

**BOARD OF EDUCATION OF THE WORTHINGTON CITY SCHOOL DISTRICT  
FRANKLIN COUNTY, OHIO**

IN THE MATTER OF APPROVING AN AMENDMENT TO THE EXISTING COMMUNITY  
REINVESTMENT AREA ABATEMENT AGREEMENT FOR THE PROPERTY AT 6700 N.  
HIGH STREET AND WAIVING THE NOTICE PERIOD REQUIREMENT.

This day the Board of Education of the Worthington City School District met in regular session,  
and \_\_\_\_\_ moved the adoption of the following:

RESOLUTION # \_\_\_\_\_

WHEREAS, the Council of the City of Worthington created a Community Reinvestment Area (CRA) pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code via the enactment of Ordinance No. 18-2005; and,

WHEREAS, the Director of Development of the State of Ohio determined that the area designated in said Ordinance No. 18-2005 contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code, "ORC", and confirmed said area (i.e., Area No. 049-86604-01) as a CRA under said ORC Chapter 3735; and,

WHEREAS, the Council of the City of Worthington, Ohio by Ordinance No. 21-2019 authorized the City Manager to enter into a Community Reinvestment Area Agreement with Worthington 17, LLC to grant a seventy-five percent (75%) tax exemption for real property improvements to be made at the property located at 6740 N. High Street in the City of Worthington for a period not to exceed ten (10) years; and,

WHEREAS, the Community Reinvestment Area Abatement Agreement between the City of Worthington and Worthington 17, LLC was executed on June 26, 2019; and,

WHEREAS, the executed Community Reinvestment Area Abatement Agreement between the City of Worthington and Worthington 17, LLC states that all construction and improvements were to be completed in calendar year 2020, with the property tax exemption commencing with tax year 2021; and,

WHEREAS, due to market conditions and the COVID 19 pandemic Worthington 17, LLC has not completed all the construction and improvements that were anticipated when the City of Worthington and Worthington 17, LLC entered into the Community Reinvestment Area Abatement Agreement; and,

WHEREAS, amending the Community Reinvestment Area Agreement by changing the start year from tax year 2021 to tax year 2024 will help the City achieve the economic development impact that was contemplated when Council authorized the City Manager to enter into the Community Reinvestment Area Agreement with Worthington 17, LLC; and

WHEREAS, the project site is located in the Worthington School District and the Board of Education of the Worthington School District has been notified in accordance with ORC Section

5709.83 and been given a copy of Ordinance 61-2021 and the draft First Amendment to the Community Reinvestment Area Abatement Agreement; and,

WHEREAS, the City intends to hold a public hearing on Ordinance 61-2021 at the December 13, 2021 meeting; and,

WHEREAS, the City is required to obtain approval of the amended CRA Exemption by the Board of Education of the Worthington City School District (the "Board"), pursuant to ORC §3735.671(A)(1), namely that 75 percent of the taxes on the Property, defined below, will be exempted from taxation under this Agreement; and,

WHEREAS, the Board, by Resolution No. 19-075, previously approved a Community Reinvestment Area abatement, allowing the City to grant a seventy-five percent (75%) tax exemption for real property improvements to be made at the property located at 6740 N. High Street in the City of Worthington for a period not to exceed ten (10) years; and,

WHEREAS, while the City provided the Board with notice of the proposed amendment to the CRA Exemption on December 6, 2021, this notice period does not meet the forty-five business day requirements set forth under ORC §5709.83; and,

WHEREAS, the City estimates that through a combination of added property tax revenues from the unabated (25%) improvements to the office building, and an increased revenue stream from the proposed newly-constructed building on the southern portion of the site, the School District will see a net increase in revenue.

WHEREAS, in order for the City to enter into an amended CRA Abatement Agreement with Worthington 17, LLC, the School District, through a resolution duly adopted by its Board of Education, must approve the amendment to the CRA Abatement Agreement and waive the requirement of ORC Section 3735.671(A)(1) that the City must certify a copy of the amended CRA Abatement Agreement to the School District no later than 45 days prior to the City Council of the City approving the amended CRA Abatement Agreement;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF THE WORTHINGTON CITY SCHOOL DISTRICT, FRANKLIN COUNTY, STATE OF OHIO, THAT:**

Section 1. This Board hereby approves the amended Tax Abatement to be provided by the City to Worthington 17, LLC under the amended CRA Abatement Agreement, which amended CRA Abatement Agreement shall be in substantially the form previously received by the School District and which is now on file with this Board. Such approval being subject to the condition that if development does not occur as anticipated on the southern outparcel, the City and School District will work together to establish a supplementary income-tax sharing agreement.

Section 2. This Board hereby waives all notice requirements under Revised Code Sections 3735.671(A)(1) and 5709.83 or any other law with respect to the amended CRA Abatement Agreement and the Tax Abatement.

Section 3. This Board authorizes and directs the Superintendent and/or the Treasurer to certify a copy of this Resolution to the City Council Clerk of the City and otherwise to provide such information or certificates, and to enter into such instruments from time to time, as are

necessary and appropriate to carry out the aforesaid approvals of this Board and to carry out the terms of the amended CRA Abatement Agreement.

Section 4. This Board finds and determines that all formal actions of this Board and of any of its committees concerning and relating to the adoption of this Resolution were taken, and that all deliberations of this Board and of any of its committees that resulted in those formal actions were held, in meetings open to the public in compliance with the law.

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

\_\_\_\_\_ seconded the motion and, the roll being upon the question, the vote resulted as follows:

Mrs. Best	Yea	Nay	Abstain	Not Present
Mrs. Hudson	Yea	Nay	Abstain	Not Present
Mrs. Lloyd	Yea	Nay	Abstain	Not Present
Mr. Shim	Yea	Nay	Abstain	Not Present
Mr. Wilson	Yea	Nay	Abstain	Not Present

\_\_\_\_\_  
Jennifer Best, President of the Board of Education of the Worthington City School District

I certify that this is a true and complete copy of the Resolution adopted by a majority of the full membership of the Board of Education of the Worthington City School District at its meeting held on December 13, 2021, as was recorded by me in the official proceedings of the Board.

\_\_\_\_\_  
TJ Cusick, Treasurer of the Worthington City School District