



Introduced: 04/01/24
Revised:
Adopted:
Effective:

CITY OF PATASKALA

ORDINANCE 2024-4468

AN ORDINANCE APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF PATASKALA AND RRIFI COLUMBUS 44 LAND, LLC (BUILDING ONE)

WHEREAS, the City of Pataskala, Ohio 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 redevelopment, Council for the City of Pataskala, with Ordinance No. 2000-3345, adopted by on August 11, 2000 (the “Ordinance”), designated the area specified in the Ordinance as a 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 of Pataska and RRIFI COLUMBUS 44 LAND, LLC (the “Developer”) desire to execute a Community Reinvestment Area Agreement (the “CRA Agreement,” to establish a master plan-based industrial park that will include Building One, a project with ±225,120 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”); 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 of Pataskala provided notice of the CRA Agreement to the Board of Education of the Southwest Licking Local School District (“Southwest Licking” or “School District”) and the Career and Technical Centers of Licking County (“C-TEC”), and the Board of Education of Southwest Licking, pursuant to the Memorandum of Understanding dated November 21, 2019 by and between the City and the School District (the "MOU"), the School District has agreed to approve certain exemptions that comply with the terms stated in the MOU, and pursuant

to a Resolution passed _____, 2024, C-TEC, pursuant to a Resolution passed _____, 2024 have approved the execution of the CRA Agreement; and

WHEREAS, Developer and the City of Pataskala want 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.

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: Council for the City of Pataskala hereby approves and authorizes a CRA Agreement, in substantially the form and content as the Agreement attached hereto as Exhibit A and incorporated herein by reference, with RRIFI COLUMBUS 44 LAND, LLC. The City Administrator is hereby authorized to execute the CRA Agreement, and any amendments thereto deemed by the Administrator to be necessary. The approval of changes or amendments by the 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 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 adopted in an open meeting of Council and that all deliberations of the Council and any of the decision-making bodies of the City of Pataskala which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

Section 3: This Ordinance shall become effective at the earliest time allowed by the Charter of the City of Pataskala.

ATTEST:

Jessica M. Cumbo, Clerk of Council

Michael W. Compton, Mayor

APPROVED AS TO FORM:

Brian M. Zets, Law Director

EXHIBIT A
FORM OF CRA AGREEMENT
(attached hereto)