



City of Dublin

Office of the City Manager

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Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: September 8, 2020

Initiated By: Matthew L. Stiffler, Director of Finance

Re: Ordinance 26-20 – Amending Ordinance 58-94 passed June 20, 1994, as subsequently amended, to supplement the public improvements to be made to benefit the parcels identified in that Ordinance (Perimeter Center)

Summary

Ordinance 26-20 provides for amendments to the existing legislation that established the Perimeter Center TIF district. The Perimeter Center TIF District was established in 1994 to provide a funding mechanism for extending all or a part of Coffman Road south approximately 2,500 lineal feet from Post Road to US 33, and extending all or a part of Perimeter Drive east approximately 1,000 lineal feet from Commerce Parkway to the proposed Coffman Road extension.

In 2003, Council approved modifications to the Perimeter Center TIF (Ordinance 129-03). The modifications provided for the implementation of a “non-school TIF” after the terms of the “straight TIF” expired and add future roadway improvements from Emerald Parkway to Avery-Muirfield Drive, including the intersection at Avery-Muirfield Drive and the Avery-Muirfield Drive/Perimeter Loop intersection. These improvements were also intended to benefit existing and future commercial development west of Avery-Muirfield Drive.

Staff is currently proposing another amendment to the TIF which will allow for the public infrastructure improvements to include the US 33/SR 161/Post Road interchange, Perimeter Widening from Holt Road to Commerce Parkway, Post Preserve Access Modification and improvements to the Avery and Shier-Rings Road intersection.

The required notice has been sent to the Dublin City School District and Tolles Career & Technical Center.

Recommendation

Staff recommends that Council adopt Ordinance 26-20 at the second reading/public hearing on September 28, 2020.

RECORD OF ORDINANCES

Ordinance No. 26-20

Passed _____, _____

**AMENDING ORDINANCE NO. 58-94 PASSED JUNE 20, 1994,
AS SUBSEQUENTLY AMENDED, TO SUPPLEMENT THE PUBLIC
IMPROVEMENTS TO BE MADE TO BENEFIT THE PROPERTY
IDENTIFIED IN THAT ORDINANCE.**

WHEREAS, pursuant to Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43, this Council passed Ordinance No. 58-94 on June 20, 1994 (the "*TIF Ordinance*"), thereby declaring improvements to parcels of certain real property located in the City (as described and depicted in the TIF Ordinance and referred to therein as the "*Property*") to be a public purpose, exempting those improvements from real property taxation for a period of time, specifying public infrastructure improvements (as described in the TIF Ordinance and referred to therein as the Infrastructure Improvements) to be made to benefit the Property, providing for the making of service payments in lieu of taxes (the "*Service Payments*") by the owner(s) thereof, and establishing a municipal public improvement tax increment equivalent fund into which those Service Payments were to be deposited; and

WHEREAS, this Council first amended the TIF Ordinance through the passage of Ordinance No. 129-03 on December 15, 2003 to specify additional public infrastructure improvements benefiting the Property and provide for payments to the Dublin City School District equal to the amounts that the school district would otherwise receive as real property tax payments; and

WHEREAS, this Council now desires to specify additional public infrastructure improvements that directly benefit or once made will directly benefit the Property; and

WHEREAS, notice of this Ordinance has been timely delivered to the Dublin City School District and the Tolles Career and Technical Center in accordance with Ohio Revised Code Sections 5709.40 and 5709.83;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring, that:

Section 1. The public infrastructure improvements set forth in Exhibit B to the TIF Ordinance are hereby supplemented to include those public infrastructure improvements identified on **EXHIBIT A** attached hereto, which this Council hereby determines directly benefit or that once made will directly benefit the Property.

Section 2. Except as provided herein, all other provisions of the TIF Ordinance, as previously amended, shall remain in full force and effect. Those City officials are further authorized to provide such information and to execute, certify or furnish such other documents, and to do all of the things as are necessary for and incidental to carrying out the provisions of this Ordinance.

Section 3. Pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage.

Section 4. This Council finds and determines 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 that resulted in

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those formal actions were in meetings open to the public in compliance with the law.

Section 5. This Ordinance shall be in full force and effect on the earliest date permitted by law.

Passed this _____ day of _____, 2020

Mayor - Presiding Officer

ATTEST:

Clerk of Council