



City of Dublin

**Office of the City Manager**

5555 Perimeter Center • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

# Memo

**To:** Members of Dublin City Council

**From:** Dana L. McDaniel, City Manager

**Date:** August 20, 2020

**Initiated By:** Matthew L. Stiffler, Director of Finance  
Greg Daniels, Attorney – Squire Patton Boggs

**Re:** Block F Bonds

## Summary

Crawford Hoying Development Partners has requested City approval to fund a projected debt service shortfall on currently outstanding bonds issued by the Columbus-Franklin County Finance Authority (CFCFA) in 2017 to fund public improvements necessary for the development of "A" Block (which includes the AC Marriott, the events center and an office building). The shortfall would be funded by new bonds issued this fall by CFCFA in connection with the ongoing development of "D" Block, "F" Block and "G" Block in the Bridge Park development.

The shortfall is projected for calendar years 2020, 2021 and 2022 in a total amount of approximately \$340,000. The "A" Block bonds are secured by, among other things, City bed tax grants to the Bridge Park NCA, charges levied by the Bridge Park NCA that are similar to bed taxes, percentage of sales from events held at the Exchange, and charges and TIF revenue from the development of townhomes on "H" Block within the Bridge Park development. Due to COVID-19, bed taxes, bed tax charge and events revenue have decreased significantly, and construction and sales of "H" Block townhomes have also slowed. The combined impact of these decreases creates the projected debt service shortfall.

If the shortfall is not paid from another source, the "A" Block bond agreements require that the Bridge Park NCA impose an additional millage charge on all property owners (both commercial and residential) within the Bridge Park development in order to fund the shortfall. The millage charge is projected to be approximately 3 mills in 2021 and 1.7 mills in 2022. For an owner of a residential condominium valued at \$750,000, a 3 mill additional charge would be \$787.50. For the owner of an office or apartment building valued at \$8 million, a 3 mill additional charge would be \$8,400.00.

The Development Agreement (as amended) between the City and Crawford Hoying is forward looking and authorizes additional debt for new public improvements that enable the future build-out of Bridge Park. It does not authorize additional debt to fund revenue shortfalls for the "A" Block bonds. Therefore, to avoid the additional charges described above and provide relief to property owners, Crawford Hoying requests that City Council approve the use of \$340,000 from the upcoming "F" financing to fund the "A" Block shortfall.