

CITY OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 11 – 26

PASSED: February 9, 2026

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A REAL ESTATE TRANSFER AGREEMENT WITH MAVERICK TRACE, LLC, RELATED TO THE DEVELOPMENT AGREEMENT APPROVED BY ORDINANCE NO. 51-25, AND DECLARING AN EMERGENCY

WHEREAS, on September 22, 2025, Obetz City Council adopted Ordinance No. 51-25 authorizing the City Administrator to enter into a Development Agreement with Maverick Trace, LLC (“Developer”) for the development of approximately fifty (50) acres of real property within the City of Obetz; and

WHEREAS, the Development Agreement contemplates, among other things, a coordinated exchange of real property between the City and the Developer to facilitate the development of residential units, public infrastructure, and parkland, as more fully described therein; and

WHEREAS, the City of Obetz is the fee owner of approximately 6.44 ± acres of real property identified as Franklin County Permanent Parcel No. 186-000244-00 (the “City Exchange Property”); and

WHEREAS, the Developer is the fee owner of approximately 15.0799 ± acres of real property identified as Franklin County Auditor Tax Parcel Nos. 186-002210, 152-001020-00, 152-001736-00, and 152-001760-00 (the “Developer Exchange Property”); and

WHEREAS, the City and the Developer desire to enter into a Real Estate Transfer Agreement providing for the exchange of the City Exchange Property and the Developer Exchange Property, together with related easements and closing conditions, in furtherance of the Development Agreement and the public purposes set forth therein; and

WHEREAS, the Real Estate Transfer Agreement provides that the sole consideration for the property exchange consists of the mutual conveyance of real property interests and the reimbursement obligations already authorized under the Development Agreement;

WHEREAS, City Council finds that the proposed Real Estate Transfer Agreement is consistent with the terms approved by Ordinance No. 51-25 and is in the best interests of the City of Obetz and its residents.

WHEREAS, Section 3.01 of the City Charter authorizes City Council to sell, convey, and otherwise dispose of interests in real property; and,

WHEREAS, Section 157.04(j) of the City of Obetz Codified Ordinances permits City Council to authorize the transfer of real property, with or without public bidding, on such terms and for such value as Council deems reasonable and in the best interest of the City; and,

WHEREAS, the real property exchange authorized herein is intended to implement and further the Development Agreement approved by Ordinance No. 51 – 25 and is consistent with the City’s comprehensive development objectives and home-rule authority under Article XVIII of the Ohio Constitution.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OBETZ, OHIO THAT:

Section 1. City Council hereby approves and authorizes the City Administrator to enter into and perform a Real Estate Transfer Agreement with Maverick Trace, LLC, in a form substantially similar to the agreement on file with the Clerk of Council, providing for the exchange of real property interests as described herein and as contemplated by the Development Agreement approved by Ordinance No. 51-25.

Section 2. The City Administrator is further authorized to execute all deeds, easements, closing documents, certifications, and other instruments reasonably necessary to consummate the transactions contemplated by the Real Estate Transfer Agreement, and to make such non-material changes to the agreement as may be necessary or appropriate to carry out its intent, provided such changes do not materially alter the consideration, property interests conveyed, or substantive obligations approved by City Council.

Section 3. The Real Estate Transfer Agreement authorized herein is intended to implement and effectuate certain provisions of the Development Agreement approved by Ordinance No. 51 – 25, and nothing in this Ordinance shall be construed to amend, supersede, or conflict with the Development Agreement except as expressly provided therein.

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements of the laws of the State of Ohio.

Section 5. This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public health, safety, and welfare of the citizens of the City of Obetz. The reason for the emergency is to allow the timely completion of property transfers necessary to advance the approved development project, public infrastructure improvements, and associated economic development benefits. This Ordinance shall take effect and be in force at the earliest time permitted by law.

ORDINANCE: 11 - 26

PASSED: February 9, 2026

Passed this 9 day of February, 2026

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

Angela M. Kirk
Angela M. Kirk, Mayor

Derek Varney
Derek Varney, Council Pres. Pro-Tem

APPROVED AS TO FORM

Eugene L. Hollins
Eugene L. Hollins, Esq, Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance 11-26 was duly posted at 1:00 PM (time) on the 24 day of February, 2026, at the Obetz Government Center, Obetz Community Center, and Obetz Athletic Club as well as on the Obetz website.

Stacey Boumis
Stacey Boumis, Clerk

2/24/26
Date