

Economic Development Tools

Bridge Street District

Dublin City Council
February 9, 2015

Economic Development Tools

Examples of Economic Development Tools Available to Municipalities

Tax Increment Financing (TIF) 28 active TIF districts

Payroll Incentives & Grants Over 40 companies have active EDA in place

Community Reinvestment Areas (CRA) Britton Parkway and Tuttle Crossing CRAs established in the mid 1990's

New Community Authorities (NCA)



Bridge Park Development

Anticipated Components of the Bridge Park Development (Crawford Hoying)

Establishment of the following districts and entities to fund parking structures and other community facilities at Bridge Park:

- Tax Increment Financing District(s) (TIF)
 - 5709.40 and 5709.41
- Community Reinvestment Area (CRA)
- New Community Authority (NCA)

Economic Development Agreement – define overall business terms of the public-private partnership; provide framework for utilization of TIFs, CRA, NCA for the implementation of Bridge Park.

If the EDA is not executed, the other proposed tools will ultimately not be implemented

Each will require legislative action by City Council (district/entity creation, EDA)



New Community Authorities (NCA)

Authorized under Chapter 349 of the Ohio Revised Code

Statutory Purpose:

To encourage the orderly development of a well-planned, diversified and economically sound new community

A “new community” can include facilities for the conduct of industrial, commercial, residential, cultural, educational and recreational activities

Designed in accordance with planning concepts for the placement of utility, open space and other supportive facilities



New Community Authorities (NCA)

An NCA is:

A separate public body governed by a board of trustees that may oversee the development of public infrastructure improvements and community facilities

Board of trustees

- Seven to thirteen members
 - City of Dublin appoints three (but not more than six) citizen members plus one local government representative
 - The Developer appoints a number of members equal to the number of citizen members

An NCA does not have power over the following:

- Zoning or subdivision regulations
- Provision of police or fire protection
- Water supply or sewer treatment or disposal



New Community Authority (NCA)

Powers of an NCA include the following:

Purchase real/personal property

Improve/sell real/personal property and community facilities

Provide recreation, educational, health, social, vocational, cultural activities primarily for residents of the district.

Collect service fees to cover community development programs

Enforce collection of Community Development Charge

Issue debt and pay costs of operation and maintenance of community facilities



Community Development Charge

Runs with the land by way of a real estate declaration

May be calculated on a variety of bases: uniform fees, property values, income, profits, gross receipts, or certain combinations of the foregoing

Is not a property tax

Unpaid charges can become a lien on the property against which it is charged and collected in the same manner as property taxes

Within Bridge Park, the ability for the NCA to levy this charge provides a funding mechanism which can be used to pay:

- Debt service on bonds issued to pay costs of land development and community facilities OR
- Costs of operating and maintaining community facilities



Examples of Existing NCAs

- The New Albany Community Authority
- The Liberty Community Infrastructure Financing Authority (Powell)
- The Powell Community Infrastructure Financing Authority
- The Jeffrey Place New Community Authority (Columbus)
- Pinnacle Community Infrastructure Financing Authority (Grove City)
- The RiverSouth Authority (Columbus)
- Hayden Run Community Development Authority (Columbus)



Process for Creating an NCA

Developer that “owns and controls” the land prepares and files a petition to create an NCA district (the Petition)

- Filed with the “proximate city” – **Until March 21, 2015 - City of Dublin**
After March 21, 2015 - City of Columbus
- Filed with the “organizational board of commissioners” – City of Dublin

The Petition must address the following:

- Name of the NCA
- Address of the NCA
- Map and full description of the boundaries of the NCA; description of properties within the boundaries that will not be included in the NCA
- Statement of the current/proposed zoning
- Current plan of development
- Suggested number of members of the board of trustees (ranges from 7-13)
- Preliminary economic feasibility analysis, including provision of public services
- Statement that the development will comply with environmental laws



Process for Creating an NCA

The “proximate city” approves the Petition (City of Dublin or City of Columbus)

The “organizational board of commissioners” (Dublin) must determine whether the form of the Petition is sufficient in accordance with ORC

If determined “sufficient”, the organizational board of commissioners must:

1. Accept the Petition (done by passage of a “Sufficiency Ordinance”)
2. Set a date for a public hearing on the actual creation of the authority

This must occur 30-45 days after the petition is filed

A public hearing must be held

Organizational board of commissioners (Dublin) must determine whether the authority will be conducive to the public health, safety, convenience or welfare and will result in the intended development. This finding is affirmed by passage of an Ordinance establishing the authority.



Council Considerations:

March 21, 2015 expiration of certain state law authorizations (“proximate city” issue)

Week of
February 9, 2015

- Petition for Organization of an NCA filed by Developers (filed with the City of Dublin)

February 17, 2015
(Special Meeting)

- Dublin City Council approves an Ordinance which:
 1. Determines the sufficiency of the petition
 2. Authorizes the execution of the petition
 3. Sets the date for a public hearing for the creation of the authority

Waive 2nd
Reading/Emergency

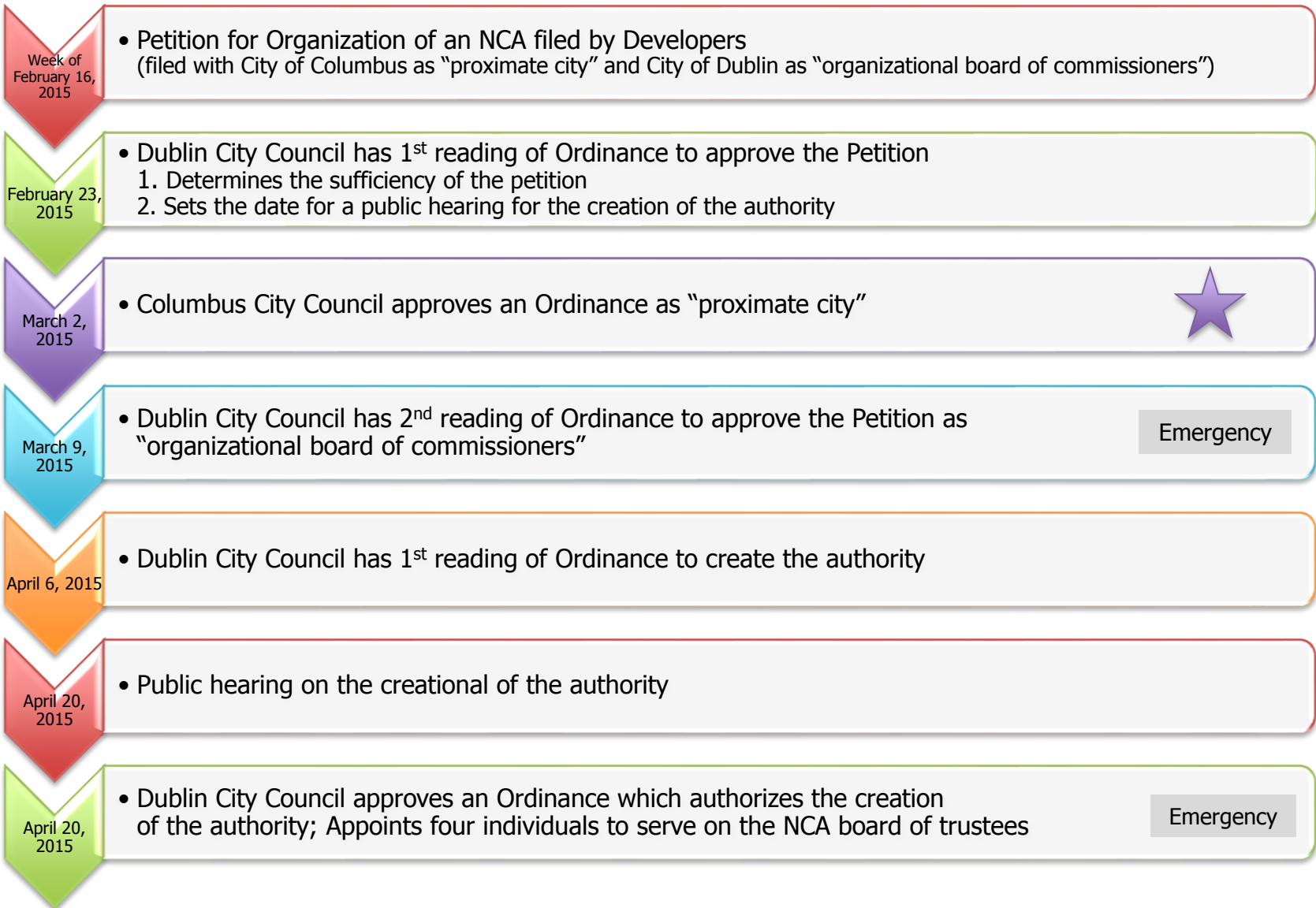
Week of
March 16, 2015
(Special Meeting)

- Public Hearing regarding the creation of the authority
- Dublin City Council approves an Ordinance which authorizes the creation of the authority; Appoints four individuals to serve on the NCA board of trustees

Waive 2nd
Reading/Emergency

Council Considerations:

Without concern of March 21, 2015 expiration of certain state law authorizations ("proximate city" issue)



Staff Recommendation

Approve the steps necessary to create the NCA by the March 21, 2015 deadline

City of Dublin preserves right to be the “proximate city”

Legislative approval of the Sufficiency Ordinance is based solely on whether it meets the requirements of ORC 349

Ordinance approving the creation of the authority will include language that will dissolve the NCA if an economic development agreement is not approved

If Council determines at any point not to move forward, the option of filing the petition with the City of Columbus as “proximate city” remains; the ability to create an NCA still exists; Dublin still exercises the same level of oversight and appointing authority even if Columbus is the “proximate city”



Staff Recommendation

City Council will be brought additional legislation to do the following:

- Authorizing the establishment of two TIF districts
 - Including authorizations for real estate exchanges necessary for a TIF established under 5709.41
- Authorizing the establishment of the CRA
- Authorizing the execution of the Economic Development Agreement

Developer must follow all procedures and regulations of the City of Dublin to secure the needed development reviews and approvals for Bridge Park

