

RECORD OF ORDINANCES
CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 1-2021

DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY TO BE A PUBLIC PURPOSE PURSUANT TO REVISED CODE SECTION 5709.40(B); DECLARING SUCH IMPROVEMENT TO BE EXEMPT FROM REAL PROPERTY TAXATION; DESIGNATING PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL DIRECTLY BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; DESIGNATING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; AND AUTHORIZING A COMPENSATION AGREEMENT WITH THE UPPER ARLINGTON CITY SCHOOL DISTRICT

WHEREAS, the development of property in the City of Upper Arlington, Ohio (the "City") will benefit the City and its residents by creating jobs, enlarging the property tax base, enhancing income tax revenues and stimulating collateral development in the City; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40, .42, and .43 (together with related provisions of the Ohio Revised Code, the "TIF Act"), the City may, among other things, (i) declare the increase in assessed value of real property located in the City to be a public purpose, thereby exempting such increase from real property taxation for a period of time; (ii) specify public infrastructure improvements, made, to be made, or in the process of being made, that directly benefit such real property; (iii) provide for the making of service payments in lieu of taxes by the owners of such real property; (iv) establish a public improvement tax increment equivalent fund into which such service payments shall be deposited; (v) provide for the use of such service payments to pay the costs of such public infrastructure improvements (which costs may include, without limitation, the payment for or reimbursement of costs of the public infrastructure improvements incurred by the City, or any other public or private party in cooperation with the City); and (vi) provide for compensation payments to the affected school districts out of such service payments in lieu of taxes; and

WHEREAS, pursuant to Ordinance No. 69-2020, adopted by City Council (the "Council") of the City of Upper Arlington (the "City") on November 30,

2020, Council has authorized the City Manager to enter into a Development Agreement (the "Development Agreement") with Continental Real Estate (together with any affiliates thereof, the "Developers") to facilitate the redevelopment of Parcel No. 070-004527 located at 3180 Kingsdale Center (the "Site") for commercial purposes, including office, retail, housing and related uses (the "Development"); and

WHEREAS, the Development Agreement provides for the construction of certain public infrastructure improvements, as that term is defined in Ohio Revised Code Sections 5709.40(A)(7) (as more fully described on Exhibit B attached hereto and incorporated herein by this reference, the "Public Infrastructure Improvements"), are necessary and will directly benefit the Site; and

WHEREAS, the redevelopment of the Site will benefit the City and its residents by creating economic opportunities, enlarging the property tax base, stimulating collateral development in the City; and

WHEREAS, the City desires to grant a one hundred percent (100%) exemption from real property taxation for a period of thirty (30) years (the "TIF Exemption") for each improvement to the Site (as defined herein, the "Improvement"); and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to require the owners of the parcels included in the Site and their successors and assigns (collectively, with their successors and assigns, as owners of the Site, the "Owners") to make service payments in lieu of taxes with respect to the Improvement pursuant to Ohio Revised Code Section 5709.42; and

WHEREAS, on December 8, 2020, the Board of Education of the Upper Arlington City School District (the "School District") adopted a resolution waiving the notice requirements under the TIF Act and Ohio Revised Code Section 5709.83 and approving the TIF Exemption on the condition that the City and the School District enter into a Compensation Agreement, the form of which was attached to such resolution;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio, that:

SECTION 1. Parcels of Real Property. The parcel of real property subject to the exemption granted by this Ordinance is identified and depicted in Exhibit A attached hereto and made a part hereof (collectively referred to herein as the “Site,” with each parcel comprising the Site, as currently or subsequently configured, including any lot splits or consolidations, being referred to individually as a “Parcel”). In the event of a conflict between the outline of the Site shown in the map set forth in such exhibit and the legal description of the Site, the outline of the Site shown in the map shall control.

SECTION 2. Tax Exemption. Pursuant to and in accordance with the TIF Act, this Council hereby finds and determines that 100% of the increase in assessed value of each Parcel comprising of the Site (which increase in assessed value is also hereinafter referred to as the “Improvement” as defined in the TIF Act) is hereby declared to be a public purpose and shall be exempt from taxation (the “TIF Exemption”) for a period commencing for each Parcel with the first tax year that begins after the effective date of this Ordinance and in which an Improvement attributable to a new structure on that Parcel would first appear on the tax list and duplicate of real and public utility property were it not for the exemption granted by this Ordinance and ending on the earlier of (A) thirty (30) years after such commencement or (B) the date on which the City can no longer require service payments in lieu of taxes (the “Exemption Period”), all in accordance with the requirements of the TIF Act.

SECTION 3. Designation of Public Infrastructure Improvements. This Council hereby designates the public infrastructure improvements described in Exhibit B attached hereto (the “Public Infrastructure Improvements”) and any other public infrastructure improvements hereafter designated by ordinance as public infrastructure improvements made, to be made, or in the process of being made that directly benefit, or that once made will directly benefit, the Site.

SECTION 4. Payment of Service Payments. As provided in Ohio Revised Code Section 5709.42, but only after the TIF Exemption is effective, the Owner of a parcel comprising the Site shall be required to, and shall make, service payments in lieu of taxes with respect to the Improvement allocable thereto to the County Treasurer on or before the final due dates for payment of real property taxes. Each service payment in lieu of taxes shall be charged and collected in the same

manner and in the same amount as the real property taxes that would have been charged and payable against such parcel as if it were not exempt from taxation pursuant to Section 1 hereof. If any reduction in the levies otherwise applicable to such parcel is made by the county budget commission under Ohio Revised Code Section 5705.31, the amount of the service payment in lieu of taxes shall be calculated as if the reduction in levies had not been made. Any late payments of service payments in lieu of taxes shall be subject to penalty and bear interest at the then current rate established under Ohio Revised Code Sections 323.121(B)(1) and 5703.47, as the same may be amended from time to time, or any successor provisions thereto (the "Penalties and Interest"). Each Owner shall make any other payments in respect of such parcel which are received by the County Treasurer in connection with any reduction required by Ohio Revised Code Section 319.302, as the same may be amended from time to time, or any successor provisions thereto (the "Property Tax Rollback Payments," together with the service payments in lieu of taxes and the "Penalties and Interest," are collectively referred to herein as the "Service Payments").

SECTION 5.

TIF Fund. The City hereby establishes, pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.43, within the City Treasury a municipal public improvement tax increment equivalent fund (the "Tax Increment Fund"), which may, at the option of the Finance Director, be established as an account within an existing tax increment equivalent fund of the City, into which shall be deposited the Service Payments distributed to the City by the County Treasurer. Such Fund may be combined with other funds created by ordinances of this Council authorizing other such projects. Money in the Tax Increment Fund shall be used to finance the Public Infrastructure Improvements, and shall, to the extent provided in further ordinances of this Council, be pledged to the payment of debt service on any bonds, notes or other obligations issued to finance such Public Infrastructure Improvements as well as any reimbursement payments for reimbursement of any costs of the Public Infrastructure Improvements. The Tax Increment Fund shall be maintained in the custody of the City and shall receive all distributions of Service Payments required to be made to the City. Those Service Payments received by the City with respect to the Site, shall be used solely for the purposes authorized in the TIF Act, including, but not limited to, (a) making compensation payments to the School District, as provided in Section 8 below, and (b) paying any costs of the Public Infrastructure Improvements, in a manner that is consistent with this Ordinance. For purposes of this Ordinance,

“costs” of the Public Infrastructure Improvements payable from the Tax Increment Fund shall also include the items of “costs of permanent improvements” set forth in Ohio Revised Code Section 133.15(B), and incurred with respect to the Public Infrastructure Improvements, which “costs” specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements, and debt service on, and any administrative or other expenses relating to the issuance of, any bonds, notes, or other obligations issued to finance the Public Infrastructure Improvements. The Tax Increment Fund shall remain in existence so long as such Service Payments are collected and used for the aforesaid purposes, after which time the Tax Increment Fund shall be dissolved and any surplus funds remaining therein shall be transferred to the City’s General Fund, all in accordance with Ohio Revised Code Section 5709.43.

SECTION 6.

Compensation to School District. Pursuant to Ohio Revised Code Sections 5709.40, 5709.42, 5709.43 and 5709.82, the City authorizes the execution and performance of a Compensation Agreement between the City and the School District, substantially in the form approved by the Board of Education of the School District pursuant to a resolution adopted by the Board of Education on December 8, 2020, with such changes, not inconsistent with the terms of this Ordinance, as approved by the official or officials executing such Compensation Agreement and the City Attorney. The approval of the Compensation Agreement, and the requirement that changes not be inconsistent with this Ordinance, shall be evidenced conclusively by the execution of the Compensation Agreement by those officials.

SECTION 7.

Application for Real Property Tax Exemption and Remission. The City further hereby authorizes and directs the City Manager, the Finance Director, or other appropriate officers of the City, to sign and execute all documents and make such arrangements as are necessary and proper for collection of said Service Payments from the Owners of real property located in the Site, which are to be deposited into the Tax Increment Fund.

SECTION 8.

Tax Incentive Review Council. The City has created the Upper Arlington Tax Incentive Review Council with the membership of that Council constituted in accordance with Ohio Revised Code Section 5709.85. That Council shall, in accordance with Ohio Revised Code Section 5709.85, review annually all exemptions from taxation resulting from the declarations set forth in this Ordinance and any

other such matters as may properly come before that Council, all in accordance with Ohio Revised Code Section 5709.85.

SECTION 9. Notification of Adoption. The Finance Director is hereby directed to deliver, not later than fifteen (15) days after the effective date of this Ordinance, a copy thereof to the Director of the Ohio Development Services Agency and to further deliver to such Director, not later than March 31 of each year during which the TIF Exemption remains in effect, a status report outlining the progress of the project herein described.

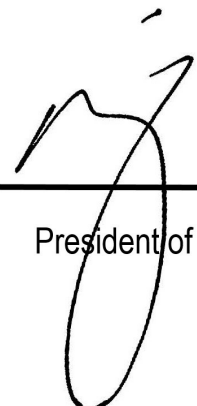
SECTION 10. Further Authorizations. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments, necessary to establish the TIF Exemption and to implement and administer the TIF Fund, and not substantially inconsistent with this Ordinance.

SECTION 11. Non-Discriminatory Hiring Policy. In accordance with Ohio Revised Code Section 5709.832, the City hereby determines that no employer located in the Site shall deny any individual employment based on considerations of race, religion, sex, disability, color, national origin or ancestry.

SECTION 12. Open Meeting. It is hereby found and determined 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 and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Ohio Revised Code Section 121.22.

SECTION 13. Effective Date. In accordance with the Charter of the City and the Rules of Council approved in accordance therewith, this Ordinance shall take effect and be in force from and immediately after its adoption.

PASSED: January 19, 2021



President of Council

ATTEST: Ashley M. Ellrod
City Clerk

I, Ashley Ellrod, Clerk of Upper Arlington, Ohio, do hereby certify that the above is a true and correct copy.

Ashley M. Ellrod
City Clerk of the City of Upper Arlington

CERTIFICATE OF POSTING

I, Ashley, Clerk of the City of Upper Arlington, Ohio, do hereby certify that publication of the foregoing was made by posting a true copy of Ordinance No. 1-2021 at the most public place in said corporation as determined by the Council, the Municipal Building, 3600 Tremont Road, for a period of ten (10) days commencing January 20, 2021.

Ashley M. Ellrod
City Clerk of the City of Upper Arlington

Vote Slip

Date Introduced: January 11, 2021
Reading Date(s): January 11, 2021: January 19, 2021
Voting Aye: Burriss, Close, Greenhill, Hoyle, Lynch, King
Voting Nay:
Abstaining: Kulewicz
Absent:
Date of Passage: January 19, 2021
Council Conference Session/Council Discussion/Other Review:
January 19, 2021
Other: Effective upon Passage

EXHIBIT A

DESCRIPTION OF THE SITE



Address

Parcel I.D.

3180 KINGSDALE CENTER

070-004527

EXHIBIT B

DESCRIPTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements that shall directly benefit all or a portion of the Site, include any and all “public infrastructure improvements,” as that term is defined in R.C. Section 5709.40(A)(8), and any and all “costs of permanent improvements,” as that term is defined in R.C. Section 133.15(B), including, but not limited to, payment of debt service payments on obligations issued to finance the costs of the Public Infrastructure Improvements. Without limiting the generality of the preceding sentence, the Public Infrastructure Improvements specifically may include the following:

1. Constructing, reconstructing, extending, opening, improving, widening, grading, draining, curbing and changing of the lines and traffic patterns of roads, highways, streets, railways, bridges (including roadway, railway, and pedestrian), existing roadways adjacent to and providing ingress and egress to property, sidewalks, bikeways, medians and viaducts, constructing and improving surface parking lots or parking structures and related improvements, providing lighting systems, together with all appurtenances therefore, and the continued maintenance of those improvements.
2. Acquiring, constructing, and reconstructing public plazas, amphitheaters, community centers, recreation facilities and/or open spaces, including furniture and fixtures necessary to equip such facilities including but not limited to: utilities, landscaping, irrigation, lighting, public art, furniture, playground equipment, fountains, sculpture, seating, amplification systems, and signage, public fountains, public parks or public greenspaces, including grading, trees, park plantings, park accessories and related improvements, together with all appurtenances thereto.
3. Constructing, reconstructing and installing of public utility improvements, water distribution lines (including necessary site grading therefore), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto, and the continued maintenance of those improvements.
4. Constructing and installing streetscape improvements including trees, tree grates, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto; design and traffic studies preliminary to the foregoing.
5. Constructing and installing communications service facilities, including but not limited to cable and broadband service infrastructure improvements.
6. Stormwater and flood remediation projects including such projects on private property when determined to be necessary for public health, safety, and welfare.
7. Designing, engineering, constructing, and improving the new infrastructure for electric, gas, telephone, and cable service (including fiber optics), including aid to construction fees for gas, aid to construction fees for electric, including the provision of gas or electric service facilities owned by nongovernmental entities when such improvements are determined to be necessary for economic development purposes, with related site improvements and appurtenances thereto.

8. Acquisition and development of property, including acquisition in aid of industry, commerce, distribution, or research, demolition of blighted, dilapidated, or functionally obsolete structures for redevelopment opportunities, including demolition on private property when determined to be necessary for economic development purposes.
9. Enhancement of public waterways through improvements that allow for greater public access.
10. Environmental studies and remediation.
11. Acquiring real estate or interests in real estate, including related right-of ways, necessary to accomplish the improvements enumerated in clauses 1 through 9.
12. Any on-going administrative expenses relating to the Public Infrastructure Improvements and maintaining the service payments in lieu of taxes, including but not limited to engineering, architectural, legal, and other consulting and professional services.
13. All inspection fees and other governmental fees related to the foregoing.
14. Any other costs of public infrastructure improvements as permitted by law.



To: The Honorable Brendan King, and
Members of Upper Arlington City Council

From: Steven R. Schoeny, City Manager

Prepared for Meeting Dated: January 11, 2021

**Subject: Proposed Upper Arlington Community Center Ballot Issue and
Associated Legislation**

Action Requested: Passage

Master Plan Objective: **Community Facilities & Services**
Community Facilities Goal: Maintain and develop community facilities that meet the population's health, recreation, social, cultural and other needs. Ensure that community facilities are safe, attractive, well-maintained and accessible to all ages.

Executive Summary

At a Special City Council Meeting held December 16, 2020, the Community Center Feasibility Task Force (CCFTF) presented a summary of their extensive study process, sharing details of their findings and the resulting Resolution of Support for the Feasibility of a Community Center for the City of Upper Arlington (attached) that had been unanimously adopted by the Task Force on December 9, 2020. At tonight's Special City Council Meeting, and as Council receives the entire CCFTF report, various pieces of legislation have been drafted for Council's consideration that prepare to bring the proposed Upper Arlington Community Center issue to a vote of the people and lay the groundwork for instituting the necessary funding mechanisms that would enable the City to construct a Community Center without any increase in City income or property taxes. These items are before you at one time to provide clarity to residents on the proposed funding structure for a Community Center as they consider the merits of the ballot issue.

Under Council's rules, each of these pieces of legislation are eligible for a single reading becoming effective upon passage. However, due to the special importance of the Community Center question, this legislation will be presented for two readings with Council Action scheduled for January 19, 2021. Additionally, two of the three ordinances presented here do not become effective unless and until voters approve the question presented on the ballot on May 4, 2021 as authorized in Resolution 1, 2021.



Resolution 1, 2021

Community Center Ballot Issue

Resolution 1, 2021 provides for submission to the electors of the City of Upper Arlington at a Special Election to be held on May 4, 2021, the question of whether they would be for or against the City constructing a new Community Center on the site of the old Lazarus/Macy's store at the Kingsdale Shopping Center. This Resolution will be effective upon passage, so that it can be certified to the Franklin County Board of Elections before the February 3, 2021 deadline for the May 4 Special Election.

Ordinance 1, 2021

Establishment of Kingsdale Center Tax Increment Financing (TIF) District

Ordinance 1-2021 grants the authority to establish the **Kingsdale Center TIF** and authorizes the City Manager to enter into a compensation agreement with the Upper Arlington City School District.

On November 30, 2020 City Council adopted Ordinance No. 69-2020 authorizing the City Manager to enter into a Development Agreement with Continental Real Estate, Inc. to facilitate the redevelopment of Parcel No. 070-004527 located at 3180 Kingsdale Center for commercial purposes, including office, retail, housing and related uses. The Development Agreement provides for the construction of certain public infrastructure improvements that are necessary and will directly benefit the site. In order to pay for these public infrastructure improvements, the City deems it necessary to establish a 100% TIF for a period of 30 years. This essentially means that the City will receive 100% property tax revenues (called "service payments" or "payments in lieu of taxes" when involved with a TIF) generated from the increased incremental value of the site. This includes the amounts that are typically allocated to the City, Schools, Library, County, etc.

In order to move forward with a TIF of this size and nature, the City needed approval from the Upper Arlington City School District. On December 8, 2020, the Board of Education of the Upper Arlington City School District adopted a Kingsdale Project Resolution waiving the notice requirements under the TIF Act and Ohio Revised Code Section 5709.83 and approving the TIF Exemption on the condition that the City and the School District enter into a Compensation Agreement.

The compensation agreement lays out scenarios based on a Community Center being built and a Community Center not being built. If a Community Center is built, the City will retain 100% of the TIF service payments and compensate the school district via various methods including: annually paying the School District an amount equal to the 2019 school district property tax collections (\$123,759.99), transferring the site of the current Senior Center to the School District with existing buildings demolished and the parking lot resurfaced, and providing additional annual payments of \$50,000 per year through December 31, 2037. If a Community Center is not built, the School District will be compensated for 50% of their share of the TIF service payments and the previously mentioned terms fall off (payments and transfer of property). In both scenarios, the City has agreed to pay for additional on-street parking on Brandon Road associated with the new high school.



This ordinance is not contingent upon the ballot initiative. However, as noted above, the legislation includes different disbursement schedules depending on whether or not the Community Center moves forward.

Ordinance 3, 2021

Amendment of Prior Ordinances Establishing Tax Increment Financing (TIF) Districts

In order to potentially use the excess payments in lieu of taxes generated from the City’s current TIF Districts for costs associated with a prospective Community Center, we believe that it is advisable for City Council to amend the following existing ordinances to include Community Center in the definition of “public infrastructure improvements:”

<u>TIF Name</u>	<u>Ordinance No.</u>	<u>Date of Passage</u>
Horizons	45-2004	4/12/2004
<i>Amendment</i>	74-2017	12/11/2017
Kingsdale West	125-2007	12/10/2007
Lane Avenue	89-2008	12/8/2008
Arlington Crossing	90-2008	12/8/2008
Kingsdale Core	104-2009	11/23/2009
Riverside South (Scioto CC)	89-2010	11/22/2010
Riverside North	88-2010	11/22/2010
Lane Avenue Mixed Use	38-2012	6/25/2012
OSU Wexner (Zollinger)	41-2015	6/8/2015
Arlington Centre (CAPS)	80-2015	12/14/2015
Tremont Rd (Ohio Health)	81-2015	12/14/2015
West Lane-Northwest (Heartland Bank)	24-2018	4/9/2018
Lane II	42-2019	6/17/2019

Given that a prospective Community Center would likely benefit the entire City, and in an effort to have uniformity in the definitions used throughout the City’s TIF Districts, Staff recommends that all of the City’s active TIF ordinances be amended at this time. Though several of these existing TIFs have current commitments and/or limited excess TIF proceeds, the proposed amendment creates greater flexibility in the use of funds should excess funds become available. The use of these payments in lieu of taxes would be subject to the approval of City Council through the normal budget process.

Ordinance 2, 2021

Issuance of Bonds

Ordinance 2, 2021 authorizes the City to issue income tax revenue bonds in an amount not to exceed \$55 million, for the purposes of constructing an Upper Arlington Community Center, effective upon successful passage of the Upper Arlington Community Center ballot issue.

The \$55 million is a maximum issuance amount and does not necessarily represent the actual amount that will be needed and/or issued for the construction of a Community Center. This maximum amount provides the City with flexibility in the case of increased construction costs, market fluctuations, structuring issues,

etc. As we await the results of the May ballot issue and as plans continue to develop, the actual issuance amount that is needed will become more evident.

Though the bonds will be issued as income tax revenue bonds (the security), the City expects that the bonds will be paid through various sources, including TIF service payments, other current revenue sources (i.e. hotel/motel tax), and other revenue sources generated from the new development in and around the Community Center site.



UPPER ARLINGTON COMMUNITY CENTER FEASIBILITY TASK FORCE

RESOLUTION OF SUPPORT FOR THE FEASIBILITY OF A COMMUNITY CENTER FOR THE CITY OF UPPER ARLINGTON.

WHEREAS, in July of 2019, Upper Arlington City Council formed the Community Center Feasibility Task Force (CCFTF), which was comprised of 16 residents, to ask if the community wants and needs a community center and, if the answers were “yes,” to determine what facilities and programming should be included, explore possible locations and identify appropriate funding strategies; and

WHEREAS, with the professional guidance of a consultant team led by Williams Architects and support from City Staff, the CCFTF undertook an extensive, 18-month feasibility study process that included the following key elements to fulfill its charge from City Council:

1. A review of the history of previous efforts to develop a community center;
2. A review of the findings and recommendations of the 2018 Parks & Recreation Comprehensive Plan;
3. A review of existing facilities and programs, including options for the replacement of the Senior Center;
4. The identification of possible locations for a community center;
5. A review of the facilities and operations of indoor recreation/community gathering centers in other communities;
6. An examination of prospective cost scenarios, including possible amenities and associated costs; public/private partnerships and funding strategies for capital/operating costs;
7. A robust community engagement process at all stages of the study;
8. Based on the findings of the feasibility study, development of a recommendation to City Council on whether and how to proceed with the consideration of a community center for Upper Arlington; and

WHEREAS, the Community Engagement Subcommittee developed and oversaw an extensive community engagement process that included two statistically valid surveys totaling 932 participants conducted in March and November, 2020, an online survey with 1,609 participants, community pop up events that reached more than 460 residents, stakeholder interviews and focus groups, and multiple public community meetings; and

WHEREAS, Community awareness of the CCFTF study process was very high (70.5% from the November statistically valid survey); and

WHEREAS, support for a community center if funded without a tax increase was 79% and 74.8% respectively in the Phase I and Phase II statistically valid surveys (see Appendix A March and November surveys); and

WHEREAS, the second statistically valid survey demonstrated strong support for including Senior Center programming and facilities as part of a community center (69.6%); and

WHEREAS, in the Phase I statistically valid survey, the top activities households would use are:

1. Exercise & Fitness (80%)
2. Classes (67%)
3. Aquatics (62%)
4. Drop-in Activities (50%)
5. Lifelong Learning Classes (48%)
6. Senior Activities (37%); and

WHEREAS, in the Phase I statistically valid survey, the top features households would use are:

1. Weight Room/Cardio
2. Walking/Running Track
3. Aerobics/Dance
4. Aquatic Programming
5. Senior Programming; and

WHEREAS, in the March survey, 70.1% of residents believed that a community center should be geographically located as close to the middle of our community as possible; and

WHEREAS, the 2018 Parks and Recreation Comprehensive Plan documented that existing park land should be preserved since the City currently only offers 5.10 acres per 1,000 residents; and

WHEREAS, the Task Force, led by the Facilities Subcommittee, evaluated 14 sites across Upper Arlington and narrowed that list to two finalist sites through a rigorous scoring and qualitative evaluation process that considered factors such as site control, preservation of green space, centrality of location, access to alternate means of transportation and the ability to provide for creative financing. The two finalist sites were the Municipal Services Center and the former Macy's site at Kingsdale; and

WHEREAS, the former Macy's site at Kingsdale is centrally located and is accessible via pedestrian, bike or mass transit, and the roadway network is conducive for vehicular access; and

WHEREAS, development of a community center as part of the Kingsdale Mixed-Use Project would create an unparalleled level of synergy between and among the adjacent shops and restaurants, office and professional medical uses and residences; and

WHEREAS, a community center building at Kingsdale would cost approximately \$28,000,000 less to construct than an alternate option at the Municipal Services Center; and

WHEREAS, the former Macy's site at Kingsdale was the preferred location in the Phase II statistically valid survey (75%); and

WHEREAS, in the Phase II survey, respondent support for including office space to offset operating and maintenance costs was 68.3%; and

WHEREAS, the CCFTF will provide City Council with a report documenting all of the data and analysis behind these findings and recommendations in January 2021;

NOW, THEREFORE, BE IT RESOLVED by the Community Center Feasibility Task Force that it finds and recommends the following:

SECTION 1. It is feasible for the City of Upper Arlington to construct, operate and maintain a community center to serve the residents of Upper Arlington.

SECTION 2. The proposed community center should include program space for seniors, thereby replacing the current Senior Center on Ridgeview Road.

SECTION 3. The proposed facility should be more than just a recreational facility and should serve as a central gathering place for the whole community.

SECTION 4. The Kingsdale site is the preferred location for a community center.

SECTION 5. The total construction budget should be approximately \$54 million.

SECTION 6. In light of the current and projected availability of other funding sources, it is recommended that no increase in property taxes be pursued to fund construction costs, provided that Tax Increment Financing (TIF) funds are available, including but not limited to approximately \$17 million generated by the Kingsdale Mixed-Use Project on the balance of the former Macy's site.

SECTION 7. Leveraging TIF proceeds, community center office lease revenues and hotel/motel tax to pay off the debt for a community center appears to be an appropriate use of these ongoing funding streams.

SECTION 8. Utilizing existing excess City funds (reserves in excess of the 30% operating expenses threshold recommended by City Council) for capital funding would be appropriate, as long as it does not negatively impact other City services, including other capital improvement projects.

SECTION 9. Philanthropic dollars should be pursued to leverage debt proceeds, with a goal of 10% of total capital costs for a community center.

- SECTION 10.** The operations and facility maintenance of the current Senior Center should discontinue as soon as a community center has been constructed, and funding for this facility should be redirected to the community center.
- SECTION 11.** A business model should be pursued that is based on competitive and market rate membership fees and programming of spaces to meet cost recovery goals.
- SECTION 12.** The City should aggressively pursue a cost recovery model of not less than 85% of total community center operating expenditures.
- SECTION 13.** It is appropriate that the City's historical operating funding (approximately \$500,000 per annum) over and above revenue collected for recreation services remain as an investment in community services. Recreation services are components of the Parks & Recreation Department that provide programs in the community center, parks and other community locations. The operations of a community center would not negatively impact City services.
- SECTION 14.** The community center pro forma should include significant annual contributions to a fund for future capital expenditures such as maintenance and equipment replacement.
- SECTION 15.** Participation fee levels should be tiered, with a particular emphasis on options to accommodate senior residents.
- SECTION 16.** The operating budget for a community center should include a scholarship fund utilizing a dedicated annual line item of not less than 2% of membership revenue to assist residents facing financial barriers to participation.
- SECTION 17.** While the Task Force did not review financial modeling related to the leasing of City owned adjacent office space, the site appears to be an attractive amenity rich location and the City should work to ensure that third party market studies support underwritten office lease rates and make best efforts to secure office tenants prior to construction commencement.
- SECTION 18.** Partnerships to enhance program offerings and operations funding are encouraged.

ADOPTED: December 9, 2020

Marjory Pizzuti

Chairperson

Paul Foster

Chairperson

ATTEST: *Ashley Elrod*
City Clerk

Vote Slip

Date Introduced: December 9, 2020

Voting Aye: Albrecht, Boggs-Lape, Bowe, Brongers-Marrero, Comfort, Gomez, Hamilton, Lashutka, Manofsky, Mauger, Moulakis, Perera, Pizzuti, Rule, Walter, and Westbrook

Voting Nay: None

Abstaining: None

Date of Passage: December 9, 2020

APPENDIX

Note: Preliminary Building Program, Building Massing and Stacking, and Preliminary Order of Magnitude Construction Budget Information are shown below to demonstrate the assumptions and initial recommendations of the CCFTF regarding the feasibility of a community center. All areas and cost estimates listed are preliminary and approximate and would be subject to change during the design development process.

Preliminary Building Program:

Athletics (gyms, walking/running track, storage).....	±33,800 sf
Aquatics (plunge pool, lap pool, activity pool, lockers).....	±12,000 sf
Fitness.....	±12,500 sf
Seniors, Multi Use.....	±15,500 sf
Child Care, Indoor Play, Teen.....	±4,000 sf
Facility, Common Space, Circulation.....	±17,500 sf
Total Building Area.....	±95,300 sf

Building Massing and Stacking:

5-story building at 95,000+/- sf with an additional 10,000+/- sf of potential partner space (possible future expansion) and an additional 2 stories of office space (50,000+/- sf) comprising the 6th and 7th floor of the building.

1 st Floor.....	Entry, pools and some under-structure parking
2 nd Floor.....	Fitness, group X space, etc.
3 rd & 4 th Floors.....	Three gyms, lockers, game room, adventure play area, running track.
5 th Floor.....	Dedicated senior space, event space, meeting rooms, demonstration kitchen, large outdoor terrace for multiple programming opportunities. The potential partner space is also included on the 5 th floor.

Preliminary Order of Magnitude Construction Budget:

Note: All budget numbers are tentative estimates based preliminary order of magnitude assumptions.

Building Area.....	approximately 95,300 SF
Total Hard Construction Costs.....	\$37,776,700
Professional Service Fees.....	\$4,385,900
Furnishings, Equipment, etc.....	\$1,754,400
Design and Construction Contingency.....	\$6,520,800
Total Project Budget.....	\$50,437,800

Escalation.....	\$3,782,835 (2.5 years at 3% per year)
Total Project Budget with Escalation.....	\$54,220,635

Estimate does not include the cost of the ±50,000 SF office space and the ±10,000 SF of partner space.