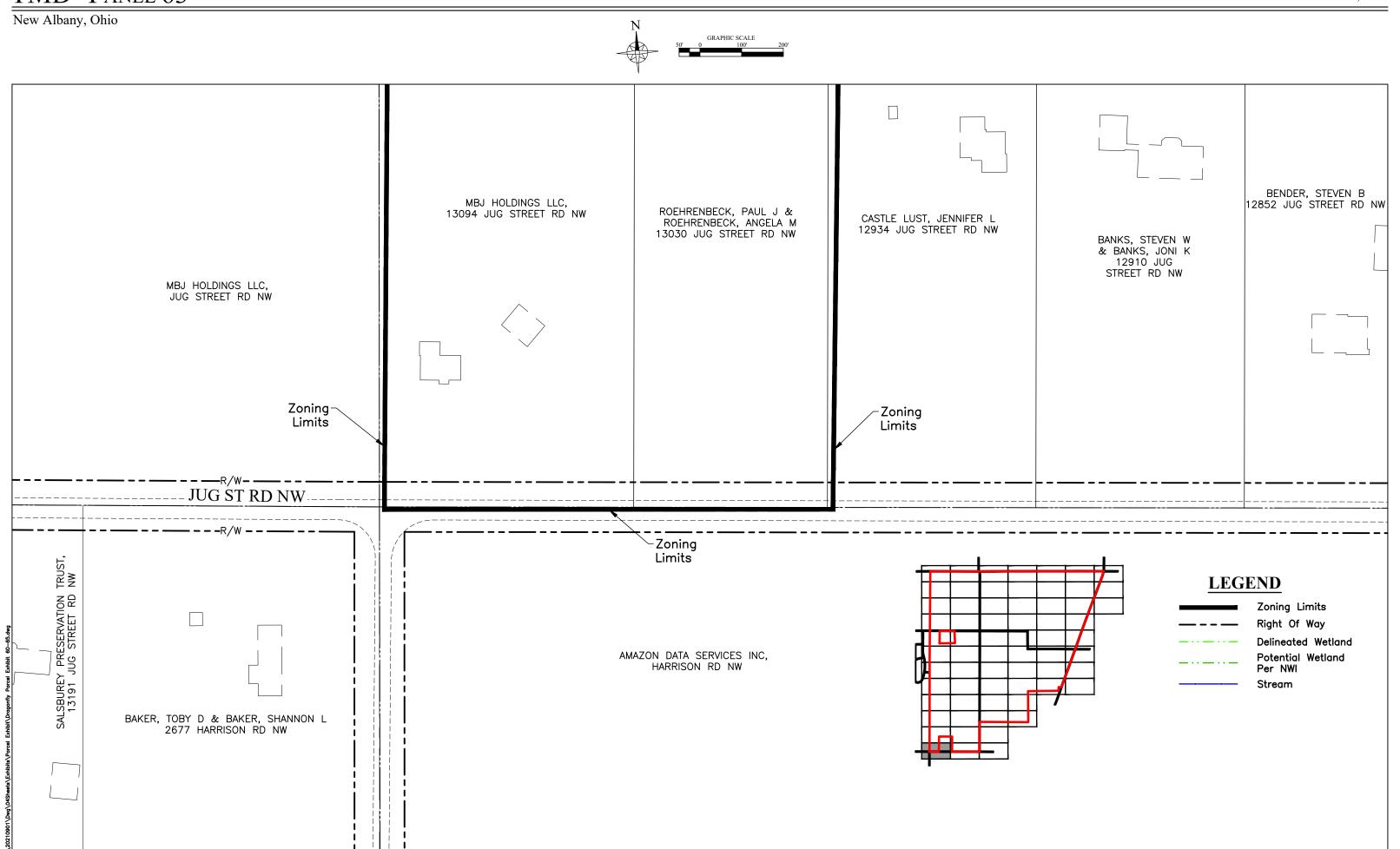


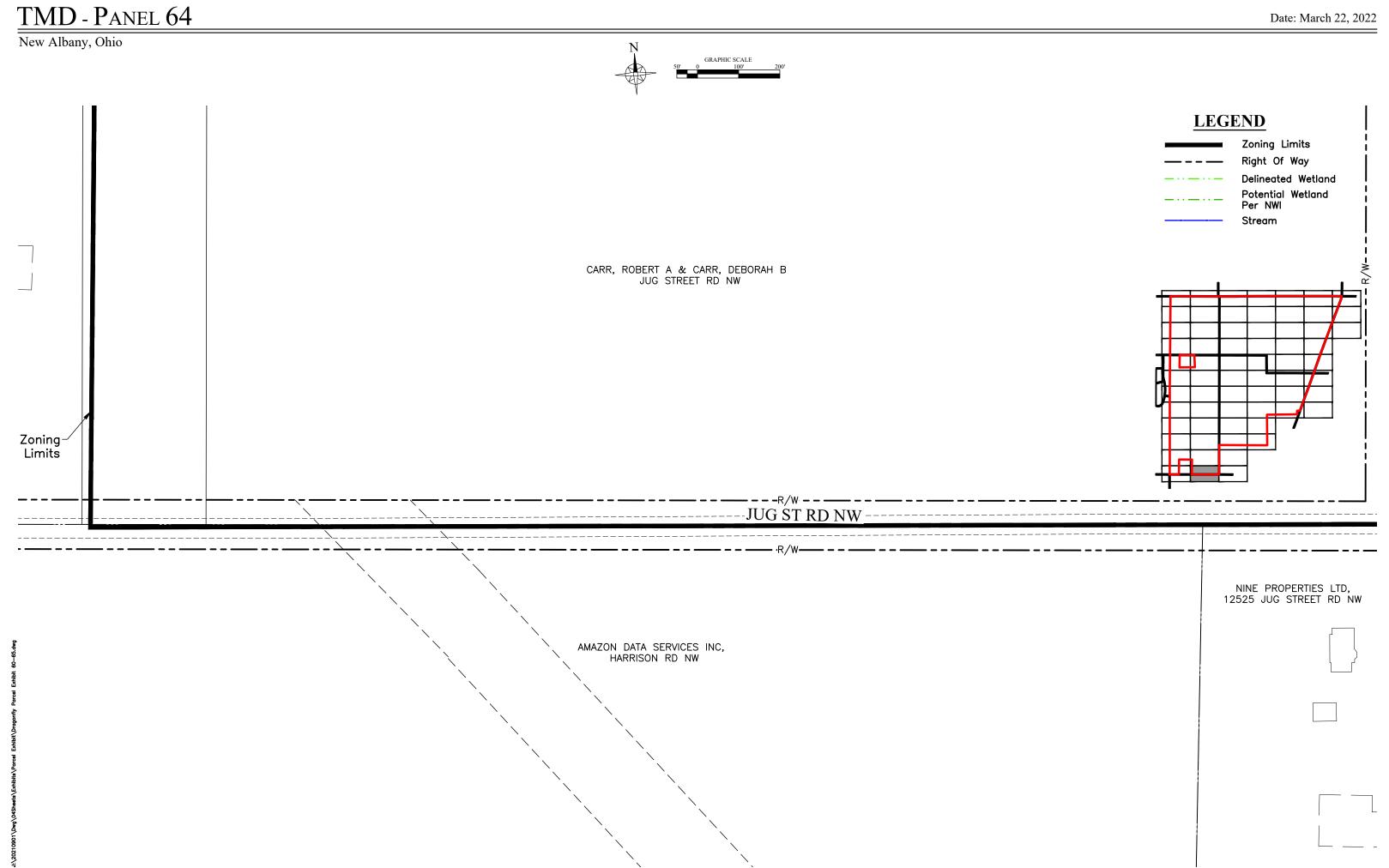


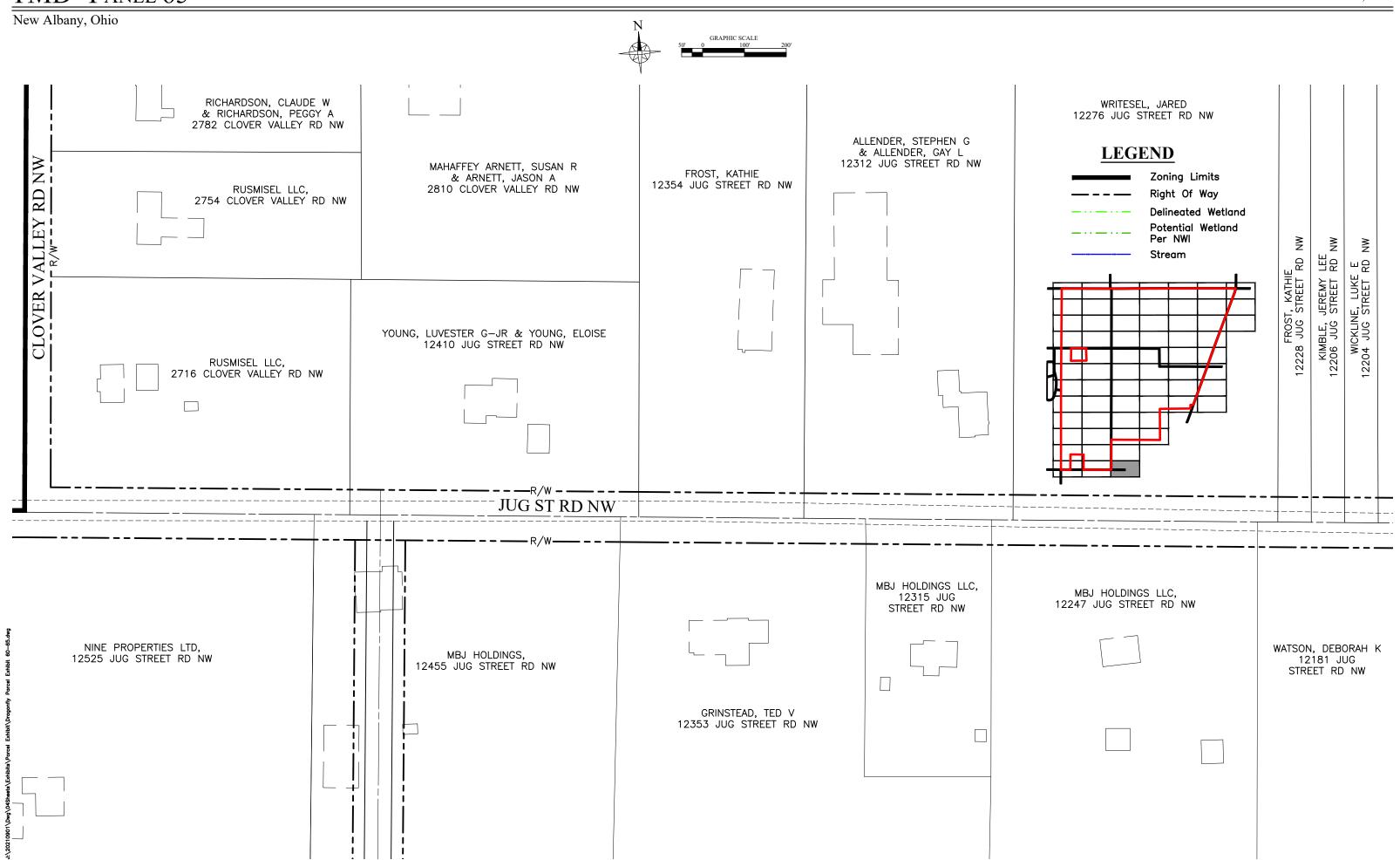














ORDINANCE O-13-2022

AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION FOR GANTON PARKWAY WEST PHASE 2 AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, an application to approve the Final Plat for Ganton Parkway West Phase 2 has been submitted by the City of New Albany; and

WHEREAS, the city will be the recipient (grantee) of the right of way dedication of approximately 3.163 acres; and

WHEREAS, the New Albany Planning Commission, after review in a public meeting on April 18, 2022, recommended approval of the Final Plat; and

WHEREAS, the city engineer certifies that Ganton Parkway West Phase 2 meets all the requirements of Chapter 1187 of the Codified Ordinances, storm water management, design requirements and will meet all other requirements of the city.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1: The final plat to create Ganton Parkway West Phase 2 extension is attached to this ordinance as Exhibit A and made a part herein is approved.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this	3 day of	NA	, 2022
_	· ·	0	·

O-13-2022 Page 1 of 2

Attest:

Sloan T. Spalding

Mayor

Approved as to form:

Benjamin S. Albrecht

Interim Law Director

Jennifer H. Mason Clerk of Council

Legislation dates:

Prepared:

04/07/2022

Introduced:

04/19/2022

Revised:

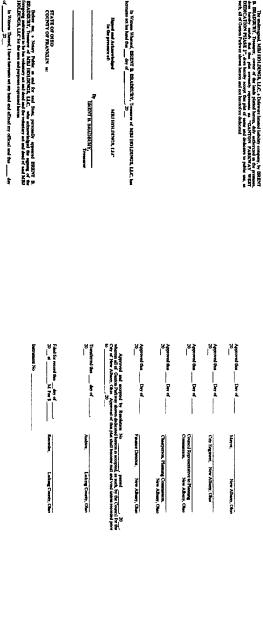
Adopted:

05/03/2022

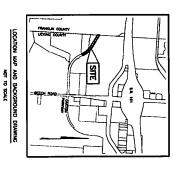
Effective:

06/02/2022

GANTON PARKWAY WEST DEDICATION PHASE 2



FRON PINS: Iron pine, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, distrementationable leach united distrements that in the with a plantic plug placed in the top end bearing the initials EMIT INC.



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Professional Surveyor No. 7855

Onto

WEST DEDICATION PHASE 2

<u>~</u>

AMGEN INC.
45.839 AC. (DEED)
I.N. 202199030156846
P.N. 222-005172 MBJ HOLDINGS, LLC 177.497 AC. (DEED) 177.497 AC. (D **GANTON PARKWAY WEST DEDICATION PHASE 2** MBJ HOLDINGS, LLC 242.648 AC. (DEED) I.N. 201805020008526 P.N. 094-106404-00.002 Control of the contro MBJ HOLDINGS, LLC 68.591 AC. (DEED) I.N. 200212230049294 P.N. 094-108192-00.000 AMGEN INC. 131.455 AC. (DEED) I.N. 202109010026622 P.N. 094-106644-00.000 A-313241 A-922 A-32334 A-922 O-521.77 TOST LONG TO THE REAL HOURS TO CRAPHE SCALE (In feet) Line Type Leagued

Line Type Line Type Leagued

Line Type Line NOTE "B": No vehicular access to be in effect until rech time as the public street right-of-way is extended and dedicated by plat or deed. NOTE "A" - ACREAGE BREAKDOWN: Guston Patway West Dedication Phase 2 is set of the following Licking County Percel Numbers: Parcel Number 094-108192-00.000 Parcel Number 094-106494-00.002 0.735 Ac. 2.428 Ac. 22



ORDINANCE 0-16-2022

APPROPRIATION AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES DURING THE FISCAL YEAR ENDING DECEMBER 31, 2022, TO TRANSFER AND ADVANCE FUNDS FROM THE GENERAL, ECONOMIC DEVELOPMENT SPECIAL REVENUE AND BLACKLICK TAX INCREMENT FINANCING FUNDS, AUTHORIZING THE ACCEPTANCE OF NOT TO EXCEED \$85,000,000 OF INFRASTRUCTURE GRANT FUNDING FROM THE STATE OF OHIO AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A GRANT AGREEMENT WITH THE STATE FOR THAT FUNDING, AND DECLARING AN EMERGENCY TO WAIVE THE SECOND READING

WHEREAS, in December 2021, the 2022 Annual Budget Program and the related permanent appropriations were adopted by council; and

WHEREAS, it is necessary to make adjustments to the 2022 appropriations to ensure compliance with budgetary requirements and reflect proposed and actual spending; and

WHEREAS, in December 2021, upon the recommendation of the finance director and city manager, council opted to postpone end-of-year transfers from the General Fund excess reserve balance in order to more accurately assess the availability of general fund revenue for transfer in light of the global pandemic and its potential effect on income tax revenue; and

WHEREAS, upon the close of 2021 fiscal year and currently projected for the close of 2022 fiscal year, the General Fund balance exceeds the city's 60-65% General Fund reserve goal; and

WHEREAS, council desires to transfer a portion of the General Fund available cash balance that exceeds the amount of the city's reserve goal to the Debt Service Fund for the purpose of redeeming a portion of callable bonds within the City's Series 2012 issuance; and

WHEREAS, council desires to advance a portion of the General Fund available cash balance that exceeds the amount of the city's reserve goal to the Economic Development – NACA and Blacklick Tax Increment Financing Funds for the purpose of redeeming all of the City's Series 2013 and a portion of callable bonds within the City's Series 2012 issuances payable from each fund, respectively;

O-16-2022 Page 1 of 4

WHEREAS, council desires to transfer funds received by the Economic Development - NACA and Blacklick Tax Increment Financing Funds to the Debt Service Fund for the purpose of redeeming a portion of callable bonds within the City's Series 2013 and 2012 issuances, respectively;

WHEREAS, council desires to return monies advanced from the General Fund as related revenue in each fund is received; and

WHEREAS, the State of Ohio has authorized not to exceed \$85,000,000 of grant funding to the city for infrastructure improvements urgently needed for a significant economic development project to be located in the New Albany International Business Park; and

WHEREAS, it is necessary to accept that grant and appropriate said grant funding in a timely matter due to the accelerated schedule for the construction of infrastructure improvements necessary to meet commitments for that economic development project; and

WHEREAS, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the city, and for the further reasons that this ordinance is required to be immediately effective to ensure the redemption of bonds is processed as soon as possible preventing additional accrued interest to be paid at redemption and to meet the urgent time requirements to provide infrastructure for the economic development project referred to above.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby authorizes an appropriation of the unappropriated balance of the following funds in relation to the redemption of all or a portion of the city's Series 2012 and Series 2013 callable bonds:

Fund	Department	Category	Increase/ (Decrease)
101 - General	N/A	Transfers & Other Financing Uses	3,000,000
222 - Economic Development - NACA	N/A	Transfers & Other Financing Uses	1,122,887
250 - Blacklick TIF	N/A	Transfers & Other Financing Uses	469,278
301 - Debt Service Fund	N/A	Debt Service	3,000,000
		Total Appropriation Amendments	\$ 7,592,165

Section 2. Council hereby authorizes the following transfer of funds from the funds listed below to the Debt Service Fund:

Fund		Amount	
101 - General	\$	1,407,835	
222 - Economic Development - NACA		1,122,887	
250 - Blacklick TIF		469,278	
Total Transfers		3,000,000	

Section 3. Council hereby authorizes the advance of funds from the General fund to the following funds:

Fund	Ī.	Amount	
222 - Economic Development - NACA	\$	1,122,887	
250 - Blacklick TIF		469,278	
Total Advances		1,592,165	

Section 4. Council hereby authorizes the city manager to accept the award of an infrastructure grant of \$85,000,000 from the State of Ohio. The city manager if further authorized and directed, on behalf of the city, to execute and deliver a grant agreement with the State of Ohio in the cusomary form, and the City Manager, Director of Finance and Director of Community Development are each also authorized and directed to execute and deliver any other agreements and take all other actions and do all other things necessary and consistent with this Ordinance to authorize the purposes of that grant.

Section 5. Council hereby authorizes an appropriation of the unappropriated balance of the following funds in relation to increased economic development activity and infrastructure projects

which includes the appropriation of grant funding to be received by the State of Ohio:

Fund	Department	Category	Increase/ (Decrease)
101 - General	Community Development	Personal Services	550,000
101 - General	Community Development	Operating and Contractual Services	500,000
101 - General	Land & Building Maintenance	Operating and Contractual Services	60,000
101 - General	Administrative Services	Personal Services	100,000
101 - General	Administrative Services	Operating and Contractual Services	50,000
101 - General	Finance	Personal Services	50,000
222 - Economic Development - NACA	Community Development	Operating and Contractual Services	500,000
422 - Economic Development Capital	N/A	Capital	(500,000)
422 - Economic Development Capital	N/A	Capital	85,000,000
		Total Appropriation Amendments	\$ 86,310,000

Section 6. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 7. Pursuant to Article VI, Section 6.07(A) of the charter of the City of New Albany, and by reason of emergency necessary for the immediate preservation of the public peace, health safety, or welfare, and for the reasons set forth in the preamble hereto, the second reading is waived and this ordinance shall be effective immediately upon passage.

CERTIFIED AS ADOPTED this ______, 2022.

Attest:

Sloan T. Spalding

Approved as to form:

Mayor

Jennifer H. Mason Clerk of Council

Legislation dates:

Prepared:

04/22/2022 05/03/2022

Introduced: Revised:

Adopted:

09/03/2022

Effective:

05/03/2022

Benjamin Albrecht Interim Law Director



RESOLUTION R-18-2022

A RESOLUTION TO AMEND THE OAK GROVE II COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 1,689.59 +/-ACRES TO THAT AREA, CONFIRM THE DESIGNATION OF A HOUSING OFFICER AND THE CREATION OF A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL AND TAX INCENTIVE EXPAND THE OAK GROVE II ECONOMIC REVIEW COUNCIL. OPPORTUNITY ZONE TO ADD THAT AREA, AND APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT PROVIDING COMPENSATION BY THE CITY TO THE CAREER TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY (C-TEC) FOR FUTURE TAX EXEMPTIONS IN THE EXPANSION AREA

WHEREAS, the Council of the City of New Albany, Ohio (the "City") desires to pursue all reasonable and legitimate incentive measures to assist and encourage commercial and industrial development in specific areas; and

WHEREAS, Council, by its Resolution No. R-17-09 adopted March 3, 2009, designated the Oak Grove II Community Reinvestment Area (the "Original Oak Grove II Area"), and by each of its Resolutions No. R-41-2010 adopted July 6, 2010, R-72-2010 adopted November 16, 2010, R-53-2012 adopted October 2, 2012, R-26-2013 adopted August 6, 2013, R-72-2014 adopted September 16, 2014, R-49-2015 adopted November 17, 2015, R-45-16 adopted November 1, 2016, R-02-2017 adopted February 7, 2017, R-17-2018 adopted July 17, 2018, R-41-2018 adopted November 6, 2018, R-50-2018 adopted December 10, 2018, R-05-2019 adopted February 19, 2019, R-37-2019 adopted on August 6, 2019, R-15-2021 adopted on April 6, 2021, R-46-2021 adopted September 21, 2021, and R-09-2022 adopted February 6, 2022 expanded that Original Oak Grove II Area (as expanded to date, the "Current Oak Grove II Area"), which enabled the City to offer in that Current Oak Grove II Area real property tax exemptions on the construction of certain new structures and the remodeling of certain existing structures as described in Ohio Revised Code ("R.C.") Section 3735.67; and

WHEREAS, the City desires to promote commercial and industrial development in an additional area contiguous to the Current Oak Grove II Area, which contiguous area includes approximately 1,689.59 +/- acres and which is depicted on Exhibit A attached hereto (the "Oak Grove II Expansion Area"); and

WHEREAS, the City believes that industrial and commercial development in the Oak Grove II Expansion Area will encourage economic stability, maintain real property values and generate new employment opportunities and therefore desires to designate the Oak Grove II Expansion Area as a community reinvestment area pursuant to R.C. Sections 3735.65 to 3735.70 in order to facilitate and

R-18-2022 Page 1 of 5

support that development, including but not limited to the development and construction by the Intel Corporation of semiconductor wafer fabrications buildings and other related structures and administrative buildings (the "Intel Project"); and

WHEREAS, as required by R.C. Section 3735.66, a survey of housing was prepared for the Oak Grove II Expansion Area (the "Survey"); and

WHEREAS, that Survey shows the facts and conditions relating to existing housing and commercial structures and undeveloped land in the Oak Grove II Expansion Area, including, among other things, evidence of deterioration and lack of new construction or repair or rehabilitation of structures in that Oak Grove II Expansion Area; and

WHEREAS, the construction of new commercial or industrial structures in the Oak Grove II Expansion Area constitutes a public purpose for which real property tax exemptions may be granted; and

WHEREAS, the City created an economic opportunity zone (the "Oak Grove II EOZ") to encourage commercial and other business development in the City and now the City, to consistently preserve areas and zones, wishes to expand the Oak Grove II EOZ in conjunction with the expansion of the Oak Grove II CRA so that the two, when mapped, have the same area and boundaries; and

WHEREAS, the City desires to grant in the future certain real property tax exemptions in the Oak Grove II Expansion Area for building and structures located within the boundaries of the City, The Career and Technology Education Centers of Licking County and the Johnstown-Monroe Local School District pursuant to and consistent with (a) Revised Code Section 3735.671 (each a "CRA Exemption"), and (b) Revised Code Sections 5709.40, 5709.42 and 5709.43 of the Revised Code (each a "TIF Exemption") to support the development of public infrastructure improvements; and

WHEREAS, the City and the Johnstown-Monroe Local School District ("JMLSD") on February 18, 2010 entered into a Compensation Agreement that provides for the JMLSD to receive (i) payments equal one half of the amount credited to the Village Account under Section 2(c) of City Resolution No. R-14-2010 adopted by this City Council on March 23, 2010 from a building or structure subject to an exemption under Revised Code Section 3735.671 but not exceeding the aggregate amount that would have been payable to JMLSD absent the real property tax exemption, and (ii) for any real property exemption approved by the City under Revise Code Sections 5709.40, 5709.42 and 5709.43 the amount that would have been payable to the JMLSD absent that exemption, and in exchange for (i) and (ii) the JMLSD has approved and consented to, and waived requirements the City provide notice to JMLSD in connection with, those real property tax exemptions; and

WHEREAS, the City desires, pursuant to the applicable provisions of Substitute Senate Bill No. 166 of the 134th Ohio General Assembly, effective March 23, 2022, to provide for compensation to the Career and Technology Education Centers of Licking County ("C-TEC"), as a joint vocational school district, at the same rate or amount and under the same terms received by the Johnstown-Monroe Local School District ("JMLSD") from the City any CRA Exemption and TIF Exemption, and the City and C-TEC agree that C-TEC should receive that compensation in connection with those exemptions and, and in exchange C-TEC will approve and consent to, and waive any notices

from the City to C-TEC that may otherwise be required by the Revised Code in connection with, the approval and implementation of those CRA Exemptions and TIF Exemptions.

NOW, THEREFORE, BE IT RESOLVED by Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Conditions in the Oak Grove II Expansion Area. Based on the findings in the Survey and on this Council's own knowledge of the facts and conditions existing in the Oak Grove II Expansion Area, this Council hereby finds that the Oak Grove II Expansion Area is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

Section 2. Creation of Oak Grove II Expanded CRA. This Council hereby designates the Oak Grove II Expansion Area as a community reinvestment area (collectively with the Current Oak Grove II Area, the "Oak Grove II CRA") in accordance with R.C. Section 3735.66. Only new commercial and/or industrial structures consistent with the applicable zoning regulations within the Oak Grove II CRA will be eligible for the exemptions provided for in Section 3 of this Resolution, and residential remodeling or new structures, including, but not limited to, multi-family condominium or apartment structures or remodeling thereof, shall not be eligible for the exemptions granted in that Section 3.

Section 3. Tax Exemptions in the Oak Grove II CRA. Within the Oak Grove II CRA, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated in advance of construction occurring in accordance with R.C. Section 3735.67. The City has the authority to negotiate, approve or deny any request for such a tax exemption. The results of the negotiation as approved by this Council will be set forth in writing in a Community Reinvestment Area Agreement as provided in R.C. Section 3735.671. If the newly constructed structure qualifies for an exemption, during the period of the exemption the exempted percentage of the value of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

The City Manager, the City Community Development Director, and the City Economic Development Manager, or any one of them, are hereby authorized to give any and all notices on behalf of this Council that may be required by law, including, without limitation, those notices required by R.C. Sections 3735.671, 3537.673 and 5709.83, in connection with the consideration, approval or entering into of any agreements under R.C. Section 3735.671.

Section 4. Estimation of Taxes Charged and Payable to Johnstown-Monroe School District. This Council hereby determines in good faith that the estimates for the Intel Project to be located within the Oak Grove II Expansion Area are on file with the City Director of Community Development, show that the aggregate of the following amounts will equal or exceed fifty percent (50%) of the amount of taxes that would have been charged and payable to the Johnstown-Monroe Local School District ("JMLSD") each year any portion of the Intel Project is expected to be exempted from real property under the Oak Grove II CRA as shown in those estimates: (i) the amount of taxes charged and payable on any portion of the assessed valuation of the new structure or of the increased assessed valuation of an existing structure after remodeling began that will not be exempted from taxation under any agreement entered into pursuant to R.C. 3735.671(A), (ii) the

R-18-2022 Page 3 of 5

amount of taxes charged and payable on tangible personal property located on the premises of the new structures or of the structure to be remodeled under the agreement, and (iii) the amount of any cash payment by the owner of the new structure or structure to be remodeled, the dollar value, as mutually agreed to by the owner and JMLSD, or any property or services provided by the owner of the property to JMLSD, whether by gift, loan, or otherwise, and any payment by the City to JMLSD pursuant to R.C. 5709.82. The City Director of Community Development is hereby directed to certify those estimates to the JMLSD and that they have been made by this Council in good faith.

Section 5. Compensation Agreement with C-TEC. The City Manager is hereby authorized and directed, on behalf of the City, to execute and deliver the compensation agreement with C-TEC (the "Compensation Agreement") substantially similar to the form on file with the Director of Community Development and with changes that are not materially inconsistent with this Resolution and not substantially adverse to the City and that are permitted by law, all of which shall be conclusively evidenced by the execution of the Compensation Agreement on behalf of the City. The City Manager, Director of Finance and Director of Community Development are each also authorized and directed to execute and deliver any other agreements and to take all other actions and do all other things necessary and consistent with this Resolution in order to accomplish the purpose of this Resolution.

Section 6. Designation of Housing Officer. To administer and implement the provisions of this Resolution, the Council hereby confirms the prior designation of the City Manager as the Housing Officer for the Oak Grove II CRA as described in R.C. Sections 3735.65 to 3735.70.

Section 7. Application Fee. All projects are required to comply with the State application fee requirements of R.C. Section 3735.672(C). The City may also require a local annual monitoring fee of one percent of the amount of taxes exempted under an agreement, provided there shall be a minimum local annual monitoring fee of \$500 and a maximum local annual monitoring fee of \$2,500.

Section 8. Housing Council and Tax Incentive Review Councils. This Council hereby confirms the prior creation of a Community Reinvestment Area Housing Council (the "Housing Council") for the Oak Grove II CRA. That Housing Council is composed of two members appointed by the Mayor, two members appointed by this Council and one member appointed by the City's Municipal Planning Commission. A majority of those five members shall appoint two additional members who shall be residents of the City. Terms of the members of the Housing Council shall be three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing Council shall make an annual inspection of the properties within the Oak Grove II CRA for which an exemption has been granted under R.C. Section 3735.67. The Housing Council also shall also hear appeals under R.C. Section 3735.70.

The "Franklin County Tax Incentive Review Council" and the "Licking County Tax Incentive Review Council" (each a "TIRC") were both previously created pursuant to R.C. Section 5709.85. Each TIRC reviews annually the compliance of each agreement involving the granting of exemptions for commercial or industrial real property improvements under R.C. Section 3735.671 and makes written recommendations to this Council as to continuing, modifying or terminating each agreement based upon the performance of each agreement.

R-18-2022 Page 4 of 5

Section 9. Resolution to be Forwarded and Published. The Housing Officer or the Housing Officer's designee is hereby authorized and directed to cause to be published a copy of this Resolution in a newspaper of general circulation in the City once per week for two consecutive weeks following its adoption. The Housing Officer or the Housing Officer's designee is hereby authorized to forward a copy of this Resolution to the Licking County Auditor.

Section 10. Authorization to Petition the State of Ohio Director of Development. The Housing Officer, or the Housing Officer's designee, is hereby authorized and directed, on behalf of the City, to petition the State Director of Development in accordance with R.C. Section 3735.66, for confirmation of the Oak Grove II CRA as expanded to include the Oak Grove II Expansion Area.

Section 11. Open Meeting. The Council hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Council and any of its committees and that all deliberations of this Council and of its committees that resulted in formal action were taken in meetings open to the public in full compliance with the applicable legal requirements, including R.C. Section 121.22.

Section 12. Effective Date. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of ___

Attest:

Sloan T. Spalding

Mayor

Jennifer H. Mason Clerk of Council

Approved as to form:

Benjamin S. Albrecht Interim Law Director Legislation dates:

Prepared: 04/21/2022 Introduced: 05/03/2022

Revised:

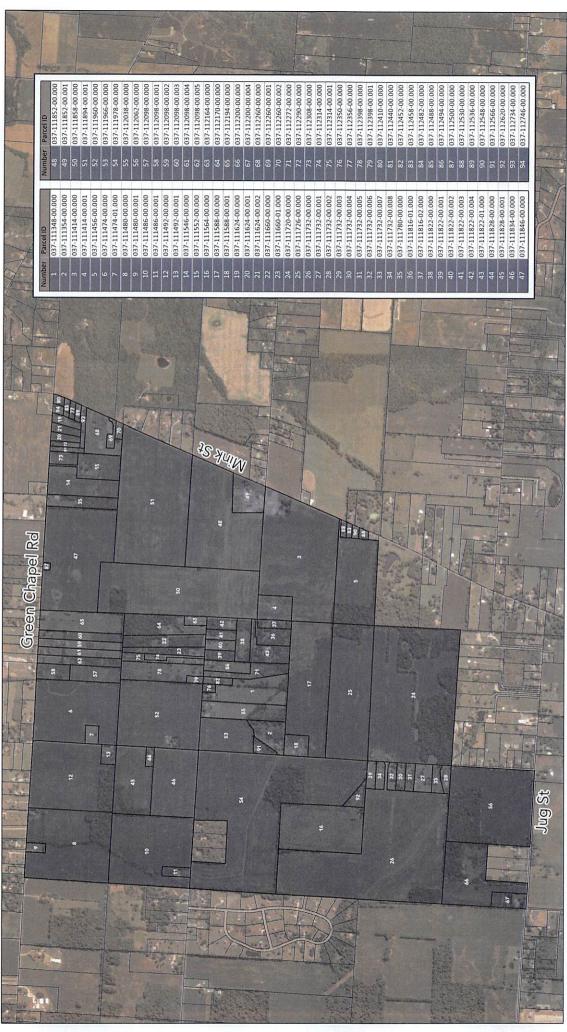
05/03/2022 Adopted: Effective: 05/03/2027

EXHIBIT A

PARCEL MAP

The colored areas	on the attached map	specifically identi	fy and depict the	Parcels and c	onstitutes part
of this Exhibit A.			•		•

R-18-2022



NEW ALBANY

Oak Grove II CRA . Mink St and Green Chapel Rd District Exhibit A R-18-2022

CRA Expansion

0.25 0.5

COMMUNITY CONNECTS US