



Introduced: 10/2/2023
Revised:
Adopted: 11/06/2023
Effective: 12/06/2023

CITY OF PATASKALA

ORDINANCE 2023-4455

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

WHEREAS, R.C. 5709.40, 5709.42 and 5709.43 (collectively, the "Tax Increment Financing TIF Statutes") authorize a City Council, by ordinance, to declare the improvement to each parcel of real property to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a redevelopment tax equivalent fund for the deposit of those service payments to be used to make payments to school districts affected by that exemption from taxation or to pay costs of constructing or repairing the public infrastructure improvements benefiting the parcels subject to that exemption from taxation, and specify public infrastructure improvements made or to be made or in the process of being made that directly benefit, or that once made will directly benefit, each parcel; and

WHEREAS, R.C. 5709.40 (A) (5) permits a municipal corporation to adopt a TIF ordinance in an "Incentive district", which means an area not more than three hundred acres in size enclosed by a continuous boundary in which a project is being, or will be, undertaken, and as certified by the engineer for the political subdivision, 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; and

WHEREAS, R.C. 5709.40 (C)(1) permits the legislative authority of a municipal corporation to adopt an ordinance creating an incentive district, delineate the boundary of the proposed district and specifically identify each parcel within the district, and declaring improvements to parcels within the district to be a public purpose unless the population of the municipal corporation exceeds twenty-five thousand, as shown by the most recent federal decennial census or includes a

parcel that has been exempted from taxation under R.C. 5709.40 (B) or that is or has been within another district created under this division, and permits the municipal corporation to adopt an ordinance that creates an incentive district if the sum of the taxable value of real property in the proposed district for the preceding tax year and the taxable value of all real property in the municipal corporation that would have been taxable in the preceding year were it not for the fact that the property was in an existing incentive district and therefore exempt from taxation exceeds twenty-five per cent of the taxable value of real property in the municipal corporation for the preceding tax year; and

WHEREAS, Council for the City of Pataskala has determined to create the Pataskala Tax Incentive District 1 (the “Incentive District 1”) the boundaries of which will be coextensive with the boundaries of, and will include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto and incorporated herein by reference (as currently or subsequently configured, the “Parcels”, with each of those parcels referred to herein individually as a “Parcel”); and

WHEREAS, the City Engineer has certified to the City of Pataskala that Incentive District 1 is less than 300 acres in size and enclosed by a contiguous boundary; and

WHEREAS, County for the City of Pataskala has determined to provide for the construction of the public infrastructure improvements described in Exhibit B attached hereto and incorporated herein by reference (the "Public Infrastructure Improvements"), which, once made, will directly benefit the Property; and

WHEREAS, Council for the City of Pataskala has passed an economic development plan for Incentive District 1 attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, notice of this proposed Ordinance has been delivered to the Board of Education of the Southwest Licking Local School District (the “School District”) and the Career and Technical Centers of Licking County (the "JVSD") in accordance with and within the time period prescribed in R.C. 5709.83, or such notice has been waived; and

WHEREAS, notice of this proposed Ordinance has been delivered to the Board of County Commissioners of Licking County (the “County”) in accordance with and within the time period prescribed in R.C. 5709.40(E)(1), and the County has not objected to or failed to object to the exemption within thirty days after receipt of the notice; and

WHEREAS, the City of Pataskala conducted a public hearing on October 2, 2023 on this proposed ordinance, and notice has been given of the public hearing and the proposed ordinance by first class mail to every real property owner whose property is located within the boundaries of the proposed incentive district that is the subject of the proposed ordinance pursuant to R.C. 5709.40(C)(2)(a); and

WHEREAS, Council for the City of Pataskala has determined that payments in lieu of taxes shall be paid to the School District and JVSD pursuant to R.C. 5709.42 in the amount of the real property

taxes that the School District and JVSD would have received if such increase in the assessed value of the Property had not been exempted from real property taxes pursuant to this Ordinance.

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: Creation of Incentive District. Council for the City of Pataskala hereby finds and determines that forthcoming construction projects, including the construction of residential properties by M/I Homes will place additional demand on the Public Infrastructure Improvements. These residential plans will significantly expand the City's infrastructure needs and necessitate the construction of sewer and water facilities. This Council further finds that the sum of the taxable value of real property in Incentive District 1 for tax year 2022 and the taxable value of all real property in the City that would have been taxable in tax year 2022 were it not for the fact that the property was in an existing incentive district and therefore exemption from taxation, does not exceed twenty-five percent of the taxable value of real property within the City for tax year 2022. Pursuant to the TIF Statutes, this Council creates Incentive District 1, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A.

Section 2: Public Infrastructure Improvements. Council for the City of Pataskala hereby designates the Public Infrastructure Improvements described in Exhibit B, and any other public infrastructure improvements hereafter designated by ordinance, as public infrastructure improvements made, to be made or in the process of being made by the City that benefit or serve, or that once made will benefit or serve, the Parcels.

Section 3: Authorization of Tax Exemption: Life of Incentive District. Pursuant to and in accordance with the provisions of R.C. 5709.40(C)(1), Council for the City of Pataskala hereby declares that one-hundred percent 100% of the increase in assessed value of each Parcel subsequent to the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the "Improvement," as defined in R.C. 5709.40(A)) is a public purpose and exempt from taxation for a period coextensive with the life of Incentive District 1. The life of Incentive District 1 commences with the first tax year that begins after the effective date of this Ordinance and in which an Improvement attributable to a new structure would first appear on the tax list and duplicate of real and public utility property for any Parcel within Incentive District 1 were it not for the exemption granted in this Ordinance and ends on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes.

Section 4: Service Payments and Property Tax Rollback Payments. Pursuant to R.C. 5709.42, the owner of each Parcel is hereby required to make annual service payments in lieu of taxes with respect to the Improvement to that Parcel to the Treasurer of Licking County, Ohio (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established for real property taxes (collectively, the "Service Payments"), will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not exempt from taxation pursuant to Section 3 of this Ordinance. The Service

Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by R.C. 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the “Property Tax Rollback Payments”), will be deposited and distributed in accordance with Section 6 of this Ordinance.

Section 5: TIF Fund. Council for the City of Pataskala hereby establishes, pursuant to and in accordance with R.C. 5709.43, the Pataskala Incentive District Municipal Public Improvement Tax Increment Equivalent Fund (the “TIF Fund”). The TIF Fund shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 6 of this Ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of each Parcel and so deposited pursuant to R.C. 5709.42 shall be used solely for the purposes authorized in the TIF Statutes or this Ordinance (as it may be amended or supplemented). The TIF Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund shall be dissolved and any incidental surplus funds remaining therein transferred to the City's General Fund, all in accordance with R.C. 5709.43.

Section 6: Distribution of Service Payments and Property Tax Rollback Payments. The County Treasurer shall make semi-annual payments to the School District and JVSD, solely from the Service Payments, collectively in the amount equal to the property tax payments that the School District and JVSD would otherwise have received from the Improvements had the Improvements not been exempted pursuant to this Ordinance. The County Treasurer shall remit all remaining Service Payments to the City for deposit in the Fund established in Section 5 hereof. Pursuant to the TIF Statutes, the County Treasurer is requested to distribute the Service Payments and the Property Tax Rollback Payments to the City for deposit into the TIF Fund to be used to pay costs of the Public Infrastructure Improvements. All distributions required under this Section 6 are to be made at the same time and in the same manner as real property tax distributions.

Section 7: Non-Discriminatory Hiring Policy. In accordance with R.C. 5709.823, Council for the City of Pataskala hereby determines that no employer located upon the Parcel shall deny any individual employment based solely on the basis of race, religion, sex, disability, color, national origin or ancestry.

Section 8: Further Authorizations. Council for the City of Pataskala hereby authorizes and directs any of the Administrator, Safety-Service Director, Law Director and Finance Director or other appropriate officers of the City, to make such arrangements as are necessary and proper for collection of the Service Payments. Council further hereby authorizes and directs the Administrator, Safety-Service Director, Law Director and Finance Director or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 9: Filings with Ohio Department of Development. Pursuant to R.C. 5709.40(I), the (interim) Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Department of Development within fifteen (15) days after its effective date. Further, and on or before March 31 of each year that the Exemption set forth in this Ordinance remains in effect,

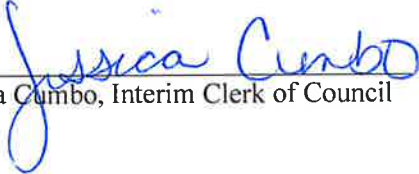
an authorized officer of the City shall prepare and submit to the Director of Development of the State of Ohio the status report required under R.C. 5709.40(I).

Section 10: **Tax Incentive Review Council.** The Tax Incentive Review Council established by the County shall review annually all exemptions from taxation resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before that Council, all in accordance with R.C. 5709.85.

Section 12: 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 13: This Ordinance shall take effect at the earliest time allowed by the Charter of the City of Pataskala.

ATTEST:

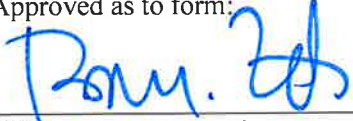


Jessica Cumbo, Interim Clerk of Council



Michael W. Compton, Mayor

Approved as to form:



Brian M. Zets, Law Director

**EXHIBIT A
IDENTIFICATION AND MAP OF TIF DISTRICT 1 PARCELS**



TIF DISTRICT 1 PARCELS

DESCRIPTION OF PARCELS AFFECTED BY THE IMPROVEMENT

The Project Site is the real estate situated in the City of Pataskala, County of Licking and State of Ohio consisting of the tax year 2022 parcel number(s) listed below (and including any subsequent combinations and/or subdivisions of the current parcel numbers), depicted on the map and attached hereto:

255-069072-00.000, 255-067746-00.000

EXHIBIT B
TAX INCREMENT FINANCING DISTRICT
PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements include, but are not limited to, any or all of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, those costs listed in R.C. Section 133.15(B)):

- Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto.
- Signage, artwork, sculpture and other related items that enhance, compliment and beautify the Project Area and the Public Infrastructure Improvements located in the public right-of-way or within public easements.
- Construction, reconstruction, extension, opening, improving, widening, grading, draining or curbing of walking and/or multipurpose paths.
- Construction, reconstruction, or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefor), water and fire protection systems, including, but not limited to, tap, capacity and connection improvements for accessing the water, storm and sanitary sewers, or fire protection systems, and all appurtenances thereto.
- Construction, reconstruction or installation of gas, electric and communication service facilities (including any underground lines or other facilities), and all appurtenances thereto.
- Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety, and welfare.
- Continued and ongoing maintenance, paving, repaving, striping, grading and related work on roads, highways, streets, water, and sewer lines constructed as part of the Public Infrastructure Improvements.
- Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described above.

- Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing Public Infrastructure Improvements or (b) in aid of industry, commerce, distribution or research, including, but not limited to, any acquisition of land in connection with the City's taking title to any Public Infrastructure Improvements.
- Any other public infrastructure improvements constructed or maintained by or on behalf of the City that are determined by the City to benefit the Property.

**EXHIBIT C
INCENTIVE DISTRICT 1
ECONOMIC DEVELOPMENT PLAN**

[CITY LETTERHEAD]

_____, 2023

Via certified mail, return receipt requested

Board of Education of
C-TEC of Licking County
Attention: Joyce L. Malainy, Ed.D., Superintendent
150 Price Rd
Newark, Ohio OH 43055

SUBJECT: Notice Pursuant to Ohio Revised Code Sections 5709.40(D)(2) and
5709.83: Proposed Pataskala Tax Increment Financing District I

This letter shall constitute notice to the Board of Education of C-TEC of Licking County District that the City Council of the City of Pataskala, Ohio (the “City”) intends to adopt a resolution establishing the Pataskala Tax Increment Financing District I and declaring certain improvements (the “Improvement,” as defined in Section 5709.40 of the Revised Code) to be a public purpose under Section 5709.40 of the Revised Code and exempt from real property taxation. A draft of the proposed resolution in substantially the same form as it will be presented to the City Council (the “TIF Resolution”) is enclosed. The following information is provided pursuant to Sections 5709.40 and 5709.83 of the Revised Code:

Identification of Tax Increment Financing Area: See Exhibit A.

Estimated True Value of the Improvement: Approximately \$85 million.

Period for which Improvements Would be Exempted: The exemption shall commence with the first tax year in which an Improvement due to the construction of a structure in the Incentive District first appears on the tax list and duplicate of real and public utility property and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes.

Payment in Lieu of Taxes to C-TEC. Payments in lieu of taxes shall be paid to C-TEC pursuant to R.C. Section 5709.42 in the amount of the real property taxes that C-TEC would have received if such increase in the assessed value of the Property had not been exempted from real property taxes pursuant to this Ordinance.

Percentage of the Improvement to be Exempted: 100%.

The City Council plans to consider the TIF Resolution, pursuant to Section 5709.40 of the Revised Code, at its regular meeting to be held at the 621 W. Broad St., Council Chambers, 1st Floor, Pataskala, Ohio on November, 2023, which meeting would commence at 7:00PM.

Any comments or questions that you may have concerning the proposed TIF Resolution should be forwarded to Tim Hickin, City Administrator prior to the November 6, 2023 meeting. We believe this project is in the best interests of the City and will benefit the entire community, including C-TEC of Licking County.

CITY OF PATASKALA, OHIO

Timothy Hickin
Administrator

Upon receipt, please sign and date one copy of this notice and return an electronic version of the signed copy to Tim Hickin at thickin@ci.pataskala.oh.us for the City's files.

Received: Board of Education of C-TEC of Licking
County

Date: _____, 2023

By: _____

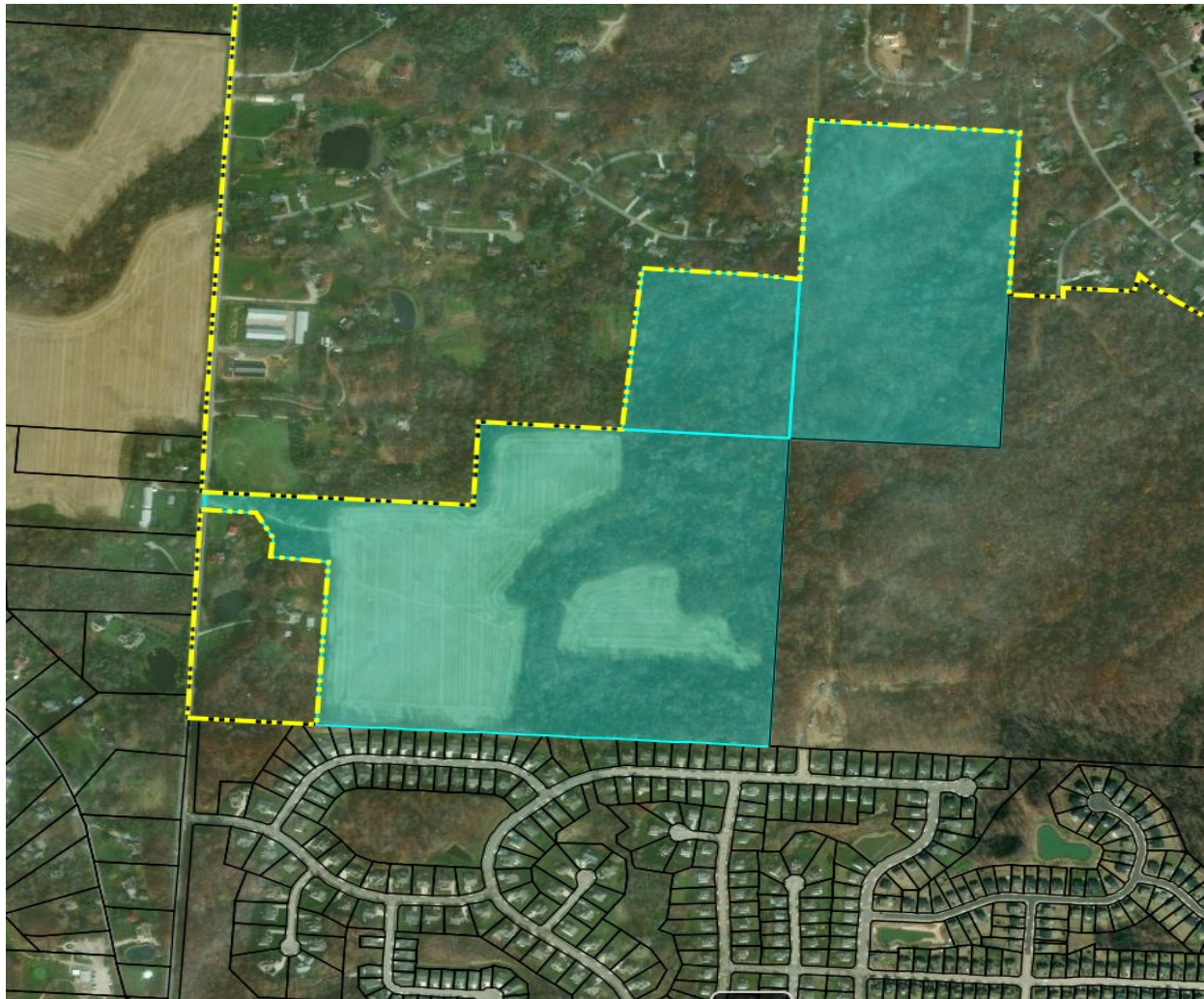
Title: _____

Enc.

EXHIBIT A to the C-TEC of Licking County NOTICE

MAP AND IDENTIFICATION OF TAX INCREMENT FINANCING PARCELS

The Project Site is the real estate situated in the City of Pataskala, County of Licking and State of Ohio consisting of the tax year 2022 parcel number(s) listed below (and including any subsequent combinations and/or subdivisions of the current parcel numbers), depicted on the map and attached hereto:



255-069072-00.000, 255-067746-00.000

ENCLOSURE

FORM OF TIF RESOLUTION

CITY OF PATASKALA, OHIO
ECONOMIC DEVELOPMENT PLAN
RESIDENTIAL INCENTIVE DISTRICTS

November 6, 2023

Introduction

The City of Pataskala, located approximately 25 minutes from downtown Columbus, is experiencing significant growth pressures from the continual expansion of surrounding communities. With its close proximity to Interstate 70 and State Route 16 serving as its primary transportation corridor, the City will continue to experience these development pressures. As surrounding communities such as Reynoldsburg, New Albany, and Jefferson Township become more densely populated, development pressures will increase within the City. As these pressures increase, the need to create a well-planned and enforceable approach regarding development that will drive the future character of the City becomes critical.

Prior to 1996, the Village of Pataskala was a small rural community situated on the border of Lima Township and Harrison Township in southwest Licking County. The village had approximately 3,346 residents in 1990, while Lima Township had approximately 4,398 residents. Both the township and the village were experiencing rapid growth, influenced by the expansion of the Cities of Reynoldsburg and Columbus directly to the west. Facing strong development pressures from these western municipalities, the Village of Pataskala and Lima Township determined they had future interests in common. These common interests led the Village of Pataskala and Lima Township to propose a merger, which was approved by the voters on November 8th, 1994, and went into effect on January 1st, 1996. Lima Township ceased to exist; the resulting municipality was simply known as Pataskala.

In 1997, a committee was appointed to provide the new City of Pataskala with a Comprehensive Plan to guide its future growth and development. Driving this process was the desire to assure that the future growth and development of the City would be proactively managed at the direction of its citizens by seeking input from as many citizens of the city as possible. Because issues have and continue to be raised about the city zoning, the subdivision of land, and the increasing conversion of farmland to residences, it was felt that it would be best to create a Comprehensive Plan.

In 2021, the City of Pataskala decided it was prudent to update its existing Comprehensive Plan. The region is experiencing new development pressures as a result of the Intel development located in New Albany. This development is a 9-minute drive from the City of Pataskala and is expected to bring the City significant residential and commercial development.

General Vision of the City's Future Development

The City is a predominately rural community subject to significant growth pressure. This growth should be facilitated in a manner that is consistent with the preservation of the rural character of the area. Policies that encourage environmentally and aesthetically pleasing land conservation should be encouraged and implemented.

Well planned growth, which meets the needs and are accessible to the entire community, should occur in the undeveloped areas of the city that include the Forest Ridge Development. Public infrastructure improvements will be required before that growth can occur. Growth will be consistent with and promote the established community identity.

General Concept of the Comprehensive Plan

The 2021 Comprehensive Plan builds on the vision and recommendations from the previous plan but provides a fresh look at the desires and opportunities that exist within the City today. The community faces new development that must be managed in a responsible and forward-thinking manner to protect and enhance Pataskala's small-town character while maintaining economic and social vitality. The Plan and process helped the community assess where they are today and where they want to be in the future. It will serve as a clear guide for residents, business owners, and City Staff, as they make decisions for the City and invest in the community.

The Plan

The purpose of this Economic Development Plan (the "Plan") is to satisfy the requirement of Section 5709.40(A)(5)(f) of the Revised Code, which requires that an economic development plan evidence that the public infrastructure serving a residential incentive district created in connection with tax increment financing, is inadequate to meet the development needs of that district. This Plan has been developed with and in reference to the Comprehensive Plan which provides the ideas, expertise, and direction needed to continue the efficient and effective development of the City.

The development proposed in this Plan will allow the City to take advantage of the many economic opportunities on the horizon, including aiding in the development of the Forest Ridge Development and surrounding areas, as well as playing a vital role in the growth and preservation of the community through planned development.

This Plan proposes residential and commercial development projects that will help carry out the objectives set forth in the Comprehensive Plan. This Plan focuses on the necessary public infrastructure improvements needed to allow for the residential and commercial developments expected in Pataskala in the very near future. Supported by the Comprehensive Plan, this Plan proposes development projects along with supporting infrastructure improvements, which will aid in the development of not only the districts in which they serve, but also development in and around the Forest Ridge Development area.

Project Background

The City desires to encourage residential development in the area of the Forest Ridge Development, as well as other areas within the City. This development will require significant improvements to all aspects of the Public Infrastructure, most notably wastewater collection and treatment infrastructure improvements.

Proposed Development

In connection with the proposed development mentioned above, the City is considering the creation of a Tax Increment Financing (TIF) Incentive District for the Forest Ridge Development. The area within the proposed Incentive District is designated as a medium residential area. Currently, there is limited sewer and water services available in this area.

Public Infrastructure Improvements

The impact from residential development on the water and wastewater infrastructure is substantial. Due to the proposed development set forth in the Comprehensive Plan, the wastewater collection and treatment infrastructure, in its current state, is inadequate to serve the area of the proposed development. Therefore, in order for the public infrastructure to serve this development, it is necessary for the City to improve its infrastructure by constructing Water Reclamation Facility expansion that is capable of receiving and treating the additional wastewater flows.

In addition to the aforementioned wastewater infrastructure improvements, the Comprehensive Plan has identified various water resource improvements, wastewater collection upgrades, storm water and drainage improvements, and roadway improvements, which are also necessary in connection with the development of the area within the proposed Incentive Districts.

Analysis and Assessment

The development outside in the communities surrounding the City has created an urgent need for development within the City. In order for the City to accommodate this development and serve the proposed developments surrounding the Forest Ridge Development, the construction of the aforementioned infrastructure improvements is necessary to keep pace with the development of the rest of the City and the surrounding communities. The proposed Incentive Districts are located in areas that have not developed at or near the same rate as the rest of the communities surrounding the City. Due to such expansive growth throughout the surrounding communities, development of the proposed Incentive Districts will assist in the development of identified residential areas according to the Comprehensive Plan, allowing this area to keep pace with the development of the rest of the City and surrounding communities. Therefore, due to the location of and nature of development that the projects encompass, these projects will play a vital role in the growth and development of the City.

Conclusion

Commercial and residential development have each been important catalysts to the City's development success, and the development of the proposed projects will continue to serve as catalysts for success in the economic development of the City. The commercial and residential development will provide increased commercial and retail activity in an expanding area of the City and will also provide the desired housing for the employees of existing businesses, while the public infrastructure improvements will allow for new economic development in and around the Forest Ridge Development. The proposed Incentive Districts are located in areas targeted by the City for growth and development. These areas are currently underserved in the community but are critical economic development components as the City's population and commercial activity increases.

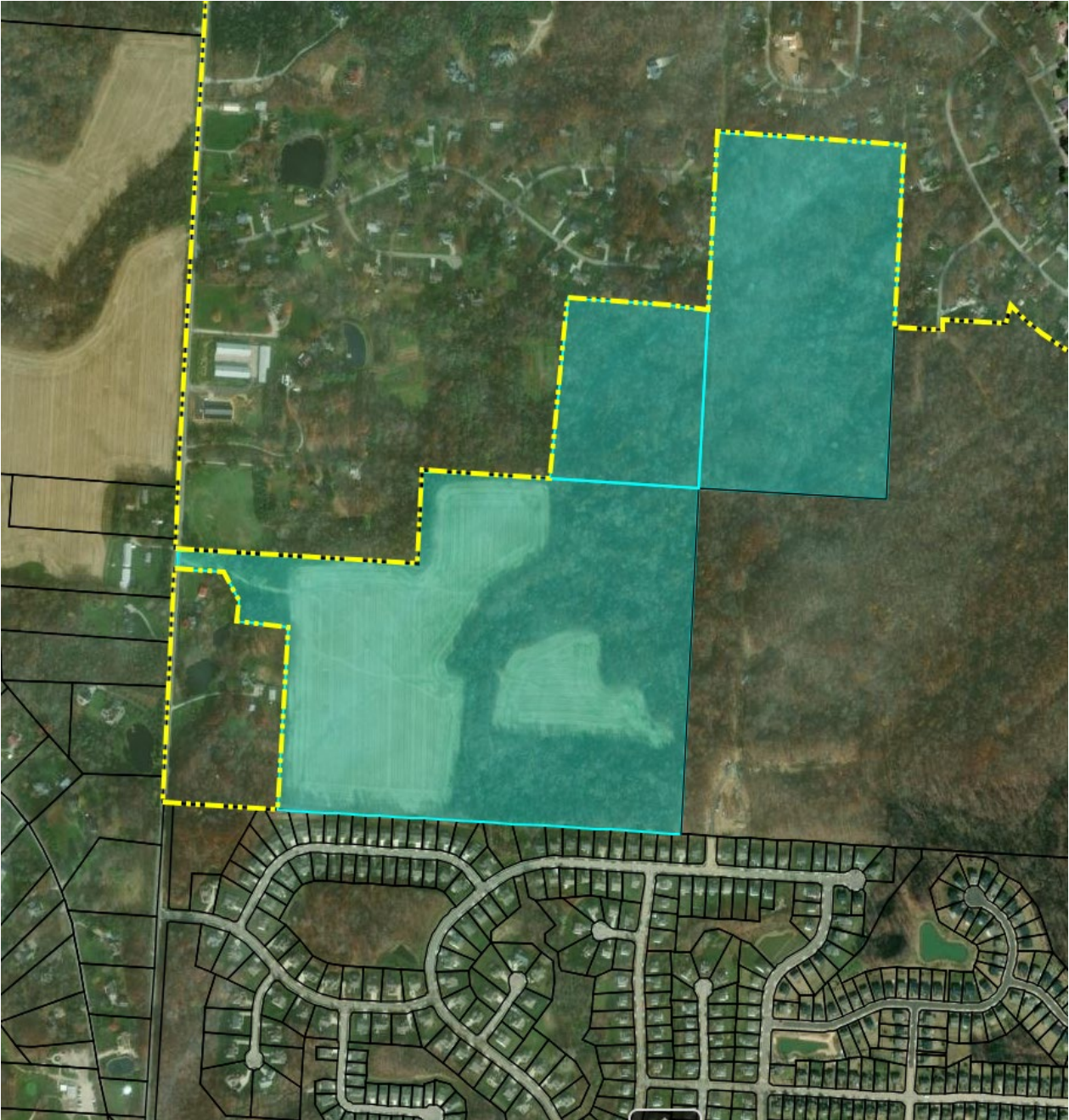
Attachments

Attachment A: The Forest Ridge Development Area is depicted in an attached map.

Attachment B: Engineer Certification for the Economic Development Plan

Attachment C: 2021 City of Pataskala Comprehensive Plan

Attachment A: The Forest Ridge Development Area is depicted in an attached map.



Attachment B: Engineer Certification for the Economic Development Plan



September 26, 2023

City of Pataskala
Attn: Chris Sharrock, Assistant City Administrator
621 West Broad Street
Pataskala, Ohio 43062


RE: WRF Expansion Project
 Economic Development
 Plan

Dear Mr. Sharrock:

Verdantas has reviewed the area to be covered by the Economic Development Plan for the proposed WRF Expansion Project. It is our opinion that the area in question is not adequately covered by needed public infrastructure and the proposed improvements are necessary for this area to be upgraded to be adequate. The area in question is generally considered the Forest Ridge development and surrounding areas.

Should there be any questions or if additional information is needed, please feel free to reach out to us and we will be glad to address this deeper.

Sincerely,
Verdantas



Jim Roberts, PE,
PS Senior
Consultant

Attachment C: 2021 City of Pataskala Comprehensive Plan

<http://www.cityofpataskalaohio.gov/city-departments/planning-zoning/comprehensive-plan/>

[CITY LETTERHEAD]

_____, 2023

Via certified mail, return receipt requested

Board of Licking County Commissioners
Attention: Timothy E. Bubb, President
20 S 2nd St 4th floor
Newark, OH 43055

SUBJECT: Notice Pursuant to Ohio Revised Code Sections 5709.40(E)(1):
Proposed Pataskala Tax Increment Financing District I

This letter shall constitute notice to the Board of Licking County Commissioners that the City Council of the City of Pataskala, Ohio (the “City”) intends to adopt a resolution establishing the Pataskala Tax Increment Financing District I and declaring certain improvements (the “Improvement,” as defined in Section 5709.40 of the Revised Code) to be a public purpose under Section 5709.40 of the Revised Code and exempt from real property taxation. A draft of the proposed resolution in substantially the same form as it will be presented to the City Council (the “TIF Resolution”) is enclosed. The following information is provided pursuant to Sections 5709.40 of the Revised Code:

Identification of Tax Increment Financing Area: See Exhibit A.

Estimated True Value of the Improvement: Approximately \$85 million.

Period for which Improvements Would be Exempted: The exemption shall commence with the first tax year in which an Improvement due to the construction of a structure in the Incentive District first appears on the tax list and duplicate of real and public utility property and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes.

Payment in Lieu of Taxes to the School Districts. Payments in lieu of taxes shall be paid to the Southwest Licking School District and C-TEC of Licking County pursuant to R.C. Section 5709.42 in the amount of the real property taxes that the School Districts would have received if such increase in the assessed value of the Property had not been exempted from real property taxes pursuant to this Ordinance.

Percentage of the Improvement to be Exempted: 100%.

The City Council plans to consider the TIF Resolution, pursuant to Section 5709.40 of the Revised Code, at its regular meeting to be held at the 621 W. Broad St., City Council Chambers, 1st Floor, Pataskala, Ohio on November 6, 2023, which meeting would commence at 7:00PM.

Any comments or questions that you may have concerning the proposed TIF Resolution should be forwarded to Tim Hickin, City Administrator prior to the November 6, 2023 meeting. We believe this project is in the best interests of the City and will benefit the entire community, including Licking County.

CITY OF PATASKALA, OHIO

Timothy Hickin
Administrator

Upon receipt, please sign and date one copy of this notice and return an electronic version of the signed copy to Tim Hickin at thickin@ci.pataskala.oh.us for the City's files.

Received: Board of Licking County
Commissioners

Date: _____, 2023

By: _____

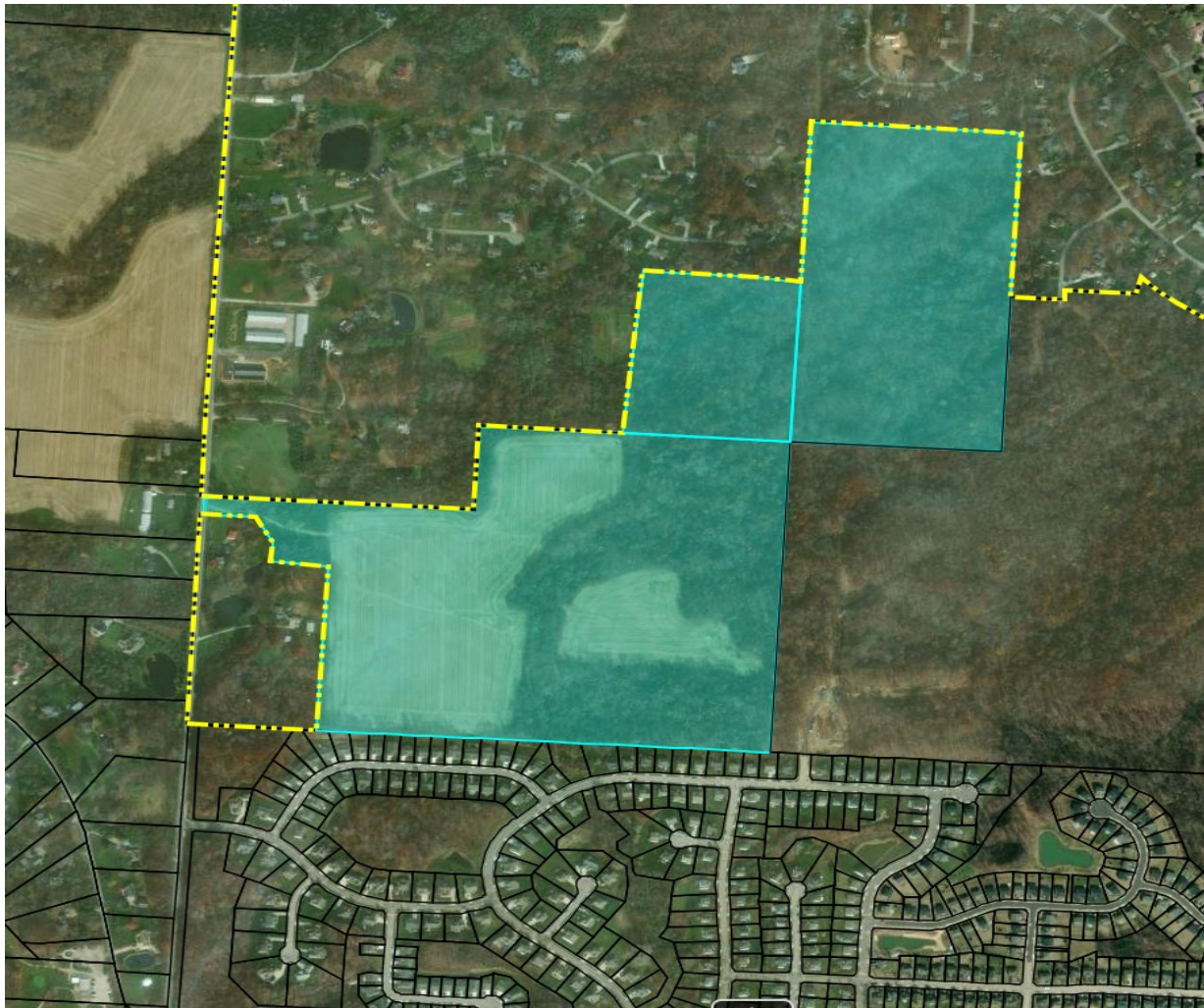
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Enc.

EXHIBIT A to Licking County NOTICE

MAP AND IDENTIFICATION OF TAX INCREMENT FINANCING PARCELS

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255-069072-00.000, 255-067746-00.000

ENCLOSURE
FORM OF TIF RESOLUTION

[CITY LETTERHEAD]

_____, 2023

M/I HOMES OF CENTRAL OHIO LLC
4131 WORTH AVE 3RD FLOOR
COLUMBUS OH 43219

Dear Property Owner:

The City of Pataskala is considering creating a Tax Increment Financing District (TIF) in Pataskala that will benefit your property. The purpose of the TIF district is to allow increases in property taxes during the TIF period to fund public infrastructure in the area, including the construction of sewer and water improvements. The purpose of this letter is to inform you that your property is proposed to be included in the TIF district. As a property owner you have the right to opt-out of the TIF district. You can do so by requesting in writing to be removed from the TIF District. Your letter must be received by the City 45 days from the postmark date of this letter. You can address your letter to Tim Hickin, Administrator, City of Pataskala, 621 W. Broad St. Pataskala, OH 43055.

The City of Pataskala is holding a public hearing as part of its normal City Council meeting on October 2, 2023, at 6:45pm at the City Council Chambers at 621 W. Broad St., 1st Floor, Pataskala, OH 43062. You may attend to find out more about the TIF districts and what it could mean for your property and for the City of Pataskala. The purpose of the public hearing will be to hear public comment on the establishment of the Pataskala TIF District. Furthermore, the hearing will be to discuss the passage of an ordinance by City Council to establish the TIF District.

Sincerely,

Timothy Hickin
City Administrator

[CITY LETTERHEAD]

_____, 2023

Via certified mail, return receipt requested

Board of Education of
Southwest Licking School District
Attention: Kasey Perkins, Ed.D., Superintendent
927-A South Street
Pataskala, Ohio OH 43062

SUBJECT: Notice Pursuant to Ohio Revised Code Sections 5709.40(D)(2) and
5709.83: Proposed Pataskala Tax Increment Financing District I

This letter shall constitute notice to the Board of Education of the Southwest Licking School District that the City Council of the City of Pataskala, Ohio (the "City") intends to adopt a resolution establishing the Pataskala Tax Increment Financing District I and declaring certain improvements (the "Improvement," as defined in Section 5709.40 of the Revised Code) to be a public purpose under Section 5709.40 of the Revised Code and exempt from real property taxation. A draft of the proposed resolution in substantially the same form as it will be presented to the City Council (the "TIF Resolution") is enclosed. The following information is provided pursuant to Sections 5709.40 and 5709.83 of the Revised Code:

Identification of Tax Increment Financing Area: See Exhibit A.

Estimated True Value of the Improvement: Approximately \$85 million.

Period for which Improvements Would be Exempted: The exemption shall commence with the first tax year in which an Improvement due to the construction of a structure in the Incentive District first appears on the tax list and duplicate of real and public utility property and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes.

Payment in Lieu of Taxes to the School District. Payments in lieu of taxes shall be paid to the School District pursuant to R.C. Section 5709.42 in the amount of the real property taxes that the School District would have received if such increase in the assessed value of the Property had not been exempted from real property taxes pursuant to this Ordinance.

Percentage of the Improvement to be Exempted: 100%.

The City Council plans to consider the TIF Resolution, pursuant to Section 5709.40 of the Revised Code, at its regular meeting to be held at the 621 W. Broad St., Council Chambers, 1st Floor, Pataskala, Ohio on November, 2023, which meeting would commence at 7:00PM.

Any comments or questions that you may have concerning the proposed TIF Resolution should be forwarded to Tim Hickin, City Administrator prior to the November 6, 2023 meeting. We believe this project is in the best interests of the City and will benefit the entire community, including Southwest Licking School District.

CITY OF PATASKALA, OHIO

Timothy Hickin
Administrator

Upon receipt, please sign and date one copy of this notice and return an electronic version of the signed copy to Tim Hickin at thickin@ci.pataskala.oh.us for the City's files.

Received: Board of Education of Southwest
Licking District

Date: _____, 2023

By: _____

Title: _____

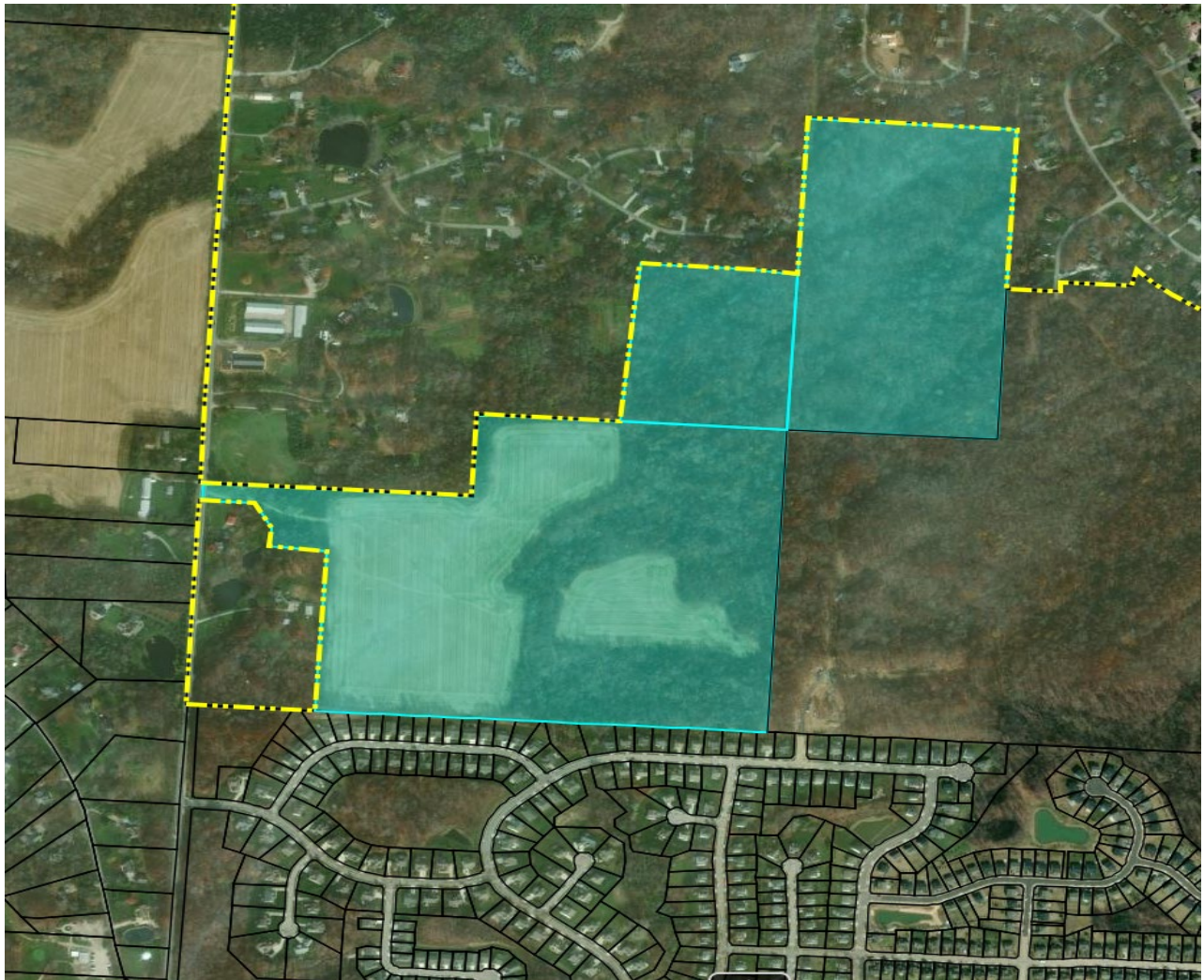
Enc.

EXHIBIT A to the Southwest Licking School District NOTICE

MAP AND IDENTIFICATION OF TAX INCREMENT FINANCING PARCELS

The Project Site is the real estate situated in the City of Pataskala, County of Licking and State of Ohio consisting of the tax year 2022 parcel number(s) listed below (and including any subsequent combinations and/or subdivisions of the current parcel numbers), depicted on the map and attached hereto:

255-069072-00.000, 255-067746-00.000



ENCLOSURE

FORM OF TIF RESOLUTION