

ORDINANCE NO. 73 -04

By: Richard F. Weber

AN ORDINANCE TO AMEND THE BOUNDARIES OF THE MAIN STREET RE/DEVELOPMENT COMMUNITY REINVESTMENT AREA TO INCLUDE THE PARCELS LOCATED AT THE NORTHEAST CORNER OF EAST MAIN STREET AND SOUTH PARKVIEW AVENUE, AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Bexley, Ohio (the "City") by its Ordinance No. 68-02, adopted September 24, 2002, designated the Main Street Re/Development Reinvestment Area ("CRA") which enables the City to offer real property tax exemption on the construction of certain new structures and the remodeling of certain existing structures as described in Ohio Revised Code §3735.67; and

WHEREAS, the Director of Development of the State of Ohio has determined that the aforementioned area designated in said Ordinance contains the characteristics set forth in Ohio Revised Code §3735.66 and confirmed that area as a "Community Reinvestment Area" pursuant to that §3735.66; and

WHEREAS, the City by its Ordinance No. 60-04, adopted September 28, 2004, extended the exemption application approval date for projects within the CRA to December 31, 2006; and

WHEREAS, Bexley Gateway Plaza Ltd. desires to redevelop a 1.34± acre site (the "Property") located at the northeast corner of East Main Street and South Parkview Avenue, two parcels of which are outside the existing CRA (the "Outside Parcels,"), and has submitted a Community Reinvestment Area Agreement Application, a copy of which is attached as Exhibit A; and

WHEREAS, the Property is identified in the records of the Franklin County Auditor as permanent parcel nos. 020-000380 and 020-002746 (2154 E. Main Street); 020-000260 (508 S. Parkview Ave.); 020-001820 (502 S. Parkview Ave.); and 020-000216 (492 S. Parkview Ave.); is described more completely in Exhibit A, and is further described in the amended boundaries of the CRA, a copy of which is attached as Exhibit B; and

WHEREAS, the Outside Parcels are identified as permanent parcel nos. 020-001820 (502 S. Parkview Ave.) and 020-000216 (492 S. Parkview Ave.) and are described more completely in Exhibit B; and

WHEREAS, the City believes that the redevelopment of the Property would encourage economic stability and maintain real property values and desires (i) to amend the CRA to include the Outside Parcels, (ii) to establish special terms for the Property, and (iii) to extend the exemption application approval date for the Property; and

NOW, THEREFORE, BE ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That this Council hereby amends the CRA to include the Outside Parcels.

Section 2. That, with respect to the Property, this Council hereby authorizes the granting of CRA exemptions for up to fifteen years at a percentage of up to 50%.

Section 3. That, with respect to the Property, this Council hereby extends the date prior to which CRA exemption applications will be accepted to December 31, 2007.

Section 4. That this Council hereby re-affirms the findings made in Section 1 of Ordinance No. 68-02, adopted September 24, 2002.

Section 5. That the Housing Officer is hereby authorized and directed, on behalf of the City of Bexley, to petition the State Director of Development, in accordance with Ohio Revised Code §3735.66, for recertification of the CRA as amended by this Ordinance.

Section 6. That 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 this Council and that all deliberations of this Council and any decision making bodies of the City of Bexley which resulted in such formal actions were in meetings open to the public or in compliance with all legal requirements of the City of Bexley, Franklin County, Ohio.

Section 7. That a copy of this Ordinance shall be published in a newspaper of general circulation in the City once a week for two consecutive weeks immediately following its adoption.

Section 8. That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health, safety or welfare, said emergency being the need to permit a November construction start, and shall take effect upon its passage and approval by the Mayor.

Passed: 10-26, 2004

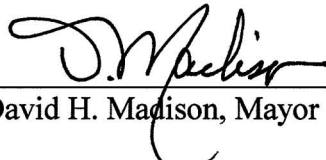


President of Council

Attest: 

Clerk of Council

Approved: 12/26, 2004



David H. Madison, Mayor

10-12-04 First Reading
10-26-04 Second Reading
Three reading rule
suspended. Passed.

EXHIBIT A

[CRA Agreement Application]

received
7/14/2004



Community Reinvestment Area Agreement Application

APPLICATION FOR A PROPOSED AGREEMENT for Community Reinvestment Area (CRA) Tax Incentives between the City of Bexley located in the County of Franklin and

BEXLEY GATEWAY PLAZA, LTD
(Enterprise)

1. A. Name of business, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

<u>BEXLEY-GATEWAY PLAZA LTD.</u>	<u>STEVE CAMPBELL</u>
<small>Enterprise Name</small>	<small>Contact Person</small>
<u>3016 MARYLAND AVE.</u>	<u>DAN DUFFY</u>
<u>COLUMBUS, OH 43209</u>	<u>614/237.3720</u>
<small>Address</small>	<small>Telephone Number</small>

B. Project Site:

<u>BEXLEY GATEWAY PLAZA, LTD.</u>	<u>LAURENCE RUBEN</u>
<small>Enterprise Name</small>	<small>Contact Person</small>
<u>2154 EAST MAIN STREET 492, 502 & 508 SOUTH PARKVIEW AVE,</u>	<u>SAMANTHA FALTER</u>
<u>COLUMBUS, OH 43209</u>	<u>614/237.3720</u>
<small>Address</small>	<small>Telephone Number</small>

PARCELS: 020-000210, 020-001820, 020-000260, 020-002790 & 020-000380

2. A. Nature of business (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

RESIDENTIAL, RETAIL AND OFFICE CONDOMINIUMS

B. List primary 4 digit Standard Industrial Code (SIC) # 6552
Business may list other relevant SIC numbers.



C. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred).

N/A

D. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Limited Liability Company

3. Name of principal owner(s) or officers of the business (attach list if necessary).

Laurence G. Ruben, Plaza Properties Inc.

4. Is the business seasonal in nature Yes [] No

5. A. State the enterprise's current full-time and part-time employment level at the proposed project site:

none at this time

B. Will the project involve the relocation of employment positions or assets from one Ohio location to another?

Yes [] No

C. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

125

D. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

none

E. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

none

F. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

6. A. Has the enterprise previously entered into an Enterprise Zone or CRA Agreement with the local legislative authorities at any site where the employment or assets will be relocated as result of this proposal?

Yes []

No [X]

B. If yes, list the local legislative authorities, date, and term of the incentives for each Agreement:

7. Does the Enterprise owe:

A. Any delinquent taxes to the State of Ohio or a political subdivision of the State?

Yes []

No [X]

B. Any moneys to the State or a political subdivision of the State for the administration or enforcement of any environmental laws?

Yes []

No [X]

C. Any other moneys to the State or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes []

No [X]

D. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (attach additional pages if necessary).

34 (one floor) Residential Condominiums
3 Town Homes - Residential Condominiums
23,550 square feet of office/Retail Condominiums

8. Project Description (attach additional pages if necessary):

9. Project is proposed to begin DECEMBER 1, 2014 and estimated to be completed JUNE 1, 2016 provided a tax exemption is provided.

10. A. Estimate the number of new employees the business intends to hire at the facility that is the project site (job creation projection must be itemized by full and part-time and permanent and temporary):

None by Developer

B. State the time frame of this projected hiring: N/A years.

C. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

N/A

11. A. Estimate the amount of annual payroll such new employees will add \$ Ø (new annual payroll must be itemized by full and part-time and permanent and temporary new employees):

B. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project \$ Ø.

12. Market value of the existing facility as determined for local property taxation:

\$ 15,000,000 - 18,000,000

13. A. Business's total current investment in the facility as of the proposal's submission:

\$ 1,700,000

B. State the business's value of on-site inventory required to be listed in the personal property tax return of the enterprise in the return for the tax year (stated in average \$ value per most recent 12 month period) in which the Agreement is entered into (baseline inventory):

\$ Ø

14. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Building(s):	\$ <u>1,700,000</u>
B. Additions/New Construction:	\$ <u>14,000,000</u>
C. Improvements to Existing Building(s):	\$ <u>Ø</u>
D. Machinery & Equipment:	\$ <u>Ø</u>
E. Furniture & Fixtures:	\$ <u>Ø</u>
F. Inventory:	\$ <u>Ø</u>
Total New Project Investment:	\$ <u>17,700,000</u>

15. A. Business requests the following tax exemption incentives: 50 % for 15 years covering real property described above. Be specific as to type of assets, rate, and term.

B. Business's reasons for requesting tax incentives (be quantitatively specific as possible):

Incentives to purchasers to locate to Bexley, Ohio
and tax revenues for real-estate will actually
increase.

FEES:

This application must be accompanied by a non-refundable processing/monitoring fee of **Two-hundred fifty dollars (\$250)**. This fee is payable through a check or money order, made payable to the **City of Bexley**.

A separate one-time fee of **Seven-hundred fifty dollars (\$750)** will be charged by the State and collected by the City with this application. This fee is payable through a separate check or money order, made payable to the **Ohio Department of Development**.

In addition, the City requires each applicant to pay for the required newspaper publication of public notice. The cost of publication will be determined and due at the time of City Council approval.

Any CRA application submitted without the required fees will be returned to the applicant.

APPLICANT'S CERTIFICATION

The applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the applicant's knowledge and belief.

Submission of this application expressly authorizes the City of Bexley to contact the Ohio Environmental Protection Agency to confirm statements contained within this application and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the City of Bexley.

Applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66 (C) (1) and 2931.13 (D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies... or makes any false, fictitious or fraudulent statements of representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement of entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

Bexley Gateway Plaza, Ltd.
Enterprise Name

7/14/04
Date

Stephen P. Campbell
Signature

Stephen P. Campbell V/P-CFO
Typed Name and Title

Please submit the application and attachments, with the required fees, to:

**City of Bexley
Development Office
2242 E. Main Street
Bexley, Ohio 43209
(614) 235-8694**

EXHIBIT B

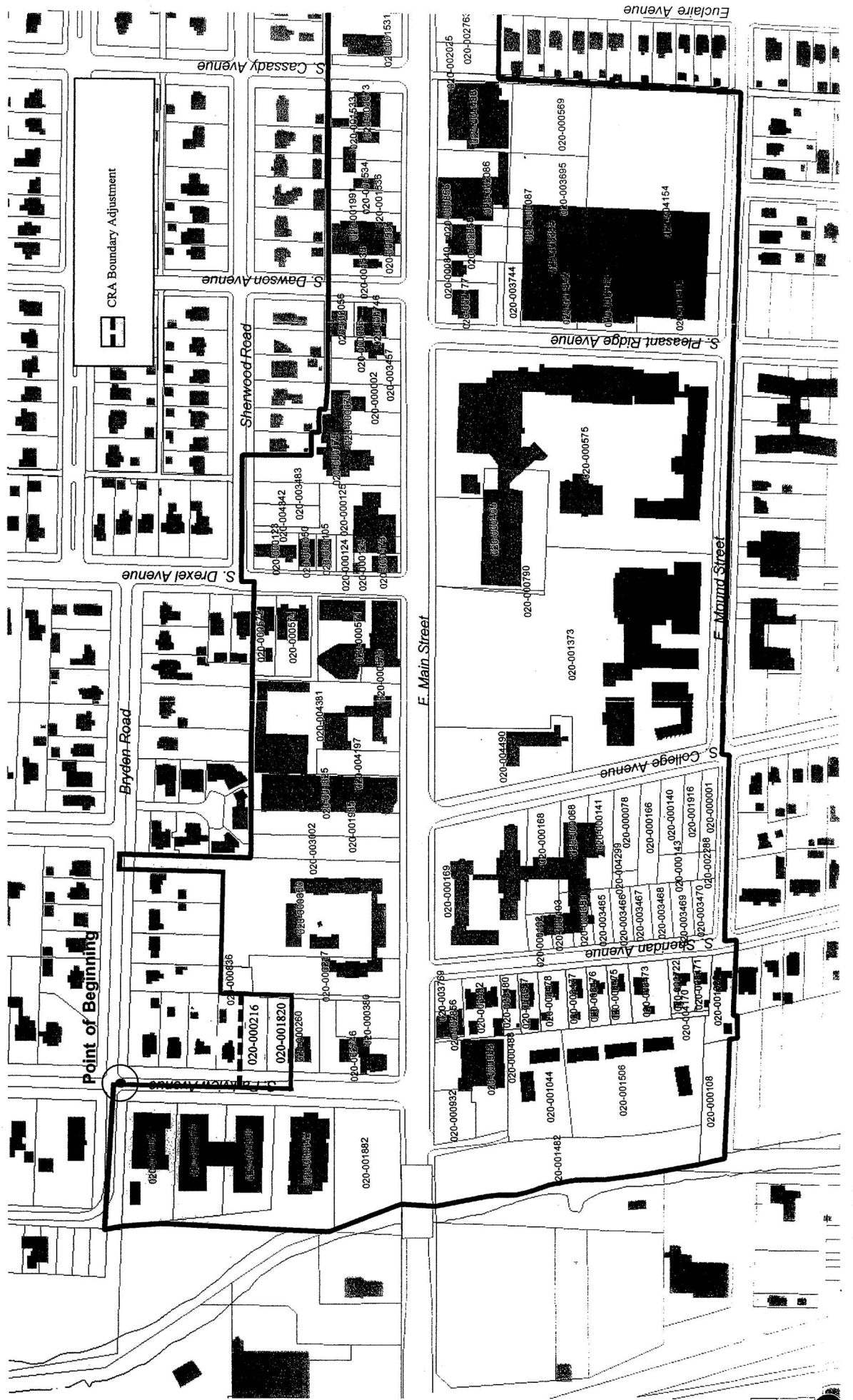
AMENDED
MAIN STREET RE/DEVELOPMENT DISTRICT
COMMUNITY REINVESTMENT AREA

A. Verbal Boundary Description

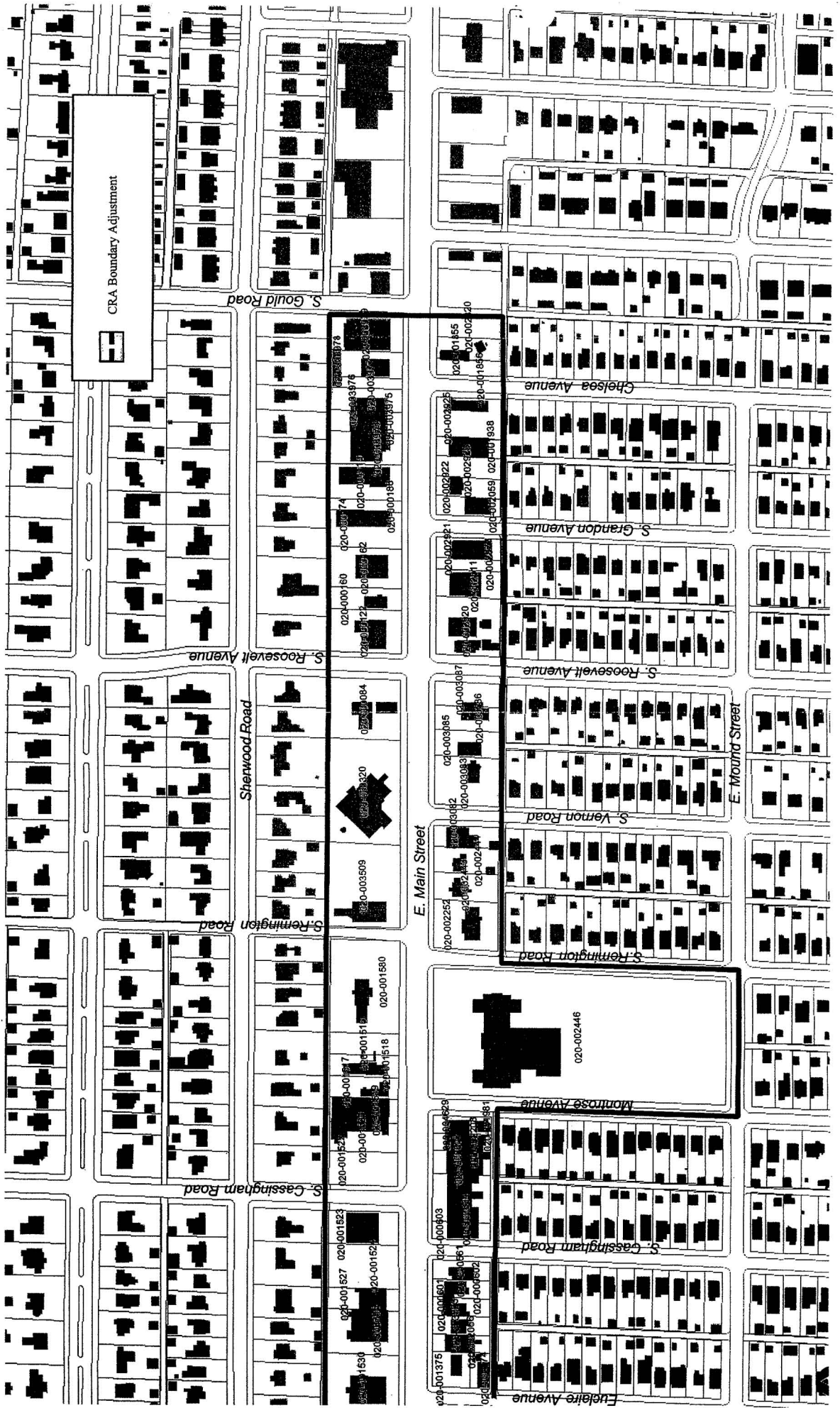
1 Beginning for reference at the centerline intersection of Bryden Road with S. Parkview Avenue,
2 said point being the true point of beginning for this description; then west with centerline of
3 Bryden Road to centerline of Westland; then south along west property lines of tax parcel 1968
4 and 342 to centerline of Alum Creek also being the Bexley corporation line; then south with the
5 corporation line crossing E. Main Street to south property line of tax parcel 108; then following
6 south property lines of tax parcel 108 and 1322 east to centerline of Sheridan; then north with
7 centerline of S. Sheridan Avenue to centerline of E. Mound Street; then east with centerline of E.
8 Mound Street crossing S. College Avenue and S. Pleasant Ridge Avenue to where roadway
9 intersects with centerline of alley abutting tax parcel 4154, 569 and 4488; then north with
10 centerline of alley to centerline of first alley south of E. Main Street abutting tax parcel 2025 and
11 2763; then east with centerline of alley crossing Euclaire Avenue and S. Cassingham Road to
12 centerline of Montrose Avenue; then south with centerline of Montrose Avenue to centerline of
13 E. Mound Street; then east with centerline of E. Mound Street to centerline of S. Remington
14 Road; then north with centerline of S. Remington Road to centerline of first alley south of E.
15 Main Street abutting tax parcel 2252; then east with centerline of alley crossing S. Vernon Road,
16 S. Roosevelt Avenue, S. Grandon Avenue and Chelsea Avenue to the Bexley corporation line;
17 then north with the corporation line crossing E. Main Street to north property line of tax parcel
18 3979; then west along north property lines of tax parcel 3979, 3978, 3977, 3976, 3975, 3973,
19 4119, 188, 174, 162, 160 and 122 crossing S. Roosevelt Avenue; then west along north property
20 lines of tax parcel 84, 320 and 3509 crossing S. Remington Road; then west with centerline of
21 first alley north of E. Main Street crossing S. Cassingham Road, S. Cassidy Avenue and S.
22 Dawson Avenue to where alley terminates at west property line of tax parcel 3457 also being east
23 property line of tax parcel 02; then following north property lines of tax parcel 02, 79, 175 west
24 and north to centerline of Sherwood Road; then west with centerline of Sherwood Road to
25 centerline of S. Drexel Avenue turning south then west to where roadway intersects with north
26 property line of tax parcel 572; then west along north property lines of tax parcel 572, 4381,
27 1825, 1985 and 3002 to east property line of tax parcel 350; then following along east property
28 line of tax parcel 350 north turning west then south and west along north property lines of tax
29 parcel 350 and 836 to west property line of tax parcel 836; then south along west property line
30 of tax parcel 836 to north property line of tax parcel 216; then west along north property
31 line of tax parcel 216 to centerline of S. Parkview Avenue; then north with centerline of S.
32 Parkview Avenue to centerline intersection with Bryden Road, also being the point of beginning.

All references to tax parcels are those in the City of Bexley/Bexley City School District (tax district no. 020) and those recorded on the real estate tax maps of the Franklin County Auditor's office. The amended Main Street Re/Development District Community Reinvestment Area shall include all splits and combinations of tax parcels within the above-described area.

Underline indicates section of boundary that is altered from previous boundary definition.



Amended
 CRA Boundary Map - ~~Proposed~~ Main Street Redevelopment District Community Reinvestment Area



Amended
 CRA Boundary Map - Proposed Main Street Redevelopment District Community Reinvestment Area



B. Property Inventory

The amended area included within the verbal description is comprised of the following land parcels:

Street Number	Parcel Number
595 E College Ave W	020-000168
Main St E Bexley 43	020-001856
Main St E Bexley 43	020-002873
Main St E Bexley 43	020-003977
621 S Cassingham Rd	020-000561
College Ave Bexley	020-000103
College Ave Bexley	020-000140
College Ave Bexley	020-004299
605 College Ave	020-000068
611 College Ave	020-000141
615 College Ave	020-000078
625 College Ave	020-000166
641 College Ave	020-001916
649 College Ave	020-000001
565 S Dawson Ave #6	020-003056
525 S Drexel Ave	020-000572
524-534 S Drexel Ave	020-000123
529 S Drexel Ave	020-000574
540 S Drexel Ave	020-001050
542-550 S Drexel Ave	020-000105
622-624 Euclaire Ave	020-001274
Main St Bexley 4320	020-002025
Main St Bexley 4320	020-002763
Main St E Bexley 43	020-000079
Main St E Bexley 43	020-000087
Main St E Bexley 43	020-000125
Main St E Bexley 43	020-000175
Main St E Bexley 43	020-000188
Main St E Bexley 43	020-000217

Street Number	Parcel Number
Main St E Bexley 43	020-000380
Main St E Bexley 43	020-000405
Main St E Bexley 43	020-000569
Main St E Bexley 43	020-000790
Main St E Bexley 43	020-000932
Main St E Bexley 43	020-001516
Main St E Bexley 43	020-001520
Main St E Bexley 43	020-001522
Main St E Bexley 43	020-001536
Main St E Bexley 43	020-001985
Main St E Bexley 43	020-001991
Main St E Bexley 43	020-002923
Main St E Bexley 43	020-003002
Main St E Bexley 43	020-003385
Main St E Bexley 43	020-003695
Main St E Bexley 43	020-004197
2106 E Main St	020-001882
2111 E Main St	020-000933
2143 E Main St	020-002856
2153 E Main St	020-003769
2154 E Main St	020-002746
2160 E Main St #18	020-000350
2199 E Main St	020-000169
2199 E Main St	020-000575
2199 E Main St	020-001373
2199 E Main St	020-004490
2212 E Main St #24	020-001825
2242 E Main St	020-004381
2248 E Main St	020-000570
2254 E Main St #27	020-000571
2282 E Main St #28	020-000173
2284 E Main St #29	020-000124

Street Number	Parcel Number
2314 E Main St	020-000002
2338 E Main St	020-000086
2344 E Main St	020-003457
2352 E Main St #35	020-003746
2353 E Main St #35	020-002177
2369 E Main St	020-000840
2372 E Main St	020-001538
2375 E Main St	020-002858
2376 E Main St #39	020-001537
2383 E Main St	020-000856
2387 E Main St	020-002086
2394 E Main St #40	020-001534
2406 E Main St #40	020-001533
2411 E Main St	020-004488
2412 E Main St #41	020-000073
2440 E Main St	020-001531
2450 E Main St	020-001530
2455 E Main St	020-001375
2461 E Main St #46	020-002066
2468 E Main St #47	020-003705
2469 E Main St	020-003023
2475 E Main St	020-000601
2476 E Main St #48	020-001527
2479 E Main St	020-000602
2484 E Main St	020-001524
2497 E Main St #49	020-000603
2500 E Main St	020-001523
2501 E Main St #51	020-000604
2513 E Main St	020-000607
2525 E Main St	020-002208
2527 E Main St #52	020-004629
2532 E Main St	020-001519

Street Number	Parcel Number
2540 E Main St	020-001518
2550 E Main St	020-001517
2555 E Main St	020-002446
2570 E Main St	020-001580
2585 E Main St	020-002252
2594 E Main St	020-003509
2599 E Main St	020-002443
2600 E Main St	020-000320
2607 E Main St	020-002444
2615 E Main St	020-003082
2631 E Main St	020-003083
2643 E Main St	020-003085
2651 E Main St	020-003086
2651 E Main St	020-003087
2656 E Main St	020-000084
2677 E Main St #68	020-002920
2680 E Main St	020-000122
2690 E Main St	020-000160
2691 E Main St	020-002011
2699 E Main St	020-002921
2700 E Main St	020-000162
2706 E Main St #71	020-000174
2715 E Main St	020-002059
2719 E Main St	020-002922
2728 E Main St	020-004119
2729 E Main St #73	020-001938
2734 E Main St #73	020-003973
2740 E Main St	020-003975
2740 E Main St	020-003976
2741 E Main St	020-002925
2761 E Main St	020-001855
2767 E Main St	020-002820

Street Number	Parcel Number
2770 E Main St	020-003978
2774 E Main St #77	020-003979
635 Montrose Ave	020-001981
Mound St Bexley 432	020-000143
Mound St Bexley 432	020-004154
2180 E Mound St	020-002288
Park Dr Bexley 4320	020-001482
572-578 Park Dr	020-001044
592-598 Park Dr	020-001506
508 S Parkview Ave	020-000260
465 S Parkview Ave	020-001968
485 S Parkview Ave	020-001879
485 S Parkview Ave	020-001880
505 S Parkview Ave	020-000342
Parkview R Ave #R	020-000836
Pleasant Ridge Ave	020-001842
Pleasant Ridge Ave	020-003013
Pleasant Ridge Ave	020-003744
650 Pleasant Ridge	020-001992
Sheridan Ave Bexley	020-000488
Sheridan Ave Bexley	020-000722
Sheridan Ave Bexley	020-003469
Sheridan Ave Bexley	020-004170
565-571 Sheridan Ave	020-003482
577 Sheridan Ave	020-003480
583 Sheridan Ave	020-003607
584 Sheridan Ave	020-000102
591 Sheridan Ave	020-003478
597 Sheridan Ave	020-003477
600 Sheridan Ave	020-000381
603 Sheridan Ave	020-003476
608 Sheridan Ave	020-003465

Street Number	Parcel Number
611 Sheridan Ave	020-003475
614 Sheridan Ave	020-003466
617 Sheridan Ave	020-003473
620 Sheridan Ave	020-003467
626 Sheridan Ave	020-003468
637 Sheridan Ave	020-003471
640 Sheridan Ave	020-003470
645-647 Sheridan Ave	020-001322
2303 Sherwood Rd #3	020-004342
2311 Sherwood Rd	020-003483
502 S Parkview Ave	020-001820 (Amended)
492 S Parkview Ave	020-000216 (Amended)

All references to tax parcels are those in the City of Bexley/Bexley City School District (tax district no. 020) and those recorded on the real estate tax maps of the Franklin County Auditor's office. The amended Main Street Re/Development District Community Area shall include all splits and combinations of tax parcels as referenced above.

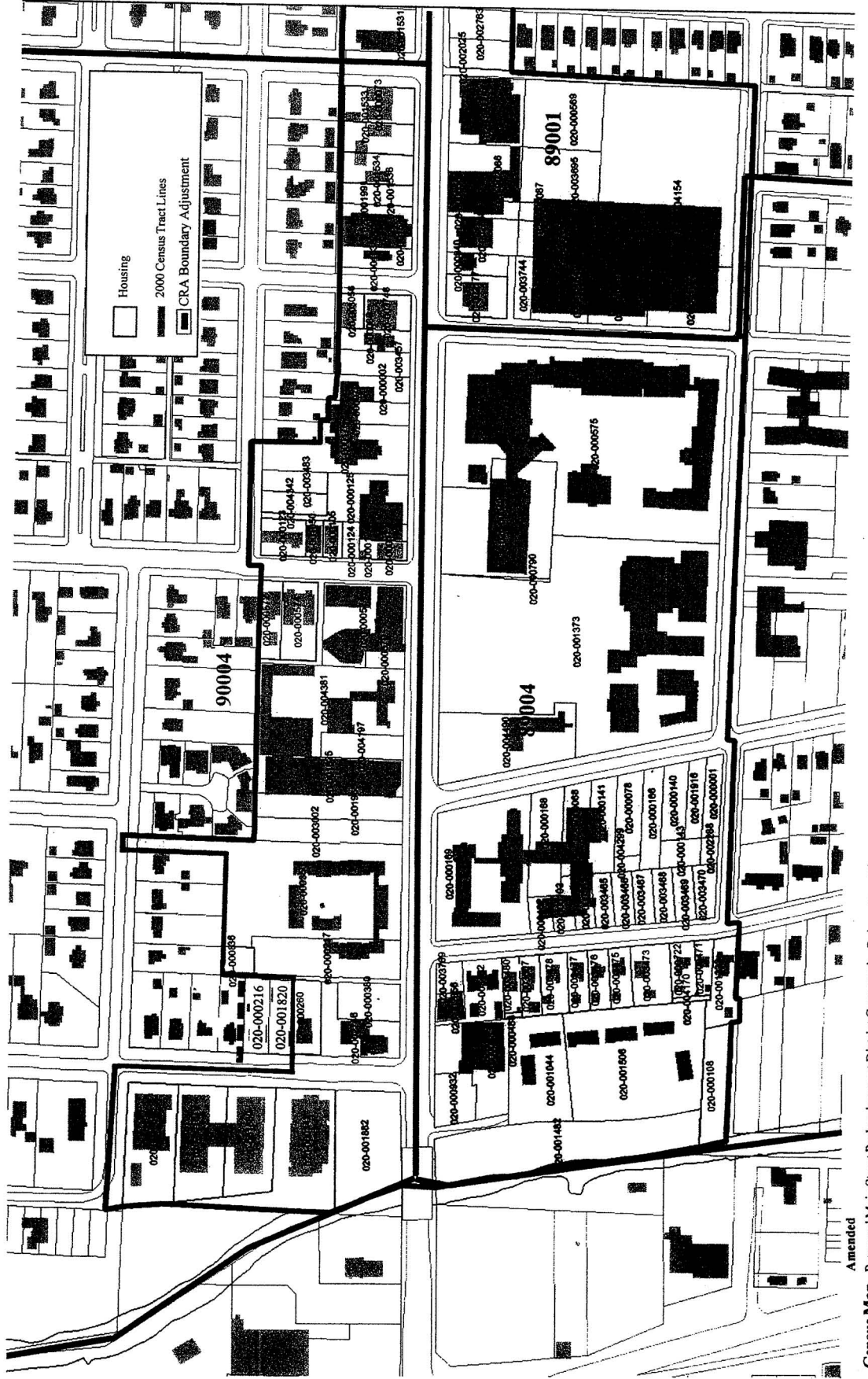
The City of Bexley makes no representations or warranties as to the accuracy or completeness of the information compiled.

C. Housing Survey

Within the aforementioned amended area, the following housing facilities or structures of historical significance are found and new construction or repair of existing facilities has been discouraged:

Street Number	Land Use	Parcel Number
524-534 S Drexel Ave	401- Com, Apartments, 4-19 Units	020-000123
529 S Drexel Ave	401- Com, Apartments, 4-19 Units	020-000574
2406 E Main St #40	401- Com, Apartments, 4-19 Units	020-001533
2394 E Main St #40	401- Com, Apartments, 4-19 Units	020-001534
565-571 Sheridan Ave	401- Com, Apartments, 4-19 Units	020-003482
Park Dr Bexley	402- Com, Apartments, 20-39 Units	020-000108

Street Number	Land Use	Parcel Number
505 S Parkview Ave	403- Com, Apartments, 40+ Units	020-000342
485 S Parkview Ave	403- Com, Apartments, 40+ Units	020-001879
485 S Parkview Ave	403- Com, Apartments, 40+ Units	020-001880
465 S Parkview Ave	403- Com, Apartments, 40+ Units	020-001968
2412 E Main St #41	404- Com, Retail, Apartments Over, Walkup	020-000073
2282 E Main St #28	404- Com, Retail, Apartments Over, Walkup	020-000173
2353 E Main St #35	404- Com, Retail, Apartments Over, Walkup	020-002177
2643 E Main St	404- Com, Retail, Apartments Over, Walkup	020-003085
2352 E Main St #35	404- Com, Retail, Apartments Over, Walkup	020-003746
542-550 S Drexel Ave	431- Com, Office, Apartments Over, Walkup	020-000105
Main St E Bexley 43	431- Com, Office, Apartments Over, Walkup	020-002873
2699 E Main St	431- Com, Office, Apartments Over, Walkup	020-002921
2719 E Main St	431- Com, Office, Apartments Over, Walkup	020-002922
Sheridan Ave Bexley	500- Vacant, Residential, Platted	020-000722
Sheridan Ave Bexley	500- Vacant, Residential, Platted	020-004170
Sheridan Ave Bexley	510- Res, Single Family Residence, Platted	020-000488
635 Montrose Ave	510- Res, Single Family Residence, Platted	020-001981
637 Sheridan Ave	510- Res, Single Family Residence, Platted	020-003471
617 Sheridan Ave	510- Res, Single Family Residence, Platted	020-003473
611 Sheridan Ave	510- Res, Single Family Residence, Platted	020-003475
603 Sheridan Ave	510- Res, Single Family Residence, Platted	020-003476
597 Sheridan Ave	510- Res, Single Family Residence, Platted	020-003477
591 Sheridan Ave	510- Res, Single Family Residence, Platted	020-003478
577 Sheridan Ave	510- Res, Single Family Residence, Platted	020-003480
583 Sheridan Ave	510- Res, Single Family Residence, Platted	020-003607
622-624 Euclaire Ave	520- Res, Two Family Residence, Platted	020-001274
645-647 Sheridan Ave	520- Res, Two Family Residence, Platted	020-001322
565 S Dawson Ave #6	520- Res, Two Family Residence, Platted	020-003056
525 S Drexel Ave	530- Res, Three Family Residence, Platted	020-000572
508 S Parkview Ave	680- Exempt, Charitable	020-000260
502 S Parkview Ave	510- Res, Single Family Residence, Platted	020-001820 (Amended)
492 S Parkview Ave	510- Res, Single Family Residence, Platted	020-000216 (Amended)

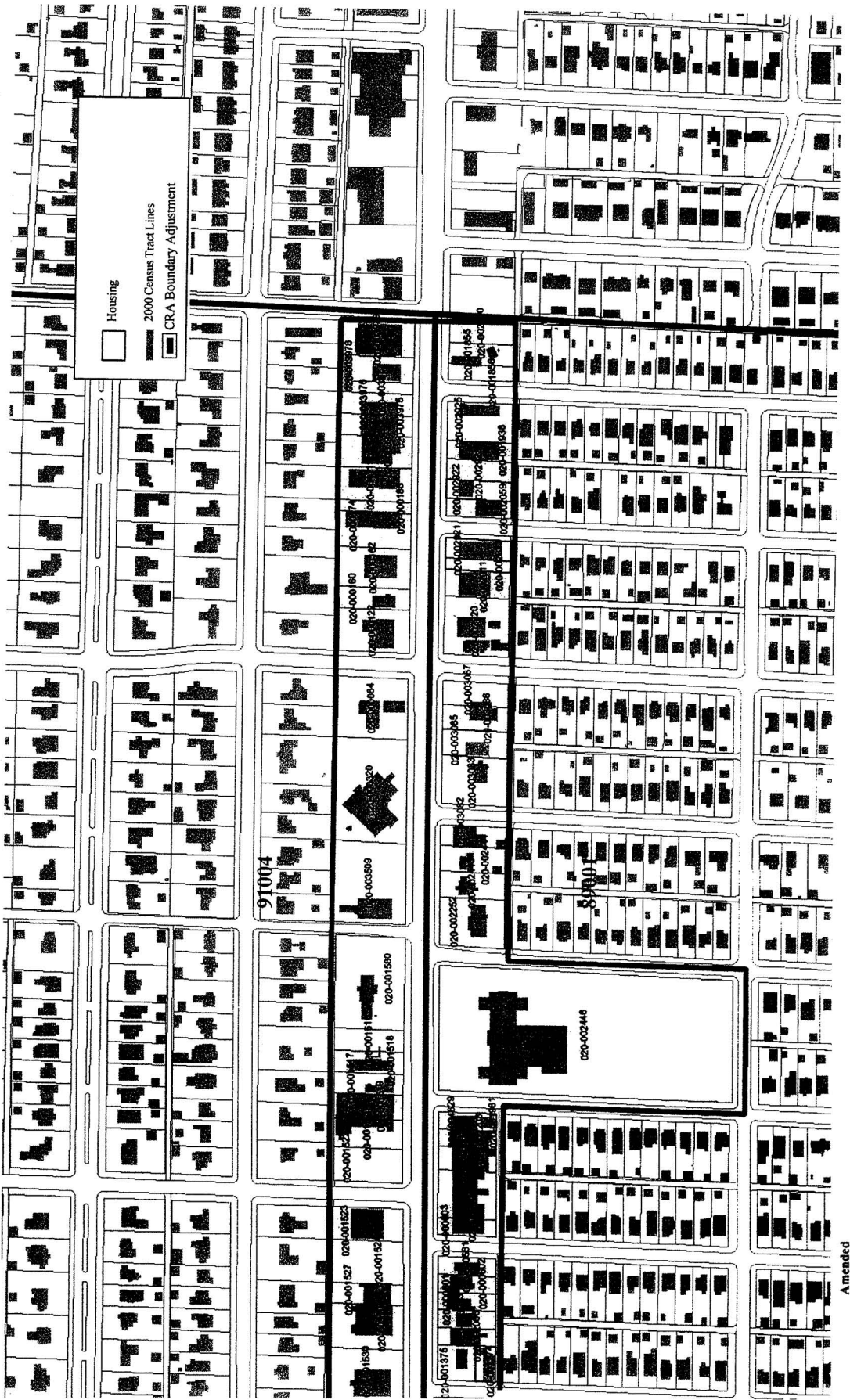


Housing
 2000 Census Tract Lines
 CRA Boundary Adjustment

90004

90004

89001



Census Map - Proposed Main Street Redevelopment District Community Reinvestment Area

Amended

D. Total Population of CRA Area

Population estimates derived by applying the 2000 Census household size to dwelling units located within the amended Main Street Redevelopment District CRA:

Street Number	Dwelling Units	Dwelling Type	Population Estimate	Census Tract
524-534 S Drexel Ave	6	Apartment	12.42	91004
529 S Drexel Ave	4	Apartment	8.28	90004
2406 E Main St #40	4	Apartment	8.28	91004
2394 E Main St #40	4	Apartment	8.28	91004
565-571 Sheridan Ave	4	Apartment	8.28	89004
505 S Parkview Ave	28	Apartment	57.96	90004
485 S Parkview Ave	40	Apartment	82.80	90004
465 S Parkview Ave	17	Apartment	35.19	90004
2412 E Main St #41	3	Apartment	6.21	91004
2282 E Main St #28	1	Apartment	2.07	91004
2353 E Main St #35	1	Apartment	2.07	89001
2643 E Main St	1	Apartment	2.07	89001
2352 E Main St #35	3	Apartment	6.21	91004
542-550 S Drexel Ave	6	Apartment	12.42	91004
2719 E Main St	1	Apartment	2.07	89001
Sheridan Ave Bexley	1	Single Family Residence	2.75	89004
635 Montrose Ave	1	Single Family Residence	2.75	89001
637 Sheridan Ave	1	Single Family Residence	2.75	89004
617 Sheridan Ave	1	Single Family Residence	2.75	89004
611 Sheridan Ave	1	Single Family Residence	2.75	89004
603 Sheridan Ave	1	Single Family Residence	2.75	89004
597 Sheridan Ave	1	Single Family Residence	2.75	89004
591 Sheridan Ave	1	Single Family Residence	2.75	89004
577 Sheridan Ave	1	Single Family Residence	2.75	89004
583 Sheridan Ave	1	Single Family Residence	2.75	89004
622-624 Euclaire Ave	2	Two Family Residence	4.14	89001
645-647 Sheridan Ave	2	Two Family Residence	4.14	89004
565 S Dawson Ave #6	2	Two Family Residence	4.14	89001

Street Number	Dwelling Units	Dwelling Type	Population Estimate	Census Tract
525 S Drexel Ave	3	Three Family Residence	6.21	90004
508 S Parkview Ave	2	Apartment	4.14	90004
502 S Parkview Ave	1	Single Family Residence	2.75	90004 (Amended)
492 S Parkview Ave	1	Single Family Residence	2.75	90004 (Amended)
<u>Total</u>	<u>146</u>		<u>310.38</u>	(Amended)
Census Tract 89001	8		17.24	
Census Tract 89004	15		37.17	
Census Tract 90004	96		200.08	(Amended)
Census Tract 91004	27		55.89	

Notes: For purposes of estimating population, Apartments, Two and Three Family Residences defined as "renter-occupied" units. Single Family Residence defined as "owner-occupied" units. Average household size according to the 2000 Census:

- ✓ Owner-occupied units – 2.75 persons
- ✓ Renter-occupied units – 2.07 persons

Source: 2000 Census and the Haines 2001-2002 Criss-Cross Directory.

E. Existing Context

Main Street is a historic commercial corridor rooted in the historic development of Columbus. The National Road (US 40) served both as a major multistate regional arterial in the early days of automobile transportation, and as the main eastern entrance to the Columbus metropolitan area. However, the importance of Main Street as a transportation route changed with the construction of the interstate highway system. The National Road (US 40) was designated an All-American Road National Scenic Byway by the U.S. Transportation Secretary Norman Mineta, Thursday June 13, 2002 in Washington, D.C. All-American Road designation is the highest award a scenic byway can receive.

The majority of Main Street contains a core of financially stable businesses set in a viable market area. These businesses provide a basis for expansions, visible building improvements and to attract others to locate there. The scope and breath of retail and commercial service offerings range from the more traditional mix of "home" oriented soft goods, hard goods and consumables including neighborhood restaurants to non-retail personal service, business, professional and administrative offices occupying a number of converted residential buildings scattered along Main Street.

Most of the land in the area depicted as the amended CRA has already been developed. When downtowns were diminished as the primary commercial centers by outward growth and suburban sprawl, Main Street's retail space was significantly devalued. Today, it is frequently marketed as secondary or inferior commercial space. Main Street Bexley is an underdeveloped commercial

market. Though it can be stated in summary that the existing commercial core retains an overall business image, revitalization will require redevelopment. Redevelopment often involves buying the buildings that occupy the land, tearing down structures and disposing of the only income-producing part of the deal. This, in turn, causes development to be at higher densities and somewhat controversial, thereby incurring higher costs, as well as the higher personal and financial risks for the real estate development, business and banking communities.

Existence of conditions which impairs redevelopment, limits new or expanded development, or constitutes economic and fiscal stress for the community are reasonably present as evidenced by a combination of:

- 1) Deteriorated structures by reason of age, obsolescence, lack of maintenance or vacancies are barriers to attracting and retaining businesses.
 - a) An analysis of the physical conditions of the buildings was completed as part of the Main Street Redevelopment Plan Workbook. Approximately 70% of the buildings need some type of rehabilitation. Of these buildings, about 50% need façade renovation.
- 2) Faulty lot layout in relation to size, adequacy, accessibility or usefulness and the generally high cost of land or buildings are disincentives.
 - a) Shallow lots create potential conflicting situations between commercial uses along Main Street and adjacent residential neighborhoods that can adversely impact nearby homes and inhibit commercial activities.
 - b) Predominance of sites along Main Street are too small to justify the increased costs and risks of infill development without substantial land assemblage. They are also too small to accommodate development projects of sufficient scale to offer real community benefits unless integrated vertically and/or horizontally with the incorporation of adjacent properties.
- 3) Deterioration of site or other improvements evidenced by age (water, sanitary and storm sewer lines more than 45 years old), inadequate storm drainage, visibly deteriorated streets, curbs, gutters and sidewalks discourage development.
 - a) Infill development and redevelopment cannot be absorbed without major infrastructure improvements.
 - b) The standing storm water, which collects on Main Street, presents a dangerous driving condition and creates localized flooding that can adversely impact property values. Construction of a storm sewer trunk is required along Main Street from Cassady Avenue west to Alum Creek to improve the existing stormwater conveyance system, alleviate flooding up to and including the 5-year storm event, and increase the service level of the roadway.
- 4) Burdensome tax rates and inadequate tax base make the expense of major public infrastructure costs a barrier to service improvements.

Under these conditions, it is appropriate for the City of Bexley to work with its private sector partners to mitigate the disincentives if it is to realize its own development goals.

F. Established Tax Incentive Guidelines

The following guidelines for the Main Street Re/Development District CRA conform to the Bexley Tax Incentive Program, Policy and Procedures Plan adopted. Tax incentive benefits will be provided to encourage district redevelopment with infill, new forms of mixed-use residential, commercial and pedestrian-oriented retail development.

1. The City designated the Main Street Re/Development District as a Community Reinvestment Area, providing real property tax abatement based on capital investment according to the following schedule:

<u>New Capital Investment</u>	<u>Rate or Percentage (%) of Tax Abatement</u>	<u>Maximum Term</u>
\$ 750,000	100% in year 1, declining 20% per year, or a term average of 60%.	5 years
\$ 5,000,000	100% in year 1, declining 15% per year, or a term average of 55%.	7 years
\$10,000,000+	100% in year 1, declining 10% per year, or a term average of 55%.	10 years

Capital investment defined as the total dollar amount of expected "new" investment at the project site in the following:

Real Property Improvements—acquisition/assemblage of land and/or buildings, construction of new buildings, renovation of existing buildings and expansion of existing buildings.

Personal Property Improvements—machinery and equipment, furniture and fixtures, and inventory.

2. Minimum capital investment is \$750,000.
3. Projects considered as eligible for abatement may consist of new building construction, renovation and/or expansion of existing structures for mixed-use residential, commercial and pedestrian-oriented retail development. Speculative (those that have no pre-leasing commitment) or partially speculative (those that exhibit some pre-leasing commitment) building, renovation or expansion is eligible. Consideration will be given to other unique projects including hotel, conference center and lodging facilities; corporate headquarters; high technology, computer and other information-based operations.
4. To be eligible, projects must conform to the applicable zoning regulations, municipal plans for development or redevelopment and the Main Street Design Guidelines. New building construction and expansion projects must also achieve a minimum standard for commercial property tax revenue generation of \$2 to \$3 per lot square foot of land developed or redeveloped.

5. The project must physically be located on commercial property within the boundaries of the Main Street Re/Development District Community Reinvestment Area. Residential and industrial properties excluded.
6. Priority consideration will be given to redevelopment proposals that meet the desired development goals and objectives.
7. Existing land values and existing building values, as appraised prior to completion of the project (private improvements), are not eligible for abatement.
8. The project must not have already started at the proposed site. In other words, no requests for retroactive abatement can or will be considered.
9. Businesses moving from another location within Bexley are eligible if it can be shown that the current business location cannot accommodate growth.
10. Applicants shall maintain the total new capital investment at the project site for the term of the abatement and/or overlapping TIF granted, whichever is greater. Failure to comply with this provision requires repayment of the full amount of abated taxes. Such amount may be certified and placed on the tax duplicate of Franklin County and be deemed to have the full force and effect of a tax lien upon the real and personal property of the Applicants under the laws of the State of Ohio.
11. Applicants shall maintain a membership in the Bexley Area Chamber of Commerce.
12. The City will accept applications until December 31, 2007, at which time the CRA designation will be reevaluated. In other words, abatements will be granted only for projects completed in the next three years.
13. Agreements must be executed prior to the project going forward, describing the commitments/obligations of each party, except for residential projects.
14. Applications will be submitted to the Bexley Development Office. A non-refundable processing/monitoring fee of \$250 will be charged and shall be due upon application submission. In addition, applicants shall be responsible for direct payment of any required newspaper publication costs of public notice.
15. A separate one-time fee of \$750 will be charged by the State and collected by the City with each CRA application, except for residential projects. Any application submitted without the required fees will be returned to the applicant.
16. The City has the sole discretion to accept or reject any application submitted hereunder.