

ORDINANCE NO. 08-2023

ADOPTED ON: DECEMBER 6, 2023

AN ORDINANCE AUTHORIZING, DIRECTING, AND APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE VILLAGE OF KIRKERSVILLE AND RRIFI COLUMBUS 184 LAND, LLC

WHEREAS, the Village of Kirkersville, Ohio is encouraging the development of commercial and industrial structures within its boundaries, which development would result in the creation and retention of employment opportunities in the Village; and

WHEREAS, pursuant to R.C. 3735.65 through 3735.70 (the “CRA Act”), the Village can authorize real property tax exemption for the construction of new structures and the remodeling of existing structures in the CRA in accordance with the CRA Act; and

WHEREAS, pursuant to the CRA Act, the Village of Kirkersville and RRIFI Columbus 184 Land, LLC, LLC (the “Developer”) desire to execute a Community Reinvestment Area Agreement (the “CRA Agreement,”) in connection with the development by the Developer of three new buildings with, cumulatively, approximately 1,000,000 – 1,500,000 square feet of industrial facility space, to be used primarily for distribution/logistics, manufacturing, e-commerce and/or professional office space, together with related site improvements (the “Project,” as further described in the CRA Agreement) on certain land owned by or to be owned by the Developer in the Village (the “Project Site”), which Project Site is described in Exhibit A to the CRA Agreement; and

WHEREAS, the CRA Agreement will provide Developer with a fifteen (15) year, 100% real property tax exemption for the assessed value of each new structure constructed at the Project Site; and

WHEREAS, the Village of Kirkersville provided notice of the CRA Agreement to the Board of Education of the Southwest Licking Local School District as well as Career and Technical Education Centers of Licking County, and each waived the required notice and approved the execution of the CRA Agreement; and

WHEREAS, Developer and the Village now want to execute the CRA Agreement to provide for the successful development of the Project Site, which development will create and preserve employment opportunities in the Village of Kirkersville and will benefit its residents.

NOW, **THEREFORE, BE IT ORDAINED** by the Council of the Village of Kirkersville, County of Licking, State of Ohio, a majority of the members elected thereto concurring:

SECTION 1: The CRA Agreement between the Village of Kirkersville and the Developer, substantially in the same form and content as the Agreement attached hereto Exhibit A, is hereby approved and authorized, with changes or amendments thereto not inconsistent with this Ordinance and not substantially adverse to the Village as determined by the Mayor and Solicitor. The Mayor and Fiscal Officer, for and in the name of the Village, are hereby authorized to execute the CRA Agreement and any

amendments thereto deemed by the Mayor and Solicitor to be necessary. The approval of changes or amendments by the Mayor and Solicitor, and the character of the changes or amendments as not being inconsistent with this Ordinance and not being substantially adverse to the Village, shall be evidenced conclusively by the execution of the CRA Agreement by the Mayor and Fiscal Officer.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision-making bodies of the Village of Bremen which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

SECTION 3: All prior legislation, or any parts thereof, which is/are inconsistent with this Ordinance is/are hereby repealed as to the inconsistent parts thereof.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.

First Reading: October 4, 2023

Second Reading: November 1, 2023

Third Reading: December 6, 2023

Passed in Council this 6 day of December 2023

Attest: Shirley Roskoski  
Fiscal Officer

APPROVED:

Approved as to form this 1<sup>st</sup> day of October 2023:



Brian M. Zets  
Village Solicitor