



ORDINANCE O-19-2025

**AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT
RIGHT-OF-WAY DEDICATION FOR GANTON PARKWAY WEST
PHASE 3B AS REQUESTED BY THE CITY OF NEW ALBANY**

WHEREAS, an application to approve the final plat for Ganton Parkway West phase 3B has been submitted by the City of New Albany; and

WHEREAS, the city will be the recipient (grantee) of the right-of-way dedication of approximately 5.356 acres; and

WHEREAS, the New Albany Planning Commission, after review in a public meeting on April 21, 2025, recommended approval of the Final Plat; and

WHEREAS, the city engineer certifies that Ganton Parkway West phase 3B 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 to create Ganton Parkway West phase 3B extension, attached to this ordinance as Exhibit A and made a part herein, is approved.

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

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

CERTIFIED AS ADOPTED this 20th day of May, 2025.

GANTON PARKWAY WEST DEDICATION PHASE 3B

Exhibit A - O-19-2025

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
UNITED STATES MILITARY DISTRICT SURVEY
LOT #6 & LOT #11, QTR. TWP. 4W. R16W. T2N

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, BEING IN THE UNITED STATES MILITARY DISTRICT SURVEY, LOT #6 AND LOT #11, QUARTER TOWNSHIP 4 WEST, RANGE 16 WEST, TOWNSHIP 3 NORTH, CONTAINING 2.88 ACRES, MORE OR LESS, BEING A PART OF A ORIGINAL 177.487 ACRE TRACT AS CONVEYED TO MSJ HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY IN INSTRUMENT 201006070106484, ALSO BEING A PART OF A ORIGINAL 6,000 ACRE TRACT AS CONVEYED TO MSJ HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY IN INST. 2010011000843, ALSO BEING A PART OF A ORIGINAL 2,350 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, LLC, IN INSTRUMENT NUMBER 2010011000843, ALSO BEING A PART OF A ORIGINAL 4,321 ACRE TRACT AS CONVEYED TO MSJ HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY IN INSTRUMENT 2010011000843, ALSO BEING A PART OF A ORIGINAL 22,341 ACRE TRACT AS CONVEYED TO AMGEN INC., A DELAWARE CORPORATION IN INSTRUMENT 2010011000843, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO, ALSO SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, BEING IN THE UNITED STATES MILITARY DISTRICT SURVEY, LOT #11, QUARTER TOWNSHIP 4 WEST, RANGE 16 WEST, TOWNSHIP 3 NORTH, CONTAINING 1.628 ACRES, MORE OR LESS, BEING A PART OF A ORIGINAL 13,000 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, LLC, IN INSTRUMENT NUMBER 20121210004787, BEING A PART OF A ORIGINAL 0.880 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, LLC, IN INSTRUMENT 20101000070106, BEING A PART OF A ORIGINAL 10,000 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, LLC, IN INSTRUMENT 2010011000843, BEING A PART OF A ORIGINAL 0.880 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, LLC, IN INSTRUMENT 2010011000843, BEING A PART OF A ORIGINAL 1,000 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, LLC, IN INST. 2010011000843, ALSO BEING A PART OF A ORIGINAL 1,000 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, LLC, IN INST. 2010011000843, ALSO BEING A PART OF A ORIGINAL 1,000 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, LLC, IN INST. 2010011000843, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLOTTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GANTON PARKWAY WEST DEDICATION PHASE 3B" AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF GANTON PARKWAY AND BABBITT ROAD SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNED ON THIS PLAT AS "UTILITY AND STREETSCAPE EASEMENT". UTILITY AND STREET-SCAPE EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BEneath, AND ON 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, THE CONSTRUCTION, OPERATION AND MAINTENANCE OF BICYCLE AND PEDESTRIAN PATHWAYS, AND LANDSCAPING. EASEMENT AREAS SHOWN WERE ON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

THIS EASEMENT IS PERMITTED FOR USE FOR PRIVATE AND/OR PUBLIC UTILITIES AT THE CITY'S SOLE DISCRETION AND APPROVAL. IN THE EVENT THE CITY PERMITS THE INSTALLATION OF A PRIVATE AND/OR PUBLIC UTILITY WITHIN THE EASEMENT, IT MAY DICTATE THE MEANS AND METHODS OF INSTALLATION OF THE UTILITY. THE CITY SHALL HAVE FINAL APPROVAL OF THE LOCATION AND ALIGNMENTS OF ANY UTILITY INSTALLED WITHIN THE EASEMENT. THE UTILITY SHALL NOT BEGIN ANY CONSTRUCTION AND/OR INSTALLATION UNTIL IT HAS RECEIVED WRITTEN PERMISSION FROM THE CITY TO COMMENCE AND/OR ANY RESTRICTIONS, OR OTHER REQUIREMENTS MAY REQUIRE THE REMOVAL OF ANY IMPROPERLY INSTALLED UTILITY.

APPROVED THIS _____ DAY OF _____, 20____

MAYOR, NEW ALBANY, OHIO

APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER, NEW ALBANY, OHIO

APPROVED THIS _____ DAY OF _____, 20____

COUNCIL REPRESENTATIVE TO PLANNING COMMISSION, NEW ALBANY, OHIO

APPROVED THIS _____ DAY OF _____, 20____

CHAIRPERSON, PLANNING COMMISSION, NEW ALBANY, OHIO

APPROVED THIS _____ DAY OF _____, 20____

FINANCE DIRECTOR, NEW ALBANY, OHIO

SOURCE 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

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A 3" ALUMINUM CAP INSCRIBED "CITY OF NEW ALBANY RIGHT-OF-WAY, P.S. 8126".

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO COUNTY COORDINATE SYSTEM, (CUSTOM O.D.O.T. FRANKLIN COUNTY LDP), NAD83 (2011), EPOCH 2010. SAID BEARINGS ORIGINATED FROM FIELD GPS OBSERVATIONS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK (ODOT RTN). THE PORTION OF THE CENTERLINE OF GANTON PARKWAY, HAVING A BEARING OF 88°45'33" S AND MONUMENTED AS SHOWN HEREIN, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

BASIS OF STATIONING

THE STATIONING SHOWN ON THIS PLAT ARE BASED ON THE PUBLIC ROADWAY IMPROVEMENT CONSTRUCTION PLANS FOR "GANTON PARKWAY WEST PHASE 2" CITY OF NEW ALBANY, FRANKLIN COUNTY, LICKING COUNTY, OHIO.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____ WHEREIN ALL OF GANTON PARKWAY AS SHOWN HEREON ARE ACCEPTED AS SUCH BY THE CITY OF NEW ALBANY, OHIO.

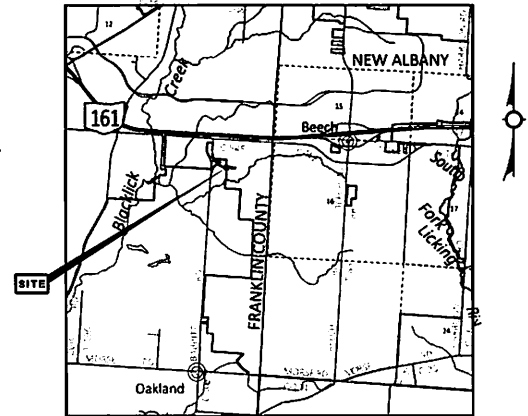
TRANSFERRED THIS _____ DAY OF _____, 20____

AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 20____

AT _____ PER _____

RECORDER, FRANKLIN COUNTY, OHIO



VICINITY MAP
SCALE: NTS

SITE STATISTICS

TOTAL RW AREA: 5.897 ACRES
BEING OUT OF FRANKLIN COUNTY AUDITOR'S PARCEL NUMBER
222-004844-00 (0.818 ACRES), 222-004848-00 (0.728 ACRES),
222-004848-00 (0.448 ACRES), 222-004848-00 (0.318 ACRES),
222-004848-00 (0.331 ACRES), 222-004848-00 (0.213 ACRES),
222-004848-00 (0.081 ACRES), 222-004848-00 (0.034 ACRES),
222-004848-00 (0.106 ACRES), 222-004848-00 (0.178 ACRES),
222-004848-00 (0.112 ACRES), AND 222-004848-00 (0.112 ACRES)

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.27 ANNUAL CHANCE FLOOD HAZARD, AREAS OF 17 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39040C0200K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008 IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

WETLAND NOTE

NO DETERMINATION HAS BEEN MADE BY THE BUILDING AND ZONING SERVICES DEPARTMENT, CITY OF NEW ALBANY, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON SITE. THE CITY OF NEW ALBANY APPROVAL OF THE FINAL PLAT DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

CARPENTER MARTY TRANSPORTATION, INC.

BY
KEVIN P. CARPENTER, P.E., P.S. DATE
REG. NO. 6124

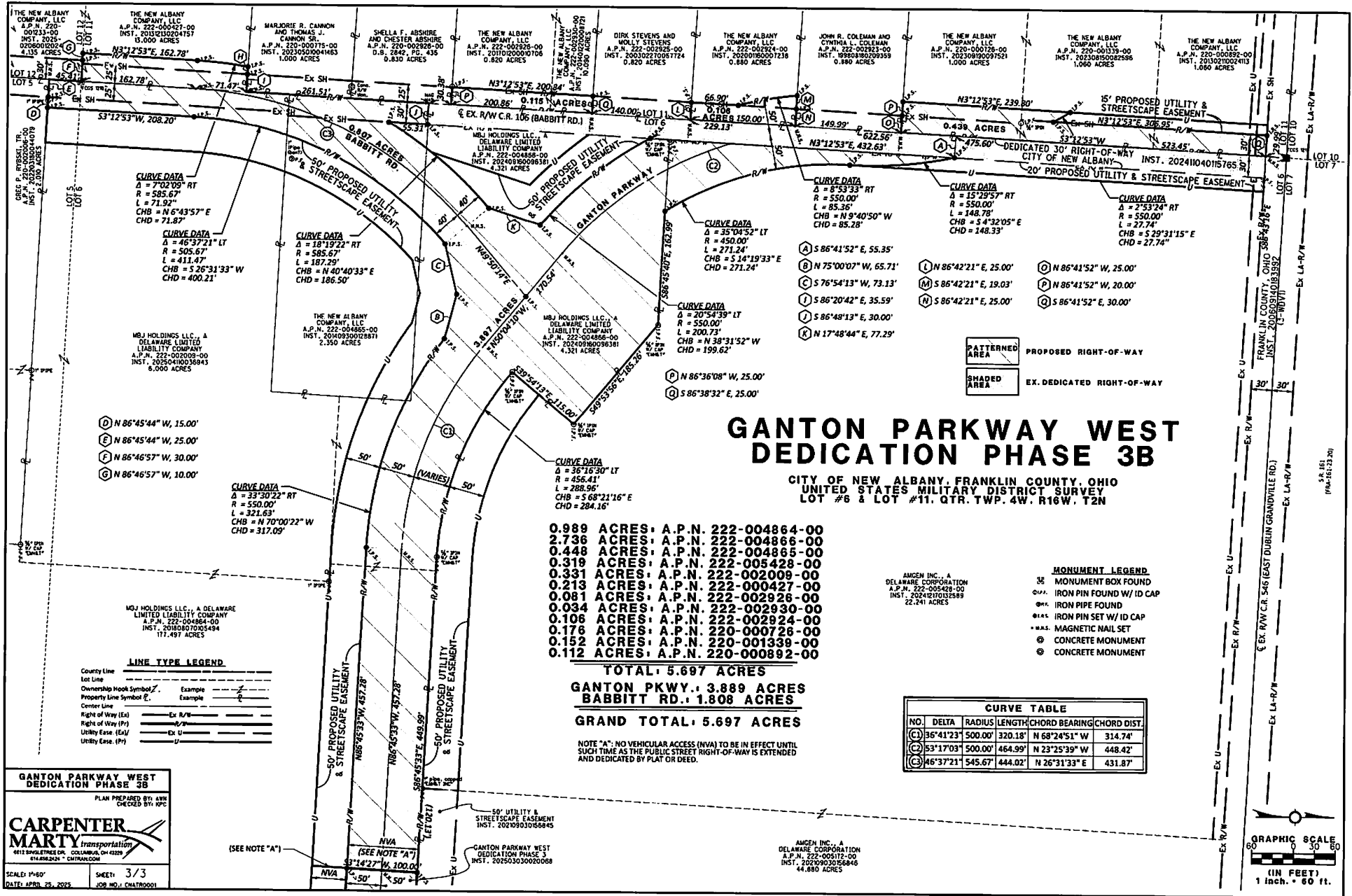
GANTON PARKWAY WEST DEDICATION PHASE 3B

PLAN PREPARED BY: APR
CHECKED BY: JPC

CARPENTER MARTY transportation

1812 E. HOUSTON ST. COLUMBUS, OH 43229
614.686.3434 • CANTON@CMO.COM

SCALE: NTS SHEET: 1/3
DATE: APRIL 25, 2025 JOB NO.: J. CHART0001





RESOLUTION R-19-2025

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A NON-BINDING MEMORANDUM OF UNDERSTANDING WITH THE CHIWY FOUNDATION IN ORDER TO ESTABLISH THE PARAMETERS OF EDUCATIONAL EVENTS AND PROGRAMS TO BE HELD IN SEPTEMBER 2025

WHEREAS, The City of New Albany recognizes the importance of events to encourage community cohesion, interaction, education and collaboration; and

WHEREAS, New Albany desires to partner with the Chiwy Foundation on a special event and educational programs that will take place within New Albany related to the A Train Near Magdeburg documentary; and

WHEREAS, the Chiwy Foundation and the City of New Albany desire to perform the services and functions as described in the attached Exhibit A; and

WHEREAS, the Memorandum of Understanding describes the roles and responsibilities of the Parties and outlines an approach for the successful implementation of the community event and programs.

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

Section 1. The city manager is hereby authorized and directed to enter into a Memorandum of Understanding, the same or substantially similar to Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of 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 3. Pursuant to Article 6.07(a) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 20th day of May, 2025.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (this “MOU”) is made and entered into so as to be effective on the last date of signature below (the “Effective Date”), by and between the Augusta Chiwy Foundation, an Ohio 501(c)3 with its address at 6345 Hibiscus Court, Westerville, OH 43081, and the **CITY OF NEW ALBANY**, an Ohio charter municipality having its address at 99 W. Main Street, New Albany, Ohio 43054 (“City”, and together with the Augusta Chiwy Foundation, the “Parties”).

RECITALS:

WHEREAS, the Augusta Chiwy Foundation is producing the film documentary, *A Train Near Magdeburg* and is promoting it the weekend of September 11 – 14, 2025; and

WHEREAS, the City of New Albany has agreed to host a panel discussion and reception the evening of Thursday, September 11, 2025 at the Jeanne B. McCoy Community Center for the Arts; and

WHEREAS, the City of New Albany has agreed to facilitate a partnership between the Augusta Chiwy Foundation and the New Albany Plain Local School District for student education days on Thursday, September 11, 2025 and Friday, September 12, 2025; and

WHEREAS, the Parties desire to enter into this MOU in order to memorialize their mutual understandings as to the manner in which these community programs will be managed and paid for.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

AGREEMENT:

1. **September 11, 2025 Panel Discussion and Reception.** The Parties acknowledge and agree that the following program components are necessary, with items A-D to be secured, insured and paid for by the Augusta Chiwy Foundation prior to September 11, 2025; and items E-H to be secured and paid for by the City of New Albany prior to September 11, 2025:

A. **Panel Moderator and Speakers.** Mike Edwards (moderator), Matt Rozell (panelist), Elizabeth Connolly (panelist), and a representative to speak to the Abadi artwork (panelist) will act as moderator and panelists for the event; and

B. **Violins of Hope.** A selection of six (6) to eight (8) violins from the Violins of Hope collection will be transported to the Jeanne B. McCoy Community Center for the Arts and made available for public viewing before, during and after the panel discussion. All arrangements for secure transportation and display of the violins, including insurance and security are the sole responsibility of the Augusta Chiwy Foundation; and

C. Additional School Programming. Several learning opportunities for the New Albany Plain Local School District will be facilitated by the Augusta Chiwy Foundation and the City on September 11 and 12. A full listing of these events is in Exhibit A; and

D. Venue. Jeanne B. McCoy Community Center for the Arts located at 100 E. Dublin Granville Road, New Albany, Ohio 43054 will be secured for the September 12 student lecture. All associated rental, technical and equipment fees will be paid for by the City unless a donor is secured as outlined in 3. B.

3. **Sponsorship Understanding.** The Parties acknowledge and agree that sponsors will be acknowledged in the following manner:

A. Sponsors Secured by the Augusta Chiwy Foundation. The Augusta Chiwy Foundation may solicit sponsors/donors for the September 11 and 12, 2025 events held in conjunction with the City at the Jeanne B. McCoy Community Center for the Arts. Sponsors/donors will be listed as event sponsors if their donated funds, or a portion of them, are directed to the City to pay for event costs. Sponsors/donors will not be listed as event sponsors if their donated funds are retained solely by the Augusta Chiwy Foundation; and

B. Donations solicited by the City and distributed by the Augusta Chiwy Foundation. Donations solicited by the City and distributed by the Augusta Chiwy Foundation will be used exclusively to pay for: all costs associated with speakers/artists/author including, but not limited to, engagement fees, travel, meals, lodging, etc.; and all contracted event management fees for the Student Education Days; and all rental, technical and staffing fees associated with the Jeanne B. McCoy Community Center for the Arts for Student Education Days until the donation is exhausted or all costs have been paid. Any remaining monies may be retained by the Augusta Chiwy Foundation; and

C. Sponsors Secured by The City of New Albany. The City of New Albany may solicit sponsors/donors for the September 11 and 12, 2025 events held in conjunction with the Augusta Chiwy Foundation at the Jeanne B. McCoy Community Center for the Arts. Sponsors/donors will be listed as event sponsors. Donations solicited by the City may be received through the Augusta Chiwy Foundation and will be distributed as described in 3. B.

4. **Indemnification.** The Augusta Chiwy Foundation will defend, indemnify, and hold City and City's directors, officers, employees, agents, elected officials and assigns (City and such persons are referred to collectively as "City Parties"), harmless against all claims, liabilities, losses, damages, expenses, and attorneys' fees (together, "Losses"), including, without limitation, Losses arising from any death, property damage, or injury of any nature whatsoever that may be suffered or sustained during or suffered by any individual participating in the event.

[Signature page and exhibits follow]

Exhibit A

A Train Near Magdeburg

[Book](#)

[The Story](#)

[Trailer](#)

Thursday, September 11, 2025

HS Students generally can be available between 8 am and 2 pm. Class periods are 45 minutes in length.

Fee	Time	Location	NAPLS Point Person	Description
\$1,000 - \$2,000 (approx)		High School		Matt Rozell – Author
TBD (no cost)		High School Theatre	Lemberg	Director of Documentary - Michael Edwards, <ul style="list-style-type: none">• Intro to Film Art
TBD (no cost)		High School	Wilburn & Falk	Composer - Jim Papoulis for Artist in Residence
TBD (no cost)		Middle School	Wilburn	Violins of Hope
No cost to school		McCoy Theater	Russell & Lofton	Student Lecture Style Presentation
TBD (no cost)	Setup Weds 9/10?	McCoy Foyer	Byrum & Kolp Braswell	Abadi artwork on display in the McCoy

Friday, September 12, 2025

HS Students generally can be available between 8 am and 2 pm.

Sessions not placed on 9/11 will be placed on this date.

Time	Location	Point Person	Description	District Questions
			Matt Rozell - Author	
		Lemberg	Director of Documentary - Michael Edwards <ul style="list-style-type: none">• Intro to Film Art	
	High School	Wilburn & Falk	Composer - Jim Papoulis for Artist in Residence	
	Middle School Orchestra Rm	Wilburn	Violins of Hope (violins stolen from Jews as they entered the concentration camps)	
	McCoy Theater		Student Lecture Style Presentation	
Setup Weds 9/10?	McCoy Foyer	Byrum & Kolp Braswell	Abadi artwork on Display in the McCoy	