

CITY OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 16 – 26

PASSED: April 13, 2024

AN ORDINANCE RATIFYING, AFFIRMING, AND MODIFYING THE BOUNDARIES OF THE TOY ROAD COMMUNITY REINVESTMENT AREA ESTABLISHED BY ORDINANCE NO. 67-01, AS AMENDED BY ORDINANCE NO. 43-08; REMOVING CERTAIN CITY-OWNED PROPERTY THEREFROM; CLASSIFYING CERTAIN MULTI-FAMILY DEVELOPMENT AS COMMERCIAL PROPERTY; AND CONDITIONING THE GRANT AND CONTINUATION OF EXEMPTIONS UPON PARTICIPATION IN AND COMPLIANCE WITH THE BUCKSTONE NEW COMMUNITY AUTHORITY

WHEREAS, on August 30, 2001, this Council adopted Ordinance No. 67-01 establishing the Toy Road Community Reinvestment Area (the “Toy Road CRA”) pursuant to ORC Section 3735.66; and

WHEREAS, on November 10, 2008, this Council adopted Ordinance No. 43-08 modifying and expanding the boundaries of the Toy Road CRA; and

WHEREAS, the Toy Road CRA was established to encourage commercial and industrial development; and

WHEREAS, since the adoption of such ordinances, parcels within and adjacent to the Toy Road CRA have been subdivided and reconfigured; and

WHEREAS, Council desires to ratify and affirm that the parcels identified in Exhibit A (the “Affirmed Parcels”) are located within the Toy Road CRA; and

WHEREAS, Council further desires to remove the parcel identified in Exhibit B (the “Removed Parcel”), which are or will be City-owned and developed as public parkland; and

WHEREAS, Council anticipates multi-family development on the Affirmed Parcels and, pursuant to ORC Section 3735.66, may classify such development as commercial property for purposes of exemption; and

WHEREAS, the Buckstone New Community Authority (the “Buckstone NCA”) has been established pursuant to Chapter 349 of the Ohio Revised Code; and

WHEREAS, Council intends that any CRA exemption granted with respect to the Affirmed Parcels shall be conditioned upon inclusion within and compliance with the Buckstone NCA, and that development charges imposed by the Buckstone NCA may be pledged to secure bonds issued in furtherance of public infrastructure improvements;

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

Section 1. The parcels identified and depicted in Exhibit A are hereby ratified and affirmed as being located within the Toy Road CRA as established and amended.

Any parcel resulting from subdivision, consolidation, replatting, or reconfiguration of any parcel listed in Exhibit A shall likewise be deemed included.

Section 2. The parcel identified and depicted in Exhibit B are hereby removed from the Toy Road CRA.

No CRA Agreement shall be entered into with respect to the Removed Parcel after the effective date of this Ordinance.

Nothing herein shall impair any CRA Agreement executed prior to the effective date.

Section 3. Pursuant to ORC Section 3735.67, Council hereby determines that multi-family residential development constructed on any Affirmed Parcel shall be deemed commercial real property for purposes of eligibility for exemption under the Toy Road CRA.

Section 4. As a condition of the grant and continuation of any exemption under the Toy Road Community Reinvestment Area with respect to an Affirmed Parcel:

(a) The property owner shall execute all documents necessary to include the parcel within the district of the Buckstone New Community Authority (the "Buckstone NCA") established pursuant to Chapter 349 of the Ohio Revised Code;

(b) The property owner shall remain in full compliance with all obligations imposed pursuant to Chapter 349 of the Ohio Revised Code, the Buckstone NCA organizational documents, and any development agreement entered into with the Buckstone NCA; and

(c) The property owner shall timely and fully pay all development charges or other charges lawfully imposed by the Buckstone NCA with respect to the parcel, including any development charge calculated in an amount equal to the real property taxes exempted pursuant to the applicable CRA Agreement plus five (5) mills, as established pursuant to the Buckstone NCA petition and organizational documents.

Failure to timely and fully pay any Buckstone NCA development charge shall constitute a material default under any CRA Agreement entered into pursuant to this Ordinance and shall be grounds for suspension, termination, or recapture of the exemption in accordance with ORC Section 3735.671.

Section 5. Any CRA exemption granted pursuant to this Ordinance shall apply prior to and shall be superior to any tax increment financing exemption applicable to the same parcel.

To the extent a CRA exemption applies to an improvement, any tax increment financing exemption shall apply only to the portion of the increase in assessed value not exempt pursuant to the CRA exemption.

Section 6. Council acknowledges that development charges imposed by the Buckstone NCA may be pledged to secure bonds issued pursuant to Chapter 349 of the Ohio Revised Code. Nothing in this Ordinance shall impair or limit the authority of the Buckstone NCA to pledge such development charges in accordance with law.

Section 7. The Clerk shall forward a certified copy of this Ordinance to:

- (a) The Franklin County Auditor; and
- (b) The Director of the Ohio Department of Development.

Section 8. This Ordinance shall take effect at the earliest time permitted by law.

Passed this 13 day of April, 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 Hollins
Eugene 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 16-26 was duly posted at 1:00 PM (time) on the 14 day of April, 2026, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.

Stacey Boumis
Stacey Boumis, Clerk

4/14/26
Date



**Exhibit A
Affirmed Parcels**

The Affirmed Parcels are identified by Franklin County Parcel Identification Numbers 186-002210, 186-000245, 186-002209, 186-000006, 186-000007, and 186-000244, as they may be subsequently split, combined, or reconfigured, and are generally depicted by the outlined area on the following map, which depiction is for illustrative purposes only. Any parcel resulting from the subdivision, replatting, consolidation, or reconfiguration of any of the foregoing parcel identification numbers shall be included within the Affirmed Parcels for purposes of this Ordinance.

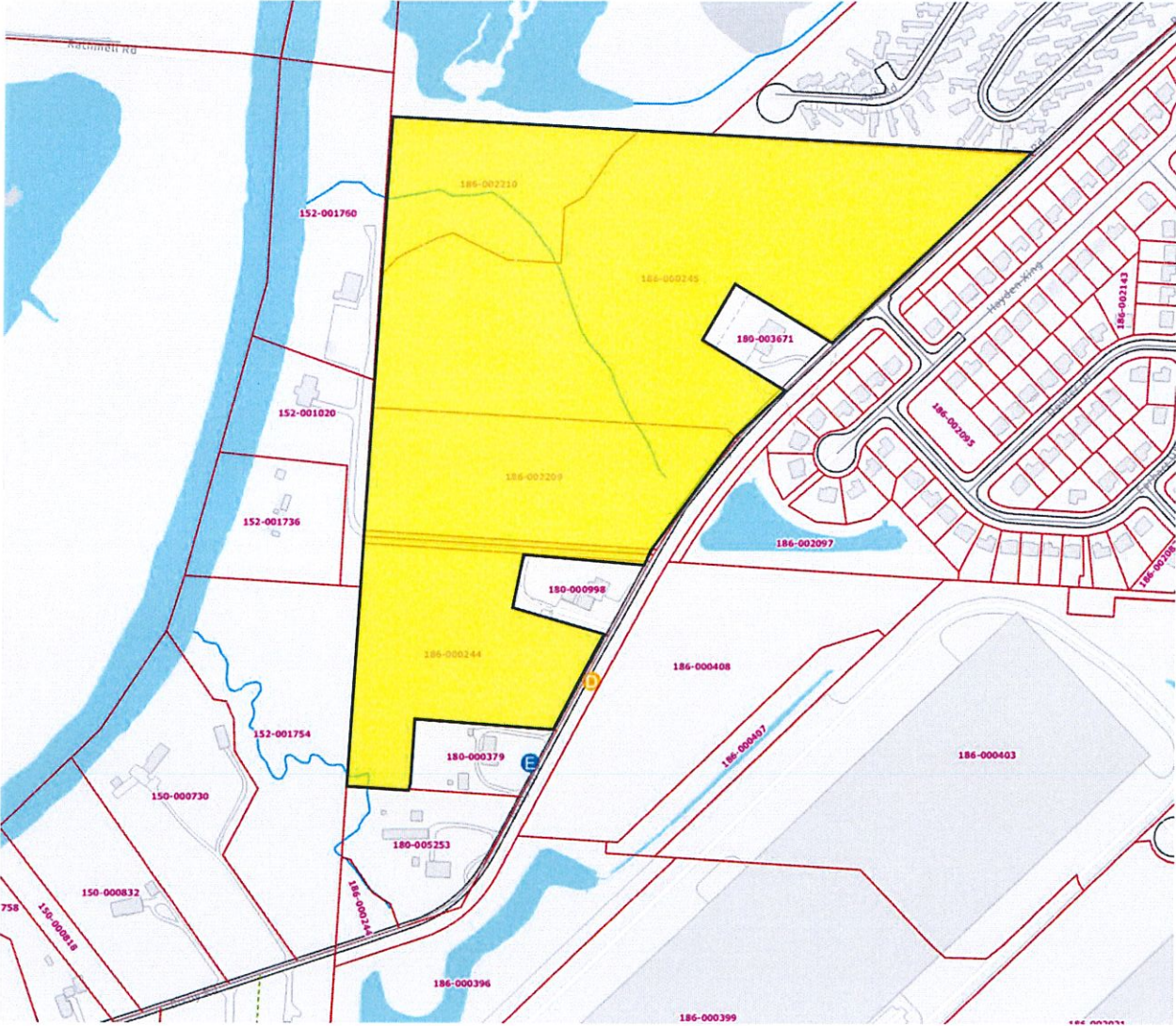


EXHIBIT B
Removed Parcel

The Removed Parcel is identified by Franklin County Parcel Identification Number 152-001754, as it may be subsequently split, combined, or reconfigured, and is generally depicted by the outlined area on the following map, which depiction is for illustrative purposes only. Any parcel resulting from the subdivision, replatting, consolidation, or reconfiguration of the foregoing parcel identification number shall be included as a Removed Parcel for purposes of this Ordinance.

