



RESOLUTION R-38-2026

A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR FRANKLIN COUNTY

WHEREAS, New Albany has the statutory authority to create various zones that provide economic development incentives, which include Enterprise Zones, Community Reinvestment Areas, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, New Albany may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between New Albany and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, the New Albany-Franklin County TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each Tax Increment Finance (TIF) and Community Reinvestment Area (CRA) agreements within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC is required to be forwarded to council within 60 days of making the recommendation and council is required to act upon those recommendations.

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 New Albany - Franklin County Tax Incentive Review Council met on July 13, 2026.

Section 2. Council considered the recommendations of the Franklin County TIRC as described below:

- | | | |
|----|-----------------|--|
| a. | Oak Grove | WATER'S EDGE CAMPUS (WATER'S EDGE II & III); approved for continuation |
| b. | Central College | ENCOVA INSURANCE DATA CENTER; no action required – abatement complete in 2025 |
| c. | Central College | TJX, INC. DATA CENTER; approved for continuation |
| d. | Village Center | DNA MMII LLC; approved for continuation |
| e. | Central College | SI NAL01 LLC DATA CENTER; approved for continuation |
| f. | Central College | AMERICAN REGENT; approved for continuation |

- g. Central College **DISCOVER FINANCIAL SERVICES DATA CENTER**; approved for continuation
- h. Oak Grove **EOG RESOURCES, INC.**; approved for continuation
- i. Central College **OHIO POWER COMPANY DATA CENTER**; approved for continuation
- j. Oak Grove **WATER'S EDGE EAST**; approved for continuation
- k. Oak Grove II **AIREIT INNOVATION CORPORATE PARK, LLC (INNOVATION I & II)**; approved for continuation
- l. Oak Grove II **EXETER 8255 INNOVATION LP (INNOVATION III)**; approved for continuation
- m. Oak Grove II **MONTAUK INNOVATIONS LLC (GOOGLE)**; approved for continuation
- n. Central College **MEDICAL CENTER OF NEW ALBANY**; approved for continuation
- o. Oak Grove **NEW ALBANY COMMERCE I LLC**; approved for continuation
- p. Oak Grove **NEW ALBANY COMMERCE II LLC**; approved for continuation

Section 3. Council accepts the recommendation for continuance of the CRA Agreements made by the New Albany-Franklin County TIRC.

Section 4. 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 5. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 08/21/2026
Introduced: 09/01/2026 *postponed to 10/6*
Revised:
Adopted:
Effective:



RESOLUTION R-39-2026

A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR LICKING COUNTY

WHEREAS, New Albany has the statutory authority to create various zones that provide economic development incentives, which include Enterprise Zones, Community Reinvestment Areas, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, New Albany may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between New Albany and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, the New Albany-Licking County TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each Tax Increment Finance (TIF) and Community Reinvestment Area (CRA) agreements within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC is required to be forwarded to council within 60 days of making the recommendation and council is required to act upon those recommendations.

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 New Albany - Licking County Tax Incentive Review Council met on July 20, 2026.

Section 2. Council considered the recommendations of the Licking County TIRC as described below:

- a. Oak Grove II **HERM WANGO INVESTMENTS LLC (ANOMATIC CORPORATION);**
no action required – abatement complete in 2025
- b. Oak Grove II **DREAM INDUSTRIAL NEW ALBANY 9000 LLC (ACCEL, INC.);**
approved for continuation
- c. Oak Grove II **PJP HOLDINGS LLC (AXIUM PACKAGING; VERTIX);** approved for
continuation
- d. Oak Grove II **DREAM INDUSTRIAL NEW ALBANY 8860 LLC (DREAM 1);** approved
for continuation
- e. Oak Grove II **CCL LABEL INC;** approved for continuation

- f. Oak Grove II **KDC US HOLDINGS INC (KDC/ONE); approved for continuation**
- g. Oak Grove II **VEE PAK OHIO LLC (VOYANT BEAUTY); approved for continuation**
- h. Oak Grove II **CMC EXEMPT 8865 SMITHS MILL LLC ET AL. (AMCOR RIGID PACKAGING); approved for continuation**
- i. Oak Grove II **URSF OH NEW ALBANY LLC; approved for continuation**
- j. Oak Grove II **DISTRIBUTION LAND CORP; approved for continuation**
- k. Oak Grove II **VADATA INC (AMAZON DATA SERVICES); approved for continuation**
- l. Oak Grove II **AEP OHIO TRANSMISSION COMPANY INC; approved for continuation**
- m. Oak Grove II **DREAM INDUSTRIAL NEW ALBANY 8820 LLC (DREAM II); approved for continuation**
- n. Oak Grove II **SMITHS MILL ROAD LLC (BRIGHT INNOVATION LABS); approved for continuation**
- o. Oak Grove II **MDH F3 DUNE CENTRAL LLC (HIMS); approved for continuation**
- p. Oak Grove II **SIDECAT LLC (META); approved for continuation**
- q. Oak Grove II **MONTAUK INNOVATIONS LLC (GOOGLE); approved for continuation**
- r. Oak Grove II **PREYLOCK NEW ALBANY LLC (AMAZON.COM DISTRIBUTION CENTER); approved for continuation**
- s. Oak Grove II **EXETER 8950 SMITHS MILL LP; approved for continuation**
- t. Oak Grove II **MSG OHIO LLC; approved for continuation**
- u. Oak Grove II **EDGECONNEX MCN NEW ALBANY SOUTH PROPCO 2 LLC; approved for continuation**
- v. Oak Grove II **AMGEN INC; approved for continuation**
- w. Oak Grove II **HMS NEW ALBANY (OH) LLC; approved for continuation**
- x. Oak Grove II **AMAZON DATA SERVICES INC; approved for continuation**
- y. Oak Grove II **EXETER 13101 WORTHINGTON LP; approved for continuation**
- z. Oak Grove II **CIVF VII - OH1B02 LLC & CIVF VII - OH1M01 LLC (CABOT PROPERTIES BUILDINGS 1 & 10); approved for continuation**
- aa. Oak Grove II **ET NEW ALBANY LLC; approved for continuation**

Section 3. Council accepts the recommendation for continuance of the CRA Agreements made by the New Albany-Licking County TIRC.

Section 4. 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 5. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 08/21/2026

Introduced: 09/01/2026 *postponed to 10/6*

Revised:

Adopted:

Effective:



RESOLUTION R-40-2026

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND MEMORANDUM OF UNDERSTANDING WITH VTRE DEVELOPMENT, LLC AND MAKING RELATED AUTHORIZATIONS

WHEREAS, the Council for the City of New Albany, Ohio (the "City") by its Resolution No. R-17-09 adopted March 3, 2009 (the "Original CRA Legislation"), created the Oak Grove II Community Reinvestment Area (the "Original Area"), and by its Resolutions No. R-41-10 adopted July 6, 2010, No. R-72-10 adopted November 16, 2010, No. R-53-2012 adopted October 2, 2012, No. R-26-2013 adopted August 6, 2013, No. R-72-2014 adopted September 16, 2014, and R-49-2015 adopted November 17, 2015, No. R-45-2016 adopted November 1, 2016, No. R-02-17 adopted February 7, 2017, No. R-17-18 adopted July 17, 2018, No. R-41-18 adopted November 6, 2018, No. R-05-2019 adopted February 19, 2019, No. R-37-2019 adopted August 6, 2019, No. R-15-2021 adopted April 6, 2021, No. R-46-21 adopted September 21, 2021, No. R-09-2022 adopted February 1, 2022, No. R-18-2022 adopted May 3, 2022, No. R-38-2022 adopted November 15, 2022, No. R-21-2023 adopted April 18, 2023, No. R-46-2023 adopted November 7, 2023, R-25-2025 adopted on July 15, 2025, R-03-2026 adopted on February 3, 2026, and R-16-2026 adopted on May 19, 2026 (together the "CRA Expansion Legislation" and collectively with the Original CRA Legislation the "CRA Legislation"), amended the designation of the Original Area to include the area known as the "Johnstown Monroe Area", "Johnstown Monroe Annex", "Licking Heights Annex", "Cobbs Road Annex", "Harrison Road Area", "Innovation Campus Area" "Innovation Campus Way Extension" "Beech Road South", "Babbitt Road", "Central College Road Area", "Jug Street North", "Jug Street South", "Innovation District East", "Innovation District East Expansion", "Mink Street and Green Chapel Road Expansion", "Beech Rd. & US 62 District" and "Northeast Business Park District", "Jug and Harrison", "Smart Farm", "US 62 Business District", and "Clover Valley East" respectively, and certain other parcels within the City (collectively, with the Original Area, the "Area"), and designated that entire Area the Oak Grove II Community Reinvestment Area; and

WHEREAS, the Directors of the Department of Development of the State of Ohio and the Ohio Development Services Agency (successor and predecessor to one another) have determined and certified that the aforementioned Area contains the characteristics set forth in Ohio Revised Code Section 3735.66 and confirmed that Area as a "Community Reinvestment Area" pursuant to that Section 3735.66; and

WHEREAS, VTRE Development, LLC (the "Company") has submitted to the City the application attached to the Community Reinvestment Area Agreement (the "CRA Agreement") referred to in Section 1 of this Resolution (the "Agreement Application"); and

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

WHEREAS, the City, having appropriate authority, desires to provide certain property tax incentives to encourage the development of the Project (as defined in the CRA Agreement); and

WHEREAS, the Boards of Education of both the Licking Heights Local School District and the Licking County Joint Vocational School District (also known as "Career and Technology Education Centers of Licking County" or "C-TEC") have each waived their rights to receive notice under Section 5709.83 of the Revised Code in accordance with their respective compensation agreements entered into with the city of New Albany; and

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

Section 1. Community Reinvestment Area Agreement. The CRA Agreement for the Project, by and between the City and the Company, in the form presently on file with the Clerk of the Council which provides for a 100% CRA exemption up to 15-years for the proposed Project is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City which shall be approved by the city manager. The city manager, for and in the name of this City, is hereby authorized to execute that CRA Agreement and approve the character of any changes or amendments thereto as not inconsistent with this Resolution and not substantially adverse to this City that are approved by the city manager, which approval shall be conclusively evidenced by the city manager's execution of that CRA Agreement.

Section 2. Water and Sewer Services Memorandum of Understanding. The MOU by and between the City and the Company, in the form presently on file with the Clerk of the Council which addresses the availability and supply of water and sewer services for the development and operation of the Project, is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City which shall be approved by the city manager. The City Manager, for and in the name of this City, is hereby authorized to execute that MOU and approve the character of any changes or amendments thereto as not inconsistent with this Resolution and not substantially adverse to this City that are approved by the City Manager, which approval shall be conclusively evidenced by the City Manager's execution of that MOU.

Section 3. Further Authorizations. This Council hereby further authorizes and directs the city manager, the director of law, the director of finance, the community development director, the clerk of council, or any such other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions (including by not limited to making application and preliminary arrangements for financing that is then subject to formal approval by this Council) as may be appropriate to implement this Resolution and the transactions referenced or contemplated in this Resolution and the CRA and the MOU authorized and approved in this Resolution.

Section 4. Compliance with the Law. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting 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 all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. Effective Date. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 09/24/2026

Introduced: 10/06/2026

Revised:

Adopted:

Effective:



RESOLUTION R-41-2026

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND MEMORANDUM OF UNDERSTANDING WITH NA INNOVATION 100 LLC AND MAKING RELATED AUTHORIZATIONS

WHEREAS, the Council for the City of New Albany, Ohio (the "City") by its Resolution No. R-17-09 adopted March 3, 2009 (the "Original CRA Legislation"), created the Oak Grove II Community Reinvestment Area (the "Original Area"), and by its Resolutions No. R-41-10 adopted July 6, 2010, No. R-72-10 adopted November 16, 2010, No. R-53-2012 adopted October 2, 2012, No. R-26-2013 adopted August 6, 2013, No. R-72-2014 adopted September 16, 2014, and R-49-2015 adopted November 17, 2015, No. R-45-2016 adopted November 1, 2016, No. R-02-17 adopted February 7, 2017, No. R-17-18 adopted July 17, 2018, No. R-41-18 adopted November 6, 2018, No. R-05-2019 adopted February 19, 2019, No. R-37-2019 adopted August 6, 2019, No. R-15-2021 adopted April 6, 2021, No. R-46-21 adopted September 21, 2021, No. R-09-2022 adopted February 1, 2022, No. R-18-2022 adopted May 3, 2022, No. R-38-2022 adopted November 15, 2022, No. R-21-2023 adopted April 18, 2023, No. R-46-2023 adopted November 7, 2023, R-25-2025 adopted on July 15, 2025, R-03-2026 adopted on February 3, 2026, and R-16-2026 adopted on May 19, 2026 (together the "CRA Expansion Legislation" and collectively with the Original CRA Legislation the "CRA Legislation"), amended the designation of the Original Area to include the area known as the "Johnstown Monroe Area", "Johnstown Monroe Annex", "Licking Heights Annex", "Cobbs Road Annex", "Harrison Road Area", "Innovation Campus Area" "Innovation Campus Way Extension" "Beech Road South", "Babbitt Road", "Central College Road Area", "Jug Street North", "Jug Street South", "Innovation District East", "Innovation District East Expansion", "Mink Street and Green Chapel Road Expansion", "Beech Rd. & US 62 District" and "Northeast Business Park District", "Jug and Harrison", "Smart Farm", "US 62 Business District", and "Clover Valley East" respectively, and certain other parcels within the City (collectively, with the Original Area, the "Area"), and designated that entire Area the Oak Grove II Community Reinvestment Area; and

WHEREAS, the Directors of the Department of Development of the State of Ohio and the Ohio Development Services Agency (successor and predecessor to one another) have determined and certified that the aforementioned Area contains the characteristics set forth in Ohio Revised Code Section 3735.66 and confirmed that Area as a "Community Reinvestment Area" pursuant to that Section 3735.66; and

WHEREAS, NA Innovation 100 LLC (the "Company") has submitted to the City the application attached to the Community Reinvestment Area Agreement (the "CRA Agreement") referred to in Section 1 of this Resolution (the "Agreement Application"); and

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

WHEREAS, the City, having appropriate authority, desires to provide certain property tax incentives to encourage the development of the Project (as defined in the CRA Agreement); and

WHEREAS, the Boards of Education of both the Johnstown-Monroe Local School District and the Licking County Joint Vocational School District (also known as "Career and Technology Education Centers of Licking County" or "C-TEC") have each waived their rights to receive notice under Section 5709.83 of the Revised Code in accordance with their respective compensation agreements entered into with the city of New Albany; and

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

Section 1. Community Reinvestment Area Agreement. The CRA Agreement for the Project, by and between the City and the Company, in the form presently on file with the Clerk of the Council which provides for a 100% CRA exemption up to 15-years for the proposed Project is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City which shall be approved by the city manager. The city manager, for and in the name of this City, is hereby authorized to execute that CRA Agreement and approve the character of any changes or amendments thereto as not inconsistent with this Resolution and not substantially adverse to this City that are approved by the city manager, which approval shall be conclusively evidenced by the city manager's execution of that CRA Agreement.

Section 2. Water and Sewer Services Memorandum of Understanding. The MOU by and between the City and the Company, in the form presently on file with the Clerk of the Council which addresses the availability and supply of water and sewer services for the development and operation of the Project, is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City which shall be approved by the city manager. The City Manager, for and in the name of this City, is hereby authorized to execute that MOU and approve the character of any changes or amendments thereto as not inconsistent with this Resolution and not substantially adverse to this City that are approved by the City Manager, which approval shall be conclusively evidenced by the City Manager's execution of that MOU.

Section 3. Further Authorizations. This Council hereby further authorizes and directs the city manager, the director of law, the director of finance, the community development director, the clerk of council, or any such other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions (including by not limited to making application and preliminary arrangements for financing that is then subject to formal approval by this Council) as may be appropriate to implement this Resolution and the transactions referenced or contemplated in this Resolution and the CRA and the MOU authorized and approved in this Resolution.

Section 4. Compliance with the Law. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting 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 all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. Effective Date. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 09/24/2026

Introduced: 10/06/2026

Revised:

Adopted:

Effective:



RESOLUTION R-42-2026

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN ANNEXATION AGREEMENT WITH JERSEY TOWNSHIP TO FACILITATE THE ANNEXATION OF APPROXIMATELY 1.0 +/- ACRES OWNED BY THE CITY OF NEW ALBANY IN LICKING COUNTY

WHEREAS, the city and the township share certain boundaries and therefore have a shared interest in the general area found immediately east of Beech Road, south of SR 161, west of Harrison Road, and north of Worthington Road, as illustrated and described in the exhibits of the attached Annexation Agreement; and

WHEREAS, the City of New Albany acquired from the Licking County Board of County Commissioners and now owns a 21.601+/-acre tract of land (the "Property") in which portions of Worthington Road and Lucille Lynd Road are located. All of that tract is located within the boundaries of the City of New Albany except a 1.0+/- acre portion that is located in unincorporated Jersey Township; and

WHEREAS, the city wishes to annex the unincorporated 1.0+/- acre portion of the Property generally depicted on Exhibit A to the City; and

WHEREAS, the city and the township desire to maintain a cooperative relationship that will foster economic development and to provide for public infrastructure improvements that will serve the residents and property owners of the city and township; and

WHEREAS, the Ohio Revised Code Sections 709.021 and 709.022 establish provisions for the annexation of property that includes an annexation agreement between the city and the township; and

WHEREAS, in furtherance of this relationship, the city and the township desire to enter this Annexation Agreement to memorialize the terms of their mutual agreement on the procedure under which the annexation(s) of the property to the city will occur in order to ensure that such annexation(s) are completed in accordance with the procedure that has been historically utilized by the city.

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

Section 1. Council hereby authorizes the city manager to enter into an annexation agreement with Jersey Township as set forth on, or substantially similar to, Exhibit A attached hereto.

Section 2. This Annexation Agreement shall cover and be applicable only to the property which is identified in Exhibit A attached herein. The area/boundaries of the property to which this agreement applies shall not be reduced, enlarged, modified, or altered in any way except by written

mutual agreement of the parties approved authorizing legislation of both the legislative authority of the township and the city. Any changes to the boundaries of the property shall require a written amendment to this Annexation Agreement.

Section 3. On or after the effective date, all or part of the property shall, upon proper petition(s) to and with the approval of the Licking County Board of Commissioners and acceptance of the annexation by the city, be annexed to and accepted by the city under the conditions set forth in the Annexation Agreement.

Section 4. 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 5. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 09/25/2026
Introduced: 10/06/2026
Revised:
Adopted:
Effective:

EXHIBIT A – R-42-2026

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this "Agreement"), is entered into as of the last date of signature below (the "Effective Date") by and between the City of New Albany, Ohio (the "City"), an Ohio Charter municipal corporation having its address at 99 W. Main Street, New Albany, Ohio 43054, and the Township of Jersey, Licking County, Ohio (the "Township"), a township duly organized and validly existing under the laws of the State of Ohio having its address at 1481 Mink Street, Pataskala, Ohio 43062.

W I T N E S S E T H:

WHEREAS, the City and the Township share certain boundaries and therefore have a mutual interest in the general area found east of Beech Road, west of Harrison Road, north of Worthington Road and south of SR 161 as described in Exhibit A and illustrated in Exhibit B; and

WHEREAS, the City and the Township desire to maintain a cooperative relationship that will foster economic development within the property and to provide for public infrastructure improvements that will serve the residents and property owners of the City and the Township; and

WHEREAS, in furtherance of this relationship, the City and the Township desire to enter this Agreement to memorialize the terms of their mutual agreement on the procedure under which the future annexation of the Property to the City will occur in order to ensure that such annexation is completed in accordance with the procedure that has been historically utilized by the City; and

WHEREAS, the City desires to work in good faith with the Township in order to identify certain public infrastructure improvements that the City will construct and fund in the general vicinity of the Property that will serve residents and property owners in the Township and the City.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

1. Territory Defined: This Agreement shall cover and be applicable only to the Property, which is presently located within the boundaries of the Township. The boundaries of the Property shall not be reduced, enlarged, modified, or altered in any way except by written consent approved and given by the legislative authorities of both the City and the Township by means of appropriate action authorizing such reduction, enlargement, modification, or alteration. Any changes to the boundaries of the Property shall require a written amendment to this Agreement.
2. Annexation of the Property: On or after the Effective Date, all or part of the Property shall, upon proper petition(s) to and with the final approval of the Licking County Board of Commissioners (the "Commissioners"), be annexed to and accepted by the City under the conditions hereinafter set forth in this Section 2 and subject to all other conditions and limitations in this Agreement. It is anticipated that the real property identified in Exhibits A and B attached hereto and incorporated by reference will be the subject of an annexation petition to be filed with the Commissioners soon after the Effective Date.

- A. Procedure: Annexations of all or part of the Property to the City shall be filed pursuant to and comply with the provisions of Sections 709.021 and 709.022 of the Ohio Revised Code, as such provisions exist on the Effective Date. It is the intention of the parties to require any petition seeking to annex all or a portion of the Property to the City to be filed pursuant to and in compliance with the provisions of Sections 709.021 and 709.022 of the Ohio Revised Code as set forth in this Section 2.A, and to prohibit the City from assisting or accepting an annexation petition concerning the Property which fails to comply with this requirement.
 - B. Effect of Annexation: Immediately following both (i) the approval of a particular annexation petition affecting all or part of the Property by the Commissioners and (ii) the City's acceptance into municipal boundaries of the real property affected by the petition(s), then the annexed property shall be treated and viewed with the same legal effect as if it had been approved as an annexation completed under Section 709.02 of the Ohio Revised Code. Should, at any time, any Property annexed into the City, pursuant to this Agreement, be excluded from the Township, the City shall compensate the Township as in accordance with Section 709.19 of the Ohio Revised Code.
 - C. Cooperative Efforts: Upon the filing of any annexation petition concerning all or part of the Property in accordance with Section 2.A of this Agreement, the Township and the City shall cooperate in good faith to facilitate the approval and success of such petition. In such an instance, each party shall refrain from taking any action that would directly or indirectly delay the annexation process or endanger the possible approval of the annexation petition by the Commissioners.
3. Tax Increment Financing (TIF) in Jersey Township: If the City redirects real property tax revenue through Tax Increment Financing (TIF), then, by May 1 and November 1 of the year following the year in which the (TIF) becomes effective, and continuing each year thereafter, for the duration of the TIF the City shall pay to the Township an amount equal to the real property tax revenue the Township would have received during the previous calendar year, exclusively from all property tax levies for fire and emergency medical services (EMS), had the TIF not been granted by the City (the "Fire & EMS Payment").
4. Public Infrastructure: In addition to their agreement regarding annexation of the Property as provided in Section 2 above, the City and the Township desire to work cooperatively to identify new public infrastructure improvements that may be necessary to serve areas in the vicinity of the Property. To this end, the City and the Township acknowledge that certain improvements may need to be made by the City to the roadways adjacent to Lucille Lynd Drive.

The City and the Township shall make reasonable and good faith efforts to identify such public infrastructure improvements in the future as the need arises and to negotiate the specifications and parameters for such improvements. Any commitments regarding the

construction and/or financing of improvements as contemplated in this Section 3 shall require the prior approval of the New Albany City Council.

5. Miscellaneous:

- A. The term of this Agreement shall commence on the Effective Date and shall terminate at 11:59 p.m. on the fiftieth (50th) anniversary of the Effective Date (the "Initial Term"). Unless the legislative authority of the City or the Township, at least ninety (90) days before the expiration of the Initial Term or any subsequent term as provided herein, acts to terminate the Agreement at the expiration of said term, this Agreement shall automatically renew for consecutive terms of twenty (20) years each, with no limit on the number of renewal terms.
- B. Notices. Any notice required to be given hereunder shall be given in writing by ordinary United States mail, postage prepaid, by nationally recognized overnight courier or by hand delivery addressed to the parties at their respective addresses as set forth below.

If to City:

The City of New Albany
Attn: City Manager
99 W. Main Street
New Albany, Ohio 43054
Fax: (614) 855-8583

If to Township:

Jersey Township Board of Trustees
Attn: _____
1481 Mink Street
Pataskala, Ohio 43062
Fax: _____

Notices shall be deemed received at the earlier of (i) actual hand delivery to the address of the receiving party, (ii) when received or when receipt is refused or (iii) two business days following proper deposit in the United States mail or delivery by facsimile.

- C. Entire Contract. This Agreement embodies the entire understanding among the parties with respect to the subject matter herein contemplated. Any amendments hereto shall be in writing and shall be executed by both the City and the Township.
- D. Counterparts. This Agreement may be executed in counterparts, each of which, when executed and delivered, shall be deemed an original, and all counterparts shall constitute one and the same instrument.

[Remainder of this page intentionally blank – Signatures on following page.]

City of New Albany

By: _____
Joseph Stefanov, City Manager

Date: _____

Approved as to Form:

Ben Albrecht,
Law Director

Jersey Township

By: _____
Dan Wetzel, Trustee

By: _____
Jeff Fry, Trustee

By: _____
Ben Pieper, Trustee

Date: _____

Approved as to Form:

[INSERT NAME AND TITLE]

EXHIBIT A

Description of the "Property"

"Exhibit A"

PROPOSED ANNEXATION OF 1.0± ACRES FROM JERSEY TOWNSHIP TO THE CITY OF NEW ALBANY

Situated in the State of Ohio, County of Licking, Township of Jersey, being a part of Section 17, Township 2 North, Range 15 West, United States Military Lands, and being part of a 21.601 acre tract of land, referred to as "PARCEL NO. 7-WDV3", conveyed to City of New Albany in Instrument Number 202609020017924, all records being of the Recorder's Office, Licking County, Ohio, and being more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of Section 14, the southeasterly corner of Section 15, the northeasterly corner of Section 16, the northwesterly corner of Section 17, the southwesterly corner of a 1.124 acre tract of land conveyed to MBJ Holdings, LLC in Instrument Number 202306130010379, the southeasterly corner of a 7.910 acre tract of land conveyed to MBJ Holdings, LLC in Instrument Number 202306130010379, the northeasterly corner of a 1.333 acre tract of land conveyed to MBJ Holdings, LLC in Instrument Number 201310100025382, on the centerline of Lucille Lynde Road Southwest (variable width) as shown on Ohio Department of Transportation plans 1/20/1966 and FRA-161-23.20 and LIC-161-0.00 dated 10/28/2005, and on an existing City of New Albany corporation line as annexed by The City of New Albany by petition in Instrument Number 202608310017649 and plat in Instrument Number 202608310017650;

Thence along the southerly line of Section 14, the northerly line of Section 17, across the right-of-way of said Lucille Lynde Road Southwest and Worthington Road Southwest (variable width) as shown on Ohio Department of Transportation plans FRA-161-23.20 and LIC-161-0.00 dated 10/28/2005, along the former centerline of State Route 161 as shown Ohio Department of Transportation plans LIC-161-0.00 dated 1/20/1966 and FRA-161-23.20 and LIC-161-0.00 dated 10/28/2005, in part along the southerly line of said 1.124 acre tract, in part along the southerly line of said existing City of New Albany corporation line, in part along the southerly line of a 4.66 acre tract of land, referred to as "PARCEL ONE", conveyed to Phyllis C. Foor and James D. Foor, Trustees in Instrument Number 200103150007970, and in part along the southerly line of a 40.216 acre tract of land, referred to as "PARCEL TWO", conveyed to Phyllis C. Foor and James D. Foor, Trustees in Instrument Number 200103150007970, South 86°45'52" East, 915.8± feet to a point on the southerly line of said 40.216 acre tract, on the northerly line of an existing City of New Albany corporation line as annexed by The City of New Albany by petition in Instrument Number 201903220005278 and plat in Instrument Number 20190322005279, and at the northwesterly corner of a 37.268 acre tract of land conveyed to EXETER 13101 WORTHINGTON, L.P. in Instrument Number 202309120016612;

Thence along the westerly line of said 37.268 acre tract, continuing across said Worthington Road Southwest right-of-way, and along said existing City of New Albany corporation line, an across said 21.601 acre tract, South 03°03'20" West, 59.8± feet to a point on an existing City of New Albany corporation line as annexed by The City of New Albany by Ordinance O-30-2002 in Instrument Number 200210280040677 dated 8/20/2002;

Thence in part continuing across said Worthington Road Southwest right-of-way, in part across said Lucille Lynde Road Southwest right-of-way, in part along a southerly right of way line of said Lucille Lynde Road Southwest, in part along the northerly line of a 1.036 acre tract of land conveyed to MBJ HOLDINGS, LLC in Instrument Number 200005030014048, and along said existing City of New Albany corporation line for the following four (4) courses:

- 1) North 84°00'53" West, 411.3± feet to a point;
- 2) North 86°45'34" West, 75.0± feet to a point;
- 3) South 89°48'25" West, 250.5± feet to a point;
- 4) North 83°34'53" West, 180.4± feet to a point on said the southerly right-of-way line of said Lucille Lynde Road Southwest, on the easterly line of said 1.333 acre tract, at the northwesterly corner of said 1.036 acre tract, and at the northeasterly corner of an annexation to The City of New Albany by petition in Instrument Number 201702160003066 and plat in Instrument Number 201702160003067;

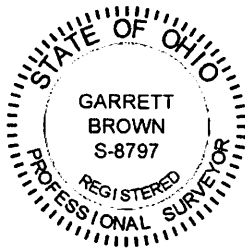
Thence along said easterly line and said existing City of New Albany corporation line as annexed by The City of New Albany by petition in Instrument Number 202608310017649 and plat in Instrument Number 202608310017650, North 03°08'24" East, 45.1± feet to the **TRUE POINT OF BEGINNING**;

Containing 1.0± acres, more or less, being 1.0± acres of present roadway occupied (P.R.O), and being 1.0± acres out of Jersey Township

The total perimeter of annexation is 1,937.7± feet, of which 917.1± feet is contiguous with the City of New Albany by Ordinance O-30-2002 in I.N. 200210280040677 and dated 8/20/2002, 59.8± feet is contiguous with the City of New Albany Annexation by petition in I.N. 201903220005278 and plat in I.N. 201903220005279, and 186.3± feet is contiguous with the City of New Albany Annexation by petition in I.N. 202608310017649 and plat in I.N. 202608310017650, for a total of 1163.2± feet and giving 60.0% border continuity.

This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on records.



A handwritten signature in cursive script, reading "Garrett Brown".

Garrett Brown, P.S., E.I.
Registered Surveyor No. 8797

Date

EXHIBIT B

Depiction of the "Property"

"Exhibit B"

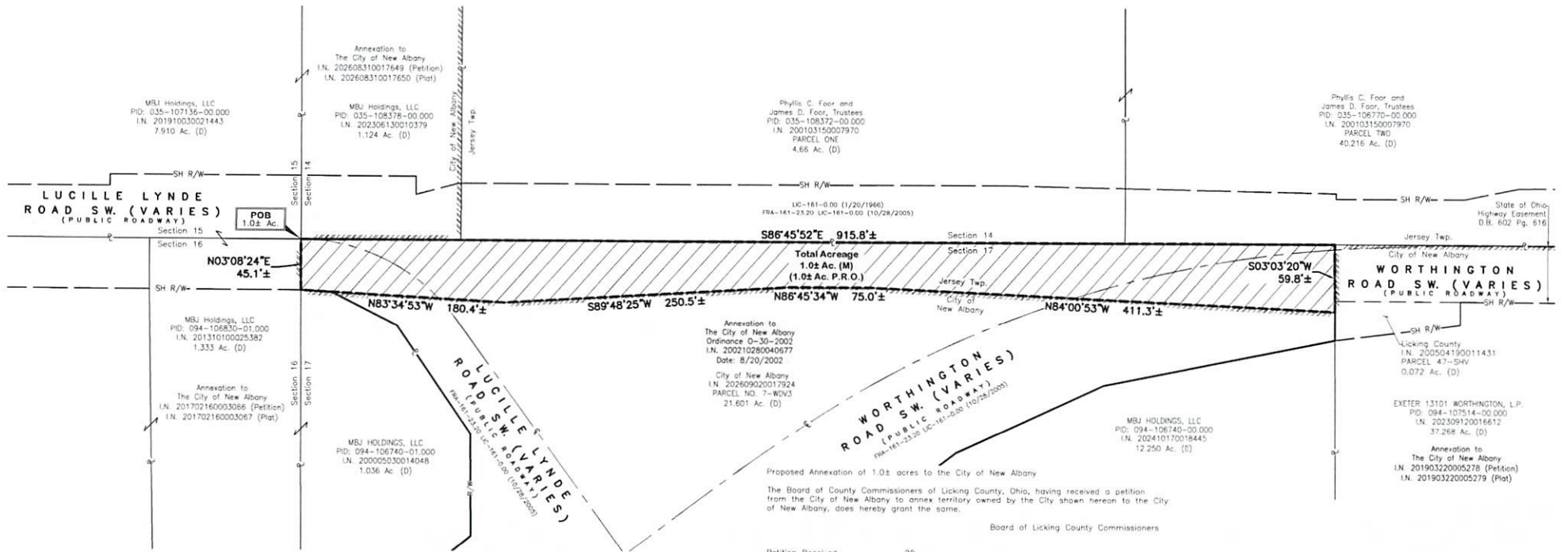
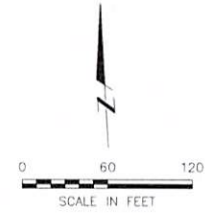
PROPOSED ANNEXATION OF 1.0± ACRES TO THE CITY OF NEW ALBANY FROM JERSEY TOWNSHIP State of Ohio, County of Licking, Township of Jersey Section 17, Township 2N, Range 15W United States Military Lands

ANNEXATION ACREAGE BREAKDOWN

ACREAGE	TOWNSHIP
1.0± Ac. (1.0± P.R.O.)	Jersey
Total: 1.0± Ac. (1.0± P.R.O.)	(To City of New Albany)

LEGEND

- P Property Line
- R/W Right-of-Way
- SH R/W Standard Highway Easement
- POB Point of Beginning
- Existing City of New Albany Corp. Line
- Proposed Annexation to City of New Albany
- Proposed Annexation to City of New Albany



NOTE

Total perimeter of annexation is 1,937.7± feet, of which 917.1± feet is contiguous with the City of New Albany by Ordinance 0-30-2002 in I.N. 20021028040677 and dated 8/20/2002, 59.8± feet is contiguous with the City of New Albany Annexation by petition in I.N. 201903220005278 and plot in I.N. 201903220005279, and 186.3± feet is contiguous with the City of New Albany Annexation by petition in I.N. 202608310017649 and plot in I.N. 202608310017650, for a total of 1163.2± feet and giving 60.0% border continuity.

This annexation does not create an island of unincorporated areas within the limits of the area to be annexed.

This exhibit is for annexation purposes only and is not to be used for transfer.

E. P. FERRIS
ASSOCIATES
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR., 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Board of Licking County Commissioners

Petition Received _____, 20____

Petition Approved _____, 20____

Transferred this ____ day of _____, 20____ upon the duplicates of this office.

Containing 1.0± acres.

Received for Record _____, 20____ at _____ (AM-PM) and recorded
Page _____, 20____, in plat ordinance, petition, etc., in Plat Book Volume _____

Licking County Auditor

Licking County Recorder

Council for the City of New Albany, Ohio, by Ordinance _____ passed on _____, 20____ and approved by the mayor on _____, 20____ authorized the filing of the annexation of this municipally owned property to the City of New Albany, Ohio, a municipal corporation.

Attest _____
Clerk, City of New Albany



PRELIMINARY

By: Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY BAP CHK BY GGB DATE 2026-09-24
401.001