

ORDINANCE 2005-13
Passed June 7, 2005

ORDINANCE AUTHORIZING THE CREATION OF THE DOWNTOWN POWELL INCENTIVE DISTRICT WITHIN THE CITY OF POWELL; DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN SUCH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE; DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE TO BENEFIT OR SERVE THE REAL PROPERTY WITHIN SUCH INCENTIVE DISTRICT; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; AUTHORIZING THE USE OF SUCH SERVICE PAYMENTS IN LIEU OF TAXES TO COMPENSATE THE OLENTANGY LOCAL SCHOOL DISTRICT; CREATING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE BALANCE OF SUCH SERVICE PAYMENTS AND AUTHORIZING CERTAIN ACCOUNTS WITHIN SUCH FUND; AUTHORIZING THE EXECUTION OF A SERVICE PAYMENT AGREEMENT WITH THE PROPERTY OWNERS IN SUCH INCENTIVE DISTRICT; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (collectively, the "TIF Statute") provide that a municipality may create an incentive district for parcels of real property located in the City, and declare improvements, which are defined in the TIF Statute as the increase in the assessed value of any real property that would first appear on the tax list and duplicate of real and public utility property after the effective date of an ordinance adopted pursuant to the TIF Statute were it not for the exemption granted by that ordinance to such parcels of real property located in such incentive district, to be a public purpose; and

WHEREAS, in connection with the creation of such incentive districts a municipality may grant a real property tax exemption to the Improvements (as defined herein), as permitted under the TIF Statute, and require that the owners, including any future owners of the parcels make service payments in lieu of taxes to be used for the construction of public infrastructure improvements and, provided that a project within the incentive district will place real property in use for commercial or industrial purposes, housing renovations that benefit or serve such parcels; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(C), the City Council (the "Council") of the City of Powell, Ohio (the "City") desires to create an incentive district for the parcels of property located within the downtown area of the City (the "Downtown Powell Incentive District"), which Downtown Powell Incentive District will place real property in use for commercial or industrial purposes, and to declare that the service payments made in lieu of taxes be used for construction of the public infrastructure improvements and for housing renovations within such Downtown Powell Incentive District; and

WHEREAS, the City Engineer has certified to this Council that the existing public infrastructure serving the Downtown Powell Incentive District is inadequate to meet the development needs of the Downtown Powell Incentive District, as evidenced by the Economic Development Plan (the "Plan"), approved by this Council on February 15, 2005; and

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interest of the City to exempt from taxation the Improvements located within the Downtown Powell Incentive District as permitted and provided in Section 5709.40(C) of the Ohio Revised Code, and to simultaneously direct and require the owners of real property within the Downtown Powell Incentive District to make service payments in lieu of taxes as provided by this Ordinance; and

WHEREAS, pursuant to and in the manner prescribed by Section 5709.83 of the Ohio Revised Code, the City delivered notice to the Olentangy Local School District ("Olentangy Local Schools"), and the Delaware Area Career Center, stating the City's intent to adopt this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE MUNICIPALITY OF POWELL, OHIO:

Section 1. Creation of the Incentive District. Pursuant to Section 5709.40(C) of the Ohio Revised Code, this Council hereby creates the "Downtown Powell Incentive District" which is described in Exhibit A attached hereto. The Downtown Powell Incentive District includes the parcels specifically identified in Exhibit A.

The Downtown Powell Incentive District shall have a life commencing with the tax year in which an increase in the assessed value of the real property in the Downtown Powell Incentive District and the assessed value of the improvements (the "Improvements") that would first appear on the tax list and duplicate of real and public utility property after the effective date of this ordinance were it not for the exemption granted by this ordinance (the "Commencement Date"), and ending on the thirtieth (30th) anniversary of such Commencement Date or the date the Public Improvements (as defined hereinbelow) are paid in full, whichever occurs first (the "Exemption Period"). The value and nature of the Improvements are further described on Exhibit B attached hereto.

Section 2. TIF Exemption. This Council hereby determines that the Improvements are a public purpose and are exempt from taxation as provided herein. One hundred percent (100%) of the Improvement shall be exempt from real property taxation (the "TIF Exemption"). The TIF Exemption shall take effect with respect to a parcel located in the Incentive District when an exemption for the respective Improvement to such parcel is claimed in the manner provided for hereinabove.

Section 3. Payment of Service Payments. The owners of the real property within the Incentive District (the "Owners") shall make service payments in lieu of taxes (the "Service Payments"), which Service Payments shall be paid to the Delaware County Treasurer and collected and distributed as set forth in Ohio Revised Code Section 5709.42. Such Service Payments shall be due on or before the final dates for payment of real property taxes. The Service Payments 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 the Improvement if it were not exempt from taxation.

If determined to be necessary and appropriate, the City Manager may execute on behalf of the City one or more Service Payment Agreements between the City and the Owners providing for the payment and collection of the Service Payments, which agreement shall be in such form as is acceptable to such officials, approved by the Director of Law, and not substantially inconsistent with the terms of this Ordinance.

Section 4. Creation of TIF Fund. This Council hereby establishes within the City Treasury a municipal public improvement tax increment equivalent fund, to be known as the "Downtown Powell Tax Increment Fund" (the "TIF Fund") and, within the TIF Fund, a Public Improvements Account and a Housing Renovation Account. The City shall deposit the Service Payments received from the Owners and distributed to the City by the County Treasurer into the TIF Fund and allocate the money in such fund as specified in Section 5 hereof. The TIF Fund may be combined with other funds created by ordinances of this Council authorizing other such projects. Money in the TIF Fund shall be used to finance the Public Improvements and Housing Renovations, and may, to the extent provided in further ordinances of this Council, be pledged to the repayment of bonds and/or notes issued to finance such improvements.

Section 5. Use of Service Payments. The City shall construct, or cause to be constructed, the public infrastructure improvements (the "Public Improvements"), as more particularly described on Exhibit C attached hereto, and 99 % of the annual Service Payments shall be deposited into the Public Improvements Account and dedicated to the payment of construction costs for such Public Improvements (or debt service charges on bonds or notes issued to finance such Public Improvements). The City hereby determines that the Public Improvements will benefit or serve the Incentive District.

The City hereby authorizes the use of a portion of the Service Payments to facilitate housing renovations within the Downtown Powell Incentive District (the "Housing Renovations") on the parcels specifically identified in Exhibit D, 1 % of the annual Service Payments shall be deposited into the Housing Renovation Account and allocated to finance or support loans, deferred loans, or grants to persons (the "Housing Renovation Program") for the purpose of completing such Housing Renovations until the amount deposited in the fund for such

Housing Renovation Program is equal to the amount necessary to implement the Housing Renovation Program. The specific terms of the Housing Renovation Program shall be determined by Council in subsequent legislation implementing such Program.

Section 6. Compensation to Olentangy Local Schools. Pursuant to Ohio Revised Code Sections 5709.40, 5709.42, 5709.43 and 5709.82, the City shall cause the County Treasurer to distribute a portion of the Service Payments to Olentangy Local Schools in an amount equal to the 100% of the real property taxes that Olentangy Local Schools would have received but for the TIF Exemption.

Section 7. Further Authorizations. This Council further hereby authorizes and directs the City Manager, the Clerk of Council, the Director of Law, the Finance Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as maybe appropriate to implement this Ordinance.

Section 8. Notification of Passage. The Clerk of this Council 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 Development of the State of Ohio and to further deliver to such Director, not later than March 31 of each year during which the tax exemption remains in effect, a status report outlining the progress of the project herein described.

Section 9. Open Meetings. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were passed 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 Section 121.22 of the Ohio Revised Code.

Section 10. Effective Date. This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the City and its inhabitants for the reason that this Ordinance must be immediately effective so that the work can begin on the construction of the Public Improvements, wherefore, this Ordinance shall take effect and be in force from and immediately after its adoption.

VOTE ON 2005-35: Y 4 N 3 (Seta, Wiencek, Kaitsa)

1st Reading: April 19, 2005

2nd Reading: June 7, 2005

Adopted: June 7, 2005

Effective: June 7, 2005

Approved as to form:

Director of Law

2005-13

This legislation has been posted in accordance with the City Charter on this date 6/9/05.
Dawn Nauman
Clerk of Council

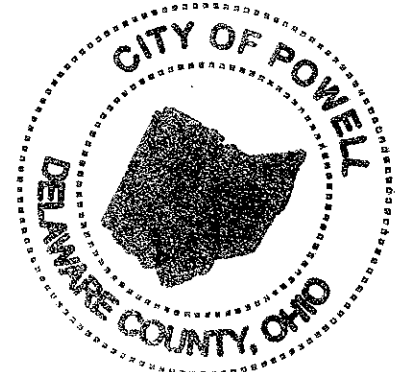
Signed:

Dan Wiencek 6/9/05

Mayor

Attest:

Dawn Nauman 6/9/05
Clerk of Council



GENERAL WRITTEN DESCRIPTION
DOWNTOWN POWELL INCENTIVE DISTRICT
299.82 ACRES

At a point beginning at the northwest property corner of parcel 31942305002000 heading east generally along the northern property lines of parcels 31942305002000, 31942306001000, 31942302003000, and 31942302003005.

Turning south and continuing along the eastern property lines of parcels 31942302003005, 31942302003006, 31942302003001, and 31942302004500 to the intersection of the eastern property line of parcel 31942302004500 and the northern property line of 31942302005000.

Then turning east and following along the northern property line of parcel 31942302005000 to the intersection with the western line of the public right-of-way of North Liberty Street.

Turning south and continuing along the western line of the North Liberty Street public right-of-way to the northeast property corner of parcel 31942601003000.

Then turning east and continuing along the northern property lines of parcels 31942513091000, 31942513090000, 31942513089000, and 31942513088000 to the northeast property corner of parcel 31942513088000.

Turning south and following along the eastern property lines of parcels 31942513088000, 31942513087000, 31942513086000, and 31942513085000 to the northwest property corner of parcel 31942513046000.

Then turning east and following the northern property line of parcel 31942513046000 to the northeast property corner of parcel 31942513046000.

Turning south and continuing along the eastern property lines of parcels 31942513046000 and 31942513047000 to the intersection of the eastern property line of parcel 31942513047000 and the centerline of the East Olentangy Street public right-of-way.

Then turning west and following along the centerline of the East Olentangy Street public right-of-way to an imaginary intersection of an extended eastern property line of parcel 31943103002000 and the centerline of the East Olentangy Street public right-of-way.

Turning southeast at the imaginary intersection and continuing southeast along the extended property line of parcel 31943103002000 to the northeast property corner of parcel 31943103002000.

Then turning west and following the northern property line of parcel 31943103002000 to the intersection of the eastern property line of parcel 31943103003000 and the northern property line of parcel 31943103002000.

Turning south and continuing along the eastern property lines of parcels 31943103003000, 31943103004000, 31943103017000, 31943103018000, 31943103022000, 31943103027000, 31943103028000, and 31943103035000 to the southeast property corner of parcel 31943103035000.

Then turning west and following the southern property lines of parcels 31943103035000 and 31943103036000 to the intersection of the southern property line of parcel 31943103036000 and the eastern property line of parcel 31943102030000.

Turning south and following the eastern property line of parcel 31943102030000 to the southeast property corner of parcel 31943102030000.

Then turning west and following the southern property line of parcel 31943102030000 to the intersection of the southern property line of parcel 31943102030000 and the eastern line of the CSX railroad right-of-way.

Turning northwest and following the eastern line of the CSX railroad right-of-way to the intersection of the eastern line CSX railroad right-of-way and the southern line West Olentangy Street public right-of-way.

Then turning west and continuing along the southern line of the West Olentangy Street public right-of-way to the intersection of the western line of the CSX railroad right-of-way and the southern line of the West Olentangy Street public right-of-way.

Turning southeast and following along the western line of the CSX railroad right-of-way to the southeast property corner of parcel 31943202001000.

Then turning west and continuing along the southern property lines of parcels 31943202001000, 31943202003000, 31943202004000, and 31943202005000 to the intersection with the eastern property line of parcel 31943202010006.

Turning southwest and following the eastern property line of parcel 31943202010006 to the southeast property corner of parcel 31943202010006.

Then turning west and continuing west and north along the southern and western property line of parcel 31943202010006 to an imaginary intersection of an extended southern property line of parcel 31943202010000.

Turning west and following the southern property lines of parcels 31943202010000 and 31943202010008 to the southwest property corner of parcel 31943202010008.

Then turning north and following the western property line of parcel 31943202010008 to the centerline of the West Olentangy Street public right-of-way.

Turning east and continuing along the centerline of the West Olentangy Street public right-of-way to the southwest property corner of parcel 31942602017000.

Then turning north and following the western property line of parcel 31942602017000 to the intersection of the southern line of the West Case Avenue public right-of-way.

Turning west and following the southern line of the West Case Avenue public right-of-way to an imaginary intersection of an extended southern line of the West Case Avenue public right-of-way and the western line of the Village Pointe Drive public right-of-way.

Then turning north and following the western line of the Village Pointe Drive public right-of-way to the northeast corner of the Village Pointe Drive public right-of-way.

Turning east along the northern line of the Village Pointe Drive public right-of-way to the southwest corner of parcel 31942602022000.

Then turning north and continuing along the western property line of parcel 31942602022000 to the southeast property corner of parcel 31942602023000.

Turning east and following an imaginary extended southern property line of parcel 31942602023000 across parcels 31942602022000 and 31942602015000 to the western property line of parcel 31942602014000.

Then turning north and following the western property line of parcel 31942602014000 to the northwest corner of parcel 31942602014000.

Turning east and continuing along the northern property lines of parcels 31942602014000 and 31942602012000 to the northeast corner of parcel 31942602012000.

Then turning south and continuing along the eastern property line of parcel 319426002012000 to the northern line of the West Case Avenue public right-of-way.

Turning east and following the northern line of the West Case Avenue public right-of-way to the southwest property corner of parcel 31942602005000.

Then turning north and following the western property line of parcel 31942602005000 to the northwest property corner of parcel 31942602005000.

Turning east and following the northern property line of parcel 31942602005000 to the western property line of parcel 31942602004000.

Then turning north and continuing along the western property line of parcel 31942602004000 to the northwest property corner of parcel 31942602004000.

Turning east and following the northern property line of parcel 31942602004000 to the western line of the CSX railroad right-of-way.

Then turning south and following the western line of the CSX railroad right-of-way to the northeast corner of the Scioto Street public right-of-way stubbed at the western line of the CSX railroad right-of-way.

Turning east and following an imaginary extended northern line of the Scioto Street public right-of-way stubbed at the western line of the CSX railroad right-of-way to the northwest corner of the Scioto Street public right-of-way stubbed at the eastern line of the CSX railroad right-of-way.

Finally, turning north and continuing along the eastern line of the CSX railroad right-of-way to the northwest property corner of parcel 31942305002000, the point of beginning.

If there are any discrepancies between this written description and the map of the Downtown Powell Incentive District attached hereto, the map shall prevail.

The attached map of the Downtown Powell Incentive district sets forth the boundaries of such district, which includes the following parcels:

<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>
31942302003000	SELDOM SEEN RD	31942603009000	146 W OLENTANGY ST
31942302003001	465 N LIBERTY ST	31942603010000	140 W OLENTANGY ST
31942302003002	40 CLAIRE DAN DR	31942603011000	W OLENTANGY ST
31942302003003	60 CLAIRE DAN DR	31942604001000	43 SCIOTO ST
31942302003004	80 CLAIRE DAN DR	31942604002000	49 SCIOTO ST
31942302003005	8930 LIBERTY RD	31942604003000	55 SCIOTO ST
31942302003006	LIBERTY RD	31942604004000	63 SCIOTO ST
31942302004000	CLAIRE DAN DR	31942604005000	69 SCIOTO ST
31942302004500		31942604006000	77 SCIOTO ST
31942302005000	383 N LIBERTY ST	31942604007000	81 SCIOTO ST
31942305002000	489 VILLAGE PARK DR	31942604008000	89 SCIOTO ST
31942305003000	425 VILLAGE PARK DR	31942604009000	101 SCIOTO ST
31942306001000	520 VILLAGE PARK DR	31942604010000	30 DEPOT ST
31942306002000	VILLAGE PARK DR	31942604011000	94 W OLENTANGY ST
31942306003000	500 VILLAGE PARK DR	31942604012000	W OLENTANGY ST

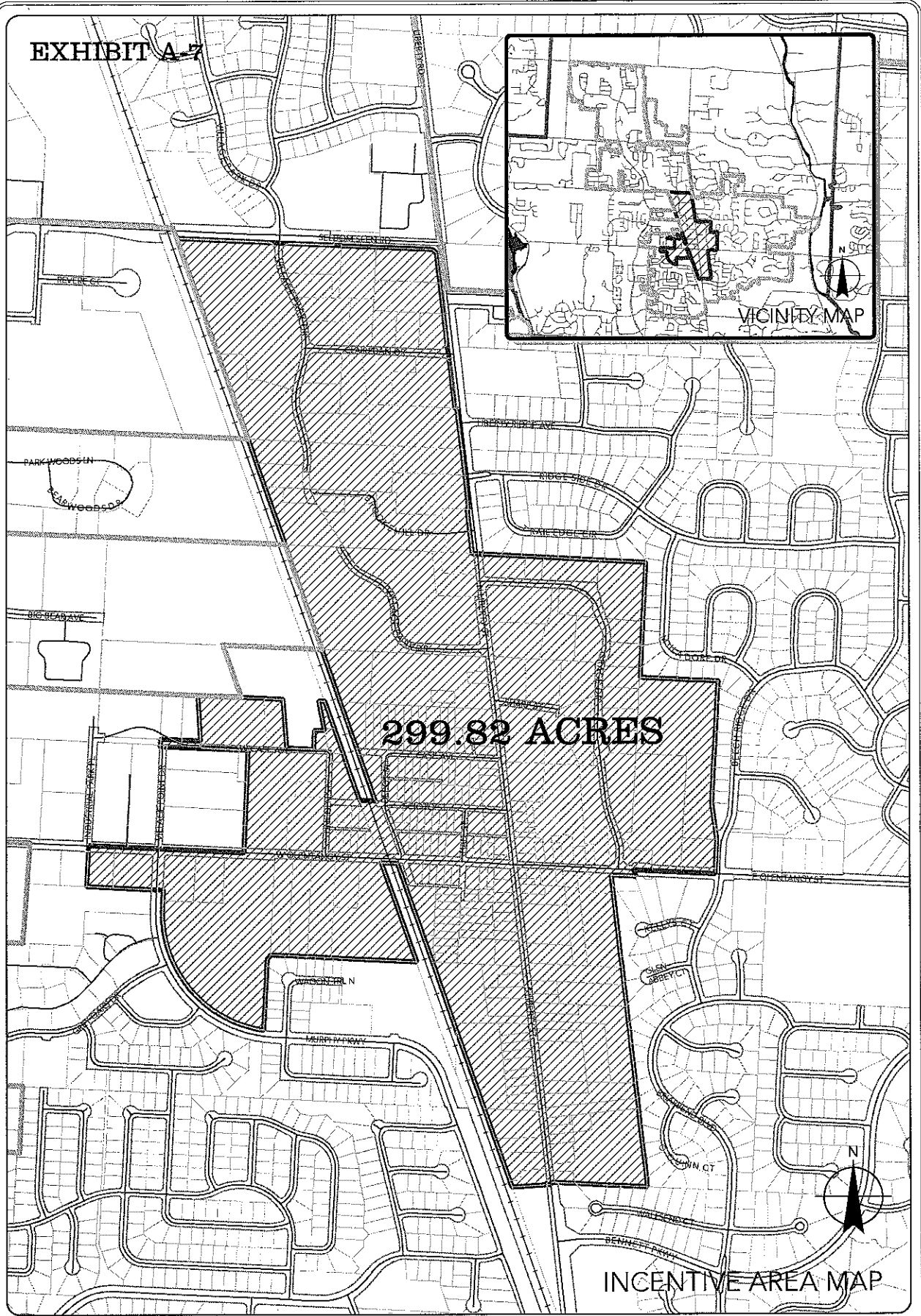
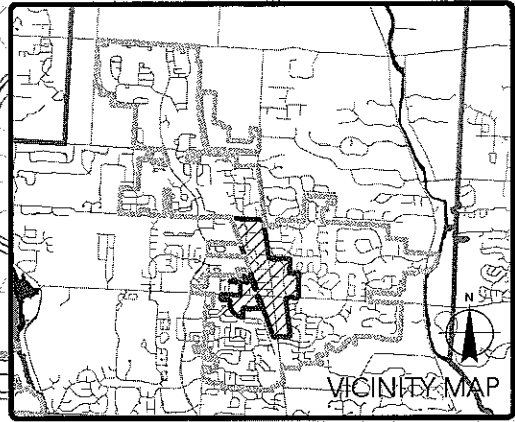
<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>
31942306004000	460 VILLAGE PARK DR	31942604013000	84 W OLENTANGY ST
31942306005001	CLAIRE DAN DR	31942604014000	78 W OLENTANGY ST
31942306006000	450 VILLAGE PARK DR	31942604015000	70 W OLENTANGY ST
31942306007000	438 VILLAGE PARK DR	31942604016000	W OLENTANGY ST
31942306008000	441 VILLAGE PARK DR	31942604017000	50 W OLENTANGY ST
31942513046000	2470 W POWELL RD	31942605001000	39 CASE AVE
31942513047000	160 E OLENTANGY ST	31942605002000	CASE AVE
31942513048000	120 E OLENTANGY ST	31942605003000	CASE AVE
31942513049000	E OLENTANGY ST	31942605004000	57 CASE AVE
31942513050000	GRACE DR	31942605005000	59 CASE AVE
31942513050001	92 E OLENTANGY ST	31942605006000	CASE AVE
31942513051000	80 E OLENTANGY ST	31942605007000	CASE AVE
31942513052000	74 E OLENTANGY ST	31942605008000	91 CASE AVE
31942513053000	60 E OLENTANGY ST	31942605009000	91 CASE AVE
31942513054000	E OLENTANGY ST	31942605010000	98 SCIOTO ST
31942513055000	50 E OLENTANGY ST	31942605011000	SCIOTO ST
31942513056000	E OLENTANGY ST	31942605012000	SCIOTO ST
31942513057000	32 E OLENTANGY ST	31942605013000	SCIOTO ST
31942513058000	24 E OLENTANGY ST	31942605014000	76 SCIOTO ST
31942513059000	8 N LIBERTY ST	31942605015000	62 SCIOTO ST
31942513060000	22 N LIBERTY ST	31942605016000	54 SCIOTO ST
31942513061000	28 N LIBERTY ST	31942605017000	42 SCIOTO ST
31942513062000	E OLENTANGY ST	31942605018000	42 SCIOTO ST
31942513063000	N LIBERTY ST	31942624903000	
31942513064000	N LIBERTY ST	31943102001000	35 W OLENTANGY ST
31942513065000	N LIBERTY ST	31943102001001	W OLENTANGY ST
31942513066000	N LIBERTY ST	31943102002000	30 HALL ST
31942513067000	N LIBERTY ST	31943102003000	HALL ST
31942513068000	N LIBERTY ST	31943102004000	HALL ST
31942513069000	55 SHARP ST	31943102005000	HALL ST
31942513070000	55 SHARP ST	31943102006000	HALL ST
31942513071000	53 SHARP ST	31943102007000	HALL ST
31942513072000	53 SHARP ST	31943102008000	S LIBERTY ST
31942513073000	SHARP ST	31943102009000	27 S LIBERTY ST
31942513073001	52 SHARP ST	31943102010000	27 S LIBERTY ST
31942513074000	50 SHARP ST	31943102011000	25 W OLENTANGY ST
31942513075000	SHARP ST	31943102012000	21 W OLENTANGY ST
31942513076000	210 N LIBERTY ST	31943102013000	5 S LIBERTY ST
31942513077000	240 N LIBERTY ST	31943102014000	15 S LIBERTY ST
31942513078000	35 GRACE DR	31943102015000	27 S LIBERTY ST
31942513079000	45 GRACE DR	31943102016000	37 S LIBERTY ST
31942513080000	65 GRACE DR	31943102017000	47 S LIBERTY ST
31942513081000	110 GRACE DR	31943102018000	55 S LIBERTY ST
31942513081001	GRACE DR	31943102019000	55 S LIBERTY ST
31942513081002	GRACE DR	31943102020000	77 S LIBERTY ST
31942513082000	GRACE DR	31943102021000	95 S LIBERTY ST
31942513083000	GRACE DR	31943102023000	115 S LIBERTY ST
31942513084000	90 GRACE DR	31943102023001	105 S LIBERTY ST
31942513085000	80 GRACE DR	31943102023003	127 S LIBERTY ST
31942513086000	70 GRACE DR	31943102024000	S LIBERTY ST
31942513087000	60 GRACE DR	31943102025000	153 S LIBERTY ST

<u>PARCEL NUMBER</u>	<u>ADDRESS</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>
31942513088000	40 GRACE DR S	31943102025001	161 S LIBERTY ST
31942513089000	18 GRACE DR	31943102025002	169 S LIBERTY ST
31942513090000	GRACE DR	31943102025003	177 S LIBERTY ST
31942513091000	14 GRACE DR	31943102025004	185 S LIBERTY ST
31942514001000	175 N LIBERTY ST	31943102025005	193 S LIBERTY ST
31942514002000	105 N LIBERTY ST	31943102025006	201 S LIBERTY ST
31942514003000	111 N LIBERTY ST	31943102025007	209 S LIBERTY ST
31942514004000	119 N LIBERTY ST	31943102025008	217 S LIBERTY ST
31942515001000	91 N LIBERTY ST	31943102026000	S LIBERTY ST
31942515002000	N LIBERTY ST	31943102027000	233 S LIBERTY ST
31942515003000	79 N LIBERTY ST	31943102028000	255 S LIBERTY ST
31942515004000	61 N LIBERTY ST	31943102029000	271 S LIBERTY ST
31942515005000	SCIOTO ST	31943102030000	285 S LIBERTY ST
31942515006000	CASE AVE	31943103003000	83 E OLENTANGY ST
31942516001000	35 N LIBERTY ST	31943103004000	59 E OLENTANGY ST
31942516002000	35 N LIBERTY ST	31943103005000	50 S LIBERTY ST
31942516003000	15 N LIBERTY ST	31943103006000	55 E OLENTANGY ST
31942516004000	N LIBERTY ST	31943103007000	E OLENTANGY ST
31942516005000	10 W OLENTANGY ST	31943103008000	E OLENTANGY ST
31942516006000	16 W OLENTANGY ST	31943103009000	15 E OLENTANGY ST
31942516007000	W OLENTANGY ST	31943103010000	E OLENTANGY ST
31942516008000	N LIBERTY ST	31943103011000	E OLENTANGY ST
31942516009000	26 W OLENTANGY ST	31943103012000	22 S LIBERTY ST
31942516010000	30 W OLENTANGY ST	31943103013000	S LIBERTY ST
31942516011000	38 W OLENTANGY ST	31943103014000	50 S LIBERTY ST
31942601002000	9158 LIBERTY RD	31943103015500	
31942601002000	9158 LIBERTY RD	31943103017000	84 S LIBERTY ST
31942601002002	VILLAGE PARK DR	31943103018000	S LIBERTY ST
31942601002003	BROOKEHILL DR	31943103019000	110 S LIBERTY ST
31942601002003	BROOKEHILL DR	31943103020000	120 S LIBERTY ST
31942601002004	367 VILLAGE PARK DR	31943103021000	130 S LIBERTY ST
31942601002005	361 VILLAGE PARK DR	31943103022000	S LIBERTY ST
31942601002006	VILLAGE PARK DR	31943103023000	S LIBERTY ST
31942601002007	VILLAGE PARK DR	31943103024000	154 S LIBERTY ST
31942601002009	9158 LIBERTY RD	31943103025000	160 S LIBERTY ST
31942601002600		31943103026000	196 S LIBERTY ST
31942601002604		31943103027000	204 S LIBERTY ST
31942601003000	9216 LIBERTY RD	31943103028000	216 S LIBERTY ST
31942601004000	265 N LIBERTY ST	31943103029000	236 S LIBERTY ST
31942601005000	260 VILLAGE PARK DR	31943103030000	236 S LIBERTY ST
31942601005000	260 VILLAGE PARK DR	31943103030001	S LIBERTY ST
31942601007000	151 N LIBERTY ST	31943103032000	240 S LIBERTY ST
31942601008000	183 N LIBERTY ST	31943103034000	264 S LIBERTY ST
31942601009000	CASE AVE	31943103035000	284 S LIBERTY ST
31942601010000	137 N LIBERTY ST	31943103035001	254 S LIBERTY ST
31942601011000	40 CASE AVE	31943103036000	286 S LIBERTY ST
31942601012000	40 CASE AVE	31943201001000	47 W OLENTANGY ST
31942601013000	40 CASE AVE	31943201002000	57 W OLENTANGY ST
31942601014000	50 CASE AVE	31943201003000	65 W OLENTANGY ST
31942601015000	60 CASE AVE	31943201004000	71 W OLENTANGY ST
31942601016000	60 CASE AVE	31943201005000	77 W OLENTANGY ST

<u>PARCEL NUMBER</u>	<u>ADDRESS</u>
31942601017000	CASE AVE
31942601018000	CASE AVE
31942601019000	90 CASE AVE
31942601020000	CASE AVE
31942601021000	CASE AVE
31942601022000	59 CASE AVE
31942601023000	CASE AVE
31942601024000	CASE AVE
31942601025000	41 DEPOT ST
31942602001000	LINCOLN ST
31942602002000	W CASE AVE
31942602003000	150 W CASE AVE
31942602004000	158 W CASE AVE
31942602005000	160 W CASE AVE
31942602012000	206 W CASE AVE
31942602014000	230 W CASE AVE
31942602017000	W OLENTANGY ST
31942602018000	75 LINCOLN ST
31942602019000	190 W OLENTANGY ST
31942603001000	140 W OLENTANGY ST
31942603002000	W OLENTANGY ST
31942603003000	W OLENTANGY ST
31942603004000	W OLENTANGY ST
31942603005000	W OLENTANGY ST
31942603006000	162 W OLENTANGY ST
31942603007000	W OLENTANGY ST
31942603008000	W OLENTANGY ST

<u>PARCEL NUMBER</u>	<u>ADDRESS</u>
31943201006000	87 W OLENTANGY ST
31943201007000	W OLENTANGY ST
31943201008000	47 HALL ST
31943201009000	HALL ST
31943201010000	HALL ST
31943201011000	HALL ST
31943201012000	HALL ST
31943201013000	HALL ST
31943201014000	HALL ST
31943201015000	HALL ST
31943201016000	HALL ST
31943201017000	HALL ST
31943201018000	HALL ST
31943201019000	HALL ST
31943202001000	W OLENTANGY ST
31943202002000	147 W OLENTANGY ST
31943202003000	173 W OLENTANGY ST
31943202004000	187 W OLENTANGY ST
31943202005000	195 W OLENTANGY ST
31943202010000	441 W OLENTANGY ST
31943202010000	441 W OLENTANGY ST
31943202010006	W OLENTANGY ST
31943202010008	379 W OLENTANGY ST
99999924000000	
99999924000000	
99999924000000	

EXHIBIT A-7



INCENTIVE AREA MAP

Data Source: Delaware County Auditor's Office DALIS Project and City of Powell Development Department, February 2005

0 300 600 1,200 Feet



Downtown Powell
Incentive District
District Boundary

- Township Boundary
- Municipal Boundary
- Parcel Boundary
- Public Right-of-Way
- Street Centerline
- CSX Railroad
- River
- TIF District

DESCRIPTION OF THE IMPROVEMENTS

The Improvements, at a minimum, will consist of:

Project	Estimated Value
285 South Liberty Street Office Building	\$ 560,040.00
153 South Liberty Street Office Building	\$ 354,720.00
50 South Liberty Street Commercial	\$ 5,204,440.00
65 W. Olentangy Street Mariello Office/Retail Building	\$ 345,000.00
The Traditions of Powell Condominiums	\$ 6,000,000.00
The Traditions Office Building and Commercial Building	\$ 1,680,000.00
Best Friends Animal Hospital	\$ 1,261,560.00
H.E.R. Office Building	\$ 960,000.00
Murphy's Crossing Condominiums	\$11,925,000.00
North Powell Office Condominiums	\$ 2,643,000.00
Brookehill Condominiums	\$ 6,000,000.00
TOTAL	\$36,933,720.00

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements include, but are not limited to, the following:

Project Name	Project Description
<i>East Olentangy Street VillageScape Extension</i>	Engineering and installation of adopted VillageScape Plan from West Olentangy Street east across Liberty Street and ending at Grace Drive. Extension includes Olentangy Street reconstruction, storm improvements, curb and gutter, sidewalk installation, tree plantings, various street furniture installation and miscellaneous other improvements as deemed necessary.
<i>North Liberty Street VillageScape Extension</i>	Engineering and installation adopted VillageScape Plan generally from Olentangy Street south on Liberty Street and ending at Bennett Parkway. Extension includes Liberty Street reconstruction, storm improvements, curb and gutter, sidewalk installation, tree plantings, various street furniture installation and miscellaneous other improvements as deemed necessary.
<i>South Liberty Street VillageScape Extension</i>	Engineering and installation of adopted VillageScape Plan generally from Olentangy Street north on Liberty Street and ending at Village Park Drive. Extension includes Liberty Street reconstruction, storm improvements, curb and gutter, sidewalk installation, tree plantings, various street furniture installation and miscellaneous other improvements as deemed necessary.
<i>West Olentangy Street VillageScape Enhancement</i>	General maintenance, street furniture replacement or upgrades, and landscaping of existing VillageScape. Extension of sidewalks, landscaping, lighting and street furniture west from CSX railroad to Traditions Way. Other improvements deemed necessary.
<i>Olentangy Street Left Turn Lanes at Liberty Street</i>	Engineering and installation of east and west bound turn lanes at the intersection of Olentangy and Liberty Streets.
<i>Liberty Street Left Turn Lanes at Olentangy Street</i>	Engineering and installation of north and south bound turn lanes at the intersection of Olentangy and Liberty Streets.
<i>Depot Street Public Parking Improvement at CSX Railroad</i>	Engineering and installation of improvement to gravel parking area on east side of CSX Railroad and north of Olentangy Street along Depot Street. Improvement to include asphalt pavement, striping, and landscaping. This is a public parking area.

<u>Project Name</u>	<u>Project Description</u>
<i>CSX Railroad Crossing Enhancement at Olentangy Street</i>	Planning and installation of landscaping and other enhancements to beautify and encourage pedestrian accessibility at the CSX railroad crossing with Olentangy Street.
<i>Residential Exterior Improvement Program</i>	Establish a revolving loan and grant program for renovation of existing residential structures.
<i>Wayfinding and Signage Improvement</i>	Planning and installation of signage and other improvements necessary for adequate wayfinding in the downtown, including: public parking, municipal services, community event boards, and other improvements deemed necessary.
<i>West Case Avenue Extension to Village Pointe Drive</i>	Design and engineering of West Case Avenue Extension from approximately 450 feet east of Village Pointe Drive to Village Pointe Drive.
<i>Hall Street Streetscape Improvement</i>	General beautification of Hall Street north from The Village Green north to Scioto Street. Project will include landscaping and possibly sidewalk extension, on-street parking, street furniture, and any associated engineering.
<i>Scioto Street Streetscape Improvement</i>	General beautification of Scioto Street. Project will include landscaping and possibly sidewalk extension, on-street parking, lighting, street furniture, and any associated engineering.
<i>Depot Street Streetscape Improvement</i>	General beautification of Depot Street. Project will include landscaping and possibly sidewalk extension, lighting, street furniture, and any associated engineering.
<i>Lincoln Street Streetscape Improvement</i>	General beautification of Lincoln Street. Project will include landscaping and possibly sidewalk extension, on-street parking, lighting street furniture, and any associated engineering.
<i>Case Avenue Streetscape Improvement</i>	General beautification of Case Avenue between Depot and Liberty Streets. Project will include landscaping and possibly sidewalk extension, on-street parking, lighting, street furniture, and any associated engineering.
<i>Scioto Street Extension to Grace Drive</i>	Engineering and installation of Scioto Street extension from Liberty Street to Grace Drive, including stream crossing.
<i>Olentangy and Scioto Alley Improvement</i>	Engineering and installation of improvements to alley servicing Olentangy and Liberty Streets between Hall and Depot Streets. Improvements include obtaining public parking easements, installation of public parking, and general beautification of alley.

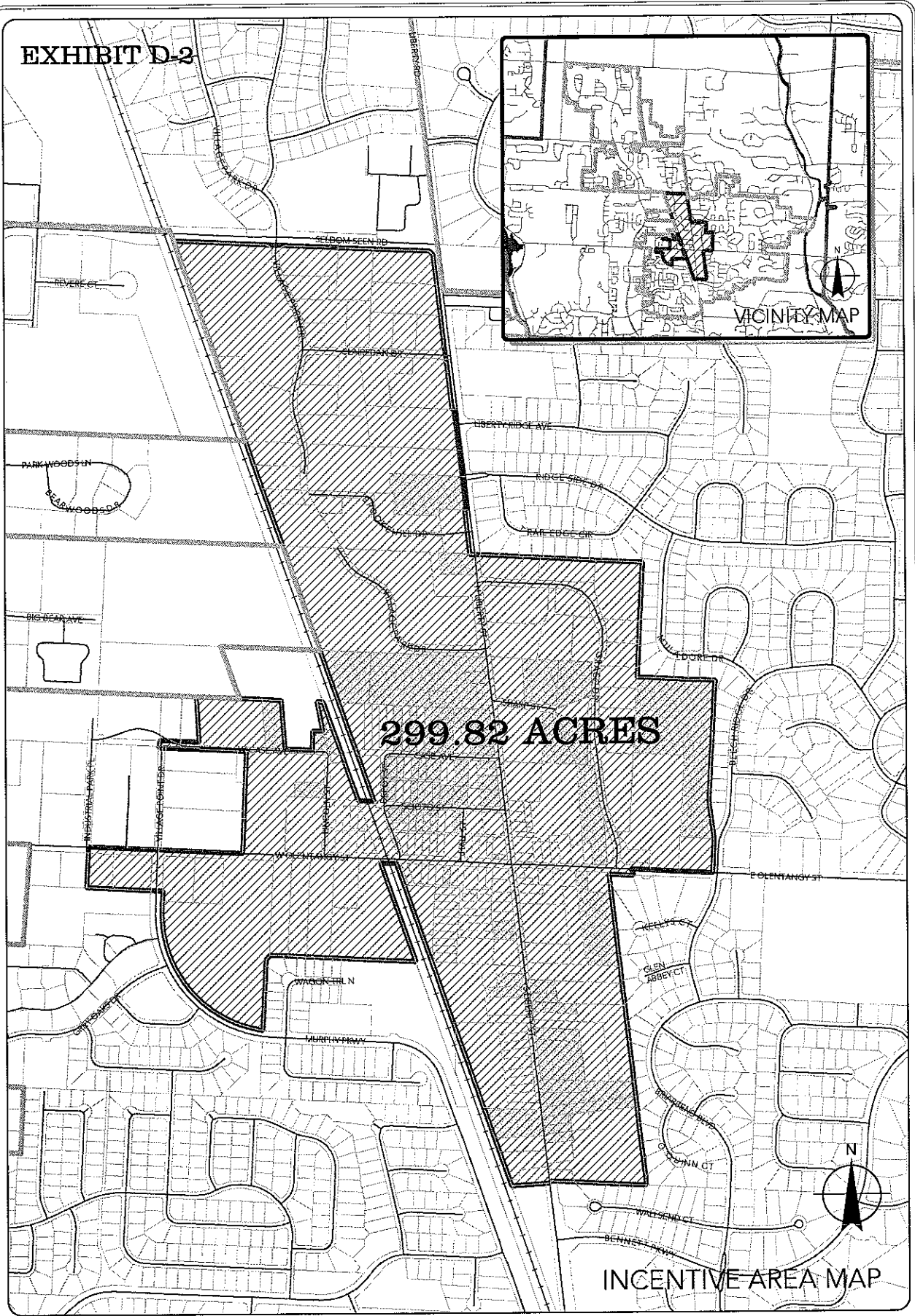
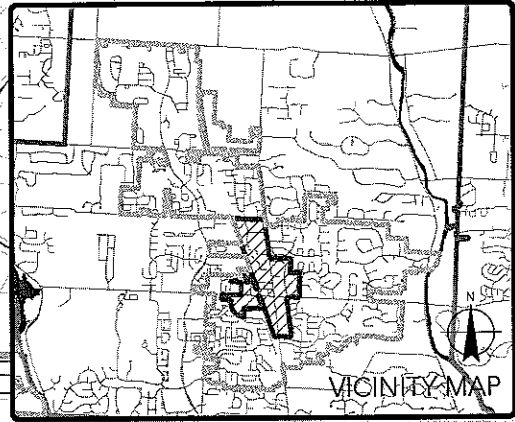
<u>Project Name</u>	<u>Project Description</u>
<i>The Village Green Improvement</i>	Completion of remaining phases for The Village Green park including improvement of the downtown & park public parking area at the Administration Building.
<i>Administration Building Façade Improvement</i>	Installation of façade improvement to City of Powell Administrative Offices at The Village Green.
<i>South East Quadrant North-South Collector Street</i>	Engineering and installation of north -south collector street as shown in the southeast quadrant of the Downtown Revitalization Plan running parallel to Liberty Street.
<i>Depot Street Extension to Village Park Drive</i>	Engineering and extension of Depot Street from Case Avenue to Village Park Drive as shown in the northwest quadrant of the Downtown Revitalization Plan including any associated landscaping, sidewalks, lighting, and street furniture.
<i>Establishment of Railroad Quiet Zone at Railroad Crossing with Olentangy Street</i>	Installation of Supplemental Safety Measure at CSX grade crossing with Olentangy Street as required by applicable ORC and CFR to establish Railroad Quiet Zone.
<i>Grace Drive and Olentangy Street Intersection Signalization</i>	Engineering and installation of traffic signals at Grace Drive and Olentangy Street intersection.

PARCELS WITHIN THE
DOWNTOWN POWELL INCENTIVE DISTRICT
TO RECEIVE HOUSING RENOVATIONS

The match attached hereto describes the parcels listed below, which are the parcels located within the Downtown Powell Incentive District that are expected to receive assistance pursuant to the Housing Renovation Program.

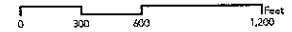
	Parcel Number		Parcel Number
1	31943102018000	35	31942601014000
2	31943102019000	36	31942601015000
3	31942601003000	37	31942601017000
4	31942604001000	38	31942601019000
5	31942604004000	39	31942602004000
6	31942604005000	40	31942602012000
7	31942604006000	41	31942601007000
8	31942604007000	42	31942605004000
9	31942604008000	43	31942605005000
10	31942604009000	44	31942605006000
11	31942515003000	45	31942605008000
12	31942515004000	46	31942605009000
13	31942605013000	47	31942514003000
14	31942605014000	48	31942514004000
15	31942605016000	49	31942602003000
16	31942605017000	50	31942602005000
17	31942605018000	51	31942513046000
18	31942513051000	52	31942513073001
19	31942514002000	53	31942513074000
20	31942515001000	54	31942514001000
21	31942605001000	55	31942601009000
22	31943103024000	56	31942601008000
23	31943103025000	57	31943102027000
24	31943103020000	58	31943103029000
25	31943103021000	59	31943103030000
26	31943102023000	60	31943103032000
27	31943102023001	61	31943103035001
28	31943103019000	62	31942602018000
29	31943103004000	63	31942605010000
30	31943201002000	64	31942605015000
31	31942513070000	65	31943103028000
32	31942513071000	66	31943103026000
33	31942601010000	67	31943103027000
34	31942601013000	68	31942601002000

EXHIBIT D-2



INCENTIVE AREA MAP

Data Source: Delaware County Auditor's Office DALIS Project and City of Powell Development Department, February 2005



**Downtown Powell
Incentive District
Eligible Residential Properties**

- Township Boundary
- Municipal Boundary
- Parcel Boundary
- Street Centerline
- CSX Railroad
- River
- TIF District
- Eligible Residential Properties

**RECEIPT OF DIRECTOR OF DEVELOPMENT FOR THE
STATE OF OHIO FOR LEGISLATION DECLARING
CERTAIN IMPROVEMENTS TO REAL PROPERTY TO BE
EXEMPT FROM REAL PROPERTY TAXATION PURSUANT
TO SECTION 5709.40 OF THE OHIO REVISED CODE**

I, Bruce Johnson, the Director of Development for the State of Ohio hereby certify that a certified copy of an ordinance duly adopted by the City Council of the City of Powell, Ohio (the "City") on June 7, 2005 (the "Ordinance"), establishing an incentive district with respect to certain real property located in the City and described in the Ordinance, declaring the improvement of such real property to be a public purpose, and declaring such improvement to be exempt from real property taxation pursuant to Section 5709.40 of the Ohio Revised Code, was filed in this office on June ____, 2005.

WITNESS my hand and official seal at Columbus, Ohio this _____ day of June, 2005.

Director, Ohio Department of Development



Elizabeth S. Balawender