



Introduced: 5/3/2021

Revised:

Adopted:

Effective:

ORDINANCE 2021-4393

AN ORDINANCE APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF PATASKALA AND TPA GROUP, LLC

WHEREAS, the City of Pataskala, Ohio (the “City”) has encouraged the development of commercial and industrial structures within its boundaries, which development would result in the creation and retention of employment opportunities in the City; and

WHEREAS, to encourage that redevelopment, the City, by Ordinance No.2000-3345, adopted on August 11, 2000 (the “Ordinance”), designated the area specified in the Ordinance as the Community Reinvestment Area 1 (the “CRA”) pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “CRA Act”), and authorized real property tax exemption for the construction of new structures and the remodeling of existing structures in the CRA in accordance with the CRA Act; and

WHEREAS, pursuant to the CRA Act, the City and TPA Group, LLC (the “Developer”) desire to execute a Community Reinvestment Area Agreement (the “CRA Agreement,” substantially in the form attached hereto as Exhibit A and incorporated herein by reference) in connection with the development by the Developer of new buildings with, cumulatively, approximately 1,000,000 – 1,500,000 square feet of industrial facility space, to be used primarily for distribution/logistics, manufacturing, e-commerce and/or professional office space, together with related site improvements (the “Project,” as further described in the CRA Agreement) on certain land owned by or to be owned by the Developer in the City (the “Project Site”), which Project Site is described in Exhibit A to the CRA Agreement; and

WHEREAS, the CRA Agreement will provide Developer with a fifteen (15) year, 100% real property tax exemption for the assessed value of each new structure constructed at the Project Site and a ten (10) year, 100% real property tax exemption for each increase in assessed value attributable to remodeling at the Project Site; and

WHEREAS, the City has provided notice of the CRA Agreement to the Board of Education of the Licking Heights Local School District (the “Licking Heights”) and the Career and Technical Centers of Licking County, and the Board of Education of Licking Heights, pursuant to a Resolution passed May 18, 2021, has approved the execution of the CRA Agreement; and

WHEREAS, Developer and the City desire to execute the CRA Agreement to provide for the successful development of the Project Site, which development will create and preserve employment opportunities in the City and will benefit the citizens of the City; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:

Section 1. The CRA Agreement between the City and the Developer, substantially in the form attached to this Ordinance as Exhibit A, is hereby approved and authorized, with changes or amendments thereto not inconsistent with this Ordinance and not substantially adverse to the City as determined by the Mayor. The Mayor, for and in the name of the City, is hereby authorized to execute the CRA Agreement and any amendments thereto deemed by the Mayor to be necessary. The approval of changes or amendments by the Mayor, and the character of the changes or amendments as not being inconsistent with this Ordinance and not being substantially adverse to the City, shall be evidenced conclusively by the execution of the CRA Agreement by the Mayor.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any decision making bodies of the City that resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements.

Section 3: This Ordinance shall become effective from and after the earliest period allowed by the Charter of the City of Pataskala.

ATTEST:

Kathy M. Hoskinson, Clerk of Council

Michael W. Compton, Mayor

APPROVED AS TO FORM:

Brian M. Zets, Law Director