



City of Pataskala

Legislative Report to Council

Legislative Report

October 2, 2023 Council Meeting

Unfinished Business

A. Ordinances



B. Resolutions



New Business

A. Ordinances

➤ **ORDINANCE 2023-4453 – FIRST READING - AN ORDINANCE REPEALING ORDINANCE 2023-4448.**

On June 20, 2023, Council adopted Ordinance 2023-4448. That ordinance was meant to create a residential TIF for the Forest Ridge residential development, formally known as the Fanin & Deagle properties. That TIF was to be created under R.C. 5709.40(B).

We subsequently learned from the Department of Taxation that the type of TIF we were attempting to create cannot be made under R.C. 5709.40(B). Instead, the type of TIF that we are attempting to create must be created under R.C. 5709.40(C).

In order to correct this issue, the original ordinance must be repealed by Council before a new ordinance can be adopted. Ordinance 2023-4453, if passed, would repeal said ordinance. We will be presenting a new ordinance to Council to create the TIF under R.C. 5709.40(C) with the necessary requirements at the October 2nd council meeting.

Approval of Ordinance 2023-4453 is recommended.

➤ **ORDINANCE 2023-4454 – FIRST READING - AN ORDINANCE CREATING, ESTABLISHING, AND ADOPTING AN ECONOMIC DEVELOPMENT PLAN, RESIDENTIAL DISTRICTS.**

To create a Tax Increment Fund (TIF) under R.C.5709.40(C), there is a requirement to show that the public infrastructure serving the district is inadequate to meet the development needs of the district as evidenced by a written economic development plan or urban renewal plan for the district that has been adopted by the legislative

authority of the subdivision. Ordinance 2023-4454, if passed, would adopt that plan.

Ordinance 2023-4455 Exhibit A is the economic development plan for Tax Increment Financing Incentive District 1 (Forest Ridge residential development). This plan defines the need for additional wastewater treatment capacity as a result of the Forest Ridge residential development. This development will consume all the available capacity at the Water Reclamation Facility (WRF). The WRF will need to be expanded as a result to better serve this development, as well as serve future developments in the area. This plan has been developed with, and in reference to, the City of Pataskala Comprehensive Plan.

Approval of Ordinance 2023-4454 is recommended.

- **ORDINANCE 2023-4455 – FIRST READING - AN ORDINANCE CREATING THE PATASKALA TAX INCREMENT FINANCING INCENTIVE DISTRICT 1; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; AND SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT THE PARCELS.**

This ordinance will establish a Tax Increment Fund (TIF). The TIF is a 100%, 30-year, Non-school TIF. The appropriate school districts will essentially remain unaffected by this TIF. The TIF will be placed on the Forest Ridge subdivision project at the properties previously known as Fanin & Deagle.

The funds generated from this TIF are intended for public infrastructure improvements including, but not limited to, the expansion of the Water Reclamation Facility (WRF). The development of the Forest Ridge subdivision will consume the remaining wastewater treatment capacity of the WRF. The WRF Expansion project is currently expected to cost around \$31,000,000. Conservative estimates of the funds generated by this TIF are nearly \$20,000,000 for the 30-year life of the TIF.

The Administration does not take lightly the impact a TIF can have on service groups such as the Fire Department. It is the Administration's position that this TIF is necessary to assist in funding the needed WRF Expansion Project. The Fire Department has already been briefed on the importance of this concept and the decision of the Administration to present this ordinance to Council.

Approval of Ordinance 2023-4455 is recommended.

Consent Agenda

3. Motions



4. Resolution

