



## **ORDINANCE O-24-2025**

### **AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 115.445 +/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY**

**WHEREAS**, pursuant to the petition filed by Craig Moncrief, agent for petitioner, with the Licking County Board of Commissioners on March 27, 2025; and

**WHEREAS**, the foregoing Resolution #25-0335-COMM of the Licking County Commissioners granting the petition, along with the transcript, was delivered to the City of New Albany on April 14, 2025, and more than sixty (60) days have elapsed since the foregoing resolution and transcript were transmitted to the City of New Albany; and

**WHEREAS**, pursuant to a Road Maintenance Agreement signed on July 20, 2022 for Beech Road, and further pursuant to City of New Albany Resolution R-36-2022 adopted on November 1, 2022, wherein the New Albany City Manager was authorized to enter into an Intergovernmental Agreement with the Licking County Board of Commissioners, Jersey Township, and Monroe Township regarding Mink Street, Clover Valley Road, and Green Chapel Road, there are agreements in place for the maintenance of sections of roadways impacted by this annexation; and

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

**WHEREAS**, pursuant to New Albany Codified Ordinance 1125.06, all future qualifying annexed properties shall be added to the applicable New Community Authority as described therein and are subject to a special property assessment in compliance therewith; and

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

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

**Section 1.** The application of property owners set forth in Licking County requesting the annexation of 115.445 +/- acres, which is contiguous to the City of New Albany, is hereby accepted, and the corporate boundaries of New Albany shall be extended to include the territory, more particularly described in Exhibit A, attached hereto and incorporated herein as if fully written.

**Section 2.** An accurate map of the territory attached as Exhibit B, the petition for its annexation, other related documents, and a certified transcript of the proceedings of the Licking

County Board of Commissioners regarding the annexation proceedings have been on file with the Clerk of Council of the City of New Albany for sixty (60) days prior to being presented to this Council as required by law, and are hereby accepted.

**Section 3.** Council of the City of New Albany hereby accepts the annexation of a 115.445 +/- acre tract, situated in Jersey Township, Licking County, Ohio, the same being land of the owners set forth above, for annexation to the City of New Albany.

**Section 4.** The clerk is herewith directed to deliver certified copies of this ordinance and other proceedings relative to the annexation to the County Auditor, County Recorder, and the Secretary of State.

**Section 5.** 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 6.** Pursuant to Article VI, Section 6.07(B) of the Charter of the City of New Albany, this ordinance shall be effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 15 day of July, 2025.

Attest:

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared:	05/27/2025
Introduced:	06/24/2025
Revised:	
Adopted:	07/15/2025
Effective:	08/14/2025

**CERTIFICATION BY CLERK OF COUNCIL  
OF PUBLICATION OF LEGISLATION**

I certify that copies of Ordinance **O-24-2025** were posted in accordance with Article VI, Section 6.12 of the Charter of the City of New Albany, for 30 days starting on July 15, 2025.

  
Jennifer H. Mason, Clerk of Council

7/15/25  
Date

## Exhibit A - O-24-2025

Annexation Description ~ 115.445± Acres  
South Side of Green Chapel Road  
East of Beech Road N.W.

-1-

Situated in the State of Ohio, County of Licking, Township of Jersey, Part of Farm Lots 24 & 25, Quarter Township 2, Township 2, Range 15, United States Military District, being part of that Original 100 acre tract of land as conveyed to Deborah Tripp and Sharon Smart, Trustees of record in Instrument No. 201104140007147, all of the remainder of that 2.00 acre tract of land as conveyed to Bruce & Sharon Smart of record in Instrument No. 199905210021526, all of the remainder of that 2.5 acre tract of land as conveyed to Rusty Allen Smart and Brandi Lynette Smart of record in Instrument No. 202108120024279, all of the remainder of that 1.286 acre tract of land as conveyed to John E. Tripp & Deborah L. Tripp of record in Instrument No. 202103190008235, all of the remainder of that 0.351 acre tract of land as conveyed to John E. Tripp & Deborah L. Tripp of record in Instrument No. 202311070020489, all of that 2.000 acre tract of land as conveyed to Heather M. Hall of record in Instrument No. 201302140004109, all of that 2.641 acre tract of land as conveyed to Robert A. Parsons and Beth A. Parsons, Trustees of record in Instrument No. 201703210005736, all of that 10.003 acre tract of land also conveyed to Robert A. Parsons and Beth A. Parsons, Trustees of record in Instrument No. 201703210005737, that 0.047 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501030000151, all of that 0.134 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501030000153, all of that 0.169 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501090000446, all of that 0.447 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501030000151 and all of that 0.267 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501030000152, more particularly described as follows:

Beginning, at a northerly corner of the remainder of said Original 100 acre tract, said corner also being the centerline intersection of Johnstown-Utica Road N.W. (U.S. 62) and Green Chapel Road N.W., also being on the Township line between Monroe Township and Jersey Township and being in the northerly line of said Lot 25;

Thence S 87° 03' 41" E, with the northerly lines of the remainder of said Original 100 acre tract, said 0.047 acre tract, said 0.134 acre tract and said Lot 25, along the centerline of said Green Chapel Road N.W. and along said common Township line, 177.02± feet to an angle point;

Thence S 86° 43' 12" E, with the northerly line of said 0.134 acre tract, northerly line of said 0.169 acre tract, the northerly line of said 0.447 acre tract, northerly line of said 0.267 acre tract and said Lot 25, along the centerline of said Green Chapel Road N.W. and along said common Township line, 1255.43± feet to an angle point;

Thence S 86° 38' 45" E, with the northerly line of said 0.267 acre tract, the northerly line of said 2.000 acre tract, the northerly line of said 2.641 acre tract, partially with the northerly line of said Lot 25 and partially with the northerly line of Lot 24, along the centerline of said Green Chapel Road N.W. and along said common Township line, 733.46± feet to an angle point;

Thence S 86° 55' 56" E, with the northerly line of said 10.003 acre tract and said Lot 25, along the centerline of said Green Chapel Road N.W. and along said common Township line, 403.59± feet to the northeasterly corner of said 10.003 acre tract, a northwesterly corner of that 200.968 acre tract of land as conveyed to Sidecat LLC of record in Instrument No. 202412180022512 and being in an existing City of New Albany Corporation line (Ord.#0-04-2023, Instrument No. 202302170002964);

Thence along common lines of said 10.003 acre tract, said 200.968 acre tract and said existing City of New Albany Corporation line, the following two (2) courses and distances:

S 03° 11' 11" W, 831.75± feet to a common corner thereof;

N 86° 40' 21" W, 525.05± feet to a common corner thereof, said corner also being in the easterly line of the remainder of said Original 100 acre tract and in the common line of said Lot 24 and 25;

Thence S 03° 11' 57" W, with a common line of the remainder of said Original 100 acre tract and said 200.968 acre tract, with the common line of said Lot 24 and 25 and along said existing City of New Albany Corporation line, 896.99± feet to a southeasterly corner of the remainder of said Original 100 acre tract, a northeasterly corner of that 79.30 acre tract of land as conveyed to Amazon Data Services Inc. of record in Instrument No. 202301170000954, a common corner of Lot 24, 25, 23 and 26 and in a northerly line of an existing City of New Albany Corporation Line (Ord.#0-28-2022, Instr. No. 202211160027367);

Thence N 86° 39' 21" W, with a southerly line of the remainder of said Original 100 acre tract, a northerly line of said 79.30 acre tract, a northerly line of that 22.57 acre tract of land as conveyed to Amazon Data Services Inc. of record in Instrument No. 202410310019361, along the common line of Lot 25 and Lot 26, across the right-of-way of Beech Road N.W. and along said existing City of New Albany Corporation Line (Ord.#0-28-2022, Instr. No. 202211160027367), 2762.23± feet to the southwesterly corner of the remainder of said Original 100 acre tract, southwesterly corner of Lot 25, the southeasterly corner of Lot 40 and in the centerline of said Beech Road N.W.;

Annexation Description ~ 115.445± Acres  
South Side of Green Chapel Road  
East of Beech Road N.W.

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Thence N 03° 27' 31" E, along the westerly line of the remainder of said Original 100 acre tract, with the common line of said Lot 25 and Lot 40 and along the centerline of said Beech Road N.W., 1251.29± feet to a northwesterly corner of the remainder of said Original 100 acre tract and the centerline intersection of said Beech Road N.W. and said Johnstown-Utica Road N.W. (U.S. 62);

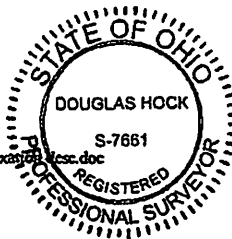
Thence N 59° 41' 35" E, with a northerly line of the remainder of said Original 100 acre tract and along the centerline of said Johnstown-Utica Road N.W. (U.S. 62), 853.80± feet to the True Point of Beginning, and containing 115.445± acres, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on March 17, 2025 and is based on existing records from the Licking County Auditor's Office and the Licking County Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

The total length of the annexation perimeter is about 9690.6 feet, of which about 5016.0 feet are contiguous with existing Village of New Albany Corporation Lines, being about 51.8% contiguous. This annexation does not create any islands of township property.

This description is to be used for annexation purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Licking County, Ohio.



ADVANCED CIVIL DESIGN, INC.

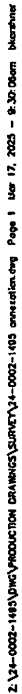
Douglas R. Hock, P.S. 7661

Date:

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PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	03/18/2025

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## **ORDINANCE O-25-2025**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 115.445+/- ACRES OF LAND GENERALLY LOCATED ON THE CORNER OF BEECH ROAD AND GREEN CHAPEL ROAD ALONG US-62, FROM AGRICULTURAL (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS THE "SMART FARM ZONING DISTRICT" AS REQUESTED BY KARIS CRITICAL, C/O CRAIG MONCRIEF**

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

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

**WHEREAS**, pursuant to the application by Karis Critical, c/o Craig Moncrief, the Planning Commission has reviewed the proposed zoning amendment and recommended its approval unanimously during their meeting on May 19, 2025.

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

**Section 1.** Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

- A. A 115.445+/- acre site within Licking County, generally located on the corner of Beech Road and Green Chapel Road along US-62, from its current zoning of Agricultural (AG) to Limited General Employment (L-GE).
- B. The zoning district's limitation text and boundary map are hereby attached and marked Exhibit A.

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

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


CERTIFIED AS ADOPTED this 15 day of July, 2025.

Attest:

  
\_\_\_\_\_  
Sloan T. Spalding  
Mayor

  
\_\_\_\_\_  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
\_\_\_\_\_  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared:	06/13/2025
Introduced:	06/24/2025
Revised:	
Adopted:	07/15/2025
Effective:	08/14/2025

## SMART FARM ZONING DISTRICT

### LIMITATION (L-GE) TEXT

April 3, 2025

The Smart Farm Zoning District (the “Zoning District”) consists of 115.5 +/- acres located south of Green Chapel Road, east of Beech Road, and west of the Intel development (the “Property”). The Property is located within the Annexation Agreement area with Jersey Township. Applicant desires to annex the Property and rezone it to the General Employment District for the purpose of complementing the zoning and development standards for the industrial properties to the south of the Property.

- I. Zoning Designation: L-GE, Limited General Employment District.
- II. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that the conditional uses are approved in accordance with Chapter 115, Conditional Uses. The following uses from these code sections shall be prohibited:
  - A. Industrial product sales (see Section 1153.03(a)(1));
  - B. Industrial service (see Section 1153.03(a)(2));
  - C. Mini-warehouses (see Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public;
  - D. Personal service (see Section 1153.03(b)(2)) and retail product sales and service (see Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
  - E. Vehicle services (see Section 1153.03(B)(4);
  - F. Radio/television broadcast facilities (see Section 1153.03(c)(1));
  - G. Sexually-oriented businesses (see Section 1153.03(c)(3)); and
  - H. Off-premises signs (see Section 1153.03(c)(2)).
- III. Lot and Setback Commitments:
  - A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%. “Lot Coverage” means the ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage. This maximum lot coverage standard shall apply to the entire Zoning District, not each parcel within the Zoning District.



**B. Setbacks:**

1. **Green Chapel Road:** The minimum building and parking setbacks shall be 300 feet from the center of Green Chapel Road, except that substations and its ancillary equipment, structures, and facilities shall be permitted to encroach within the setbacks. Please note that all minimum setback requirements pertain to the new Green Chapel Road, which is depicted on the site plan attached to this rezoning application. No setback requirements shall apply to Old Green Chapel Road.
2. **U.S. Route 62:** The minimum building and parking setback shall be 185 feet from the centerline of U.S. Route 62.
3. **Beech Road:** The minimum building and parking setback shall be 185 feet from the centerline of Beech Road.
4. **Perimeter Boundaries:** The minimum building and parking setback shall be 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 100 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.
5. **Elimination of Setbacks:** In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i) comes under common or affiliated ownership or control, (ii) are zoned to allow compatible non-residential uses, or (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setback standards set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels. Section 1153.04(g) of the Codified Ordinances also shall apply to this Zoning District.

**IV. Architectural Standards:**

- A. **Building Height:** The maximum building height for structures in this Zoning District shall be 85 feet, subject to Section 1165.03 of the Codified Ordinances.
- B. **Service with Loading Areas:** Service areas and loading areas shall be screened in accordance with the Codified Ordinances.
- C. **Building Design:**
  1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ comparable use of materials on all elevations.
3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.
4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.
5. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.
6. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.
7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels, and piers that are consistent with the architectural vocabulary of the buildings that are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

D. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

E. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.
2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
3. Generally, the quantity of materials selected for a building shall be minimized.
4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed for industrial and data center uses are not subject to the Design Guidelines & Requirements (DGRs) and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complementary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these

standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall consider the following, which are intended to set a level of expectation for the quality of design:

- a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public right-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.
  - b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.
  - c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
  - d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
  - e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
6. Roof-Mounted Equipment: Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer

sound generated by such equipment. Solar energy systems shall be excluded from the requirements of this section to the extent the requirements prevent or limit functionality and/or accessibility to direct sunlight.

V. Access, Parking, Site Circulation, and Traffic Commitments:

- A. Vehicular Access: The developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text, the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time a certificate of appropriateness is issued for a project in this Zoning District.

The applicant shall conduct an analysis of future traffic demands based on anticipated development and uses within the area as agreed by the City Traffic Engineer. If needed, the developer shall grant easements to the City which are adjacent to the current right-of-way adjacent to the Property to the extent necessary to provide for the installation and maintenance of streetscape improvements. The City Manager or the City Manager's designee shall make the final determination to approve the conclusions of the traffic analysis.

- B. Parking and Loading: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.
- C. Rights-of-Way: The width of the U.S. Route 62 and Beech Road rights-of-way shall be 100 feet. The developer shall dedicate right-of-way for U.S. Route 62 and Beech Road to the City at a distance of 50 feet as measured from the existing centerline of the respective rights-of-way. The total right-of-way for Green Chapel Road shall be 80 feet. The developer shall dedicate right-of-way for Green Chapel Road to the City at a distance of 40 feet from the existing centerline of Green Chapel Road. The developer shall grant easements to the City which are adjacent to the aforementioned rights-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements.

- D. Private Roads: Any creation of private roads are subject to staff approval.

VI. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be approved as part of the City's review of a certificate of appropriateness application for each portion of this Zoning District that is proposed for development. The following landscaping requirements shall apply to the Zoning District:

- A. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at drip line.
- B. Landscaping Required Adjacent to Residential Uses: For those perimeter boundaries which abut residentially zoned and used properties (if two contiguous properties have an intervening public street right-of-way between them, they shall still be considered to be abutting) that are not owned by the developer, then the required landscaping and/or mounding (or some combination thereof) within minimum required pavement setback areas shall be enhanced to provide an opacity of 75% on the date that is five (5) years after planting to a total height of ten (10) feet above ground level when viewed from off-site. Existing trees may be utilized to meet this opacity requirement.
- C. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.
- D. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany.
- E. Street Trees: A street tree row shall be established along Beech Road, U.S. Route 62, and Green Chapel Road and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. The minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.
- F. Parking Areas: Within this Zoning District, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.
- G. Pedestrian Circulation: An 8-foot-wide asphalt leisure trail is required to be installed along the Beech Street frontage of the site.
- H. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for

ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

- I. Master Landscape Standards Plan: The City of New Albany Beech Road North District Landscape Standards Master Plan shall apply to this Zoning District. New landscaping installed within the pavement and building setback shall be coordinated and consistent throughout the length of the Zoning District's street frontage.
  1. A landscape buffer shall be located within the required minimum pavement and building setback along U.S. Route 62, Beech Road, and Green Chapel Road. The buffer shall be planted with a minimum quantity of 8 trees per 100 linear feet, in addition to street trees. Trees shall be randomly planted to create a naturalized appearance. Trees shall be of native species. Evergreen trees or shrubs shall not be permitted in the area between the buffer landscape and the edge of street pavement. For landscaping which is not used to meet this zoning text, codified ordinances, or street tree requirements, the minimum caliper of tree material may be reduced to 1" caliper to gain additional plant material.
  2. The landscape buffer may consist of mounding. Mounding, when used, shall be a maximum of 12 feet in height. Trees shall be planted on the mound with a minimum of 70% of the trees occurring on the street side. No trees shall be located within the upper quartile of the crest of the mound.

VII. Lighting:

- A. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- B. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.
- C. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.
- D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

- E. No permanent-colored lights or neon lights shall be used on the exterior of any building.
  - F. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.
  - G. Solar panels may be incorporated and installed as appropriate.
- VIII. Signage: All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.
- IX. Utilities: All new utilities (not including substations) installed solely to serve this Zoning District shall be installed underground.







## ORDINANCE O-26-2025

**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 JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY (C-TEC), 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 Johnstown-Monroe Local School District and the Career and Technology Education Centers of Licking County (C-TEC), (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 the 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 previously to established 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 Boards of Education of Johnstown-Monroe Local School District and the Career and Technology Education Centers of Licking County (C-TEC) have 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 Agreements entered into between the City and those Boards of Education;

**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 previously established, pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the Oak Grove II Public Tax Increment Equivalent Fund (the “*Fund*”) to be maintained in the custody of the City and 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.** 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.

**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. The form of TIF Agreement presently on file with the fiscal officer is hereby approved and authorized with changes therein and amendments thereto not inconsistent with this ordinance and not substantially adverse to the City and which shall be approved by the city manager. The city manager, for and in the name of the City, is hereby authorized to execute and deliver one or more TIF Agreements with one or more owners of a Parcel or Parcels in substantially that form along with any changes therein and amendments thereto, provided that the approval of such changes and amendments by the city manager, and the character of those changes and amendments as not being substantially adverse to the City or inconsistent with this ordinance, shall be evidenced conclusively by the city manager's execution thereof.

**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 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 No. 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 15 day of July, 2025.

Attest:

  
\_\_\_\_\_  
Sloan T. Spalding  
Mayor

  
\_\_\_\_\_  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
\_\_\_\_\_  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared:	06/13/2025
Introduced:	06/24/2025
Revised:	
Adopted:	07/15/2025
Effective:	08/14/2025

**EXHIBIT A – O-26-2025**

**PARCEL MAP**

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





Copyright nearmap 2015



## **EXHIBIT B – O-26-2025**

### **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-27-2025

### AN ORDINANCE TO AMEND CHAPTER 141 "RECORDS COMMISSION" OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY

**WHEREAS**, Codified Ordinances Chapter 141 establishes the city's records commission, sets the membership, and contains a limited records retention schedule; and

**WHEREAS**, this chapter was last updated in February of 1996 via Ordinance O-12-1996 and needs to be updated to reflect current city practices and record keeping; and

**WHEREAS**, the New Albany Public Records Commission recommended approval of the proposed amendments to the codified ordinances at its meeting on June 3, 2025.

**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 amends portions of codified ordinance chapter 141 as set forth in Exhibit A, which depicts these amendments in colored font and strikethroughs.

**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 15 day of July, 2025.

Attest:

A green ink signature of Sloan T. Spalding.

Sloan T. Spalding  
Mayor

A blue ink signature of Jennifer H. Mason.

Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
\_\_\_\_\_  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared:	05/28/2025
Introduced:	06/24/2025
Revised:	07/10/2025
Adopted:	07/15/2025
Effective:	08/14/2025

**New Albany Codified Ordinance 141.01; Records Commission Established; Members; Powers and Duties.**

- (a) A Records Commission is hereby created to provide rules for retention and disposal of records of the ~~City~~Municipality. The rules provided for shall be in accordance with ORC 149.39. The Records Commission hereby created will have such powers and duties as are provided for in ORC 149.39.
- (b) The Records Commission hereby created shall be composed of the Mayor or his/her appointed representative, who shall serve as chairman; the Finance Director; the ~~Law Director~~Solicitor; and a citizen appointed by the Mayor. Terms of the Mayor's representative and the citizen appointee shall be indefinite, subject to annual approval of the Mayor. Except as prohibited by the Charter, members of the Records Commission may hold other public offices or be employed by the ~~Municipality~~City.
- (c) ~~The City Manager Administrator is hereby directed to appoint~~ Each department head shall designate a records officer within ~~each their~~ department of the ~~Municipality~~City to inventory, appraise, and oversee retention of records of the department according to criteria set by the Ohio Municipal Records Manual and ~~the adopted~~ records retention schedule ~~adopted herein~~; and ~~to inform apply to~~ the New Albany Records Commission ~~when records indicated by the appropriate state organization as requiring approval have reached the end of their assigned retention period,~~ in writing annually by January 31 ~~as to when records held by the department have reached the end of their assigned retention period.~~ The records officer shall receive written permission from the New Albany Records Commission prior to the disposal of any record subject to the retention schedule herein established.
- (d) ~~Unless otherwise provided for in a department's approved record retention schedule, As each section governs municipal records requirements pursuant to ORC 149.40,~~ the Ohio Municipal Records Manual records retention schedule sections listed in this section or as amended herein pursuant to the powers granted in ORC 149.39, are hereby adopted as the official records retention schedule of the Municipality:

**SECTIONS**

- ~~1.~~ General Administrative Records
- ~~32.~~ Building, Planning, and Zoning Records
- ~~5.~~ Council Records
- ~~6B4B.~~ Mayor's Court Records
- ~~7 5.~~ Engineering & Street Records
- ~~6.~~ Executive and General Administration Records
- ~~87.~~ Financial Records
- ~~8B9.~~ Police Records
- ~~10.11~~ Legal & Legislative Records
- ~~121.~~ Parks & Recreation Records
- ~~13A.~~ Payroll Records
- ~~132A & B.~~ Personnel Records, with amendments as follows:
- ~~132B.12.~~ "Record of Disciplinary Action." Records of disciplinary action shall be retained as follows:
  - ~~a. Oral reprimands. Oral reprimands shall remain in the disciplined employee's file for a minimum of 180 days, and shall be removed only upon request in writing from the employee;~~



~~provided that no additional discipline(s) for the same offense has occurred within the same 180-day period. Should an additional discipline for the same offense occur within the 180-day period, the original discipline shall not be removed until the period of retention of the additional discipline(s) has elapsed.~~

~~b. Written reprimands. Written reprimands shall be removed from the disciplined employee's file after twenty-four (24) months, and shall be removed only upon request in writing from the employee, provided that no additional discipline(s) for the same offense has occurred within the same 24-month period. Should an additional discipline(s) for the same offense occur within the 24-month period, the original discipline shall not be removed until the period of retention of the additional discipline(s) has elapsed.~~

~~c. Notice of Suspension. Written documentation of suspension shall remain in the disciplined employee's file for sixty (60) months, and shall be removed upon request in writing from the employee, provided that no additional discipline(s) for the same offense has occurred within the 60-month time period. If additional discipline(s) has occurred for the same offense within the 60-month time period, the original discipline(s) shall not be removed until the period of retention of the additional discipline(s) has elapsed.~~

~~Add to 132B:~~

~~20. Personnel Appeals Board case files — permanent~~

~~21. Personnel Appeals Board minutes — permanent~~

~~22. Personnel Appeals Board correspondence — until no longer of administrative value; generally 1—5 years.~~

~~13. Planning & Zoning Records~~

~~14A. Water & Sewer Records~~



## **ORDINANCE O-28-2025**

### **AN ORDINANCE TO ACCEPT A RIGHT OF WAY DEDICATION OF 1.066 ACRES ALONG BABBITT ROAD AS REQUESTED BY MBJ HOLDINGS, LLC AND DECLARING AN EMERGENCY**

**WHEREAS**, MBJ Holdings, LLC, the sole grantor and owner of certain real property within the city of New Albany, desires to dedicate a portion of said property for public right-of-way purposes; and

**WHEREAS**, the city council annexed the properties via ordinance O-11-2025 on April 15, 2025; and

**WHEREAS**, the proposed right of way dedication, totaling 1.066 acres, comprises tracts of real property described and depicted in Exhibit A, and is intended by the grantee, the city of New Albany, to be held and used as a public right-of-way; and

**WHEREAS**, the city engineer has reviewed the proposed right of way dedication and determined that this dedication is in alignment with the city's infrastructure and development goals; and

**WHEREAS**, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety, or welfare of the city; and

**WHEREAS**, it is in the city's best interest to accept this dedication of right of way, as it aligns with the planning goals of the city of New Albany.

**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 city manager is hereby authorized to accept a right of way dedication of 1.066 acres as described and depicted in Exhibit A.

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


**Section 3.** For the reasons stated herein, council hereby declares an emergency and waives the applicable 30-day referendum period.

**Section 4.** Pursuant to Article 6.07(a) of the New Albany Charter, this ordinance shall become effective immediately upon adoption.

**CERTIFIED AS ADOPTED** this 15 day of July, 2025.

**Attest:**

  
\_\_\_\_\_  
Sloan T. Spalding  
Mayor

  
\_\_\_\_\_  
Jennifer H. Mason  
Clerk of Council

**Approved as to form:**

  
\_\_\_\_\_  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared:	06/12/2025
Introduced:	06/24/2025
Revised:	07/03/2025
Adopted:	07/15/2025
Effective:	07/15/2025



Evans, Machwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648  
emht.com

# SURVEY OF ACREAGE PARCEL

LOTS 5 AND 6, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY DISTRICT

CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 20, 2025

Scale: 1" = 140'

Job No: 2025-0180

Sheet No:

1 of 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°24'27"E	40.00'
L2	N86°23'36"W	40.00'

BABBITT ROAD  
(WIDTH VARIES)  
(R.R. 7, P. 350)

EAST DUBLIN GRANVILLE ROAD  
(WIDTH VARIES)

PRELIMINARY APPROVAL  
ADAM W. FOWLER, P.E., P.S.

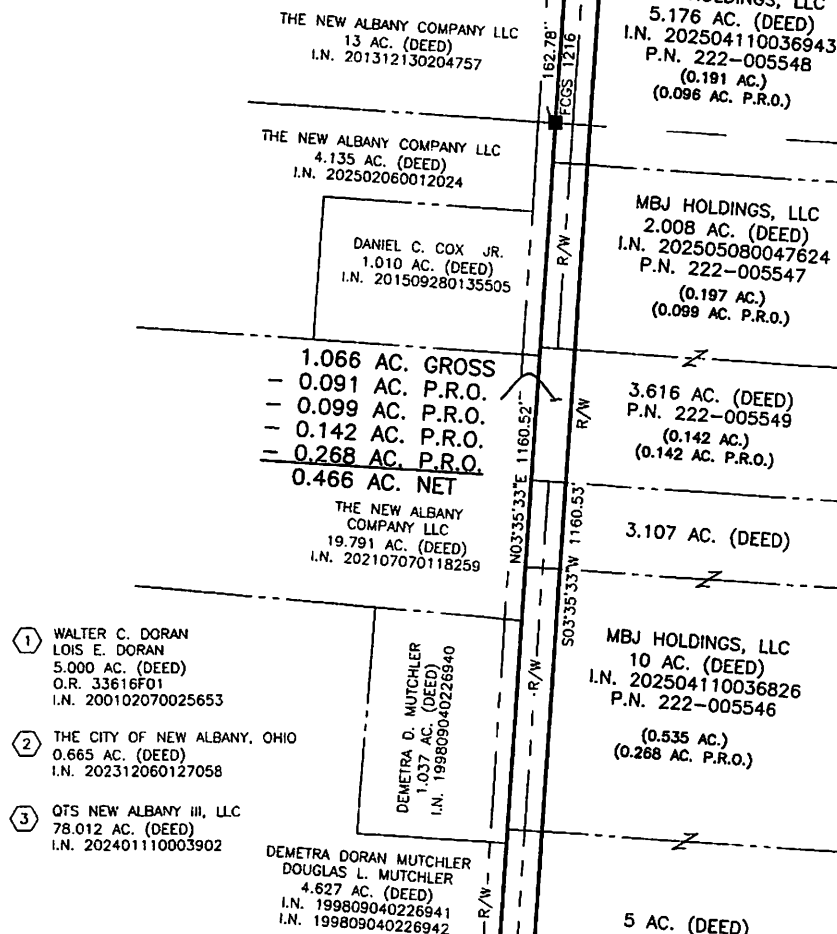
Wiggins

06/23/2025 7:52:06 AM

PENDING ORIGINALS

\*Submitted via digital format

Please return this approval, along with the original  
description and plat of survey, as prepared by the  
surveyor, signed, sealed, and dated in blue ink.

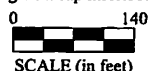


## SURVEY NOTE:

This survey was prepared using documents of record,  
prior plats of survey, and observed evidence located  
by an actual field survey performed in May, 2025.

- Iron Pin Set
- Iron Pin Found
- Monument Found
- Magnetic Nail Set

Iron Pins Set are 13/16" I.D. iron pipes  
30" long with cap inscribed EMHT INC.



## BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane  
Coordinate System, South Zone, NAD83 (1986 Adjustment). Control  
for bearings was from coordinates of monuments FRANK80 and  
FRANK180, having a bearing of North 85° 57' 24" West, as established  
by the Franklin County Engineering Department using Global  
Positioning System procedures and equipment. A bearing of North 03°  
35' 33" East for a portion of the centerline of Babbitt Road was held for  
as the "basis of bearings" for this survey.

By

Joshua M. Kleemeyer  
Professional Surveyor No. 8790  
jklemeyer@emht.com

Date

6/20/25



### **1.066 ACRES**

Situated in the City of New Albany, County of Franklin, State of Ohio, lying in Lots 5 and 6, Quarter Township 4, Township 2, Range 16, United States Military District, being part of that 5.176 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202504110036943, part of that 2.008 acre tract and part of that 3.616 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202505080047624, being part of that 3.107 acre tract, part of that 10 acre tract and part of that 5 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202504110036826, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference at Franklin County Geodetic Survey Monument Number 1211 marking the centerline intersection of Babbitt Road (Road Record 7, Page 350, width varies) with East Dublin Granville Road (width varies), being the common corner of said Lots 6, 7, 10 and 11;

Thence South 03° 35' 33" West, with the centerline of said Babbitt Road, the line common to said Lots 6 and 11, a distance of 1557.70 feet to a magnetic nail set in the westerly line of said 5.176 acre tract, the easterly line of that 13 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 201312130204757 (said magnetic nail being North 03° 35' 33" East, a distance of 162.78 feet from Franklin County Geodetic Survey Monument Number 1216), the TRUE POINT OF BEGINNING;

Thence South 86° 24' 27" East, across the right-of-way of said Babbitt Road, across said 5.176 acre tract, a distance of 40.00 feet to an iron pin set;

Thence South 03° 35' 33" West, across said 5.176, 2.008, 3.616, 3.107, 10 acre and 5 acre tracts, a distance of 1160.53 feet to an iron pin set in the line common to said 5 acre tract and that 78.012 acre tract conveyed to QTS New Albany III, LLC by deed of record in Instrument Number 202401110003902;

Thence North 86° 23' 36" West, with the southerly line of said 10 acre tract, the northerly line of said 78.012 acre tract, the northerly line of that 0.665 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 2002312060127058 (passing a 1 inch iron pin found at 14.98 feet), a total distance of 40.00 feet to a magnetic nail set in the centerline of said Babbitt Road, the line common to said Lots 5 and 12, the easterly line of that 5.000 acre tract conveyed to Walter C. Doran and Lois E. Doran by deeds of record in Official Record 33616F01 and Instrument Number 200102070025653, being the common westerly corner of said 0.665 and 5 acre tracts;

Thence North 03° 35' 33" East, with the centerline of said Babbitt Road, with the line common to said Lots 5 and 12, the line common to said Lots 6 and 11, the easterly line of said 5.000 acre tract, the easterly line of that 4.627 acre tract conveyed to Demetra Doran Mutchler and Douglas L. Mutchler by deeds of record in Instrument Numbers 199809040226941 and 199809040226942, the easterly line of that 1.037 acre tract conveyed to Demetra D. Mutchler by deed of record in Instrument Number 199809040226940, the easterly line of that 19.791 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 202107070118259, the easterly line of that 1.010 acre tract conveyed to Daniel C. Cox Jr. by deed of record in Instrument Number 201509280135505, the easterly line of said 4.135 acre tract, the easterly line of said 13 acre tract, the westerly line of said 5 acre, 10 acre, 3.107 acre, 3.616 acre, 2.008 acre and 5.176 acre tracts, a distance of 1160.52 feet to the TRUE POINT OF BEGINNING, containing 1.066 acres, more or less, of which 0.191 acre lies within Parcel Number 222-005548 (0.096 acre within the present right-of-way occupied), 0.197 acre lies within Parcel Number 222-005547 (0.099 acre within the present right-of-way occupied by said Babbitt Road), 0.142 acre lies within Parcel Number 222-005549 (0.142 acre within the present right-of-way occupied by said Babbitt Road) and 0.535 acre lies within Parcel Number 222-005546 (0.268 acre within the present right-of-way occupied of said Babbitt Road).

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

1.066 ACRES

-2-

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK80 and FRANK180, having a bearing of North 85° 57' 24" West, as established by the Franklin County Engineer's Office using Global Positioning System procedures and equipment. A bearing of North 03° 35' 33" East for a portion of the centerline of Babbitt Road was held as the "basis of bearings" for this survey.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in May, 2025.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Joshua M. Kleemeyer* 6/20/25

Joshua M. Kleemeyer  
Professional Surveyor Number 8790

JMK: mw  
1\_066 ac 20250180-VS-BNDY-04.docx

**PRELIMINARY APPROVAL**

ADAM W FOWLER, P.E., P.S.

jwiggins

06/23/2025 7:51:54 AM

**PENDING ORIGINALS**

\*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



## ORDINANCE O-29-2025

### APPROPRIATION AMENDMENT ORDINANCE

**AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NEW ALBANY, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2025, AND TO AUTHORIZE TRANSFERS FROM THE GENERAL AND OAK GROVE II INFRASTRUCTURE FUNDS AND AN ADVANCE FROM THE GENERAL FUND**

**WHEREAS**, in December 2024, the 2025 Annual Budget Program and the related permanent appropriations were adopted by council; and

**WHEREAS**, it is necessary to adjust the 2025 appropriations to ensure compliance with budgetary requirements and reflect proposed and actual spending; and

**WHEREAS**, it is necessary to transfer and advance funds from the General Fund excess balance to provide for additional costs related to planned projects and the repayment of a portion of the 2024 Bond Anticipation Notes (BAN) maturing September 11, 2025; and

**WHEREAS**, it is necessary to transfer funds from the Oak Grove II Infrastructure Fund to provide for the repayment of a portion of the 2024 Bond Anticipation Notes (BAN) maturing September 11, 2025.

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

**Section 1.** City Council hereby authorizes an appropriation of the unappropriated balance of the following funds:

Fund	Department	Category	Increase/ (Decrease)
101 - General	Community Development	Personal Services	\$ 36,250
101 - General	Community Development	Operating & Contractual Services	396,000
101 - General	Administrative Services	Personal Services	29,000
101 - General	Administrative Services	Operating & Contractual Services	3,423,000
101 - General	Public Service	Operating & Contractual Services	75,000
101 - General	Land & Building Maintenance	Operating & Contractual Services	85,000
101 - General	N/A	Transfers & Other Financing Uses	22,954,400
214 - OneOhio Opioid Settlement	Police	Operating & Contractual Services	10,000
221 - Economic Development - NAECA	N/A	Transfers & Other Financing Uses	(10,000,000)
222 - Economic Development - NACA	Community Development	Operating & Contractual Services	1,555,000
228 - Subdivision Development	Public Service	Operating & Contractual Services	500,000

<b>Fund</b>	<b>Department</b>	<b>Category</b>	<b>Increase/ (Decrease)</b>
401 - Capital Improvement	N/A	Capital	8,877,000
405 - Water & Sewer Capital Improvement	N/A	Capital	270,000
415 - Capital Equipment Replacement	N/A	Capital	1,749,000
417 - Oak Grove II Infrastructure	N/A	Capital	730,000
417 - Oak Grove II Infrastructure	N/A	Transfers & Other Financing Uses	4,000,000
<b>Total Appropriation Amendments</b>			<b>\$ (9,310,350)</b>

**Section 2.** City Council hereby authorizes Budget Transfers as follows:

<b>Fund</b>	<b>Department</b>	<b>Category</b>	<b>Increase/ (Decrease)</b>
101 - General	Public Service	Personal Services	\$ (140,000)
101 - General	Public Service	Operating & Contractual Services	140,000
<b>Net Change related to Transfers</b>			<b>\$ -</b>

**Section 3.** City Council hereby authorizes the transfer of funds, not exceeding the amounts indicated, as follows:

<b>From</b>	<b>To</b>	<b>Amount</b>
101 - General	301 - Debt Service	\$ 10,600,000
101 - General	401 - Capital Improvement	6,600,000
101 - General	415 - Capital Equipment Replacement	1,754,400
417 - Oak Grove II Infrastructure	301 - Debt Service	4,000,000
<b>Total Transfers</b>		<b>\$ 22,954,400</b>

**Section 4.** City Council hereby authorizes an advance of funds from the General Fund to the Oak Grove II Infrastructure fund in an amount not to exceed \$4,000,000.

**Section 5.** 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 6.** Pursuant to Article VI, Section 6.07(A) of the charter of the City of New Albany, this ordinance shall be in effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this 15 day of July, 2025.

Attest:

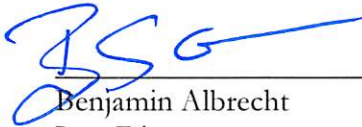


Sloan T. Spalding  
Mayor



Jennifer H. Mason  
Clerk of Council

Approved as to form:



Benjamin Albrecht  
Law Director

**Legislation dates:**

Prepared: 06/16/2025

Introduced: 06/24/2025

Revised: 07/05/2025

Adopted: 07/15/2025

Effective: 07/15/2025



## ORDINANCE O-30-2025

### AN ORDINANCE TO ADOPT A TAX BUDGET FOR THE CITY OF NEW ALBANY, OHIO FOR FISCAL YEAR ENDING DECEMBER 31, 2026 AND DECLARING AN EMERGENCY

**WHEREAS**, the City of New Albany is required under Ohio Revised Code (ORC) 5705.30 to prepare and submit a tax budget for fiscal year 2026 to the County Budget Commission on or before July 15, 2025; and

**WHEREAS**, this ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety, or welfare of the city, and for the further reason that this ordinance is proposed to be effective upon adoption to meet the required ORC deadline of July 15, 2025; and

**WHEREAS**, a tentative budget for the City of New Albany for the fiscal year 2026 has been presented to council at a hearing held thereon as required by law.

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

**Section 1.** The tax budget for the City of New Albany, Ohio for the fiscal year 2026 is hereby adopted, a copy of which is attached as Schedule A and is incorporated into this ordinance as if fully rewritten herein.

**Section 2.** For the reasons stated herein, council hereby declares an emergency and waives the second reading and applicable 30-day referendum period.

**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 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 Section 121 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 shall be in effect immediately upon adoption.

CERTIFIED AS ADOPTED this 15 day of July, 2025.

**Attest:**

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

**Approved as to form:**

  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared: 07/03/2025

Introduced: 07/15/2025

Revised:

Adopted: 07/15/2025

Effective: 07/15/2025

CITY OF NEW ALBANY  
FRANKLIN COUNTY, OHIO  
99 W. MAIN STREET, PO BOX 188  
NEW ALBANY, OHIO 43054

Schedule A - O-30-2025

FAILURE TO COMPLY WITH SEC. 5705.28 R.C. SHALL RESULT  
IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

*To the Franklin County Auditor:*

The following Budget year beginning January 1, 2026 has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.

Bethany Staats, CPA, Director of Finance  
July 15, 2025

**SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION,  
AND COUNTY AUDITOR'S ESTIMATED RATES.**

For Municipal Use		For Budget Commission Use		For County Auditor Use	
FUND CATEGORY/TYPE (which are requesting general property tax revenue)	BUDGET YEAR AMOUNT REQUESTED OF BUDGET COMMISSION INSIDE/OUTSIDE	BUDGET YEAR AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMINATION	BUDGET YEAR TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
				INSIDE 10 MILL LIMIT BUDGET YEAR	OUTSIDE 10 MILL LIMIT BUDGET YEAR
	Column 1	Column 2	Column 3	Column 4	Column 5
<b><u>GOVERNMENTAL FUNDS</u></b>					
General Fund	\$ 2,011,493				
<b><u>SPECIAL REVENUE FUNDS</u></b>					
<i>No Special Revenue Funds</i>	\$0				
<b><u>PROPRIETARY FUNDS</u></b>					
<i>No Proprietary Funds</i>	\$0				
<b><u>FIDUCIARY FUNDS</u></b>					
<i>No Fiduciary Funds</i>	\$0				
<b>TOTAL ALL FUNDS</b>	<b>\$2,011,493</b>				

SCHEDULE A



## CITY OF NEW ALBANY, OHIO

## EXHIBIT I

FUND NAME: GENERAL FUND (101)FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

This Exhibit is to be used for General Fund Only.

DESCRIPTION (1)	2023 ACTUAL (2)	2024 ACTUAL (3)	CURRENT YEAR ESTIMATED 2025 (4)	NEXT YEAR ESTIMATED 2026 (5)
<b>REVENUES</b>				
<b>Local Taxes</b>				
General Property Tax - Real Estate	\$ 1,542,113	\$ 2,009,889	\$ 2,011,493	\$ 2,011,493
Tangible Personal Property Tax	-	-	-	-
Municipal Income Tax	32,774,242	42,155,271	42,965,773	43,180,602
Other Local Taxes	450,912	535,885	527,601	532,877
<b>Total Local Taxes</b>	<b>\$ 34,767,267</b>	<b>\$ 44,701,044</b>	<b>\$ 45,504,867</b>	<b>\$ 45,724,972</b>
<b>Intergovernmental Revenues</b>				
<b>State Shared Taxes and Permits</b>				
Local Government	\$ 136,064	\$ 132,192	\$ 127,949	\$ 125,390
Kilowatt Hour Tax	-	-	-	-
Estate Tax	-	-	-	-
Cigarette Tax	163	186	149	151
Liquor and Beer Permits	16,116	18,004	17,093	17,264
Property Tax Allocation	140,929	192,377	193,976	193,976
Other State Shared Taxes and Permits	-	-	-	-
<b>Total State Shared Taxes and Permits</b>	<b>\$ 293,271</b>	<b>\$ 342,759</b>	<b>\$ 339,167</b>	<b>\$ 336,780</b>
<b>Grants or Other Aid:</b>				
Federal Grants or Aid	\$ -	\$ -	\$ -	\$ -
State Grants or Aid	500	-	11,712	11,829
Other Grants or Aid	58,979	58,845	45,510	45,965
<b>Total Grants or Other Aid</b>	<b>59,479</b>	<b>58,845</b>	<b>57,222</b>	<b>57,794</b>
<b>Total Intergovernmental Revenues</b>	<b>\$ 352,750</b>	<b>\$ 401,604</b>	<b>\$ 396,389</b>	<b>\$ 394,575</b>
<b>Service Charges, Permits &amp; Misc Revenues</b>				
Investment Earnings	\$ 2,222,194	\$ 3,483,637	\$ 2,725,083	\$ 2,477,100
Charges for Services	389,310	370,010	411,024	415,134
Fines, Licenses, and Permits	1,198,397	1,369,034	1,436,869	1,451,237
Miscellaneous	1,276,957	2,628,654	1,076,987	861,589
<b>Total Svc Charges, Permits &amp; Misc Revenues</b>	<b>\$ 5,086,857</b>	<b>\$ 7,851,334</b>	<b>\$ 5,649,962</b>	<b>\$ 5,205,062</b>
<b>Other Financing Sources:</b>				
Proceeds from Sale of Assets	\$ 47,491	\$ 36,058	\$ 4,668	\$ 4,715
Transfers	-	-	-	-
Advances	4,304,429	346,442	610,500	1,469,041
Other Sources	-	-	-	-
<b>Total Other Financing Sources</b>	<b>\$ 4,351,920</b>	<b>\$ 382,500</b>	<b>\$ 615,168</b>	<b>\$ 1,473,756</b>
<b>TOTAL REVENUE</b>	<b>\$ 44,558,795</b>	<b>\$ 53,336,483</b>	<b>\$ 52,166,387</b>	<b>\$ 52,798,364</b>

## CITY OF NEW ALBANY, OHIO

EXHIBIT IFUND NAME: GENERAL FUND (101)FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

This Exhibit is to be used for General Fund Only.

DESCRIPTION (1)	2023 ACTUAL (2)	2024 ACTUAL (3)	CURRENT YEAR ESTIMATED 2025 (4)	NEXT YEAR ESTIMATED 2026 (5)
<b>EXPENDITURES</b>				
<b><u>Police (1000)</u></b>				
Salary & Related	\$ 6,779,066	\$ 7,474,204	\$ 9,280,012	\$ 9,651,212
Operating & Contractual Services	313,890	294,399	389,061	404,623
Capital Outlay	-	-	-	-
<b>Total Police</b>	<b>\$ 7,092,956</b>	<b>\$ 7,768,603</b>	<b>\$ 9,669,073</b>	<b>\$ 10,055,836</b>
<b><u>Land &amp; Building Maintenance (6000)</u></b>				
Salary & Related	\$ 28,688	\$ 836,527	\$ 1,033,718	\$ 1,075,066
Operating & Contractual Services	1,810,223	1,891,434	2,798,750	2,910,700
Capital Outlay	-	-	-	-
<b>Total Parks &amp; Lands</b>	<b>\$ 1,838,911</b>	<b>\$ 2,727,961</b>	<b>\$ 3,832,468</b>	<b>\$ 3,985,766</b>
<b><u>Community Development (4000)</u></b>				
Salary & Related	\$ 2,596,880	\$ 2,885,700	\$ 3,608,741	\$ 3,753,091
Operating & Contractual Services	2,013,315	2,277,393	2,281,700	2,372,968
Capital Outlay	-	-	-	-
<b>Total Community Development</b>	<b>\$ 4,610,195</b>	<b>\$ 5,163,093</b>	<b>\$ 5,890,441</b>	<b>\$ 6,126,059</b>
<b><u>Public Service (5000)</u></b>				
Salary & Related	\$ 4,036,586	\$ 3,503,045	\$ 4,844,078	\$ 5,037,841
Operating & Contractual Services	1,675,495	1,890,226	2,939,500	3,057,080
Capital Outlay	-	-	-	-
<b>Total Public Service</b>	<b>\$ 5,712,081</b>	<b>\$ 5,393,271</b>	<b>\$ 7,783,578</b>	<b>\$ 8,094,921</b>
<b><u>General Government (7000)</u></b>				
Salary & Related	\$ 3,402,304	\$ 4,214,231	\$ 5,557,030	\$ 5,779,311
Operating & Contractual Services	4,013,830	4,960,854	5,140,470	5,346,089
Capital Outlay	-	-	-	-
<b>Total General Government</b>	<b>\$ 7,416,134</b>	<b>\$ 9,175,084</b>	<b>\$ 10,697,500</b>	<b>\$ 11,125,400</b>
<b><u>Debt Service from General Fund (8000)</u></b>				
Redemption of Principal	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-
Other Debt Service	-	-	-	-
<b>Total Debt Service</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Uses of Funds (9000)</u></b>				
Transfers (to all funds; including Capital)	\$ 10,639,963	\$ 9,406,783	\$ 34,378,046	\$ 13,500,000
Advances	-	-	-	-
Contingencies	-	-	-	-
Other Uses of Funds	-	-	-	-
<b>Total Other Uses of Funds</b>	<b>\$ 10,639,963</b>	<b>\$ 9,406,783</b>	<b>\$ 34,378,046</b>	<b>\$ 13,500,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 37,310,239</b>	<b>\$ 39,634,795</b>	<b>\$ 72,251,106</b>	<b>\$ 52,887,982</b>
<b>Revenues Over (Under) Expenditures</b>	<b>\$ 7,248,555</b>	<b>\$ 13,701,688</b>	<b>\$ (20,084,719)</b>	<b>\$ (89,618)</b>
<b>Beginning Fund Balance</b>	<b>\$ 26,257,043</b>	<b>\$ 33,505,598</b>	<b>\$ 47,207,286</b>	<b>\$ 27,122,567</b>
<b>Ending Cash Fund Balance</b>	<b>\$ 33,505,598</b>	<b>\$ 47,207,286</b>	<b>\$ 27,122,567</b>	<b>\$ 27,032,948</b>
<b>Est/Actual Encumbrances (at end of year)</b>	<b>\$ 2,188,594</b>	<b>\$ 2,714,787</b>	<b>\$ 2,769,083</b>	<b>\$ 2,824,464</b>
<b>Est/Actual Unencumbered (at end of year)</b>	<b>\$ 31,317,004</b>	<b>\$ 44,492,499</b>	<b>\$ 24,353,484</b>	<b>\$ 24,208,484</b>

FUND NAME:

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

This Exhibit to be used for any fund receiving property tax revenue except for General Fund.

DESCRIPTION	2023 ACTUAL	2024 ACTUAL	CURRENT YEAR ESTIMATED 2025	NEXT YEAR ESTIMATED 2026
(1)	(2)	(3)	(4)	(5)
<b>REVENUES</b>				
<u>Local Taxes</u>				
General Property Tax - TIF/PILOT	\$ -	\$ -	\$ -	\$ -
Property Tax Allocation	-	-	-	-
<b>Total Local Taxes</b>	\$ -	\$ -	\$ -	\$ -
<u>Intergovernmental Revenues</u>				
State Shared Taxes and Permits	\$ -	\$ -	\$ -	\$ -
<b>Total Intergovernmental Revenues</b>	\$ -	\$ -	\$ -	\$ -
<u>Miscellaneous</u>				
Investment Earnings	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>				
Transfers	\$ -	\$ -	\$ -	\$ -
Advances	-	-	-	-
Other Sources	-	-	-	-
<b>TOTAL REVENUE</b>	\$ -	\$ -	\$ -	\$ -
<b>EXPENDITURES</b>				
<u>General Government</u>				
Auditor and Treasurer Fees	\$ -	\$ -	\$ -	\$ -
Operating & Contractual Services	-	-	-	-
<b>Total General Government</b>	\$ -	\$ -	\$ -	\$ -
<u>Public Service</u>				
Operating & Contractual Services	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-
<b>Total Public Service</b>	\$ -	\$ -	\$ -	\$ -
<u>Other Uses of Funds</u>				
Transfers	\$ -	\$ -	\$ -	\$ -
Other Uses	-	-	-	-
<b>TOTAL EXPENDITURES</b>	\$ -	\$ -	\$ -	\$ -
<b>Revenues Over (Under) Expenditures</b>	\$ -	\$ -	\$ -	\$ -
<b>Beginning Fund Balance</b>	\$ -	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	\$ -	\$ -	\$ -	\$ -
<b>Est/Actual Encumbrances (at end of year)</b>	\$ -	\$ -	\$ -	\$ -
<b>Est/Actual Unencumbered (at end of year)</b>	\$ -	\$ -	\$ -	\$ -

CITY OF NEW ALBANY, OHIO  
FISCAL YEAR 2026 TAX BUDGET  
PROJECTED FUND BALANCES

EXHIBIT III

FUND CATEGORY/TYPE	ESTIMATED UNENCUMBERED BAL 1/1/26	ESTIMATED 2026 REVENUE	TOTAL AVAIL FOR EXPENDITURE	EST 2026 EXPENSES /ENC	ESTIMATED UNENC BAL 12/31/2026
<b>GOVERNMENTAL:</b>					
<b>GENERAL</b>					
101 - General	27,122,567	52,798,364	79,920,931	55,712,446	24,208,484
906 - Unclaimed Funds	4,989	-	4,989	-	4,989
<b>TOTAL GENERAL FUNDS</b>	<b>\$ 27,127,555</b>	<b>\$ 52,798,364</b>	<b>\$ 79,925,919</b>	<b>\$ 55,712,446</b>	<b>\$ 24,213,473</b>
<b>SPECIAL REVENUE:</b>					
201 - Street Construction, Maint & Repair	353,750	731,300	1,085,050	659,650	425,400
202 - State Highway	356,629	71,070	427,699	40,000	387,699
203 - Permissive Tax	217,682	113,300	330,982	145,000	185,982
210 - Alcohol Education	19,129	1,030	20,159	1,030	19,129
211 - Drug Use Prevention	78,602	20,600	99,202	20,600	78,602
212 - Mandatory Drug Fines	500	515	1,015	-	1,015
213 - Law Enforcement & Ed	5,155	1,030	6,185	1,000	5,185
214 - OneOhio Opiod Settlement	45,200	15,450	60,650	2,000	58,650
216 - K9 Fund	12,664	20,705	33,369	20,705	12,664
217 - Safety Town	168,176	51,500	219,676	23,376	196,300
218 - DUI Grant	12,701	10,300	23,001	10,300	12,701
219 - Law Enforcement Assistance	9,820	2,060	11,880	1,200	10,680
221 - Economic Development NAECA	-	2,149,378	2,149,378	2,149,378	-
222 - Economic Development NACA	2,781,060	3,500,000	6,281,060	3,500,000	2,781,060
223 - Oak Grove EOZ	-	5,347,353	5,347,353	5,347,353	-
224 - Central College EOZ	-	2,565,271	2,565,271	2,565,271	-
225 - Oak Grove II EOZ	-	5,136,735	5,136,735	5,136,735	-
226 - Blacklick EOZ	-	5,303,047	5,303,047	5,303,047	-
228 - Subdivision Development	1,073,173	1,236,000	2,309,173	700,000	1,609,173
229 - Builders Escrow	1,013,363	721,000	1,734,363	600,000	1,134,363
230 - Wentworth Crossing TIF	929,775	403,760	1,333,535	322,740	1,010,795
231 - Hawkmoor TIF	293,005	181,280	474,285	214,111	260,174
232 - Enclave TIF	47,057	73,903	120,960	59,870	61,090
233 - Saunton TIF	155,487	169,950	325,437	194,160	131,277
234 - Richmond Square TIF	228,738	212,695	441,433	185,201	256,232
235 - Tidewater I TIF	223,233	414,060	637,293	511,150	126,143
236 - Ealy Crossing TIF	294,959	475,860	770,819	412,975	357,844
237 - Upper Clarenton TIF	1,390,832	621,090	2,011,922	593,140	1,418,782
238 - Balfour Green TIF	87,065	29,664	116,729	38,550	78,179
239 - Straits Farm TIF	-	432,600	432,600	166,000	266,600
240 - Oxford TIF	-	187,460	187,460	50,831	136,629
241 - Schleppi Residential TIF	-	412,000	412,000	412,000	-
250 - Blacklick TIF	755,362	3,316,600	4,071,962	2,577,568	1,494,394
251 - Blacklick II TIF	299,127	54,590	353,717	53,000	300,717
252 - Village Center TIF	350,810	1,447,665	1,798,475	1,186,450	612,025
253 - Research Tech District TIF	2,208,139	396,550	2,604,689	56,650	2,548,039
254 - Oak Grove II TIF	2,255,768	2,266,000	4,521,768	30,000	4,491,768
255 - Schleppi Commercial TIF	-	-	-	-	-
258 - Windsor TIF	2,574,619	4,063,350	6,637,969	1,700,456	4,937,513
259 - Village Center II TIF	-	515,000	515,000	515,000	-
271 - Local Coronavirus Relief	-	-	-	-	-
272 - Local Fiscal Recovery	1,297,460	-	1,297,460	1,297,460	-
280 - Hotel Excise Tax	-	206,000	206,000	206,000	-
281 - Healthy New Albany Facilities	6,799	1,287,500	1,294,299	1,028,050	266,249
282 - Hinson Amphitheater	138,814	91,800	230,614	62,500	168,114
290 - Alcohol Indigent	12,016	1,030	13,046	-	13,046
291 - Mayors Court Computer	21,251	4,120	25,371	1,000	24,371
292 - Court Special Projects	30,929	8,240	39,169	1,000	38,169
293 - Clerk's Court Computer	18,967	5,150	24,117	1,000	23,117
299 - Severance Liability Fund	1,513,249	200,000	1,713,249	200,000	1,513,249
<b>TOTAL SPECIAL REVENUE FUNDS</b>	<b>\$ 21,281,065</b>	<b>\$ 44,475,561</b>	<b>\$ 65,756,626</b>	<b>\$ 38,303,507</b>	<b>\$ 27,453,119</b>
<b>DEBT SERVICE FUNDS:</b>					
301 - Debt Service	929,377	9,905,590	10,834,967	9,902,590	932,377
<b>TOTAL DEBT SERVICE</b>	<b>\$ 929,377</b>	<b>\$ 9,905,590</b>	<b>\$ 10,834,967</b>	<b>\$ 9,902,590</b>	<b>\$ 932,377</b>
<b>CAPITAL PROJECT FUNDS:</b>					
401 - Capital Improvements	1,164,417	9,110,292	10,274,709	10,274,709	-
402 - Village Center Improvements	336,765	667,272	1,004,037	1,004,037	-
403 - Bond Improvements	174,876	-	174,876	174,876	-
404 - Park Improvements	1,608,970	2,973,910	4,582,880	4,582,880	-
405 - Water & Sanitary Improvements	9,096,692	1,390,500	10,487,192	10,487,192	-
410 - Infrastructure Replacement	12,793,176	1,015,000	13,808,176	13,808,176	-
411 - Leisure Trail Improvements	376,842	20,600	397,442	397,442	-
415 - Capital Equip Replacement	6,344,107	2,605,515	8,949,622	8,949,622	-
422 - Oak Grove II Infrastructure	1,068,449	3,819,302	4,887,751	4,887,751	-
422 - Economic Development Capital Improvement	10,393,409	6,624,227	17,017,636	17,017,636	-
<b>TOTAL CAPITAL PROJECT FUNDS</b>	<b>\$ 43,357,703</b>	<b>\$ 28,226,618</b>	<b>\$ 71,584,321</b>	<b>\$ 71,584,321</b>	<b>\$ -</b>
<b>TOTAL (MEMORANDUM ONLY)</b>	<b>\$ 92,695,700</b>	<b>\$ 135,406,133</b>	<b>\$ 228,101,833</b>	<b>\$ 175,502,864</b>	<b>\$ 52,598,969</b>

**EXHIBIT IV**

List the amounts required for the payment of each judgement expected to be paid during the year being budgeted.

CITY OF NEW ALBANY, OHIO  
FISCAL YEAR 2026 TAX BUDGET  
SCHEDULE OF OUTSTANDING DEBT

EXHIBIT V

PURPOSE OF BONDS AND NOTES	Authority for Levy Outside 10 mill Limit *	Date of Issue	Due Date	Ordinance or Resolution	Serial or Term	Rate of Interest	Amounts of Bonds and Notes Outstanding beginning of year 01/01/26	BUDGET YEAR		FY 2026
								Amount Required for Principal and Interest 1/1/26 to 12/31/26	Amt Receivable from Outside Sources to Meet Debt Payments	Amount Required for Principal and Interest 1/1/26 to 12/31/26
<b>Payable from Debt Service:</b>										
<u><b>INSIDE 10 MILL LIMIT:</b></u>										
2022 Refunding - 2012 Various Purpose Refunding Ltd Tax GO Bonds	NA	5/25/2022	12/1/2029	O-14-2022	Serial	2.68%	\$2,170,000	\$583,156	\$0	\$583,156
Capital Facilities Bonds, Series 2018	NA	7/11/2018	12/1/2037	O-08-2018	Serial	1.52% - 3.24%	\$11,705,000	\$1,315,000	\$0	\$1,315,000
Capital Facilities Refunding Bonds, Series 2016 (Federally Taxable)	NA	11/23/2016	12/1/2027	O-35-2016	Serial	2.39% - 2.50%	\$1,355,000	\$707,385	\$0	\$707,385
Capital Facilities Ltd. Tax GO Bonds, Series 2014	NA	12/1/2014	12/1/2030	O-13-2014	Serial	0.85% - 4.00%	\$3,620,000	\$568,900	\$0	\$568,900
<b>TOTAL</b>							<b>\$18,850,000</b>	<b>\$3,174,441</b>	<b>\$0</b>	<b>\$3,174,441</b>
<u><b>OUTSIDE 10 MILL LIMIT:</b></u>										
None	-	-	-	-	-	-	\$0	\$0	\$0	\$0
<b>TOTAL</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\* If the Levy is outside the 10 mill limit by vote enter the words "by vote" and the date of the election. If outside the 10 mill limit without a vote, enter the reference to the statute under which the levy is exempt from the 10 mill limit.

## CITY OF NEW ALBANY, OHIO

## OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES

The Budget Commission of Franklin County, Ohio, hereby makes the following Official Certificate of Estimated Resources for the City of New Albany for the BUDGET YEAR beginning January 1<sup>st</sup>, 2026.

FUND	Estimated Unenc Bal as of 1/1/2026	Real Estate Property Tax	Personal Property Tax	Local Government Funds	Rollback, Homestead and Personal Prop Tax Exemption	Other Sources	Total
<b><u>GOVERNMENTAL FUNDS</u></b>	<b>\$ 92,695,700</b>	<b>\$ 2,011,493</b>	<b>\$ -</b>	<b>\$ 125,390</b>	<b>\$ 193,976</b>	<b>\$ 133,075,274</b>	<b>\$ 228,101,833</b>
General Fund	27,122,567	2,011,493	-	125,390	193,976	50,467,505	79,920,931
Unclaimed Funds	4,989	-	-	-	-	-	4,989
Special Revenue Funds	21,281,065	-	-	-	-	44,475,561	65,756,626
Debt Service Funds	929,377	-	-	-	-	9,905,590	10,834,967
Capital Project Funds	43,357,703	-	-	-	-	28,226,618	71,584,321
<b><u>PROPRIETARY FUNDS</u></b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Enterprise Funds	-	-	-	-	-	-	-
Internal Service Funds	-	-	-	-	-	-	-
<b><u>FIDUCIARY FUNDS</u></b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Trust and Agency Funds	-	-	-	-	-	-	-
<b>TOTAL ALL FUNDS</b>	<b>\$ 92,695,700</b>	<b>\$ 2,011,493</b>	<b>\$ -</b>	<b>\$ 125,390</b>	<b>\$ 193,976</b>	<b>\$ 133,075,274</b>	<b>\$ 228,101,833</b>

The Budget Commission further certifies that its action on the foregoing budget and the County Auditor's Estimate of the rate of each tax necessary to be levied within and outside the 10 mill limitation is set forth in the proper columns of the preceding pages and the total amount approved for each fund must govern the amount of appropriation from such fund.

DATE \_\_\_\_\_, 2025

Budget  
Commission





## RESOLUTION R-24-2025

### A RESOLUTION TO REQUEST THE FRANKLIN COUNTY BUDGET COMMISSION TO GRANT THE .74 MILLS IN AVAILABLE INSIDE MILLAGE TO THE CITY OF NEW ALBANY

**WHEREAS**, there is additional inside millage available for distribution by the Franklin County Budget Commission; and

**WHEREAS**, due to its need to fund expanded operations and provide infrastructure to service rapid growth in the community as demonstrated by the 2026 Tax Budget, the City of New Albany is in need of additional revenue.

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

**Section 1:** The City of New Albany hereby requests that the Franklin County Budget Commission grant the additional inside millage of .74 mills to the City of New Albany.

**Section 2:** The clerk of council is directed to submit a certified copy of this resolution to the Franklin County Budget Commission.

**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 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 Section 121.22 of the Ohio Revised Code.

**Section 4.** Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 15 day of July, 2025.

Attest:

A green ink signature of Sloan T. Spalding.

Sloan T. Spalding  
Mayor

A blue ink signature of Jennifer H. Mason.

Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
\_\_\_\_\_  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared: 07/03/2025

Introduced: 07/15/2025

Revised:

Adopted: 07/15/2025

Effective: 07/15/2025



## **RESOLUTION R-25-2025**

### **A RESOLUTION TO AMEND THE OAK GROVE II COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 115.445 +/- ACRES TO THAT AREA, CONFIRMING THE DESIGNATION OF A HOUSING OFFICER AND THE CREATION OF A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL AND TAX INCENTIVE REVIEW COUNCILS, AND TO EXPAND THE OAK GROVE II ECONOMIC OPPORTUNITY ZONE TO ADD THAT AREA**

**WHEREAS**, the Council of the City of New Albany, Ohio (the “City”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed sufficient reinvestment in new construction; and

**WHEREAS**, Council, by its Resolution No. R-17-2009 adopted March 3, 2009, designated the Oak Grove II Community Reinvestment Area (the “Original Oak Grove II Area”), and by each of its Resolutions No. R-41-2010 adopted July 6, 2010, R-72-2010 adopted November 16, 2010, R-53-2012 adopted October 2, 2012, R-26-2013 adopted August 6, 2013, R-72-2014 adopted September 16, 2014, R-49-2015 adopted November 17, 2015, R-45-16 adopted November 1, 2016, R-02-2017 adopted February 7, 2017, R-17-2018 adopted July 17, 2018, R-41-2018 adopted November 6, 2018, R-50-2018 adopted December 10, 2018, R-05-2019 adopted February 19, 2019, R-37-2019 adopted on August 6, 2019, R-15-2021 adopted on April 6, 2021, R-46-2021 adopted September 21, 2021, R-09-2022 adopted on February 1, 2022, R-18-2022 adopted on May 3, 2022, R-38-2022 adopted on November 15, 2022, R-21-2023 adopted on April 18, 2023, and November 7, 2023, R-46-2023 expanded that Original Oak Grove II Area (as expanded to date, the “Current Oak Grove II Area”), which enabled the City to offer in that Current Oak Grove II Area real property tax exemptions on the construction of certain new structures and the remodeling of certain existing structures as described in Ohio Revised Code (“R.C.”) Section 3735.67; and

**WHEREAS**, the City desires to promote commercial and industrial development in an additional area contiguous to the Current Oak Grove II Area, which contiguous area includes approximately 115.445+/- acres and which is depicted on Exhibit A attached hereto (the “Oak Grove II Expansion Area”); and

**WHEREAS**, the City believes that the redevelopment of the Oak Grove II Expansion Area would encourage economic stability, maintain real property values, and generate new employment opportunities and desires to designate the Oak Grove II Expansion Area as a community reinvestment area pursuant to R.C. Sections 3735.65 to 3735.70; and

**WHEREAS**, that Survey shows the facts and conditions relating to existing housing and commercial structures and undeveloped land in the Oak Grove II Expansion Area, including,

among other things, evidence of deterioration and lack of new construction, or repair or rehabilitation of structures in that Oak Grove II Expansion Area; and

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

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

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

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

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

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

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

**Section 4. Designation of Housing Officer.** To administer and implement the provisions of this Resolution, the Council hereby confirms the prior designation of the City Manager as the Housing Officer for the Oak Grove II CRA as described in R.C. Sections 3735.65 to 3735.70.

**Section 5. Housing Council and Tax Incentive Review Councils.** This Council hereby confirms the prior creation of a Community Reinvestment Area Housing Council (the "Housing Council") for the Oak Grove II CRA. That Housing Council is composed of two members appointed by the Mayor, two members appointed by this Council and one member appointed by the City's Municipal Planning Commission. A majority of those five members shall appoint two additional members who shall be residents of the City. Terms of the members of the Housing Council shall be three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing Council shall make an annual inspection of the properties within the Oak Grove II CRA for which an exemption has been granted under R.C. Section 3735.69. The Housing Council also shall also hear appeals under R.C. Section 3735.70.

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

**Section 6. Resolution to be Forwarded and Published.** The Housing Officer or the Housing Officer's designee is hereby authorized and directed to forward a copy of this Resolution to the Franklin County Auditor or the Licking County Auditor, as applicable, and to cause to be published a copy of this Resolution in a newspaper of general circulation in the City once per week for two consecutive weeks following its adoption.

**Section 7. Authorization to Petition the State of Ohio Director of Development.** The Housing Officer, or the Housing Officer's designee, is hereby authorized and directed, on behalf of the City, to petition the State Director of Development, in accordance with R.C. Section 3735.66, for confirmation of the Oak Grove II CRA as expanded to include the Oak Grove II Expansion Area.


**Section 8. Open Meeting.** The Council hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Council and any of its committees and that all deliberations of this Council and of its committees that resulted in formal action were taken in meetings open to the public in full compliance with the applicable legal requirements, including R.C. Section 121.22.

**Section 9. Effective Date.** Pursuant to Article 6.07 of the New Albany Charter, this Resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 15 day of July, 2025.

Attest:

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared: 07/02/2025

Introduced: 07/15/2025

Revised:

Adopted: 07/15/2025

Effective: 07/15/2025



## EXHIBIT A – R-25-2025

### PARCEL MAP

The colored areas on the attached map specifically identify and depict the Parcels and constitute part of Exhibit A.

