



ORDINANCE O-39-2024

AN ORDINANCE TO ACCEPT THE LIMITED WARRANTY DEED FOR THE PARCEL KNOWN AS 222-000066-00 (97 E. MAIN STREET) FROM THE NEW ALBANY COMPANY LLC

WHEREAS, the City of New Albany has been in discussions with the New Albany United Methodist Church (NAUMC) and Northwest Eye Surgeons (NWES) about right-of-way needs to support the Market Street Extension project; and

WHEREAS, the joint-use driveway for NWES and NAUMC requires relocation to accommodate the right-of-way needs for the reconstruction of Third Street and US-62 as part of the Market Street Extension project; and

WHEREAS, as a result of the discussions between the City of New Albany and The New Albany Company LLC, The New Albany Company LLC has agreed to donate a parcel of property to the City of New Albany subject to restrictions agreed upon and contained in the Limited Warranty Deed to facilitate the relocation of the NAUMC and NWES joint-use drive; and

WHEREAS, the limited warranty deeds have since been provided to the City of New Albany by The New Albany Company LLC; and

WHEREAS, New Albany City Council has agreed to the terms and conditions by which this land will be donated.

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

Section 1. Council hereby accepts the land, described in the limited warranty deed attached hereto as Exhibit A and shown on the map attached hereto as Exhibit B.

Section 2. The limited warranty deed is attached to this ordinance and made part hereof as is fully reproduced herein.

Section 3. 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 4. Pursuant to Article VI, Section 6.07(A) of the charter of the City of New Albany, this ordinance be in effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2024.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 10/04/2024

Introduced: 10/15/2024

Revised:

Adopted:

Effective:

Exhibit A - O-39-2024

LIMITED WARRANTY DEED

THE NEW ALBANY COMPANY LLC, a Delaware limited liability company (“**Grantor**”), for valuable consideration paid, grants, with limited warranty covenants, to **THE CITY OF NEW ALBANY, OHIO**, an Ohio municipal corporation (“**Grantee**”), whose tax mailing address is 99 West Main Street, New Albany, Ohio 43054, the real property more particularly described as follows:

Property: That certain 0.104 +/- acre tract situated in the City of New Albany, Franklin County, Ohio and being more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

Tax Parcel No: A portion of Franklin County Auditor’s Tax Parcel Number 222-000066-00

Property Address: 97 E. Main Street, New Albany, Ohio 43054

Prior Instrument Reference: Instrument 200705310094771 in the Recorder’s Office, Franklin County, Ohio

The Property conveyed hereby is made subject to: (i) easements, conditions, restrictions and reservations of record, (ii) real property taxes and assessments which are a lien but not yet due and payable, (iii) applicable zoning and building laws, (iv) rights of the public in legal highways, and the following:

1. Without the prior written approval of Grantor, which approval shall not be unreasonably withheld, conditioned or delayed, Grantee shall not (i) place, erect or install any Improvements (as hereinafter defined) on the Property, (ii) install or remove any plants, trees or shrubs, or (iii) excavate, construct, reconstruct or materially alter any

Improvements on the Property. Prior to commencing any Improvements, Grantee shall submit to Grantor for approval a set of plans, drawings and specifications, including color renderings where appropriate, for the Improvements. Grantor shall provide written notice of approval or disapproval of such plans, drawings and/or specifications no later than ten (10) business days after receipt thereof. All Improvements shall be constructed in accordance with the approved plans. If Grantor disapproves of any Improvements, Grantor shall provide suggestions for the modification thereof at the same time it provides its notice of disapproval to Grantee. For purposes of this Limited Warranty Deed (this “**Deed**”), the term “Improvements” means any and all buildings and structures (whether permanent or temporary), parking areas, loading areas, fences, walls, hedges, plantings, ponds, lakes, streams, exterior temporary or permanent signs, bulk or exterior storage/sales area, material changes in any exterior color or shape, excavation and any and all other site work including, without limitation, grading, road construction, utility improvements, removal of trees or plantings, and any new exterior construction or exterior improvement which may not be included in the foregoing. “Improvements” does not include turf, shrub, or tree repair or replacement or any other minor repair or replacement which does not change exterior colors or exterior appearances.

Grantor shall have the right to prosecute any proceedings at law or in equity against any person violating or attempting to violate or defaulting upon any of the provisions contained in this Deed. Such proceedings shall include, without limitation, the right to restrain by injunction any violation or threatened violation of any of the terms or covenants of this Deed, or to obtain a decree to compel performance of any such term or condition, it being agreed that the remedy at law for a breach of any such term or covenant may not be adequate. In the event that Grantor notifies Grantee that any Improvements have been made or altered on the Property in a manner that violates any approval required hereunder and Grantee does not, within thirty (30) days after Grantee’s receipt of Grantor’s notice, cure such condition or provide a written plan to Grantor for curing such condition in a manner that is acceptable to Grantor in its reasonable discretion or dispute in writing Grantor’s notice of violation, then Grantor shall have a limited right of entry upon the Property for the purpose of curing such offending condition and shall be reimbursed for the costs thereof by Grantee within thirty (30) days after delivering an invoice for such costs to Grantee. The right to cure offending conditions as provided hereunder shall not include the right to remove or alter any buildings or structures or other Improvements the removal or alteration of which would materially and negatively affect the ownership and operation of the Property.

2. No portion of the Property may be used for any of the following uses (collectively “**Prohibited Uses**”):
 - a. Any mobile home park, trailer court, labor camp, junkyard or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction);
 - b. Any “head shop” or any establishment displaying or selling marijuana or drug paraphernalia;

- c. Any gambling facility or operation, including but not limited to, off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this prohibition shall not be applicable to government sponsored gambling activities or charitable gambling activities, so long as such activities are incidental to the business operation being conducted on the Property;
- d. Any liquor store, carryout or other establishment with its principal purpose being the sale of alcoholic beverages for consumption off the Property;
- e. Any bar or tavern that derives more than thirty percent (30%) of its gross revenues from the sale of alcoholic beverages for consumption on the Property;
- f. Any "drive through" sales of beer, wine or other alcoholic beverages;
- g. Any automobile, truck, recreational vehicle or other vehicle or boat sales, leasing or display; provided, however, that an automobile repair shop or tire store shall be permissible;
- h. Any animal-raising facility, pet shop or boarding facility; provided, however, that a veterinary clinic, pet grooming facility or pet supply shop shall be permissible.
- i. Any mortuary, crematorium, funeral home or similar facility;
- j. Any operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation;
- k. Any use which is a public or private nuisance;
- l. Any dumping, disposing, incineration or reduction of garbage (exclusive of appropriately screened dumpsters located in the rear of any buildings);
- m. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;
- n. Any use which causes any unreasonably objectionable or unpleasant odors to emanate from any portion of the Property to any adjoining property (normal cooking odors from restaurants not being prohibited);
- o. The placement or permitting of any cellular or mobile telephone or communication towers, aerials or antennae that are visible from the ground;
- p. The placement or permitting of any radio, television or unreasonably loud speaker or amplifier on the roof or outside the Property or where the same can be seen or heard from outside any building or improvement on the Property in a manner which unreasonably annoys any occupants of any property in the New Albany Business Park and their invitees; or

- q. The solicitation of any business through the use of hand-held signs or the distribution of any leaflets or other advertising material in the parking areas or other exterior areas of the Property.

The restrictions set forth in this Section 1 and 2 shall run with and encumber the Property and shall be binding upon Grantee and all individuals or entities now or hereafter having right, title or interest in or to the Property or any part thereof; provided, however, that, notwithstanding any other provision of this Deed, the restrictions in this Section 1 and 2 shall expire and be of no further force or effect on the fiftieth (50th) anniversary of the date on which this Deed is recorded.

[Signature page, acknowledgment, and exhibit follow]

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed by its duly authorized officer so as to be effective on the ____ day of _____, 2024.

GRANTOR:

THE NEW ALBANY COMPANY LLC,
a Delaware limited liability company

By: _____

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Brent B. Bradbury, Treasurer of THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, on behalf of the limited liability company. No oath or affirmation was administered to the signer with regard to the notarial act.

[SEAL]

NOTARY PUBLIC

My Commission Expires: _____

This instrument prepared by
and after recording return to:
THE NEW ALBANY COMPANY LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054

Exhibit A

Please see attached.

LEGAL DESCRIPTION
0.104 ACRE
LOT SPLIT

Situated in the State of Ohio, County of Franklin, in the City of New Albany, and being in Lot 39, Quarter Township 4, Township 2, Range 16, United States Military Lands, and being a portion of a 0.271 acre tract, as conveyed to The New Albany Company LLC, as recorded in Instrument Number 200705310094771, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at a found iron pin capped "EP Ferris", being the westerly corner of said 0.271 acre tract, also being the northerly corner of a 0.677 (Orig.) acre tract, as conveyed to NWES Realty Partners III LLC, as recorded in Instrument Number 201605100058023, also being on the southeasterly right-of-way line of Main Street (U.S. 62) also being the easterly corner of a 0.023 acre tract as conveyed to the City of New Albany, Ohio, as recorded in Instrument Number 201204180053605 and also being the southerly corner of a 0.5198 acre tract as conveyed to the City of New Albany, Ohio, as recorded in Instrument Number 201308010129621, said found iron pin being the **TRUE POINT OF BEGINNING**;

Thence along the southeasterly right-of-way line of said Main Street (U.S. 62) and said 0.5198 acre tract, along the northwesterly line of said 0.271 acre tract, North 43°04'57" East, 55.80 feet to an iron pin set;

Thence across said 0.271 acre tract South 47°19'45" East, 94.94 feet to an iron pin set, said pin being on the southeasterly line of said 0.271 acre tract and also being on the northwesterly line of said 0.677 acre tract;

Thence along the southeasterly line of said 0.271 acre tract and along the northwesterly line of said 0.677 acre tract, South 50°40'42" West, 43.75 feet to a found 3/4" iron pin, said iron pin being the southerly corner of said 0.271 acre tract and northerly corner of said 0.677 acre tract;

Thence along the southwesterly line of said 0.271 acre tract and along the northeasterly line of said 0.677 acre tract, North 55°17'17" West, 90.11 feet to a found iron pin capped "EP Ferris", said iron pin being the **TRUE POINT OF BEGINNING**, containing 0.104 acres (4544 S.F.), more or less.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

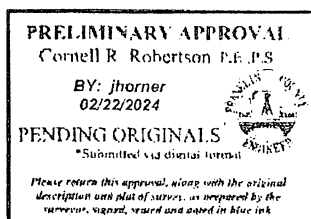
Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

The bearings for this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), being the center line of Main Street (U.S. 62), bearing North 43°04'57" East. The bearings originated from field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on February 21, 2024 and is based on field surveys conducted by E.P. Ferris and Associates, Inc. between March 2021 through Septe 2022 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



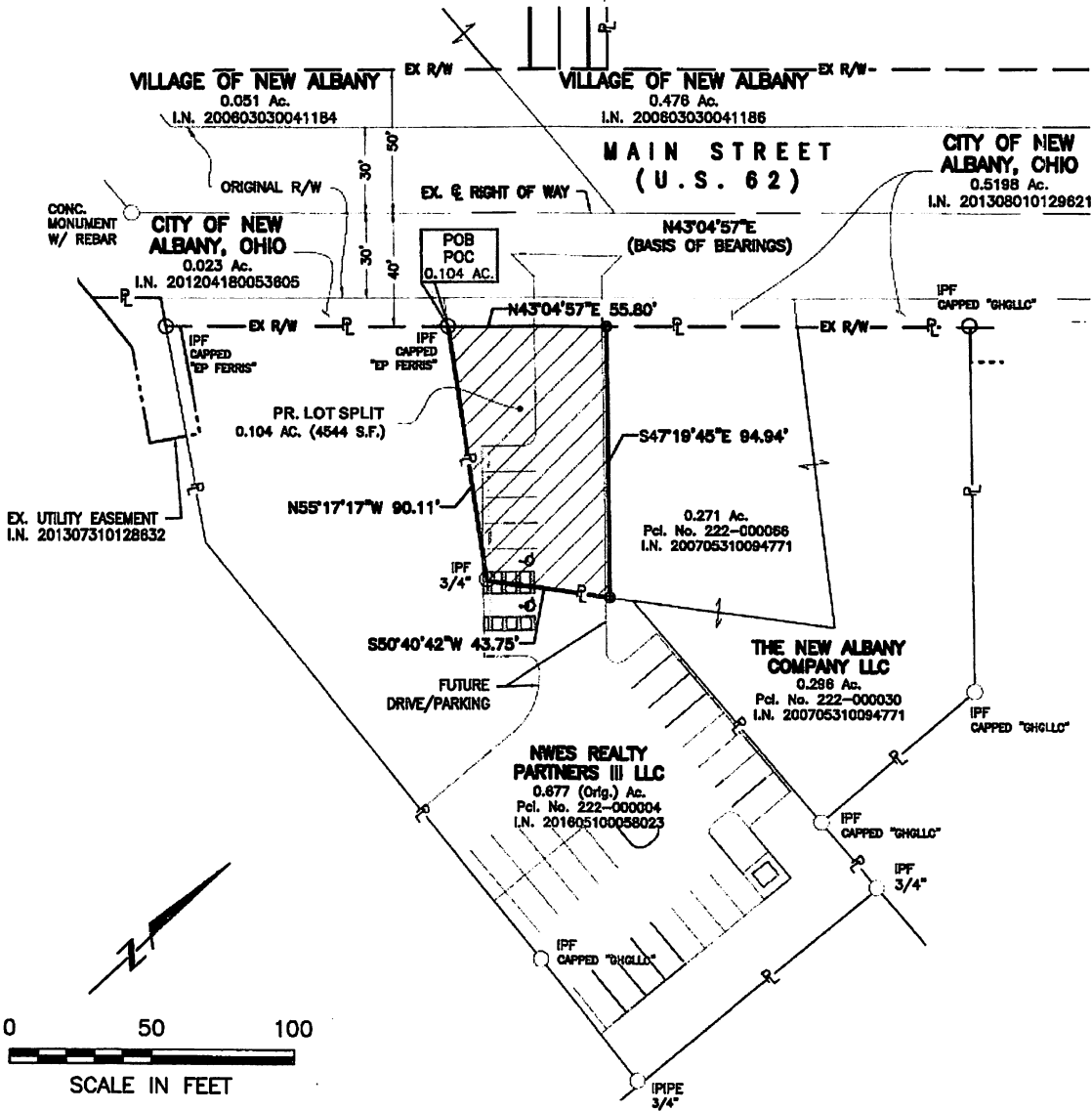
Matthew Lee Sloat, PS 8342 Date



0.104 ACRE LOT SPLIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, AND
BEING IN LOT 39, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16,
UNITED STATES MILITARY LANDS

- LEGEND**
- PL Property Line
 - EX SH Existing Highway Easement
 - EX R/W Existing Right-of-Way
 - R/W Proposed Right-of-Way
 - POC Point of Commencement
 - POB True Point of Beginning
 - Iron Pin Found (IPF)
Mag Nail Found
 - Iron Pin Set
 - ▲ Mag Nail Set
 - ▭ Proposed Monument Box
 - ▨ Lot Split Area



All Set Iron Pins, unless shown otherwise, are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8342" inscribed on top.

All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.

Field Surveys were conducted from 03/2021 through 09/2022.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

BY: *Matthew Lee Sloat* 2/20/24
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342



BASIS OF BEARING:

The bearings for this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), being the center line of Main Street (U.S. 62), bearing North 43°04'57" East. The bearings originated from field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network.

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

CONTACT:
2130 QUARRY TRAILS DR., 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2998
(614) 299-2992 (Fax)
www.EPFERRIS.com

JOB NO.	405.169
DRAWN BY:	WCS
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	02/21/2024

Exhibit B - O-39-2024

62

E MAIN ST

PID: 222-000066-00
+/- .104 Ac



ORDINANCE O-40-2024

AN ORDINANCE TO ACCEPT THE LIMITED WARRANTY DEED FOR THE PARCEL KNOWN AS 222-004343-00, 222-000070-00, and 222-000092-00 (21 E. GRANVILLE STREET) FROM THE NEW ALBANY COMPANY LLC

WHEREAS, the City of New Albany and The New Albany Company LLC have engaged in discussions regarding the extensions of Rose Run Park; and

WHEREAS, as a result of the discussions between the City of New Albany and The New Albany Company LLC, The New Albany Company LLC has agreed to donate parcels of property to the City of New Albany subject to restrictions agreed upon and contained in the Limited Warranty Deed; and

WHEREAS, the limited warranty deeds have since been provided to the City of New Albany by The New Albany Company LLC; and

WHEREAS, New Albany City Council has agreed to the terms and conditions by which this land will be donated.

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

Section 1. Council hereby accepts the land, described in the limited warranty deed attached hereto as Exhibit A and shown on the map attached hereto as Exhibit B.

Section 2. The limited warranty deed is attached to this ordinance and made part hereof as if fully reproduced herein.

Section 3. 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 4. Pursuant to Article VI, Section 6.07(A) of the charter of the City of New Albany, this ordinance be in effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2024.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 10/04/2024

Introduced: 10/15/2024

Revised:

Adopted:

Effective:

Exhibit A - O-40-2024

LIMITED WARRANTY DEED

THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, having taken title as The New Albany Company LLC, an Ohio limited liability company (“**Grantor**”), for valuable consideration paid, grants, with limited warranty covenants, to **THE CITY OF NEW ALBANY, OHIO**, an Ohio municipal corporation (“**Grantee**”), whose tax mailing address is 99 West Main Street, New Albany, Ohio 43054, the real property more particularly described as follows:

Property: Those certain tracts of real property comprised of 0.825 +/- acres and 0.384 +/- acres situated in the City of New Albany, Franklin County, Ohio and being more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

Tax Parcel Nos: Franklin County Auditor’s Tax Parcel Numbers 222-004343-00, 222-000070-00 and 222-000092-00.

Property Addresses: 21 E. Granville Street, New Albany, Ohio 43054, 0 Johnstown Road, New Albany, Ohio 43054 and 49 W. Granville Road, New Albany, Ohio 43054.

Prior Instrument References: Instrument Numbers 202003050033173 and 200801240011670 in the Recorder’s Office, Franklin County, Ohio.

The Property conveyed hereby is made subject to: (i) easements, conditions, restrictions and reservations of record, (ii) real property taxes and assessments which are a lien but not yet due and payable, (iii) applicable zoning and building laws, (iv) rights of the public in legal highways, and the following:

1. Without the prior written approval of Grantor, which approval shall not be unreasonably withheld, conditioned or delayed, Grantee shall not (i) place, erect or install any Improvements (as hereinafter defined) on the Property, (ii) install or remove any plants, trees or shrubs, or (iii) excavate, construct, reconstruct or materially alter any Improvements on the Property. Prior to commencing any Improvements, Grantee shall submit to Grantor for approval a set of plans, drawings and specifications, including color renderings where appropriate, for the Improvements. Grantor shall provide written notice of approval or disapproval of such plans, drawings and/or specifications no later than ten (10) business days after receipt thereof. All Improvements shall be constructed in accordance with the approved plans. If Grantor disapproves of any Improvements, Grantor shall provide suggestions for the modification thereof at the same time it provides its notice of disapproval to Grantee. For purposes of this Limited Warranty Deed (this "**Deed**"), the term "Improvements" means any and all buildings and structures (whether permanent or temporary), parking areas, loading areas, fences, walls, hedges, plantings, ponds, lakes, streams, exterior temporary or permanent signs, bulk or exterior storage/sales area, material changes in any exterior color or shape, excavation and any and all other site work including, without limitation, grading, road construction, utility improvements, removal of trees or plantings, and any new exterior construction or exterior improvement which may not be included in the foregoing. "Improvements" does not include turf, shrub, or tree repair or replacement or any other minor repair or replacement which does not change exterior colors or exterior appearances.

Grantor shall have the right to prosecute any proceedings at law or in equity against any person violating or attempting to violate or defaulting upon any of the provisions contained in this Deed. Such proceedings shall include, without limitation, the right to restrain by injunction any violation or threatened violation of any of the terms or covenants of this Deed, or to obtain a decree to compel performance of any such term or condition, it being agreed that the remedy at law for a breach of any such term or covenant may not be adequate. In the event that Grantor notifies Grantee that any Improvements have been made or altered on the Property in a manner that violates any approval required hereunder and Grantee does not, within thirty (30) days after Grantee's receipt of Grantor's notice, cure such condition or provide a written plan to Grantor for curing such condition in a manner that is acceptable to Grantor in its reasonable discretion or dispute in writing Grantor's notice of violation, then Grantor shall have a limited right of entry upon the Property for the purpose of curing such offending condition and shall be reimbursed for the costs thereof by Grantee within thirty (30) days after delivering an invoice for such costs to Grantee. The right to cure offending conditions as provided hereunder shall not include the right to remove or alter any buildings or structures or other Improvements the removal or alteration of which would materially and negatively affect the ownership and operation of the Property.

2. No portion of the Property may be used for any of the following uses (collectively "**Prohibited Uses**"):
 - a. Any mobile home park, trailer court, labor camp, junkyard or stockyard (except that this provision shall not prohibit the temporary use of construction trailers

during periods of construction);

- b. Any “head shop” or any establishment displaying or selling marijuana or drug paraphernalia;
- c. Any gambling facility or operation, including but not limited to, off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this prohibition shall not be applicable to government sponsored gambling activities or charitable gambling activities, so long as such activities are incidental to the business operation being conducted on the Property;
- d. Any liquor store, carryout or other establishment with its principal purpose being the sale of alcoholic beverages for consumption off the Property;
- e. Any bar or tavern that derives more than thirty percent (30%) of its gross revenues from the sale of alcoholic beverages for consumption on the Property;
- f. Any “drive through” sales of beer, wine or other alcoholic beverages;
- g. Any automobile, truck, recreational vehicle or other vehicle or boat sales, leasing or display; provided, however, that an automobile repair shop or tire store shall be permissible;
- h. Any animal-raising facility, pet shop or boarding facility; provided, however, that a veterinary clinic, pet grooming facility or pet supply shop shall be permissible.
- i. Any mortuary, crematorium, funeral home or similar facility;
- j. Any operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation;
- k. Any use which is a public or private nuisance;
- l. Any dumping, disposing, incineration or reduction of garbage (exclusive of appropriately screened dumpsters located in the rear of any buildings);
- m. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;
- n. Any use which causes any unreasonably objectionable or unpleasant odors to emanate from any portion of the Property to any adjoining property (normal cooking odors from restaurants not being prohibited);
- o. The placement or permitting of any cellular or mobile telephone or communication towers, aerials or antennae that are visible from the ground;
- p. The placement or permitting of any radio, television or unreasonably loud speaker

or amplifier on the roof or outside the Property or where the same can be seen or heard from outside any building or improvement on the Property in a manner which unreasonably annoys any occupants of any property in the New Albany Business Park and their invitees; or

- q. The solicitation of any business through the use of hand-held signs or the distribution of any leaflets or other advertising material in the parking areas or other exterior areas of the Property.

The restrictions set forth in this Section 1 and 2 shall run with and encumber the Property and shall be binding upon Grantee and all individuals or entities now or hereafter having right, title or interest in or to the Property or any part thereof; provided, however, that, notwithstanding any other provision of this Deed, the restrictions in this Section 1 and 2 shall expire and be of no further force or effect on the fiftieth (50th) anniversary of the date on which this Deed is recorded.

[Signature page, acknowledgment, and exhibit follow]

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed by its duly authorized officer so as to be effective on the ____ day of _____, 2024.

GRANTOR:

THE NEW ALBANY COMPANY LLC,
a Delaware limited liability company

By: _____

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Brent B. Bradbury, Treasurer of THE NEW ALBANY COMPANY LLC, a Delaware limited liability company, on behalf of the limited liability company. No oath or affirmation was administered to the signer with regard to the notarial act.

[SEAL]

NOTARY PUBLIC

My Commission Expires: _____

This instrument prepared by
and after recording return to:
THE NEW ALBANY COMPANY LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054

Exhibit A

Please see attached.

EXHIBIT "A"
LEGAL DESCRIPTION

Situate in the State of Ohio, County of Franklin, City of New Albany, being located in Lot 39 of the Fourth Quarter of Township 2, Range 16, United States Military Lands and being all of that tract of land conveyed to Noel L. and Betty L. Miller, by deed of record in Deed Book 3491, Page 946 and part of that tract of land conveyed to Noel L. and Betty L. Miller, by deed of record in Deed Book 3491, Page 947, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin set at the northwesterly corner of said Noel L. and Betty L. Miller tract (Deed Book 3491, Page 946), the southwesterly corner of that tract of land (tract one) conveyed to Noel L. and Betty L. Miller, by deed of record in Deed Book 3491, Page 943, said iron pin also being located South 59 deg. 19' 15" West, 105.87 feet from the intersection of the southeasterly right of way line of Johnstown Road (U.S. Route 62), with the southwesterly right of way line of Dublin-Granville Road (State Route 161);

Thence along the southwesterly line of said Noel L. and Betty L. Miller tract (Deed Book 3491, Page 943) and said line produced, South 54 deg. 40' 45" East, 183.50 feet to a tack set in a wood foot bridge, said tack also being in the westerly line of that tract of land conveyed to A.B. and M.K. Carr, by deed of record in Deed Book 3137, Page 438;

Thence along said westerly line of the A.B. and M.K. Carr tract, South 22 deg. 30' 00" west, 84.81 feet to an iron pin found at the southwesterly corner of said tract and being in the northerly line of a cemetery;

Thence along the northerly line of said cemetery and the northerly line of the 0.820 acre tract conveyed to Flora Thomas, Trustee, by deed of record in Deed Book 3558, Page 258, North 53 deg. 10' 06" West, 236.44 feet to an iron pin found at the northwesterly corner of said 0.820 acre tract and being the southeasterly right of way line of Johnstown Road;

Thence along said right of way line, North 59 deg. 19' 15" East, 83.70 feet to the place of beginning, containing 0.384 acre, more or less.

ALL OF
(222)
000070
±
ALL OF
(222)
000092

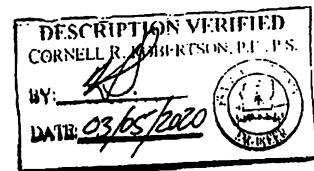


Exhibit "A"

BOUNDARY DESCRIPTION OF 0.825 ACRE
South side of Dublin-Granville Road
West side of Reynoldsburg-New Albany Road

Situated in the State of Ohio, County of Franklin, Village of New Albany, lying in Lots 38 and 39, Quarter Township 4, Township 2, Range 16, United States Military Lands, being all of the remainder of that 1.233 acre tract conveyed to The New Albany Company LLC of record in Official Record 18748I06, successor to The New Albany Company Limited Partnership and successor to The New Albany Company of record in 21256E01, and Affidavit in Aid of Title of record in Instrument Number 199811120289607, part of said remainder lying in of Lot 1 as shown on G. D. Ulry's Addition of record in Plat Book 5, Page 402, and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument 9917B marking the centerline intersection of Dublin-Granville Road with Reynoldsburg-New Albany Road, being with the centerline of Reynoldsburg-New Albany Road, North 04° 25' 41" East, 162.79 feet from Franklin County Geodetic Survey Monument 9917A, and in the north line of that 0.199 acre tract conveyed to the Village of New Albany of record in Instrument Number 200203040056626;

thence North 53° 30' 30" West, a distance of 266.32 feet, with the centerline of Dublin-Granville Road and said north line, to the northwest corner of said 0.199 acre tract and the northeast corner of that 0.645 acre tract conveyed to B. B. C., Co. of record in Official Record 31278D17;

thence South 03° 04' 18" West, a distance of 35.94 feet, with the line common to said 0.199 and 0.645 acre tracts, to an iron pin set at the southwest corner of said 0.199 acre tract, the *True Point of Beginning*;

thence South 53° 30' 30" East, a distance of 218.12 feet, with the south right-of-way for Dublin-Granville Road and with the south line of said 0.199 acre tract, to an iron pin set at the intersection of the south right-of-way of Dublin-Granville Road with the west right-of-way line of Reynoldsburg-New Albany Road;

thence South 04° 25' 41" West, a distance of 77.86 feet, with said west right-of-way line and a west line of said 0.199 acre tract, to an iron pin set at a point of curvature, a southwest corner of said 0.199 acre tract, and a northwest corner of that 0.147 acre tract conveyed to Franklin County Commissioners of record in Official Record 4202H07;

thence with the arc of said curve to the right, having a central angle of 05° 51' 55", a radius of 1415.82 feet, an arc length of 144.94 feet, a chord bearing and distance of South 07° 21' 38" West, 144.87 feet, with said west right-of-way line and a west line of said 0.147 acre tract, an arc length of 73.54 feet to the line common to said Lots 38 and 39 and the north line of said Lot 1, partly across said Lot 1, to an iron pin set;

thence South 24° 15' 44" West, a distance of 20.71 feet, continuing with said west right-of-way line and a west line of said 0.147 acre tract, across said Lot 1, to an iron pin set at a southwest corner of said 0.147 acre tract and a corner in the north line of that 4.272 acre tract conveyed to The Village of New Albany, Ohio of record in Instrument Number 200411240270346;

thence North 56° 42' 35" West, a distance of 50.00 feet, across said Lot 1 with the north line of said 4.272 acre tract, to an iron pin set;

thence North 20° 33' 15" West, a distance of 76.01 feet, across said Lot 1 with the north line of said 4.272 acre tract, to an iron pin set at the northwest corner of said Lot 1, the northeast terminus of vacated Locust Alley (Ordinance O-41-2004), and in the line common to said Lots 38 and 39;

thence North 84° 01' 48" West, a distance of 16.04 feet, with the north line of said 4.272 acre tract, the north terminus of said vacated Locust Alley, and said common line, to an iron pin set at the northwest terminus of said vacated Locust Alley and the northeast corner of Lot 42 of said G. D. Ulry's Addition;

Exhibit "A"

BOUNDARY DESCRIPTION OF 0.825 ACRES

-2-

thence North 08° 20' 17" West, a distance of 85.00 feet, with the north line of said 4.272 acre tract, to an iron pin set;

thence North 40° 44' 22" West, a distance of 80.00 feet, with the north line of said 4.272 acre tract, to an iron pin set in the east line of said 0.645 acre tract;

thence North 03° 04' 18" East, a distance of 125.09 feet, with said east line, to the *True Point of Beginning*, containing 0.825 acre, more or less, out of Auditor's Parcel Number 222-000169.

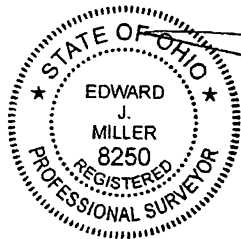
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone per NAD 83 (1986 adjustment). Control for the bearings was from the coordinates of monuments FRANK 80 and FRANK 180 established by the Franklin County Engineering Department. A bearing of North 58° 13' 15" East was determined for a portion of the centerline of U.S. Route 62.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

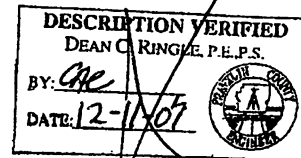


Edward J. Miller
Professional Surveyor No. 8250

mlh/lor

0-076-A
on split 0.825 ac.
out of (222)
169

EJM/SG:10Dec2007
0_825 ac 72482.doc



VILLAGE OF NEW ALBANY
NO PLAT REQUIRED
APPROVED
A. Hobart
Signature
Date *1-16-08*

1-16-08
ZONING
APPROVAL
A. Hobart

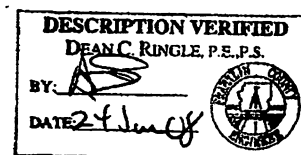


Exhibit B - O-40-2024

W MAIN ST

W GRANVILLE ST

S HIGH ST

PID: 222-000070-00
+/- .24 Ac

PID: 222-000092-00
+/- .12 Ac

PID: 222-004343-00
+/- .825 Ac





ORDINANCE O-41-2024

AN ORDINANCE TO ACCEPT THE LIMITED WARRANTY DEED FOR THE PARCEL KNOWN AS 222-000039-00, 222-000254-00, and 222-000021-00 (49 E. DUBLIN GRANVILLE ROAD) FROM THE NEW ALBANY COMPANY LLC

WHEREAS, the City of New Albany and The New Albany Company LLC have engaged in discussions regarding the extension of Rose Run Park; and

WHEREAS, as a result of the discussions between the City of New Albany and The New Albany Company LLC, The New Albany Company LLC has agreed to donate parcels of property to the City of New Albany subject to restrictions agreed upon and contained in the Limited Warranty Deed; and

WHEREAS, the limited warranty deeds have since been provided to the City of New Albany by The New Albany Company LLC; and

WHEREAS, New Albany City Council has agreed to the terms and conditions by which this land will be donated.

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

Section 1. Council hereby accepts the land, described in the limited warranty deed attached hereto as Exhibit A and shown on the map attached hereto as Exhibit B.

Section 2. The limited warranty deed is attached to this ordinance and made part hereof as if fully reproduced herein.

Section 3. 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 4. Pursuant to Article VI, Section 6.07(A) of the charter of the City of New Albany, this ordinance be in effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2024.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 10/04/2024

Introduced: 10/15/2024

Revised:

Adopted:

Effective:

Exhibit A - O-41-2024

LIMITED WARRANTY DEED

49 E. GRANVILLE ROAD LLC, an Ohio limited liability company (“**Grantor**”), for valuable consideration paid, grants, with limited warranty covenants, to **THE CITY OF NEW ALBANY, OHIO**, an Ohio municipal corporation (“**Grantee**”), whose tax mailing address is 99 West Main Street, New Albany, Ohio 43054, the real property more particularly described as follows:

Property: That certain tract of real property comprised of 0.682 +/- acres situated in the City of New Albany, Franklin County, Ohio and being more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

Tax Parcel Nos: Franklin County Auditor’s Tax Parcel Numbers 222-000039-00, 222-000254-00 and 222-000021-00.

Property Addresses: 49 E. Dublin Granville Road, New Albany, Ohio 43054, 0 W. Granville Street, New Albany, Ohio 43054 and 37 Dublin Granville Road, New Albany, Ohio 43054.

Prior Instrument References: Instrument Numbers 201912270173753 and _____ in the Recorder’s Office, Franklin County, Ohio.

The Property conveyed hereby is made subject to: (i) easements, conditions, restrictions and reservations of record, (ii) real property taxes and assessments which are a lien but not yet due and payable, (iii) applicable zoning and building laws, (iv) rights of the public in legal highways, and the following:

1. Without the prior written approval of Grantor, which approval shall not be unreasonably withheld, conditioned or delayed, Grantee shall not (i) place, erect or install any Improvements (as hereinafter defined) on the Property, (ii) install or remove any plants, trees or shrubs, or (iii) excavate, construct, reconstruct or materially alter any Improvements on the Property. Prior to commencing any Improvements, Grantee shall submit to Grantor for approval a set of plans, drawings and specifications, including color renderings where appropriate, for the Improvements. Grantor shall provide written notice of approval or disapproval of such plans, drawings and/or specifications no later than ten (10) business days after receipt thereof. All Improvements shall be constructed in accordance with the approved plans. If Grantor disapproves of any Improvements, Grantor shall provide suggestions for the modification thereof at the same time it provides its notice of disapproval to Grantee. For purposes of this Limited Warranty Deed (this "**Deed**"), the term "Improvements" means any and all buildings and structures (whether permanent or temporary), parking areas, loading areas, fences, walls, hedges, plantings, ponds, lakes, streams, exterior temporary or permanent signs, bulk or exterior storage/sales area, material changes in any exterior color or shape, excavation and any and all other site work including, without limitation, grading, road construction, utility improvements, removal of trees or plantings, and any new exterior construction or exterior improvement which may not be included in the foregoing. "Improvements" does not include turf, shrub, or tree repair or replacement or any other minor repair or replacement which does not change exterior colors or exterior appearances.

Grantor shall have the right to prosecute any proceedings at law or in equity against any person violating or attempting to violate or defaulting upon any of the provisions contained in this Deed. Such proceedings shall include, without limitation, the right to restrain by injunction any violation or threatened violation of any of the terms or covenants of this Deed, or to obtain a decree to compel performance of any such term or condition, it being agreed that the remedy at law for a breach of any such term or covenant may not be adequate. In the event that Grantor notifies Grantee that any Improvements have been made or altered on the Property in a manner that violates any approval required hereunder and Grantee does not, within thirty (30) days after Grantee's receipt of Grantor's notice, cure such condition or provide a written plan to Grantor for curing such condition in a manner that is acceptable to Grantor in its reasonable discretion or dispute in writing Grantor's notice of violation, then Grantor shall have a limited right of entry upon the Property for the purpose of curing such offending condition and shall be reimbursed for the costs thereof by Grantee within thirty (30) days after delivering an invoice for such costs to Grantee. The right to cure offending conditions as provided hereunder shall not include the right to remove or alter any buildings or structures or other Improvements the removal or alteration of which would materially and negatively affect the ownership and operation of the Property.

2. No portion of the Property may be used for any of the following uses (collectively "**Prohibited Uses**"):
 - a. Any mobile home park, trailer court, labor camp, junkyard or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction);

- b. Any “head shop” or any establishment displaying or selling marijuana or drug paraphernalia;
- c. Any gambling facility or operation, including but not limited to, off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this prohibition shall not be applicable to government sponsored gambling activities or charitable gambling activities, so long as such activities are incidental to the business operation being conducted on the Property;
- d. Any liquor store, carryout or other establishment with its principal purpose being the sale of alcoholic beverages for consumption off the Property;
- e. Any bar or tavern that derives more than thirty percent (30%) of its gross revenues from the sale of alcoholic beverages for consumption on the Property;
- f. Any “drive through” sales of beer, wine or other alcoholic beverages;
- g. Any automobile, truck, recreational vehicle or other vehicle or boat sales, leasing or display; provided, however, that an automobile repair shop or tire store shall be permissible;
- h. Any animal-raising facility, pet shop or boarding facility; provided, however, that a veterinary clinic, pet grooming facility or pet supply shop shall be permissible.
- i. Any mortuary, crematorium, funeral home or similar facility;
- j. Any operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation;
- k. Any use which is a public or private nuisance;
- l. Any dumping, disposing, incineration or reduction of garbage (exclusive of appropriately screened dumpsters located in the rear of any buildings);
- m. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;
- n. Any use which causes any unreasonably objectionable or unpleasant odors to emanate from any portion of the Property to any adjoining property (normal cooking odors from restaurants not being prohibited);
- o. The placement or permitting of any cellular or mobile telephone or communication towers, aerials or antennae that are visible from the ground;
- p. The placement or permitting of any radio, television or unreasonably loud speaker or amplifier on the roof or outside the Property or where the same can be seen or heard from outside any building or improvement on the Property in a manner which

unreasonably annoys any occupants of any property in the New Albany Business Park and their invitees; or

- q. The solicitation of any business through the use of hand-held signs or the distribution of any leaflets or other advertising material in the parking areas or other exterior areas of the Property.

The restrictions set forth in this Section 1 and 2 shall run with and encumber the Property and shall be binding upon Grantee and all individuals or entities now or hereafter having right, title or interest in or to the Property or any part thereof; provided, however, that, notwithstanding any other provision of this Deed, the restrictions in this Section 1 and 2 shall expire and be of no further force or effect on the fiftieth (50th) anniversary of the date on which this Deed is recorded.

[Signature page, acknowledgment, and exhibit follow]

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed by its duly authorized officer so as to be effective on the ____ day of _____, 2024.

GRANTOR:

49 E. GRANVILLE ROAD LLC,
an Ohio limited liability company

By: _____

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Brent B. Bradbury, Vice President of 49 E. GRANVILLE ROAD LLC, an Ohio limited liability company, on behalf of the limited liability company. No oath or affirmation was administered to the signer with regard to the notarial act.

[SEAL]

NOTARY PUBLIC

My Commission Expires: _____

This instrument prepared by
and after recording return to:
THE NEW ALBANY COMPANY LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054

Exhibit A

Please see attached.

0.682 ACRE

Situated in the State of Ohio, County of Franklin, City of New Albany, in Quarter Township 4, Township 2, Range 16, United States Military District, being all of that 0.645 acre tract of land conveyed to 49 E. Granville Road LLC by deed of record in Instrument Number 201912270173753, being successor in ownership to Official Record 1260E12 and Official Record 10839E03 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of West Granville Street (Dublin-Granville Road) and West Main Street (U.S. 62);

Thence South 58° 13' 15" West, with the centerline of said West Main Street, a distance of 21.58 feet to a point;

Thence South 53° 52' 12" East, crossing West Main Street, a distance of 32.38 feet to a magnetic nail set at the intersection of the southeasterly right-of-way of said West Main Street and the southwesterly right-of-way of West Granville Street (Dublin-Granville Road), being the northerly corner of said 0.645 acre tract and the TRUE POINT OF BEGINNING,

Thence South 53° 52' 12" East, with said southwesterly right-of-way line, the northeasterly line of said 0.645 acre tract, a distance of 166.38 feet to a 3/4 iron pin found (0.17 feet northeast, 0.19 feet northwest) in the westerly line of that 0.199 acre tract conveyed as Parcel 5WD to Village of New Albany by deed of record in Instrument Number 200203040056626, being an angle point in said southwesterly right-of-way line;

Thence South 02° 48' 32" West, partially with said southwesterly right-of-way line, with the westerly line of said 0.199 acre tract, that 0.825 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 200801240011670 and that 4.272 acre tract conveyed to Village of New Albany by deed of record in Instrument Number 200411240270346 (passing an iron pin set at 135.48 feet and 211.26 feet), a total distance of 212.59 feet to a cut-off steel corner post found at a northeasterly corner of that tract conveyed to Jacob Ulry, Daniel Horlocker and John McCurdy, Trustees by deed of record in Deed Book 56, Page 397 and Deed Book 56, Page 398 (also defined as "Plat of Old Cemetery" on Survey Plat Book 3, Page 70);

Thence North 53° 44' 55" West, with a northeasterly line of said Jacob Ulry, Daniel Horlocker and John McCurdy, Trustees tract (passing a 36 inch diameter Hickory found at 19.58 feet and a 5/8 inch rebar found at 22.51 feet (1.38 feet north)), a total distance of 119.58 feet to a 3/4 inch iron pipe found at a southerly corner of that 0.384 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 202003050033173;

Thence North 21° 00' 56" East, with the southeasterly line of said 0.384 acre tract, a distance of 84.70 feet to a PK nail found in a bridge deck over Rose Run;

Thence North 55° 30' 20" West, with a northeasterly line of said 0.384 acre tract (passing a 3/4 inch iron pin found at 64.32 feet) a total distance of 182.50 feet to an iron pin set in the southeasterly right-of-way line of said West Main Street;

Thence North 58° 13' 15" East, with said southeasterly right-of-way line, a distance of 108.82 feet to the TRUE POINT OF BEGINNING, containing 0.682 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK

0.682 ACRES

-2-

78 and FRANK 178, as established by the Franklin County Engineering Department using Global Positioning System procedures and equipment, with a portion the centerline of West Main Street (U.S. Route 62) having a bearing of North 58° 13' 15" East.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307, in February of 2019.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

Date

Exhibit B - O-41-2024



PID: 222-000039-00
+/- .285 Ac

PID: 222-000254-00
+/- .14 Ac

PID: 222-000021-00
+/- .33 Ac

W MAIN ST

W GRANVILLE ST

S HIGH ST



ORDINANCE O-42-2024

AN ORDINANCE TO RENEW THE APPROVAL OF THE FINAL PLAT FOR 9 SINGLE FAMILY LOTS ON 8.82+/- ACRES AND ACCEPT RESERVES "A", "B", "C" FOR THE ALDEN WOODS SUBDIVISION LOCATED AT 6700, 6770, 6800 CENTRAL COLLEGE ROAD AS REQUESTED BY ANDREW MALETZ

WHEREAS, an application to approve the Alden Woods final plat has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on March 6, 2023, recommended approval of this final plat; and

WHEREAS, the Alden Woods final plat includes approximately 8.82 +/- acres of land to be subdivided into 9 residential lots in addition to the public streets; and

WHEREAS, the 8.83+/- acre Alden Woods final plat includes approximately 2.49 +/- acres of parkland; and

WHEREAS, the Alden Woods final plat includes the commitment to dedicate reserves A, B, and C for parkland and open space; and

WHEREAS, New Albany city council has agreed to the terms and conditions by which this parkland will be donated; and

WHEREAS, the city engineer certifies that the Alden Woods final plat meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements and will meet all other requirements of the city.

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

Section 1: The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2: Council hereby accepts the lands shown on the map attached hereto as Exhibit A, under the terms and conditions outlined and the covenants and restrictions stipulated in the deed and final plat.

Section 3: 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 4: Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2024.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 10/18/2024

Introduced: 11/05/2024

Revised:

Adopted:

Effective:

EXHIBIT A - O-42-2024

ALDEN WOODS SUBDIVISION CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

Situate in the County of Franklin, State of Ohio, and being in Quarter Township One (1), Township, Two (2), Range sixteen (16), United States Military Lands, in the City of New Albany, Franklin County, Ohio Containing 8.822 acres and being the same tract as conveyed to Central College Development LLC and described in deed recorded in Official Record 202108190148285 and in 202108100140522 Recorder's Office, Franklin County Ohio.

The undersigned, Central College Development LLC, by Andrew Maletz, Member Owner of the lands plotted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its Alden Wood Subdivision, a new subdivision containing Lots numbered 1 thru 9, both inclusive, and areas designated as Reserve "A", Reserve "B" and Reserve "C", does hereby accept this plot of same and dedicates to public use, as such, all or part of Central College Road, and Woodview Drive shown hereon, and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Village of New Albany Engineer.

In Witness Whereof, Andrew Maletz, Member of Central College Development LLC, has hereunto set their hand this ___ day of _____, 20__.

Signed and acknowledged in the presence of: Central College Development LLC.

Andrew Maletz, member

STATE OF OHIO, COUNTY OF FRANKLIN

Before me a Notary Public in and for said County personally came Andrew Maletz and Roland Tokarski both members of Central College Development LLC, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this ___ day of _____, 20__.

My Commission Expires _____
Notary Public State of Ohio

Approved this ___ day of _____, 20__.
Mayor, New Albany, Ohio

Approved this ___ day of _____, 20__.
Municipal Engineer, New Albany, Ohio

Approved this ___ day of _____, 20__.
Council Representative to Planning Commission, New Albany, Ohio

Approved this ___ day of _____, 20__.
Chairperson, New Albany, Ohio

Approved this ___ day of _____, 20__.
Finance Director, New Albany, Ohio

Approved and accepted by Ordinance No. _____, passed _____, 20__, wherein all of Central College Road and Woodview Drive, shown hereon are accepted, as such, by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to _____, 20__.

Transferred this ___ day of _____, 20__.
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20__, at ___ M.
Deputy Recorder, Franklin County, Ohio

Fee \$ _____

File No. _____

Recorded this ___ day of _____, 20__.
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

SURVEYOR'S CERTIFICATION:

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct. Dimensions on curves are chord measurements.

Anthony A. Garcia Date
Professional Surveyor No. 8112



NOTE "A" - RESERVES "A", "B" & "C"

Reserve "A", as designated and delineated hereon, shall be owned by the City of New Albany and maintained, in perpetuity, by an association comprised of the owners of the fee simple titles to the lots in the Alden Woods Subdivision for the purpose of park land and Stormwater Management.

Reserve "B", as designated and delineated hereon, shall be owned by the City of New Albany and maintained, in perpetuity, by an association comprised of the owners of the fee simple titles to the lots in the Alden Woods Subdivision for the purpose of park land.

Reserve "C", as designated and delineated hereon, shall be owned by the City of New Albany and maintained, in perpetuity, by an association comprised of the owners of the fee simple titles to the lots in the Alden Woods Subdivision for the purpose of park land.

NOTE "B":

All of the Alden Woods Subdivision, is within Zone X as delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, map number 39049C0205 K, effective date June 17, 2008.

NOTE "C":

No determination has been made by the City of New Albany as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of New Albany's approval of the final plat of Alden Woods Subdivision does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "D":

The minimum front, side and rear yard setback distance, required by the zoning district regulations in effect at the time of platting for each lot in the Alden Woods Subdivision are given in the following table:

Front: 30 Feet (from the street right-of-way line)
Side: 10 feet minimum each side
Rear: 30 feet minimum

9/19/2024
235S00615

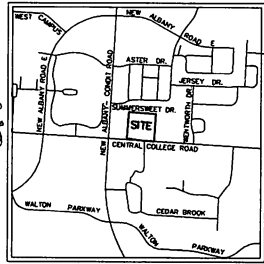
Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140



ALDEN WOODS SUBDIVISION

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO



VICINITY MAP
NOT TO SCALE

NOTE "E" DEPRESSED DRIVEWAYS:
Depressed driveways are hereby prohibited on all lots in the Alden Woods Subdivision.

NOTE "J" BUFFER ZONE:
A "Buffer Zone" shall apply for a distance of 30 feet from the northern, eastern and western boundary line of this zoning district. Within that area, only the construction of underground utility lines and underground storm water management infrastructure shall be permitted. Healthy mature trees shall be preserved within this area unless they conflict with the installation of permitted utility or storm water infrastructure in accordance with the approved zoning. After completion of construction, dead plant material and noxious plant material such as poison ivy, may be removed subject to staff approval. Special markers shall be placed on each lot line marking the edge of the "Buffer Zone".

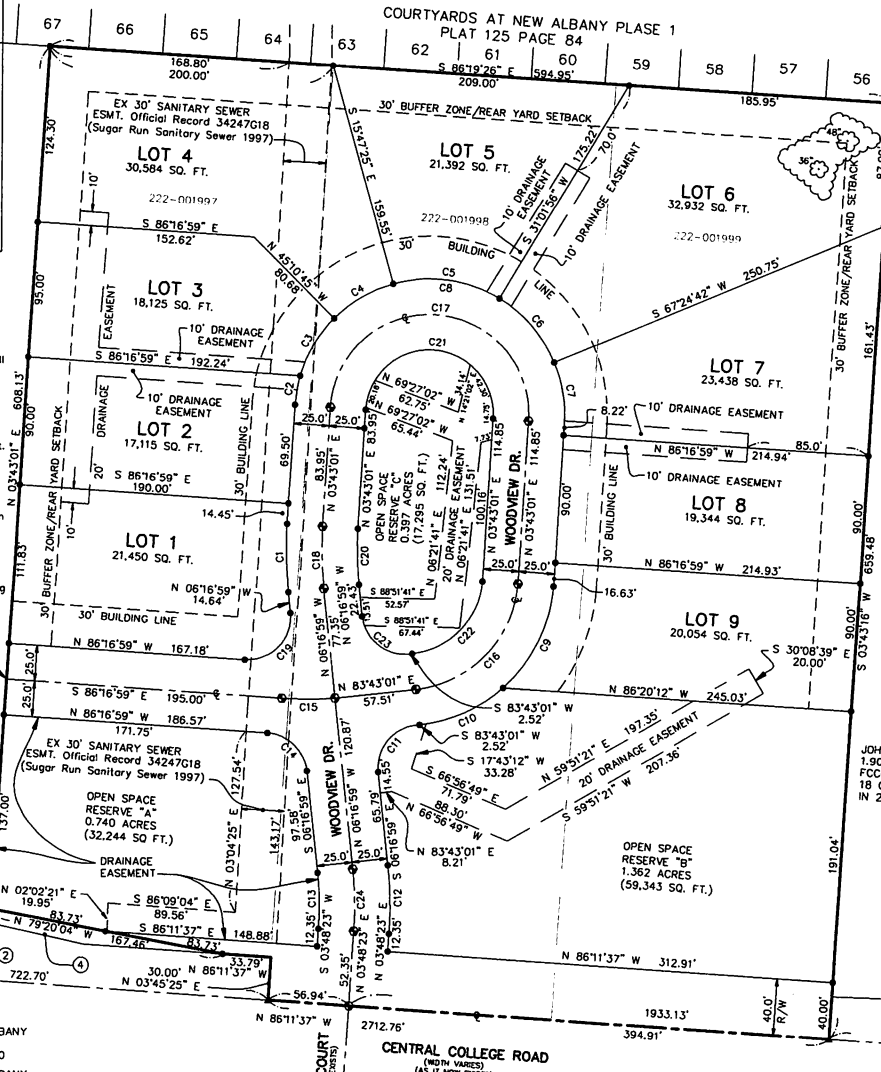
FREDERICK R. MYERS
& JUDY L. DORAN
1.477 ACRES
OR 21460 G09

FCGS 5113
BRONZE DISK IN PVC
ENCASED CONCRETE
MONUMENT
1/4 COR. SEC. 8
SEC. 8 AND SECTION 13
TOWN 2 RANGE 16
U.S. MILITARY DISTRICT

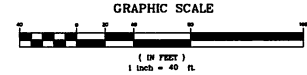
OWNERS

- VILLAGE OF NEW ALBANY
PARCEL 31WV
IN 199909280243250
- VILLAGE OF NEW ALBANY
PARCEL 32WV IN 199910190262957
- VILLAGE OF NEW ALBANY
PARCEL 32WV-1 IN 200411050255251
- VILLAGE OF NEW ALBANY
PARCEL 32WV-1 IN 200412130282225

COURTYARDS AT NEW ALBANY PHASE 1
PLAT 125 PAGE 84



36" TREE AND 48" TREE
ARE TO REMAIN AND
SHALL NOT BE REMOVED
WITHOUT PERMISSION BY
CITY STAFF.



- LEGEND:**
- SET PERMANENT MONUMENT
 - SET 5/8" DIA. X 30" LONG IRON REBAR W/ PLASTIC CAP STAMPED "PS 8112"
 - ▲ SET SPIKE
 - ⊠ FOUND MONUMENT BOX

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00	48.00	47.94	S 01°16'59" E	100°00'00"
C2	95.00	20.73	20.69	S 09°55'36" W	12°30'04"
C3	95.00	47.48	47.00	S 39°29'56" W	28°18'17"
C4	95.00	48.73	48.20	S 59°30'55" W	29°23'21"
C5	95.00	77.63	75.49	N 82°22'44" W	48°49'20"
C6	95.00	60.32	59.31	N 40°48'41" W	36°22'52"
C7	95.00	43.62	43.17	N 09°27'22" W	25°15'52"
C8	95.00	298.45	190.00	S 86°19'26" E	180°00'00"
C9	105.00	81.55	79.52	N 25°58'02" E	44°30'04"
C10	105.00	65.06	64.02	N 63°58'02" E	35°23'58"
C11	30.00	47.12	42.43	N 38°43'01" E	90°00'00"
C12	275.00	48.43	48.36	N 01°14'18" W	100°52'22"
C13	225.00	39.62	39.57	S 01°14'18" E	100°52'22"
C14	30.00	41.89	38.57	S 45°19'26" E	80°00'00"
C15	250.00	37.38	37.34	N 89°33'16" E	8°34'00"
C16	60.00	111.70	102.85	N 43°43'01" E	80°00'00"
C17	70.00	219.91	140.00	S 85°19'26" E	180°00'00"
C18	250.00	43.63	43.58	N 01°16'59" W	100°00'00"
C19	300.00	52.36	45.96	S 43°43'01" W	100°00'00"
C20	225.00	39.27	39.22	N 01°16'59" W	100°00'00"
C21	45.00	141.40	90.00	S 85°19'26" E	180°00'00"
C22	55.00	76.79	70.71	S 43°43'01" W	80°00'00"
C23	30.00	47.12	42.43	N 51°16'59" W	90°00'00"
C24	250.00	44.02	43.97	S 01°14'18" E	100°52'22"

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), U.S. Survey Feet. Control for the bearings was from coordinates of monuments FCGS 5113 and FCGS 5213 established by the Franklin County Engineering Department using Global Position System procedures and equipment. A bearing of North 86° 11' 37" West for a portion of the easterly right-of-way line of Central College Road is a designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron Pins, where indicated herein, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug place in the top and bearing the name PS 8112.

PERMANENT MARKERS: Permanent markers, where indicated herein, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of ground and then capped with an aluminum cap stamped GARCIA SURVEYORS. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio Municipal Engineer shall be notified when the markers are in place.

NOTE "L" ACREAGE BREAKDOWN OF EXISTING AUDITOR'S TAX PARCELS

- PIN 222-001997 = 123,995 SQ.FT OR 2.847 AC.
- PIN 222-001998 = 131,590 SQ.FT OR 3.021 AC.
- PIN 222-001999 = 128,693 SQ.FT OR 2.954 AC.

NOTE "K" AREA BREAKDOWN OF SUBDIVISION

Acree in Lots = 204,434 SQ.FT OR 4.693 AC.
Acree in Reserves = 108,882 SQ.FT OR 2.499 AC.
Acree in ROW = 70,962 SQ.FT OR 1.630 AC.
Total Acree = 384,278 SQ. FT OR 8.822 AC.

FCGS 5213
FOUND MONUMENT
SE. COR., SEC 8
SW COR., SEC 9
NW COR., SEC. 12
NE COR., SEC. 13
TOWN 2 RANGE 16
U.S. MILITARY DISTRICT

Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140



9/19/2024
235500615



ORDINANCE O-43-2024

AN ORDINANCE TO DECLARE THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPT 100% OF THAT IMPROVEMENT FROM REAL PROPERTY TAXATION; REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE NEW ALBANY PLAIN LOCAL SCHOOL DISTRICT AND THE EASTLAND-FAIRFIELD CAREER CENTER; PROVIDE FOR COMPENSATION PAYMENTS FOR THE PLAIN TOWNSHIP FIRE DEPARTMENT; PROVIDE FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS INTO A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND; SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THOSE PARCELS; AND APPROVE AND AUTHORIZE THE EXECUTION OF ONE OR MORE TAX INCREMENT FINANCING AGREEMENTS

WHEREAS, Sections 5709.40, 5709.42 and 5709.43 of the Ohio Revised Code (collectively, the “*TIF Statutes*”) authorize this Council to declare the improvement to certain parcels of real property located within the City of New Albany, Ohio (the “*City*”) to be a public purpose and exempt from taxation, require the owner of those parcels to make service payments in lieu of taxes, provide for the distribution of the applicable portion of those service payments to the New Albany Plain Local School District and the Eastland-Fairfield Career Center, (each, a “*School District*”), provide for the deposit of the remainder of those service payments into a municipal public improvement tax increment equivalent fund, and specify public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, those parcels; and

WHEREAS, the parcels of real property identified and depicted in Exhibit A attached hereto (each, as now or hereafter configured on the tax list and duplicate of real and public utility property, a “*Parcel*”, and collectively, the “*Parcels*”) are located in the City, and this Council has determined to declare the Improvement (as defined in Section 1 of this Ordinance) to each Parcel to be a public purpose; and

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interest of the City to exempt from taxation one hundred percent (100%) of the Improvement to each Parcel as permitted and provided in Section 5709.40(B) of the Ohio Revised Code for thirty (30) years and to simultaneously direct and require the current and future owner of each Parcel (each such owner individually, an “*Owner*,” and collectively, the “*Owners*”) to make annual Service Payments (as defined in Section 2 of this Ordinance); and

WHEREAS, the City has determined that a portion of the Service Payments shall be paid directly to each School District in an amount equal to the real property taxes that School District would have received if the Improvement to the Parcels had not been exempted from taxation pursuant to this Ordinance; and

WHEREAS, pursuant to Section 5709.43(A) of the Ohio Revised Code, this Council has determined to establish a municipal public improvement tax increment equivalent fund in which there shall be deposited the remaining Service Payments distributed to the City; and

WHEREAS, this Council has determined to designate the public infrastructure improvements described in Exhibit B attached hereto (the “*Public Infrastructure Improvements?*”) as public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, the Parcels; and

WHEREAS, this Council has determined to provide for the execution and delivery of one or more Tax Increment Financing Agreements (each, a “*TIF Agreement?*”), which will more fully provide for the collection of Service Payments; and

WHEREAS, the New Albany Plain Local School District has waived its rights to (i) receive notice of this Ordinance under Ohio Revised Code Section 5709.83, and (ii) approve this Ordinance; and

WHEREAS, the City has provided timely notice to the Board of Education of the Eastland-Fairfield Career Center as required by Sections 5709.40 and 5709.83 of the Ohio Revised Code; and

WHEREAS, the City has determined to provide compensation payments for the Plain Township Fire Department.

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

Section 1. Authorization of Tax Exemption. Pursuant to and in accordance with the provisions of Section 5709.40(B) of the Ohio Revised Code, one hundred percent (100%) of the increase in assessed value of each Parcel that is used or to be used for non-residential purposes and that would first appear on the tax list and duplicate of real and public utility property after the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement?*”), as further defined in Section 5709.40(A) of the Ohio Revised Code) is hereby declared to be a public purpose and shall be exempt from taxation for a period commencing with the first tax year that begins after the effective date of this Ordinance and in which an Improvement attributable to a new structure on that Parcel first appears on the tax list and duplicate of real and public utility property for that Parcel and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes. The real property tax exemption granted pursuant to this Section and the payment obligation established pursuant to Section 2 are subject and subordinate to any real property tax exemption granted pursuant to Sections 3735.65 to 3735.70 or Sections 5709.61 to 5709.69 of the Ohio Revised Code.

Section 2. Service Payments and Property Tax Rollback Payments. Pursuant to Section 5709.42 of the Ohio Revised Code, this Council hereby directs and requires the Owner of each Parcel to make annual service payments in lieu of taxes with respect to the Improvement allocable thereto to the Treasurer of Licking County, Ohio (the "*County Treasurer*") on or before the final dates for payment of real property taxes. The service payment in lieu of taxes for each Parcel, including any penalties and interest at the then current rate established under Sections 323.121(B)(1) and 5703.47 of the Ohio Revised Code, as the same may be amended or supplemented from time to time, or any other applicable provisions of the Ohio Revised Code (collectively, the "*Service Payments*"), shall be charged to each Parcel and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement to that Parcel if it were not exempt from taxation pursuant to Section 1 of this Ordinance, all in accordance with Section 5709.42 of the Ohio Revised Code. The Service Payments, and any other payments with respect to the Improvement that are received by the County Treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time, or any other applicable provisions of the Ohio Revised Code (collectively, the "*Property Tax Rollback Payments*"), shall be allocated and distributed in accordance with Section 4 of this Ordinance.

Section 3. Tax Increment Equivalent Fund. This Council hereby establishes, pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the Hamlet Commercial Tax Increment Equivalent Fund (the "*Fund*"). The Fund shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 4 of this Ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement to each Parcel and so deposited pursuant to Section 5709.42 of the Ohio Revised Code shall be used solely for the purposes authorized in the TIF Statutes and this Ordinance, as the same may be amended from time to time. The Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved and any incidental surplus funds remaining therein transferred to the City's General Fund, all in accordance with Section 5709.43 of the Ohio Revised Code.

Section 4. Distribution of Funds; Payments for Plain Township Fire Department. Pursuant to the TIF Statutes, the County Treasurer is hereby requested and directed to distribute the Service Payments and Property Tax Rollback Payments as follows:

(i) to each School District, an amount equal to the amount the School District would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this Ordinance; and

(ii) to the City, all remaining amounts for further deposit into the Fund for payment of costs of the Public Infrastructure Improvements upon appropriation for that purpose by this Council. If so appropriated, such costs may but shall not be required to include, without limitation, all debt service payable on debt issued by the City or The New Albany Community Authority or The New Albany East Community Authority (each an "Authority") to pay for Public Infrastructure

Improvements, all amounts owed to any fund of the City or an Authority to reimburse that fund for the costs of any Public Infrastructure Improvements previously paid from that fund, including interest payable on those amounts, and all amounts owed by the City or an Authority to any third party for the construction of Public Infrastructure Improvements, including interest payable on those amounts.

This Council also authorizes payments to be made to Plain Township in an amount equal to the Service Payments and Property Tax Rollback Payments generated by real property taxes levied for Plain Township Fire Department purposes.

Section 5. Public Infrastructure Improvements. This Council hereby designates the Public Infrastructure Improvements described in Exhibit B attached hereto, and any other public infrastructure improvements hereafter designated by ordinance, as public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

Section 6. Tax Increment Financing Agreement. This Council may approve and authorize the City Manager, for and in the name of the City, to execute and deliver one or more TIF Agreements with one or more owners of a Parcel or Parcels.

Section 7. Further Authorizations. This Council hereby authorizes and directs the city manager, the director of law, the director of finance or other appropriate officers of the City to make such arrangements as are necessary and proper for collection of the Service Payments from the Owners, including the preparation and filing of any necessary exemption applications. This Council further hereby authorizes and directs the city manager, the director of law, the director of finance or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 8. Filings with Ohio Department of Development. Pursuant to Section 5709.40(I) of the Ohio Revised Code, the City Manager or other appropriate officer of the City is hereby directed to deliver a copy of this Ordinance to the Director of Development of the State of Ohio within fifteen (15) days after its adoption. Further, on or before March 31 of each year that the exemption set forth in Section 1 of this Ordinance remains in effect, the City Manager or other appropriate officer of the City shall prepare and submit to the Director of Development of the State of Ohio the status report required under Section 5709.40(I) of the Ohio Revised Code.

Section 9. Tax Incentive Review Council. This council hereby designates the Tax Incentive Review Council created pursuant to Resolution R-46-2009 as the tax incentive review council responsible for reviewing annually all exemptions from taxation resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before that council, all in accordance with Section 5709.85 of the Ohio Revised Code.

Section 10. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 11. Effective Date. 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 _____ day of _____, 2024

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 10/26/2024

Revised: 11/01/2024

Introduced: 11/05/2024

Revised:

Adopted:

EXHIBIT A – O-43-2024

TIF Area Parcels

The cross hatched areas on the attached map specifically identify and depict the Parcels and constitutes part of this Exhibit A.



Tax Parcels¹ in Hamlet Commercial TIF:

- 222-000377-00
- 222-000314-00
- 222-000375-00
- 222-000369-00 (partial)

¹ These current tax parcel numbers are subject to change in the future.

EXHIBIT B – O-43-2024

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements include the construction of the following improvements that will directly benefit the Parcels and all related costs of permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code), along with any other improvements subsequently designated by Village Council:

- public roads and highways (including street realignments);
- water and sewer lines;
- leisure trails and connections;
- parks and public facilities;
- environmental remediation projects;
- stormwater and flood remediation projects, including such projects on private property when determined to be necessary for public health, safety and welfare;
- gas, electric and communications services facilities, including fiber optics;
- land acquisition, including acquisition in aid of industry, commerce, distribution, or research;
- demolition, including demolition on private property when determined to be necessary for economic development purposes;
- landscaping and signage, including brick retaining walls at roadway intersections; including in each case, design and other related costs (including traffic studies); any rights-of-way or real estate acquisition; curbs and gutters, medians, sidewalks, bikeways, and landscaping (including scenic fencing and irrigation); traffic signs and signalization (including overhead street signage); street lighting and signs; burial of utility lines (including fiber optics); erosion and sediment control measures; grading, drainage and other related work; survey work, soil engineering, inspection fees and construction staking; and all other costs and improvements necessary and appurtenant thereto.



ORDINANCE O-44-2024

AN ORDINANCE TO CREATE TWO HAMLET TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARE IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE NEW ALBANY PLAIN LOCAL SCHOOL DISTRICT AND THE EASTLAND-FAIRFIELD CAREER CENTER; PROVIDE COMPENSATION PAYMENTS FOR THE PLAIN TOWNSHIP FIRE DEPARTMENT AND TO FRANKLIN COUNTY; ESTABLISH A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND AND ACCOUNTS THEREIN FOR THE DEPOSIT OF THE REMAINDER OF THE SERVICE PAYMENTS; SPECIFY THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICTS; AND TO APPROVE AND AUTHORIZE THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT

WHEREAS, this Council desires to facilitate the development by NoNA Master Development, LLC (the “Developer”) of approximately one hundred ninety-five (195) owner occupied residential units in order to increase available housing options within the City (the “Project”); and

WHEREAS, in order to develop the Project, it is necessary to construct certain public infrastructure improvements; and

WHEREAS, Sections 5709.40, 5709.42 and 5709.43 of the Ohio Revised Code (collectively, the “TIF Statutes”), authorize this Council to declare the improvements to certain parcels of real property located within the City to be a public purpose and exempt from real property taxation, require owners of those parcels to make service payments in lieu of taxes in an amount equal to such exempted taxes, provide for the distribution of the applicable portion of those service payments to the New Albany Plain Local School District and the Eastland-Fairfield Career Center (each a “School District”) and Franklin County, provide for the deposit of the remainder of those service payments into a municipal public improvement tax increment equivalent fund and accounts therein, and specify public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, those parcels; and

WHEREAS, to facilitate the development of the Project and pay the associated costs of the necessary public infrastructure improvements from service payments in lieu of taxes, this Council has determined to create the Hamlet Incentive District #1 and the Hamlet Incentive District #2 (each an

“Incentive District” and together the “Incentive Districts”) pursuant to the TIF Statutes, the boundaries of which shall be coextensive with the boundaries of, and will include, the parcels of real property within each Incentive District specifically identified and depicted in Exhibit A attached hereto (as currently or subsequently configured, the “Parcels”, with each of those parcels referred to herein individually as a “Parcel”); and

WHEREAS, this Council has determined that it is necessary, appropriate, and in the best interest of the City to exempt from taxation one hundred percent (100%) of the improvement to each parcel as permitted and provided in Section 5709.40(B), (C) and (D) of the Ohio Revised Code for thirty (30) years and to simultaneously direct and require the current and future owner of each Parcel (each such owner individually, an “Owner,” and collectively, the “Owners”) to make annual Service Payments (as defined in Section 4 of this Ordinance); and

WHEREAS, the City has determined that a portion of the Service Payments shall be paid directly to each School District in an amount equal to the real property taxes that School District would have received if the Improvement to the Parcels had not been exempted from taxation pursuant to this Ordinance; and

WHEREAS, the City provided timely notice of this Ordinance to the Franklin County Commissioners under Section 5709.40(E)(1) of the Revised Code, the Franklin County Commissioners on October 15, 2024 adopted their Resolution No. 0804-24 objecting to this Ordinance, and in Section 6(ii) of this Ordinance the City is providing compensation to the County under Section 5709.40(E)(2) of the Revised Code; and

WHEREAS, pursuant to Section 5709.43(A) of the Ohio Revised Code, this Council has determined to establish a municipal public improvement tax increment equivalent fund and an account in that fund for each Incentive District in which there shall be deposited the remaining Service Payments distributed to the City from that Incentive District; and

WHEREAS, this Council has determined to provide for the execution and delivery of a Tax Increment Financing Agreement (the “TIF Agreement”) which may more fully provide for the collection of Service Payments; and

WHEREAS, the Board of Education of New Albany Plain Local School District has waived any and all requirements for notice from the City under Sections 5709.40 and 5709.83 of the Ohio Revised Code in furtherance of the commitment made by the City in the Compensation Agreement entered into between the City and that Board of Education; and

WHEREAS, the City has provided timely notice to the Board of Education of the Eastland-Fairfield Career Center as required by Sections 5709.40 and 5709.83 of the Ohio Revised Code; and

WHEREAS, the City has determined to provide compensation payments for the Plain Township Fire Department.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Franklin County, Ohio, that:

Section 1. Incentive District Findings and Determinations; Creation of Incentive Districts. This Council hereby: (i) adopts the Economic Development Plan for the Incentive District now on file with the Clerk of the City Council; (ii) accepts and adopts the City Engineer's certification to this Council and the City Engineer's findings set forth therein that (a) the public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the Incentive Districts as evidenced by the Economic Development Plan, and (b) that each Incentive District is less than 300 acres in size and enclosed by a continuous boundary; (iii) identifies the Project, which is to be undertaken in each Incentive District, as placing additional demand on the Public Infrastructure Improvements identified in Section 2 of this Ordinance; (iv) finds and determines that the City sent written notice of the public hearing regarding this Ordinance by first class mail to each owner of real property within each proposed Incentive District at least 30 days prior to such hearing, which notice included a map of the proposed Incentive District as well as the overlay area required by Section 5709.40(C)(2) of the Ohio Revised Code; (v) finds and determines that this Council has not received a request from the owner of any real property within any proposed Incentive District to exclude that owner's property from that Incentive District; and (vi) finds and determines that notice of this Ordinance does not need to be delivered to the New Albany Plain Local School District and has been delivered to the Eastland-Fairfield Career Center in accordance with and within the time periods prescribed in Sections 5709.40 and 5709.83 of the Ohio Revised Code. This Council further finds that the sum of the taxable value of real property in the Incentive Districts for tax year 2023 and the taxable value of all real property in the City that would have been taxable in tax year 2023 were it not for the fact that the property was in an existing incentive district and therefore exempt from taxation, does not exceed twenty-five percent of the taxable value of real property within the City for tax year 2023. Pursuant to the TIF Statutes, this Council creates the Incentive Districts, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A, attached hereto.

Section 2. Public Infrastructure Improvements. This Council designates the following public infrastructure improvements, together with any public infrastructure improvements hereafter designated by Ordinance, as public infrastructure improvements made, to be made or in the process of being made by the City that benefit or serve, or that once made will benefit or serve, Parcels in each Incentive District (the "Public Infrastructure Improvements" or "Improvements"): enhancement of public waterways by stream restoration, improvements and enhancements for Sugar Run, public parking lot construction and paving, permeable and nonpermeable pavers, landscaping (including trees, hedges and walls), lighting upgrades, recreation facilities including a civic green, playgrounds and pavilions, burying power lines and providing a dedicated right turn lane northbound on S.R. 605 (New Albany Condit Road), and land acquisition for the foregoing. The costs of the improvements include but are not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code.

Section 3. Life of Incentive Districts: Authorization of Tax Exemption. Each Incentive District commences with the first tax year in which at least \$50,000,000 of building Improvements would first appear on the tax list and duplicate of real and public utility property for Parcels within the Incentive District were it not for the exemption granted in this Ordinance and ends on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the TIF Statutes (the "Incentive District Life").

Pursuant to and in accordance with the provisions of Sections 5709.40(C) and (D) of the Ohio Revised Code, this Council hereby declares that one hundred percent (100%) of the increase in assessed value

of each Parcel subsequent to the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the "Improvement," as defined in ORC Section 5709.40(A)) is a public purpose and shall be exempt from taxation for the Incentive District Life for the applicable Incentive District. The real property tax exemption granted pursuant to this Section and the payment obligation established pursuant to Section 4 of this Ordinance are subject and subordinate to any real property tax exemption granted pursuant to Sections 3735.65 to 3735.70 or Sections 5709.61 to 5709.69 of the Ohio Revised Code.

Section 4. Service Payments and Property Tax Rollback Payments. Pursuant to Section 5709.42 of the Ohio Revised Code, the owner of each Parcel is hereby required to make annual service payments in lieu of taxes with respect to the Improvement to that Parcel to the applicable county treasurer (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established for real property taxes (collectively, the "Service Payments"), will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not exempt from taxation pursuant to Section 3 of this Ordinance. The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), will be deposited and distributed in accordance with Section 6 of this Ordinance.

Section 5. Tax Increment Equivalent Fund. This Council hereby establishes the Hamlet Incentive District Municipal Public Improvement Tax Increment Equivalent Fund (the "TIF Fund") and an account therein for each Incentive District. The TIF Fund shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 6 of this Ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of each parcel and so deposited pursuant to the TIF Statutes shall be used solely for the purposes authorized in the TIF Statutes and this Ordinance (as it may be amended or supplemented). The TIF Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund shall be dissolved and any incidental surplus funds remaining therein transferred to the City's General Fund, all in accordance with the TIF Statutes.

Section 6. Distribution of Funds; Payments to Franklin County and for Plain Township Fire Department. Pursuant to the TIF Statutes, the County Treasurer is requested to distribute the Incentive District Service Payments and Property Tax Rollback Payments as follows:

(i) to each School District, an amount equal to the amount the School District would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this Ordinance;

(ii) to Franklin County, in the eleventh and subsequent year of each Exemption the compensation provided in Section 5709.40(E)(2) of the Revised Code; and

(iii) to the City, all remaining amounts for further deposit into the Fund for payment of costs of the Public Infrastructure Improvements upon appropriation for that purpose by this Council. If so appropriated, such costs may but shall not be required to include, without limitation, all debt service payable on debt issued to pay for Public Infrastructure Improvements, all amounts owed to reimburse the costs of any Public Infrastructure Improvements previously paid, including interest payable on those amounts, and all amounts owed to any third party for the construction of Public Infrastructure Improvements, including interest payable on those amounts.

These distributions are requested to be made at the same time and the same manner as real property tax distributions. The Director of Finance shall cooperate with the County Treasurer in the making of such distributions and shall make those distributions not made by the County Treasurer.

This Council also authorizes payments to be made to Plain Township in an amount equal to the Service Payments and Property Tax Rollback Payments generated by real property taxes levied for Plain Township Fire Department purposes.

Section 7. Tax Increment Financing Agreement. The Tax Increment Financing Agreement by and between the City and the Developer, in the form presently on file with the Clerk of the Council, is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City which shall be approved by the city manager. The City Manager, for and in the name of this City, is hereby authorized to execute that Agreement and approve the character of any changes or amendments thereto as not inconsistent with this Ordinance and not substantially adverse to this City that are approved by the City Manager, which approval shall be conclusively evidenced by the city manager's execution of that CRA Agreement.

Section 8. Further Authorizations. This Council hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance or other appropriate officers of the City to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 9. Filings with Ohio Department of Development. Pursuant to Section 5709.40(I) of the Ohio Revised Code, the City Manager or other appropriate officer of the City is hereby directed to deliver a copy of this Ordinance to the Director of Development of the State of Ohio within fifteen (15) days after its passage. Further, on or before March 31 of each year that the exemption set forth in Section 1 of this Ordinance remains in effect, the City Manager or other appropriate officer of the City shall prepare and submit to the Director of Development of the State of Ohio the status report required under Section 5709.40(I) of the Ohio Revised Code.

Section 10. Tax Incentive Review Council. This Council hereby designates the Tax Incentive Review Council created pursuant to Resolution R-46-2009 as the tax incentive review council responsible for reviewing annually all exemptions from taxation resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before that council, all in accordance with Section 5709.85 of the Ohio Revised Code.

Section 11. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

Section 12. Effective Date. Pursuant to Article 6.07(b) of the New Albany Charter, this Ordinance shall become effective thirty (30) days after adoption.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

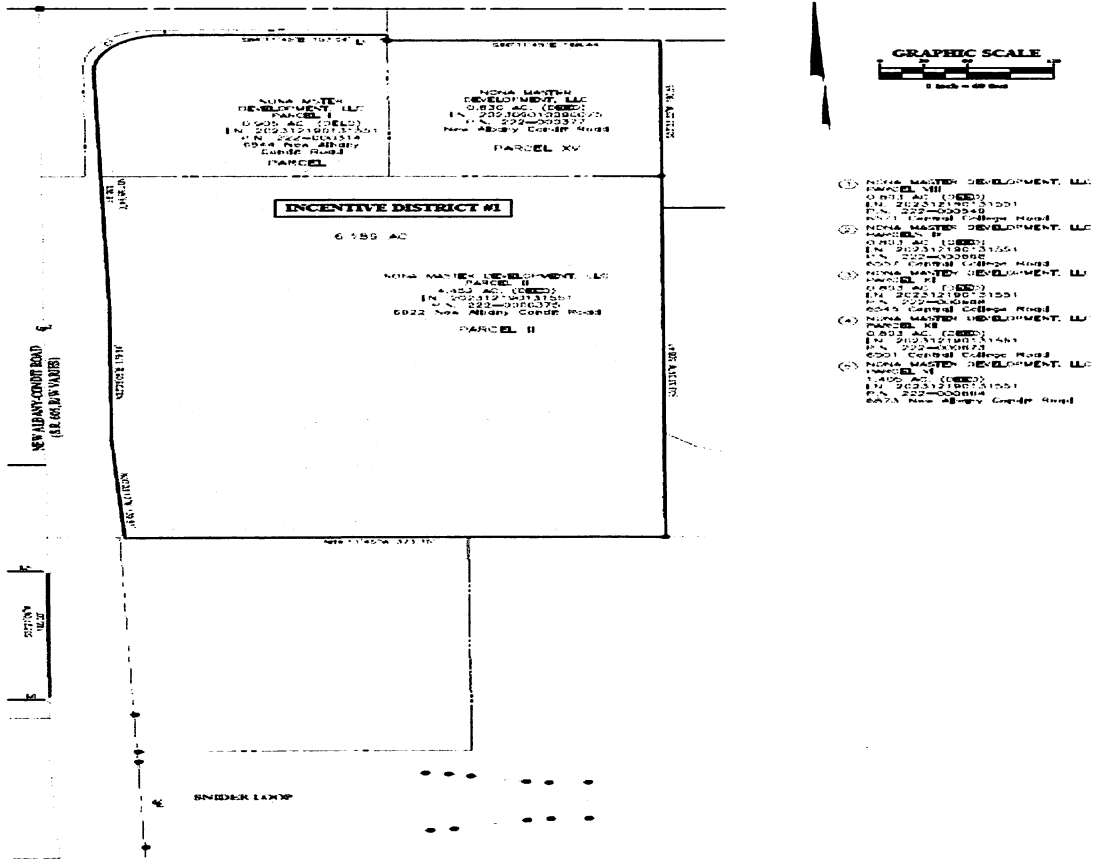
Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	10/26/2024
Revised:	11/01/2024
Introduced:	11/05/2024
Adopted:	
Effective:	

EXHIBIT A – O-44-2024

INCENTIVE DISTRICTS

Incentive District #1



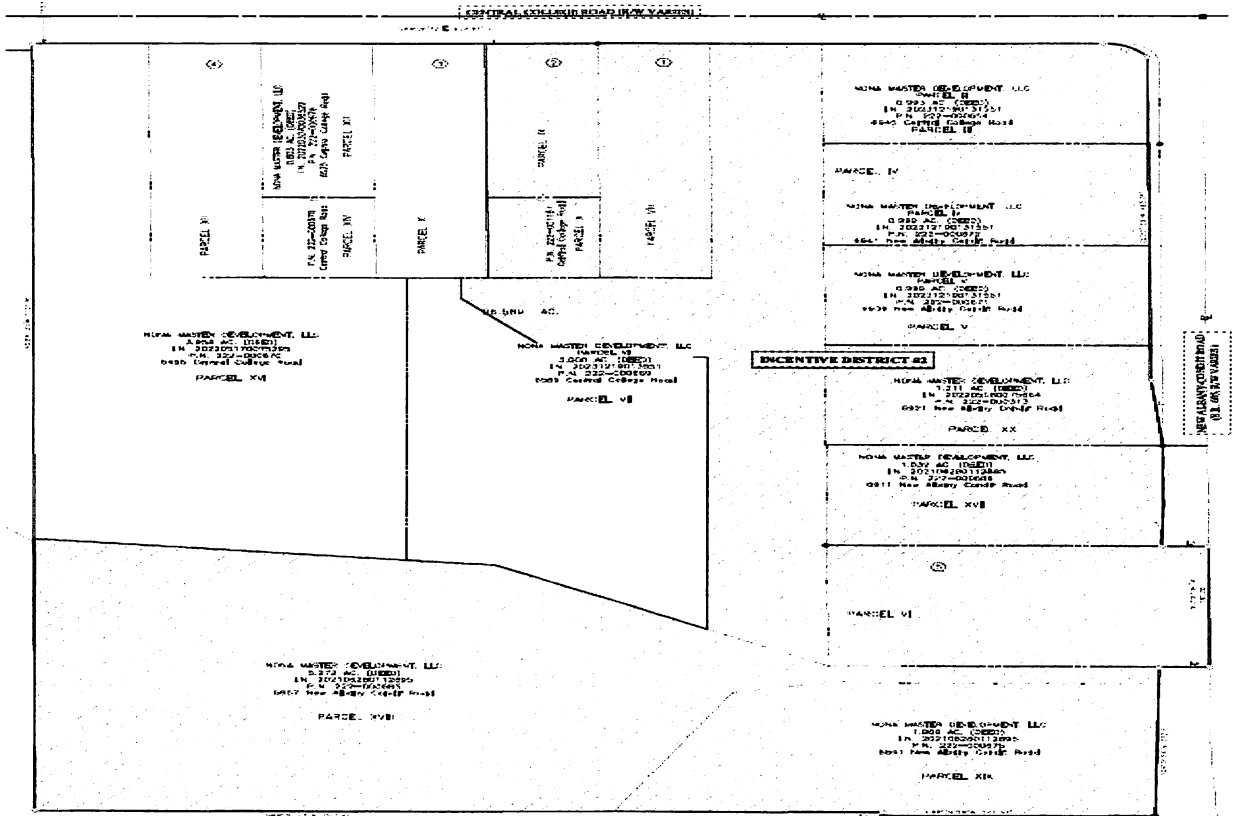
All or a portion of the following parcels of real estate situated in the City of New Albany are included in Incentive District No. 1 shown on the above maps:

Tax Parcels¹ in Hamlet Incentive District #1:

- 222-000377-00
- 222-000314-00
- 222-000375-00

¹ These are current tax parcel numbers that are subject to change over time.

Incentive District #2



All or a portion of the following parcels of real estate situated in the City of New Albany are included in Incentive District No. 1 shown on the above maps:

Tax Parcels² in Hamlet Incentive District #2:

- 222-000675-00
- 222-000685-00
- 222-000664-00
- 222-000686-00
- 222-000313-00
- 222-000671-00
- 222-000669-00 (partial)
- 222-000668-00
- 222-001167-00
- 222-000549-00
- 222-000672-00
- 222-000654-00

² These are current tax parcel numbers that are subject to change over time.



RESOLUTION R-47-2024

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDED AND RESTATED COMMUNITY REINVESTMENT AREA AGREEMENT WITH COI NEW ALBANY 525, LLC

WHEREAS, COI New Albany 525, LLC, an Ohio limited liability company (the "Company") previously acquired land in the City of New Albany (the "Project Site") for development of facilities (the "Project"), and in support of the development of the Project the City and the Company entered into a Community Reinvestment Area Agreement dated November 23, 2021 (the "Original CRA Agreement") pursuant to City Resolution No. R-56-2021 adopted November 16, 2021; and

WHEREAS, Council previously created the current Oak Grove II Community Reinvestment Area by its Resolution No. R-17-09 adopted March 3, 2009, as supplemented by its Resolutions No. R-41-10 adopted July 6, 2010, No. R-72-10 adopted November 16, 2010, No. R-53-12 adopted October 12, 2012, No. R-26-13 adopted July 16, 2013, No. R-72-14 adopted September 9, 2014, No. R-49-2015 adopted November 17, 2015, No. R-45-16 adopted November 1, 2016, No. R-02-17 adopted February 7, 2017, No. R-17-18 adopted July 17, 2018, No. R-41-18 adopted November 6, 2018, No. R-05-2019 adopted February 19, 2019, No. R-37-2019 adopted August 6, 2019, No. R-15-2021 adopted April 6, 2021, No. R-46-2021 adopted September 21, 2021, No. R-09-2022 adopted February 1, 2022, No. R-18-2022 adopted May 3, 2022, No. R-38-2022 adopted November 15, 2022, No. R-21-2023 adopted April 18, 2023, and No. R-46-2023 adopted November 7, 2023; and

WHEREAS, the Company has requested that the Original CRA Agreement be amended and restated by the First Amended and Restated CRA Agreement referred to in Section 1 of this Resolution; and

WHEREAS, the City's Housing Officer, duly designated under Ohio Revised Code Section 3735.65, has reviewed the Company's request and has recommended the same to City Council on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities in the Area and improve the economic climate of the City; and

WHEREAS, the City, having the appropriate legal authority, desires to provide certain property tax incentives to encourage the development the Project on the Project Site; and

WHEREAS, the Project Site is located in the Licking County Joint Vocational School District (C-TEC) and the Johnstown-Monroe Local School District, and the Boards of Education of both those School Districts have waived their rights to both receive notice under Section 5709.83 of the Revised Code and approve the Amended and Restated CRA Agreement.

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

Section 1. First Amended and Restated Community Reinvestment Area Agreement. The First Amended and Restated Community Reinvestment Area Agreement by and between the City and the Company, in the form presently on file with the Clerk of the Council, is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City and which shall be approved by the City Manager. The City Manager, for and in the name of this City, with the advice of the Director of Law, is hereby authorized to execute that First Amended and Restated Community Reinvestment Area Agreement and approve the character of any changes and any amendments thereto as consistent with this Resolution and not substantially adverse to the City, as evidenced conclusively by his execution of that Community Reinvestment Area Agreement.

Section 2. Further Authorizations. Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Community Development Director, the Clerk of Council, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Resolution and the transactions referenced or contemplated in this Resolution and the First Amended and Restated Community Reinvestment Area Agreement and approved in this Resolution.

Section 3. Compliance with the Law. Council finds and determines that all formal actions of Council and any of its committees concerning and relating to the adoption of this resolution were taken in an open meeting of Council and any of its committees, and that all deliberations of this Council an any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

Section 4. Effective Date. This resolution is declared to be in full force and effect from and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2024.

Attest:

Sloan T. Spalding, Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 10/04/2024

Introduced: 10/15/2024 – *tabled to 11/05/2024*

Revised:

Adopted:

Effective:



RESOLUTION R-49-2024

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A 2025 HEALTH SERVICES CONTRACT BETWEEN THE CITY OF NEW ALBANY, OHIO AND THE DISTRICT ADVISORY COUNCIL OF THE FRANKLIN COUNTY GENERAL HEALTH DISTRICT AND FRANKLIN COUNTY PUBLIC HEALTH

WHEREAS, the City of New Albany is required to provide public health services including plumbing inspection services in the City of New Albany, and

WHEREAS, the District Advisory Council of the Franklin County General Health District will provide such services.

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

Section 1: The city manager is hereby authorized to execute a contract with the District Advisory Council of the Franklin County General Health District and Franklin County Public Health to provide public health services on behalf of the City of New Albany for the period of January 1, 2025 through December 31, 2025.

Section 2: It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution 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 all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2024.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 10/22/2024

Introduced: 11/05/2024

Revised:

Adopted:

Effective:



RESOLUTION R-50-2024

A RESOLUTION AUTHORIZING THE MODIFICATION OF THE SERVICE AREA BOUNDARY MAP AS SET FORTH ON EXHIBIT A TO THE WATER SERVICE AND SEWER DISPOSAL CONTRACTS WITH THE CITY OF COLUMBUS

WHEREAS, the Cities of New Albany and Columbus are currently parties to the following agreements for water and sewer service: (1) for water service, that certain contract between Columbus and New Albany for water service, most recently amended on June 21, 2022 (as amended, the "Water Service Contract"), and (2) for sewer service, that certain contract between Columbus and New Albany for sewage disposal services most recently amended on June 21, 2022 (as amended, the "Sewer Service Contract"); and

WHEREAS, the Cities of New Albany and Columbus desire to modify Exhibit A of the Water Service Contract and Sewer Contract with an updated service area boundary map to reflect changes resulting from boundary adjustments, annexations, and land acquisition for projects supported by the Joint Parks District; and

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

Section 1. Findings and Determinations. Council finds and determines that the modified map, as its service area boundaries are redefined by this resolution and attached hereto as Exhibit A to this legislation, will be conducive to the public health, safety and convenience and welfare and the new boundaries, and as so redefined, will not jeopardize the plan for development in New Albany.

Section 2. Revision of New Service Area Boundaries. The new service area boundary map is hereby redefined and shall be updated by the parties to the Water Service Contract and Sewer Service Contract.

Section 3. Compliance with the Law. 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 4. 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 _____, 2024.

Attest:

Sloan T. Spalding, Mayor

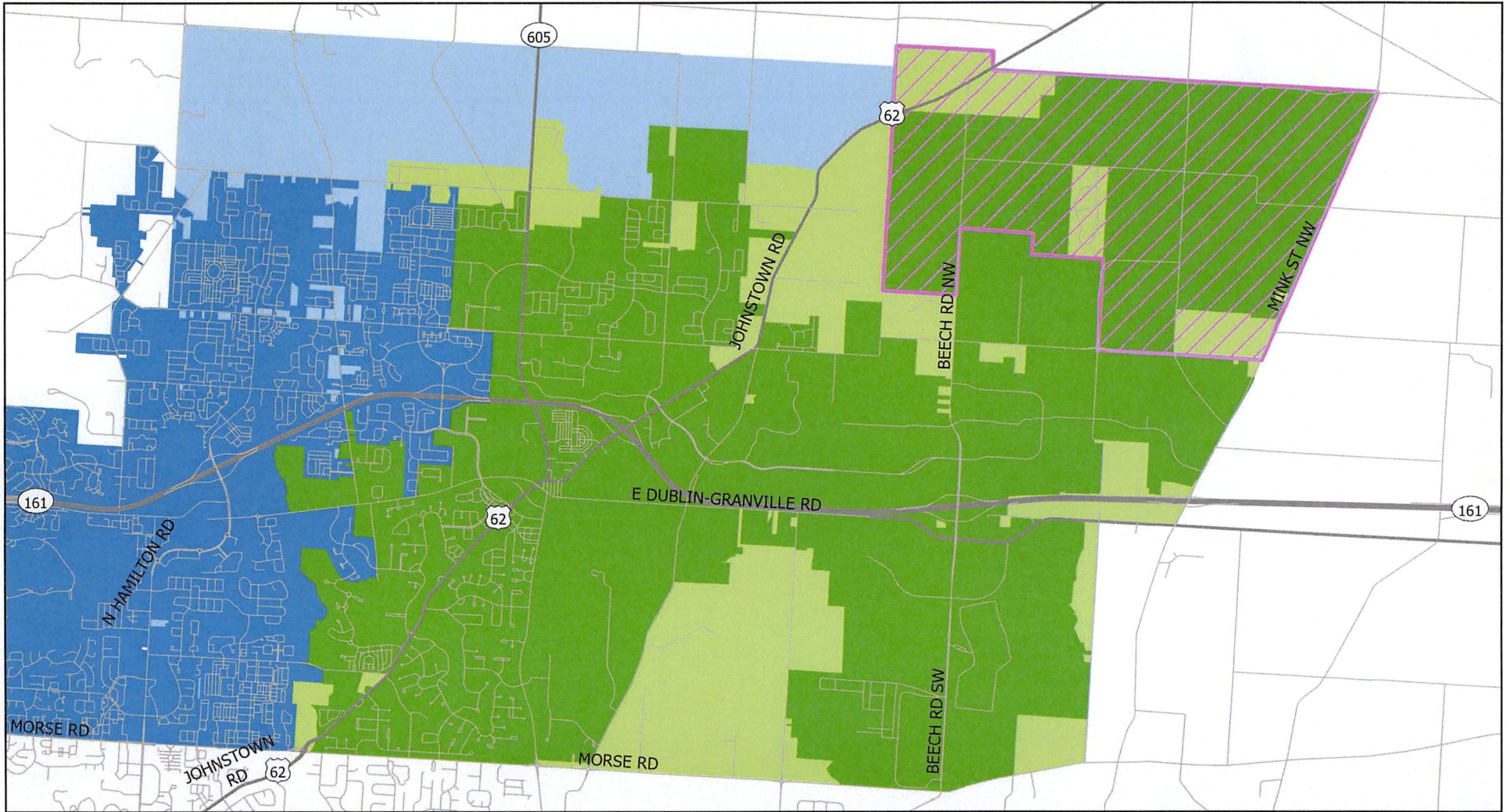
Jennifer H. Mason
Clerk of Council

Approved as to form:

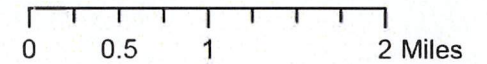
Benjamin S. Albrecht
Law Director

Legislation dates: Prepared: 10/04/2024 Introduced: 11/05/2024 Revised: Adopted: Effective:

New Albany - Columbus Agreement Exhibit A - R-50-2024








New Albany Water & Sewer Contract Service Area Boundaries:



THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF PUBLIC UTILITIES

- | | |
|---|--|
|  City of Columbus Corporation Boundary |  Area A - Columbus Expansion Area |
|  City of New Albany Corporation Boundary |  Area B - New Albany Expansion Area |
| |  Area C - New Revenue/Equity Sharing Area |

