



Introduced: 9/6/22
Revised:
Adopted:
Effective:

ORDINANCE 2022-4429

AN ORDINANCE AUTHORIZING, DIRECTING, AND APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF PATASKALA AND RED ROCK INVESTMENT PARTNERS, 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 by City Council on August 11, 2000 (the “Ordinance”), designated the area specified in the Ordinance as the Community Reinvestment Area (the “CRA”) pursuant to R.C. 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 Red Rock Investment Partners, LLC (the “Developer”) desire to execute a Community Reinvestment Area Agreement (the “CRA Agreement,”) in connection with the development by the Developer of two new buildings with, cumulatively, approximately 750,000 – 1,000,000 square feet of warehouse-commercial 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

WHEREAS, the City provided notice of the CRA Agreement to the Board of Education of the Southwest Licking Local School District, and pursuant to a Resolution passed August 18, 2022, the School District waived the required notice and 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 same form and content as the Agreement attached hereto 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 City Administrator. The City Administrator, for and in the name of the City, is hereby authorized to execute the CRA Agreement and any amendments thereto deemed by the City Administrator to be necessary. The approval of changes or amendments by the City Administrator, 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 City Administrator.

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

EXHIBIT A

FORM OF CRA AGREEMENT

(attached hereto)