

**CITY OF COLUMBUS/VILLAGE OF ASHVILLE/MADISON TOWNSHIP  
AMENDMENT TO MADISON TOWNSHIP JOINT ECONOMIC  
DEVELOPMENT DISTRICT CONTRACT**

(CT Realty Expansion)

This Amendment to Madison Township Joint Economic Development District Contract (the “Amendment”) is executed [\_\_\_], 2023 (the “Effective Date”) by and among the City of Columbus, Ohio (the “City”), Madison Township, Pickaway County, Ohio, a township formed and existing under the laws of the State of Ohio, through its Board of Township Trustees (the “Township”), and the Village of Ashville, Ohio, an Ohio municipal corporation (the “Village”).

**RECITALS:**

A. Pursuant to Ohio Revised Code (“R.C.”) Chapter 715, including particularly R.C. 715.72 of current law (the “JEDD Act”), the City, Township, and the Village executed the Madison Township Joint Economic Development District Contract (the “Original JEDD Contract”) effective June 30, 2010. A copy of the Original JEDD Contract is attached hereto as Exhibit A and incorporated herein by this reference. The Original JEDD Contract established the Madison Township Joint Economic Development District (referred to herein as “JEDD,” or the “District”).

B. On or about December 2015, the City, Township and the Village executed an amendment to the Original JEDD Contract to support development of a parcel of land within the Township by DRCS, LLC (the “DRCS Amendment”).

C. On August 20, 2019, the City, Township and the Village executed the Amended and Restated Madison Township Joint Economic Development Contract to support development of a parcel of land within the Township and within the Northern Industrial Area (the “Northern Industrial Area Amendment” and, together with any other amendments to the Original JEDD Contract, the “Prior Amendments”).

D. The JEDD originally encompassed a portion of the Township, and now includes certain additional Township territory added pursuant to the Prior Amendments (collectively, the “Original JEDD Area”), which is depicted on the map attached as Exhibit A to the Original JEDD Contract, and as amended by the Prior Amendments, and attached hereto as Exhibit B and incorporated herein by this reference.

E. Pursuant to the Original JEDD Contract, the Board of Directors for the JEDD (the “JEDD Board”) currently imposes a 2.50% tax on income withheld from employees working within the Original JEDD Area and on net business profits from operations within the Original JEDD Area.

F. CT Realty Group, LLC (“CT Realty”) has acquired or plans to acquire and desires to develop a parcel of land for commercial purposes (the “Project” or “Project Area”) at a site within the boundaries of the Township (the “CT Realty Additional Property,” which is further described on the attached Exhibit C and incorporated herein by this reference), provided that the appropriate economic development incentives are available to support the economic viability of the Project. The CT Realty Additional Property is located outside of the Original JEDD Area. The

Original JEDD Area and the CT Realty Additional Property are referred to collectively here in as the “Expanded JEDD Area.”

G. The City, Township, the Village and CT Realty desire to facilitate the addition of the CT Realty Additional Property to the Original JEDD Area. The Expanded JEDD Area is depicted on Exhibit D hereto and incorporated herein by this reference.

H. Ohio Revised Code Section 715.72(L) and Section 5 of the Original JEDD Contract authorize the amendment of the Original JEDD Contract upon certain conditions stated therein for the purposes of adding territory to the Original JEDD Area.

I. The City, Township and the Village have complied with all procedures of the JEDD Act related to the addition of the CT Realty Additional Property to the Original JEDD Area, including the public hearing and notice requirements of R.C. Section 715.72(L)(2).

J. As required by R.C. Sections 715.72(L)(3), CT Realty has submitted or caused to be submitted, and the Township, the Village and the City have received the required property owner and business owner petitions (the “Petitions”) necessary to add the CT Realty Additional Property to the Original JEDD Area.

K. Attached as Exhibit E pursuant to R.C. Section 715.72(F)(3) is an updated economic development plan for the JEDD, which includes the requisite information relating to infrastructure and services for the Expanded JEDD Area under R.C. Section 715(F)(8).

L. The City, Township and the Village also wish to amend the Original JEDD Contract to clarify the JEDD Board’s authority to pay costs of capital improvement projects from funds allocated therefor in the Partner Investment Reimbursement Fund.

M. Pursuant to Ordinance No. [\_\_\_\_], passed March 20, 2023, the City Council of the City has approved the execution of this Amendment. Pursuant to Resolution No. [\_\_\_\_], passed March 1, 2023, the Board of Township Trustees of the Township has approved the execution of this Amendment. Pursuant to Ordinance No. [\_\_\_\_], passed March 15, 2023, the Village Council has approved the execution of this Amendment.

**NOW, THEREFORE**, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the receipt and sufficiency of which is hereby acknowledged, the parties herein agree as follows:

Section 1. Adding the CT Realty Additional Property to the JEDD.

Pursuant to Section 5 of the Original JEDD Contract and Ohio Revised Code Section 715.72, and effective on the Effective Date hereof, the Original JEDD Contract is hereby amended to include the CT Realty Additional Property within the Expanded JEDD Area. The territorial boundaries of the CT Realty Additional Property are depicted and identified in Exhibit C attached hereto and incorporated by reference into this Amendment. The territory of the Original JEDD Contract, as amended, is otherwise unchanged.

The CT Realty Additional Property is located entirely within the territorial boundaries of the Township. In accordance with Ohio Revised Code Section 715.72(E), no electors reside within the CT Realty Additional Property as of the date hereof.

Pursuant to the Township Resolution, the Village Ordinance, and the City Ordinance, the owners of the CT Realty Additional Property each have given their respective consent to the inclusion within the Expanded JEDD Area of certain real properties depicted and identified in Exhibit C hereto, which also identifies the applicable zoning restrictions with respect to the CT Realty Additional Property.

Exhibit A to the Original JEDD Contract, as amended, which depicts the Original JEDD Area, shall be replaced by Exhibit D hereto, which depicts the Expanded JEDD Area.

Section 2. Remainder Unaffected. Notwithstanding anything to the contrary in the Original JEDD Contract or this Amendment, the remaining provisions of the Original JEDD Contract not expressly amended or modified by this Amendment shall remain in full force and effect.

Section 3. Counterparts. This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any party to this Amendment may execute this Amendment by signing any such counterpart.

Section 4. Captions. Captions have been provided herein for the convenience of the reader and shall not affect the construction of this Amendment.

[Remainder of Page Intentionally Left Blank]

**IN WITNESS WHEREOF**, the City, Township and the Village have caused this Amendment to be executed in their respective names by their duly authorized officers or representatives, as of the date hereinabove written.

**VILLAGE OF ASHVILLE, OHIO**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Village Law Director

**BOARD OF TRUSTEES OF MADISON TOWNSHIP, PICKAWAY COUNTY, OHIO**

By: \_\_\_\_\_  
Trustee

By: \_\_\_\_\_  
Trustee

By: \_\_\_\_\_  
Trustee

Approved as to form:

\_\_\_\_\_  
Township Law Director

**CITY OF COLUMBUS, OHIO**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
City Attorney

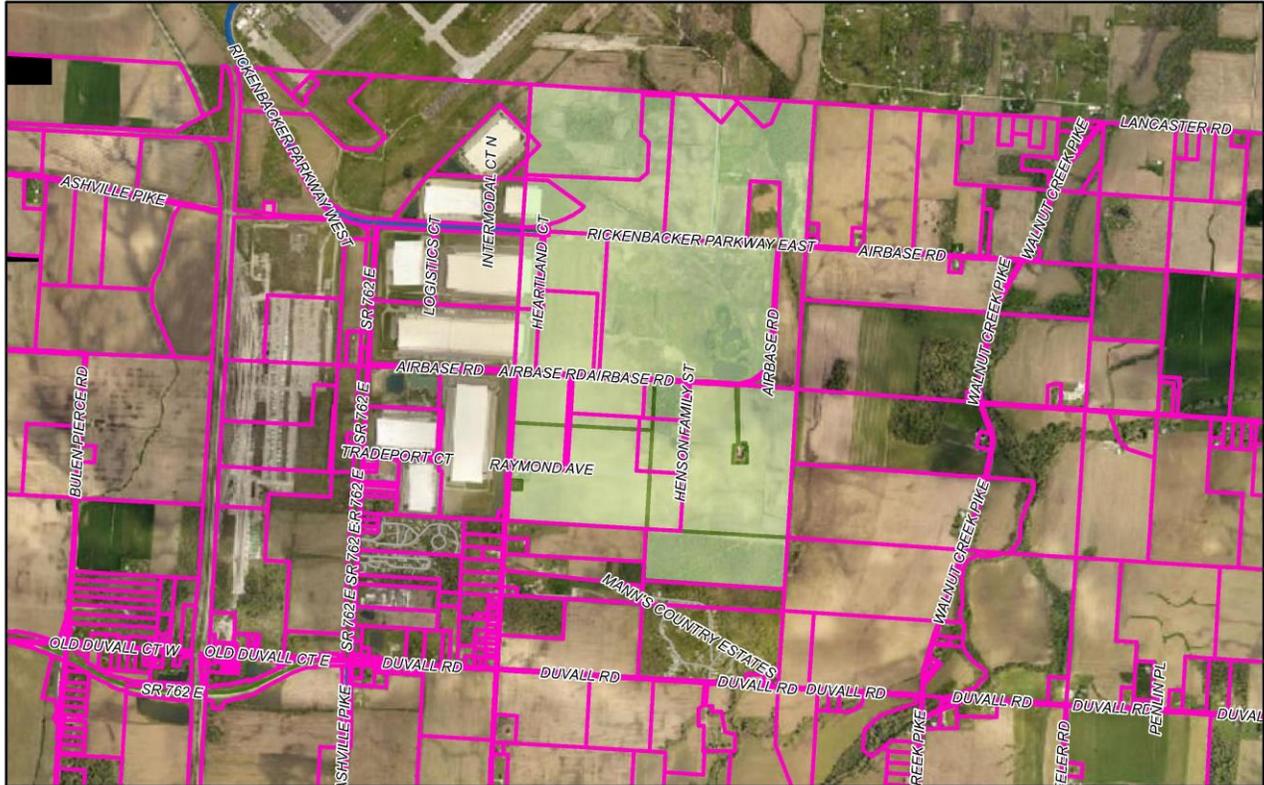
**EXHIBIT A**

**ORIGINAL JEDD CONTRACT**  
(attached hereto)

# EXHIBIT B

## DEPICTION OF ORIGINAL JEDD AREA (attached hereto)

Pickaway County, Ohio



1/26/2023, 9:59:42 PM

Property Search

Economic Areas - Madison Twp JEDD

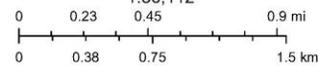
Roads

State Routes  
 County Road

Township Routes

Private

1:36,112



Pickaway County, EagleView, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, Pickaway County GIS Dept.

DISCLAIMER: FOR REFERENCE ONLY - All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness or accuracy. Pickaway County does not warrant, guarantee or represent the data to be fit

## EXHIBIT C

### DESCRIPTION OF CT REALTY ADDITIONAL PROPERTY (attached hereto)

The real estate situated in the County of Pickaway and State of Ohio consisting of tax parcel F16-0-001-00-059-00 and that portion of tax parcel F16-0-001-00-060-01 existing to the west of Walnut Creek Pike and not in any way that portion existing to the east of Walnut Creek Pike (including any subsequent combinations and/or subdivisions of such current parcel numbers) as outlined in blue:

#### Madison Township JEDD - CT Realty Expansion



2/10/2023, 11:48:45 AM

Override 1    Roads    Township Routes    County  
Property Search    County Road    Private    Townships

1:18,056  
0 0.1 0.2 0.4 mi  
0 0.17 0.35 0.7 km

Pickaway County, EagleView, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, Pickaway County GIS Dept.

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For additional ease of reference and for purposes of R.C. 715.72(L)(2), the aforementioned CT Realty Additional Property is located on the Madison Township Official Zoning District Map as indicated within the red rectangles, below:

# MADISON TOWNSHIP

PICKAWAY COUNTY, OHIO



## OFFICIAL ZONING MAP

Adopted by the Board of Township Trustees of MADISON TOWNSHIP, Pickaway County, Ohio as part of the Resolution \_\_\_\_\_ passed this \_\_\_\_\_ day of \_\_\_\_\_, 2013  
**Map data updated 2020.**

Fiscal Officer \_\_\_\_\_

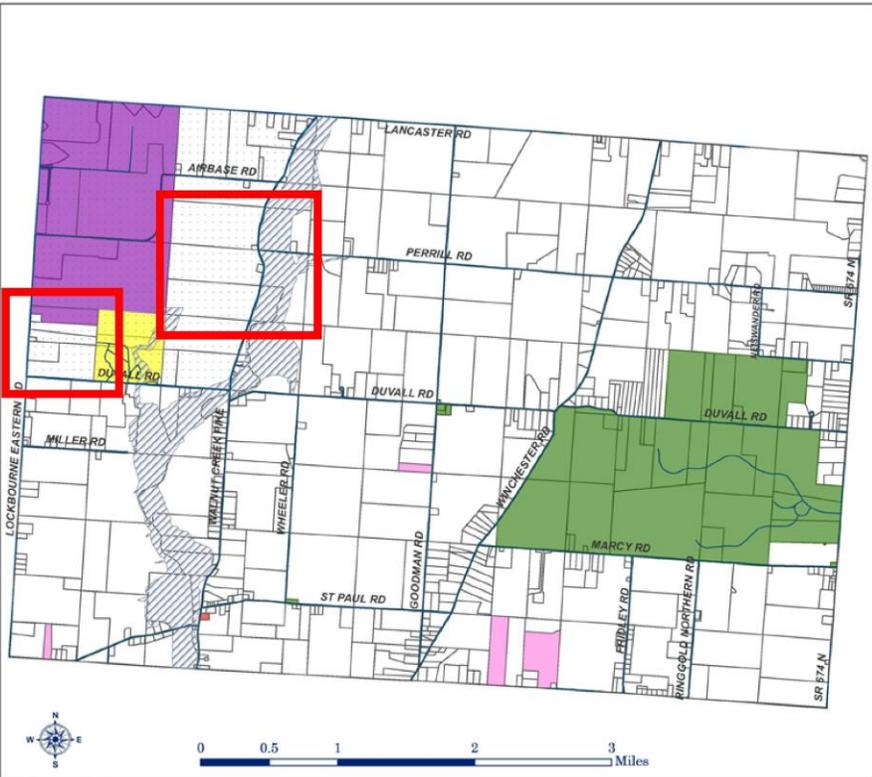
### AMENDMENTS

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### DISTRICTS

- RR RURAL RESIDENTIAL
- LRR LIMITED RURAL RESIDENTIAL
- GB GENERAL BUSINESS
- PRB PLANNED RURAL BUSINESS
- RBD RICKENBACKER BUSINESS DEVELOPMENT
- SU SPECIAL USE
- FLOOD HAZARD AREA - Zone A
- RICKENBACKER IMPACT ZONE

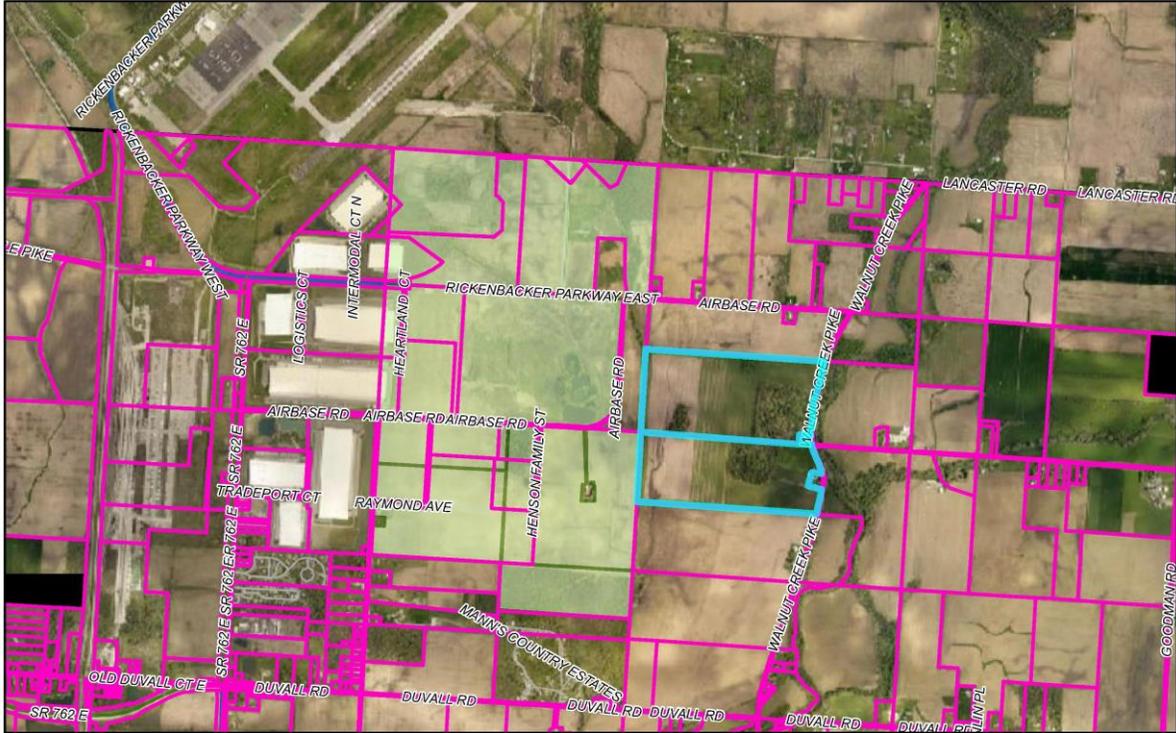
NOTE: All lands not otherwise designated shall be considered as in the Rural Residential (RR) Zoning District.



Pickaway County GIS Dept 2017

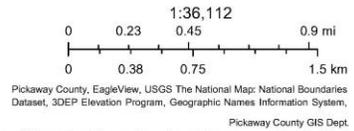
**EXHIBIT D**  
**DEPICTION OF EXPANDED JEDD AREA**  
 (attached hereto)

**Madison Township JEDD - CT Realty Expansion**



2/10/2023, 11:36:02 AM

- |   |   |   |
|---|---|---|
| Override 1  | Roads   | Township Routes   |
| <span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px;"></span> Property Search   | <span style="border-bottom: 1px solid green; width: 20px;"></span> State Routes | <span style="border-bottom: 1px solid grey; width: 20px;"></span> Private                               |
| <span style="background-color: #90EE90; border: 1px solid green; display: inline-block; width: 15px; height: 10px;"></span> Economic Areas - Madison Twp JEDD | <span style="border-bottom: 1px solid blue; width: 20px;"></span> County Road   | <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> County |



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**EXHIBIT E**  
**ECONOMIC DEVELOPMENT PLAN**  
(attached hereto)

**MADISON TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT**  
**ECONOMIC DEVELOPMENT PLAN**

**I. Introduction**

The purpose of this plan, established pursuant to Ohio Revised Code Section 715.72(F)(3), is to set forth the objectives and strategies for the economic development of the Madison Township Joint Economic Development District (the “JEDD” or the “District”). This plan is intended to serve as a framework for District efforts to facilitate economic development in the City of Columbus (the “City”), the Village of Ashville (the “Village”), and the Township of Madison, Pickaway County, Ohio (the “Township,” and collectively with the City and the Village, the “Contracting Parties”). This plan is dated [\_\_\_\_], 2023.

**II. Background**

The JEDD was originally created in 2010 for the purposes of facilitating economic development, creating or preserving jobs and employment opportunities, improving the economic welfare of the people in the State of Ohio, Pickaway County, the City, the Village, the Township, and the District. The initial term of the Madison Township Joint Economic Development District Contract (the “JEDD Contract”) will extend until December 31, 2055, and provides for certain governmental services and the sharing of responsibilities for the construction of capital improvements and other infrastructure required for development within the District and the distribution of revenues among the District and the Contracting Parties.

The JEDD area encompasses prime development land needing significant infrastructure improvements in the northern area of Pickaway County, Ohio, along the border of Franklin County.

**III. Goals and Objectives for the Future**

The Contracting Parties developed the JEDD to facilitate and encourage the future growth and economic vitality within the Madison Township JEDD area. A priority of the JEDD is to generate financial resources necessary to provide appropriate governmental services and public infrastructure in support of new development. The JEDD will distribute income tax revenues among itself and the Contracting Parties to preserve and provide needed infrastructure and community services to support current and future businesses located within the JEDD.

It is the vision of the District and the Contracting Parties to maximize the development potential within the District and encourage new and expanded economic endeavors bringing new jobs and additional income and revenues to the District, the Contracting Parties, and the constituents of each.

The District, together with the Contracting Parties, endeavor to grow the local and regional economies through development of the District. The District will work to maintain and expand business opportunities in the Village, the Township, and the City that will further advance the quality of life for area residents. It will promote high-quality development to fulfill the needs of businesses in the area as well as residents throughout the local communities.

***A) Goals as Related to Economic Development:***

- To maintain and expand community services and infrastructure to ensure a high quality of life;
- To promote existing businesses and expand the number and kinds of high quality companies in the JEDD;
- To encourage and promote businesses within the JEDD that will be compatible with the surrounding businesses;
- Encourage development that will create and retain jobs throughout the JEDD;
- Encourage development in the JEDD that will provide support services to surrounding communities; and
- Increase the tax base through the attraction of more commercial investment.

***B) Economic Development Priorities:***

The immediate priority of the District is to determine the appropriate infrastructure necessary to support development within the District. In November 2021, the District contracted The Kleingers Group, a civil engineering, survey, and landscape architecture firm headquartered in West Chester, Ohio, to develop a master plan for the JEDD area and other development sites near the District, depicted in Schedule A of this Economic Development Plan (the “Master Plan”). The Master Plan contemplates multiple scenarios where the District could proceed with developing the JEDD area by first starting with a single parcel within the JEDD area before proceeding to develop other parcels. The Master Plan identifies the infrastructure that would be necessary to serve each site, while also priming the rest of the JEDD area for optimal development. The District acknowledges that the Master Plan depicts options for development within the District, and that the District may pursue other opportunities that would enhance economic endeavors and bring new jobs to the District as they may arise, provided that such other opportunities shall be generally consistent with the nature and type of capital improvements described herein.

In accordance with prior approvals with the District, the District has partnered with, and will continue to partner with certain development projects requiring infrastructure improvements. Moving forward, the District anticipates supporting the development of large-scale industrial and commercial properties within the JEDD area by providing infrastructure, as necessary and appropriate. In the event that such a development opportunity arises, the District may use income tax revenues collected by the JEDD to pay for the costs of infrastructure improvements that support the development.

The District anticipates that the infrastructure costs contemplated in the Master Plan and/or the infrastructure costs incurred to support the development of large-scale industrial and commercial properties within the JEDD area will be funded from JEDD revenue and other publicly available sources. The District expects that such funds will become available by December 31,

2026, and that such funds will be used to pay the costs of some portion of the utility infrastructure necessary to serve at least some portion of the District by that same date. The District will likely incur additional infrastructure costs through December 31, 2032.

The District will work closely with other local governments, including the Village, the Township, the City, Pickaway County and, other public and private entities as necessary and appropriate, to provide funding for necessary infrastructure. The necessary infrastructure includes, but is not limited to the following: the improvements identified in the Master Plan, the proposed services, facilities and improvements set forth in the attached Schedule B, water mains and lines, water storage towers, sanitary sewer mains and lines, storm sewer drainage, retention and detention facilities, new roadways, improvements to existing roadways, bridges, roundabouts, street lighting, traffic signalization, sidewalks, landscaping, signage, and related improvements. The District will utilize various revenues and funding sources including federal, State and local grant opportunities; new revenues resulting from income tax collection within the District; service payments in lieu of taxes pursuant to Ohio Revised Code Sections 5709.40, 5709.41, and 5709.73; and cooperative agreements with other governmental and private entities to finance the necessary public infrastructure improvements.

To encourage economic development throughout the JEDD, each of the Contracting Parties must continue to provide necessary infrastructure and community services. Maintenance of and improvements to infrastructure are required for the upkeep of existing systems, while planning for the future requires supporting the development of long-term infrastructure plans and community service needs. The proposed services, facilities and improvements set forth in the attached Schedule B and the tax revenues described in the attached Schedule C (and the expenditure thereof) will have a direct benefit to the businesses within the JEDD boundaries.

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**Schedule A**  
**The Kleinger Group Master Plan<sup>1</sup>**

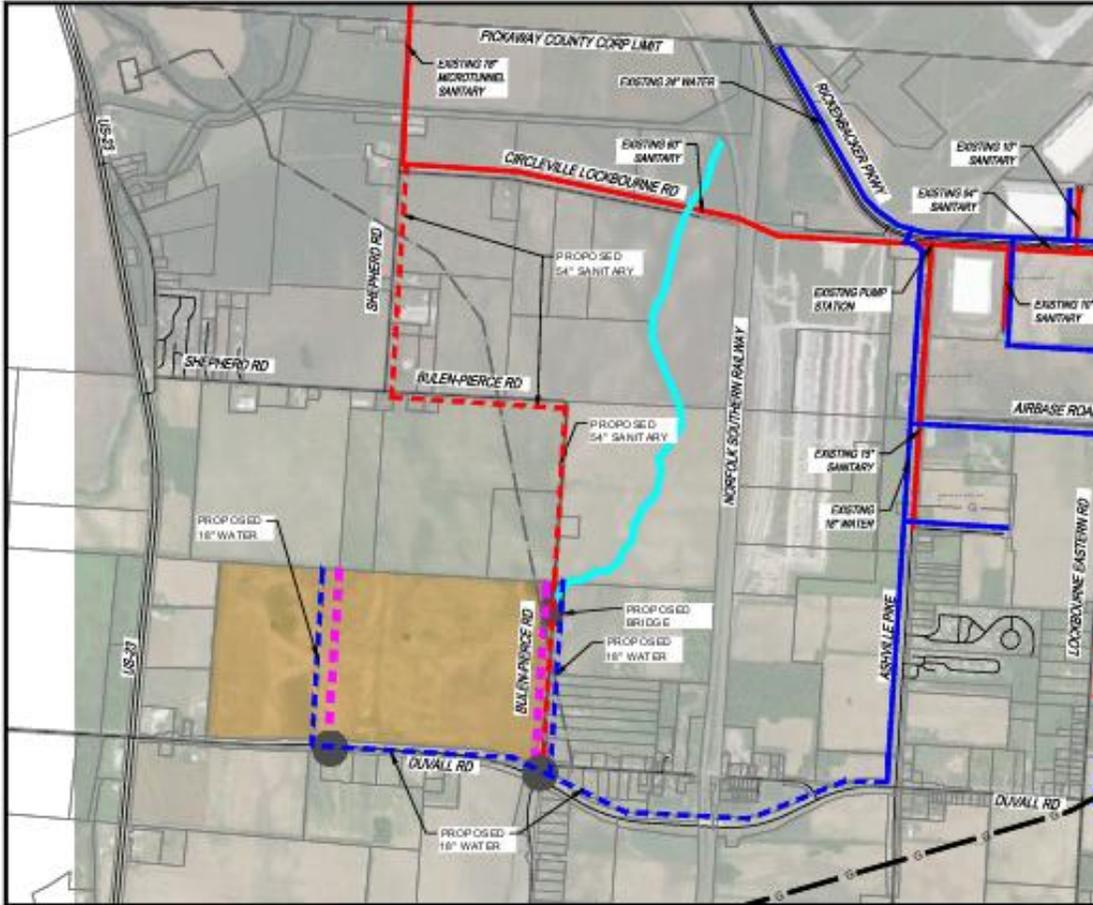
(Attached)

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<sup>1</sup> The Master Plan assumes that each highlighted parcel is the “first one in,” meaning that it is the first parcel to be developed within the JEDD area and bring infrastructure to serve that site in preparation of additional future development around that parcel. In the event that multiple parcels were to be developed simultaneously, it would alter the costs set forth in the Master Plan. In addition, all costs are estimates as of the date of the Master Plan. The Master Plan was created in cooperation with the adjacent Northern Pickaway County JEDD. As a result, portions of the Master Plan depict proposed improvements in the Northern Pickaway County JEDD area. For purposes of this Economic Development Plan, only those portions of the Master Plan that relate to the Madison Township JEDD area are applicable.

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PICKAWAY LLP

**UTILITY LEGEND**

- EXISTING WATER LINES —
- PROPOSED WATER LINES - - -
- EXISTING SANITARY LINES —
- PROPOSED SANITARY LINES - - -
- EXISTING GAS TRANSMISSION PIPELINE —
- EXISTING OVERHEAD ELECTRIC —
- EXISTING DITCH —

**ROAD LEGEND**

- PROPOSED 3 LANE ROAD - - -
- PROPOSED ROUNDABOUT ●
- PROPOSED BRIDGE ■

POTENTIAL INFRASTRUCTURE COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
18" WATER LINE	14,600	LF	\$210.00	\$3,066,000.00
54" SANITARY LINE	11,100	LF	\$350.00	\$3,885,000.00
3 LANE ROAD	5,400	LF	\$505.00	\$2,727,000.00
ROUNDABOUT	2	EACH	\$350,000.00	\$700,000.00
BRIDGE	1	EACH	\$250,000.00	\$250,000.00
Pickaway LLP Total Cost				\$10,628,000.00



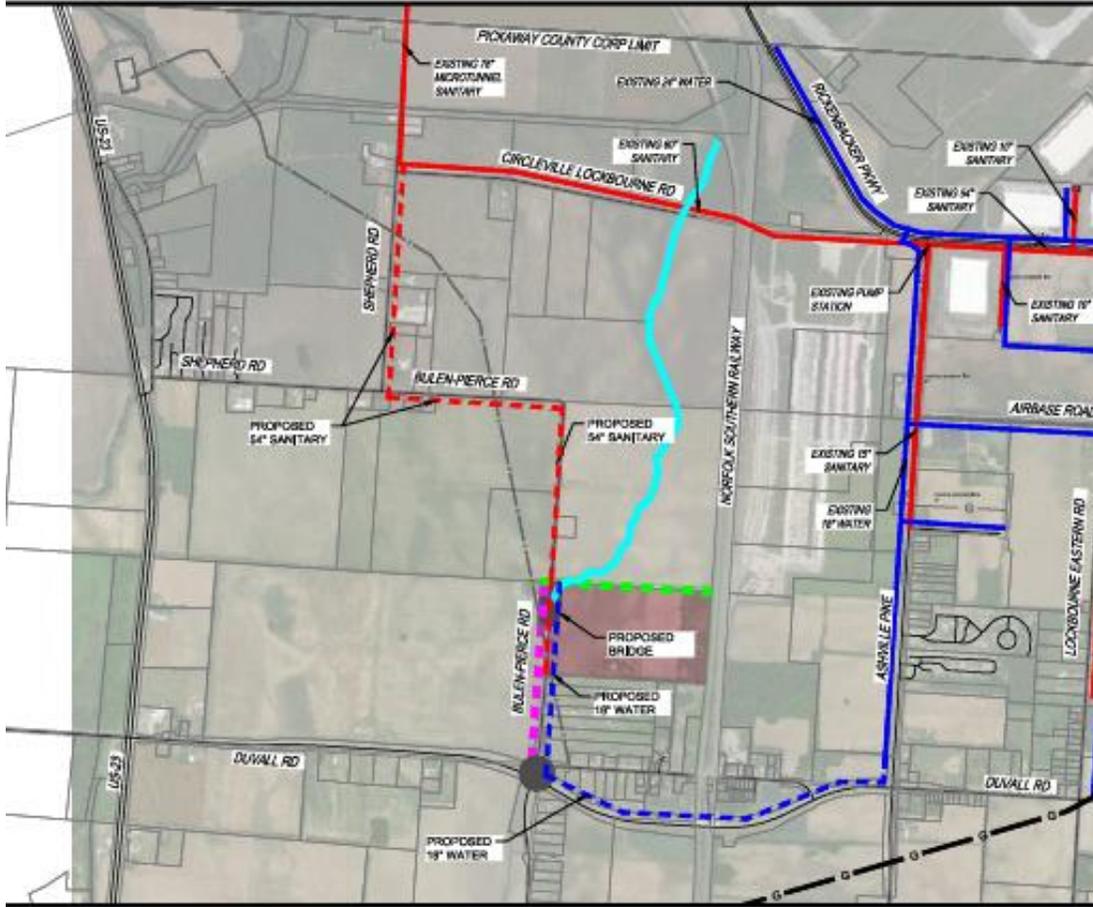
**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING  
 SURVEYING  
 LANDSCAPE ARCHITECTURE  
 300 Worthington Rd  
 Suite B  
 Columbus, OH 43082  
 614.362.0711

**PICKAWAY LLP**

PROJECT NO: 200328.000  
 DATE: 2021-11-24  
 SCALE:   
 SHEET NO: **1 OF 1**

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YOUNKIN BARBARA D TRUSTEE

**UTILITY LEGEND**

- EXISTING WATER LINES
- PROPOSED WATER LINES
- EXISTING SANITARY LINES
- PROPOSED SANITARY LINES
- EXISTING GAS TRANSMISSION PIPELINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING DITCH

**ROAD LEGEND**

- PROPOSED 3 LANE ROAD
- PROPOSED 2 LANE ROAD
- PROPOSED ROUNDABOUT
- PROPOSED BRIDGE

POTENTIAL INFRASTRUCTURE COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
18" WATER LINE	8400	LF	\$210.00	\$1,764,000.00
54" SANITARY LINE	9800	LF	\$350.00	\$3,430,000.00
3 LANE ROAD	2600	LF	\$505.00	\$1,313,000.00
2 LANE ROAD	2500	LF	\$550.00	\$1,375,000.00
ROUNDABOUT	1	EACH	\$350,000.00	\$350,000.00
BRIDGE	1	EACH	\$250,000.00	\$250,000.00
Younkin Barbara D Trustee Total Cost				\$8,482,000.00



**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING  
 SURVEYING  
 LANDSCAPE ARCHITECTURE  
 www.kleingers.com  
 330 Postoffice Rd  
 Suite B  
 Warren, OH 44482  
 414-855-9111

**YOUNKIN BARBARA D TRUSTEE**

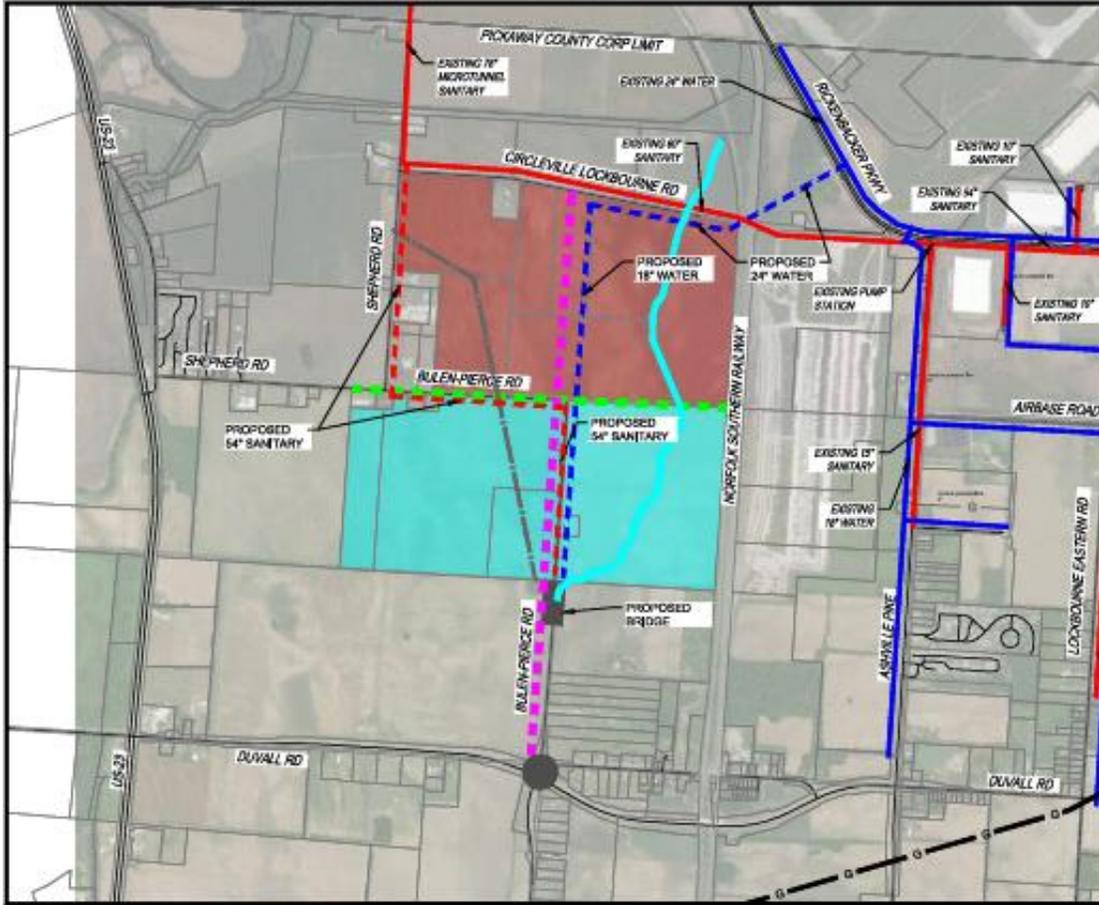
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 DATE: 2021-11-24  
 SCALE:

SHEET NO:  
**1 OF 1**

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PETERS FAMILY FARMS INC ■ SEELEY PEGGY A TRUSTEE ■

**UTILITY LEGEND**

- EXISTING WATER LINES —
- PROPOSED WATER LINES - - -
- EXISTING SANITARY LINES —
- PROPOSED SANITARY LINES - - -
- EXISTING GAS TRANSMISSION PIPELINE — G —
- EXISTING OVERHEAD ELECTRIC —
- EXISTING DITCH —

**ROAD LEGEND**

- PROPOSED 3 LANE ROAD - - -
- PROPOSED 2 LANE ROAD - - -
- PROPOSED ROUNDABOUT
- PROPOSED BRIDGE

POTENTIAL INFRASTRUCTURE COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
24" WATER LINE	4000	LF	\$230.00	\$920,000.00
18" WATER LINE	5500	LF	\$210.00	\$1,155,000.00
54" SANITARY LINE	8500	LF	\$350.00	\$2,975,000.00
3 LANE ROAD	8600	LF	\$505.00	\$4,343,000.00
2 LANE ROAD	5500	LF	\$550.00	\$3,025,000.00
ROUNDABOUT	1	EACH	\$350,000.00	\$350,000.00
BRIDGE	1	EACH	\$250,000.00	\$250,000.00
Seeley Peggy Trustee & Peters Farms Total Cost				\$13,018,000.00



**THE KLEINGERS GROUP**  
INC. REGISTERED SURVEYING  
LANDSCAPE ARCHITECTURE  
www.kleingers.com  
220 Piedmont Ave, Suite 2  
Nashville, TN 37203  
(615) 259-0111

**SEELEY PEGGY A TRUSTEE & PETERS FAMILY FARMS INC**

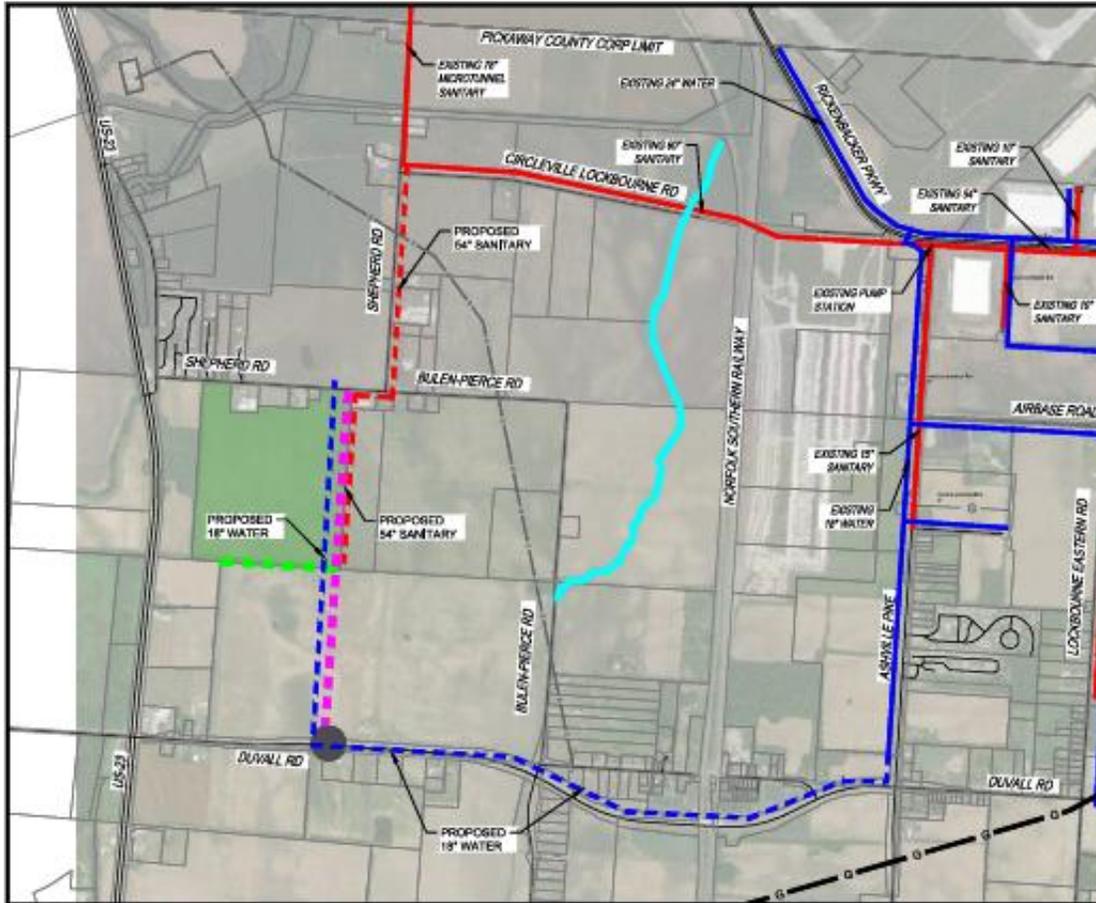
PROJECT NO: **200328-000**  
DATE: **2021-11-24**  
SCALE:

SHEET NO: **1 OF 1**

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**INSPIRED PEOPLE ▶ CREATIVE DESIGN ▶ TRANSFORMING COMMUNITIES**

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PETERS DONALD E & DEBORAH S ETAL

**UTILITY LEGEND**

- EXISTING WATER LINES —
- PROPOSED WATER LINES - - -
- EXISTING SANITARY LINES —
- PROPOSED SANITARY LINES - - -
- EXISTING GAS TRANSMISSION PIPELINE —
- EXISTING OVERHEAD ELECTRIC —
- EXISTING DITCH —

**ROAD LEGEND**

- PROPOSED 3 LANE ROAD - - -
- PROPOSED 2 LANE ROAD - - -
- PROPOSED ROUNDABOUT ●

POTENTIAL INFRASTRUCTURE COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
18" WATER LINE	14500	LF	\$210.00	\$3,045,000.00
54" SANITARY LINE	6500	LF	\$330.00	\$2,275,000.00
3 LANE ROAD	5000	LF	\$505.00	\$2,525,000.00
2 LANE ROAD	1700	LF	\$550.00	\$935,000.00
ROUNDABOUT	1	EACH	\$350,000.00	\$350,000.00
Peters Donald E & Deborah S Etal Total Cost				\$9,130,000.00



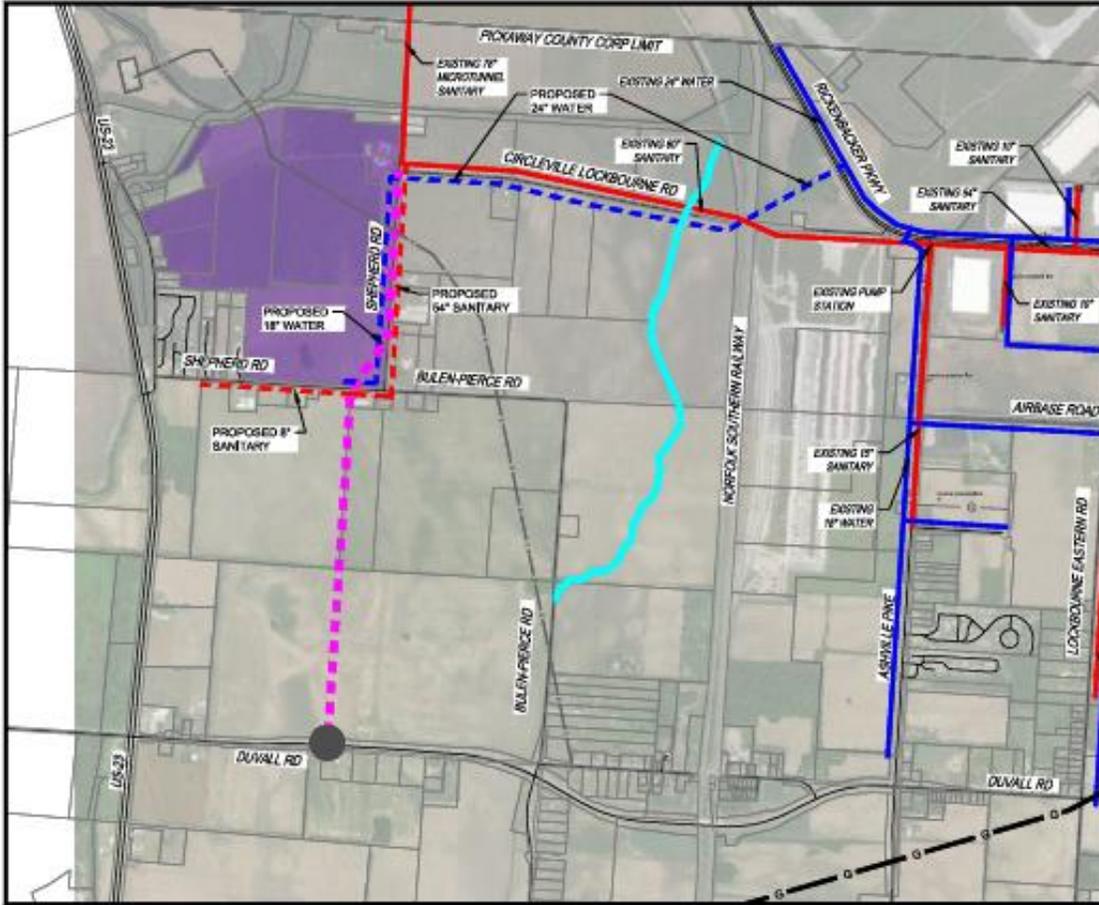
**PETERS DONALD E & DEBORAH S ETAL**

PROJECT NO: **200328-000**  
 DATE: **2021-11-24**  
 SCALE:   
 SHEET NO: **1 OF 1**

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PETERS TRUSTEE



**UTILITY LEGEND**

- EXISTING WATER LINES: Solid blue line
- PROPOSED WATER LINES: Dashed blue line
- EXISTING SANITARY LINES: Solid red line
- PROPOSED SANITARY LINES: Dashed red line
- EXISTING GAS TRANSMISSION PIPELINE: Solid black line with 'G' symbol
- EXISTING OVERHEAD ELECTRIC: Dashed black line with 'E' symbol
- EXISTING DITCH: Solid cyan line

POTENTIAL INFRASTRUCTURE COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
24" WATER LINE	7000	LF	\$230.00	\$1,610,000.00
18" WATER LINE	3000	LF	\$210.00	\$630,000.00
54" SANITARY LINE	4000	LF	\$350.00	\$1,400,000.00
8" SANITARY LINE	2200	LF	\$150.00	\$330,000.00
3 LANE ROAD	8400	LF	\$505.00	\$4,242,000.00
ROUNDOABOUT	1	EACH	\$350,000.00	\$350,000.00
Peters Trustee Total Cost				\$8,562,000.00

**ROAD LEGEND**

- PROPOSED 3 LANE ROAD: Dashed pink line
- PROPOSED ROUNDOABOUT: Solid black circle

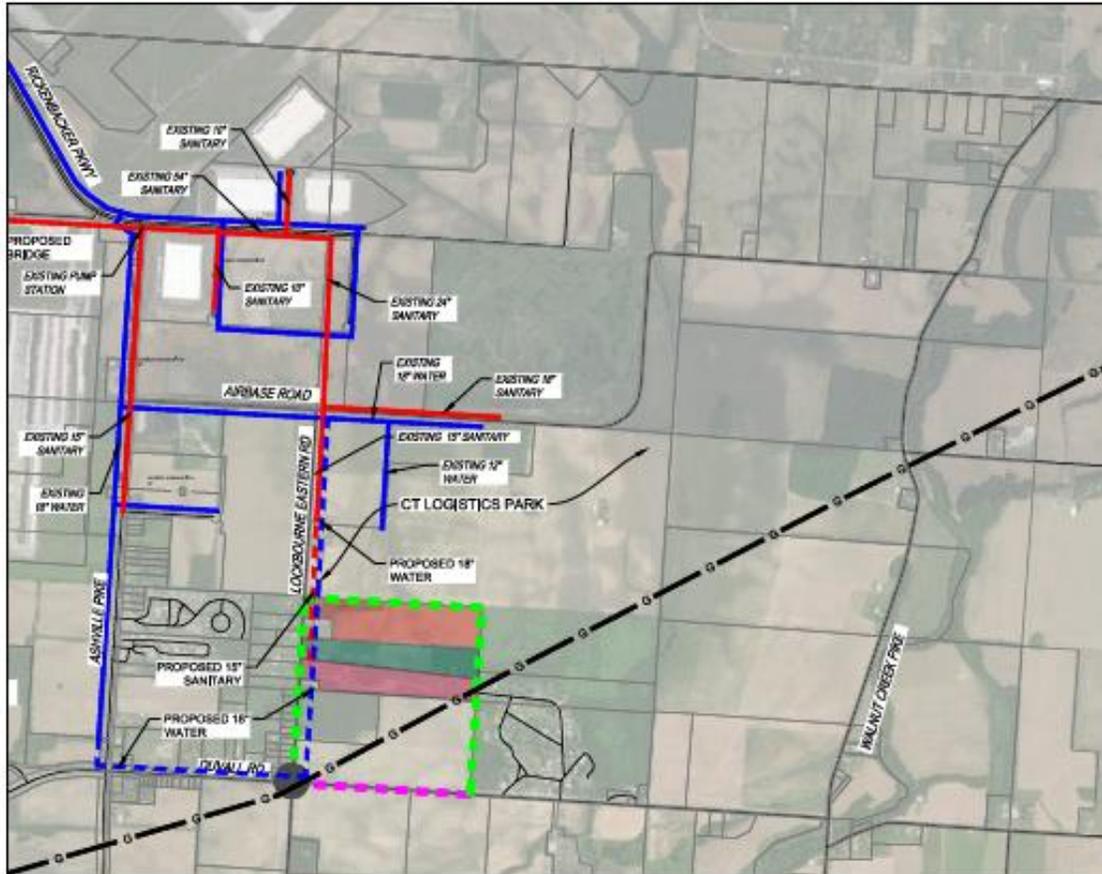
**PETERS TRUSTEE**

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 DATE: 2021-11-24  
 SCALE: 0 750 1500 3000  
 SHEET NO: **1 OF 1**

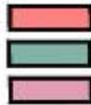
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CARR TRENT L & MELISSA Y  
 ERWIN JULIE R & G SCOTT  
 BAHJ ABDELLAH & NATALIE M DENNISON



**UTILITY LEGEND**

- EXISTING WATER LINES
- PROPOSED WATER LINES
- EXISTING SANITARY LINES
- EXISTING GAS TRANSMISSION PIPELINE

**ROAD LEGEND**

- PROPOSED 3 LANE ROAD
- PROPOSED 2 LANE ROAD
- PROPOSED ROUNDABOUT

POTENTIAL INFRASTRUCTURE COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
18" WATER LINE	8300	LF	\$210.00	\$1,743,000.00
15" SANITARY LINE	2000	LF	\$180.00	\$360,000.00
3 LANE ROAD	2600	LF	\$505.00	\$1,313,000.00
2 LANE ROAD	8000	LF	\$550.00	\$4,400,000.00
ROUNDABOUT	1	EACH	\$350,000.00	\$350,000.00
Carr Trent L & Melissa Y Total Cost				\$8,166,000.00



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 www.kleingers.com  
 330 Westport Rd  
 Suite B  
 Westport, OH 44092  
 414-950-0111

**CARR TRENT L & MELISSA Y  
 ERWIN JULIE R & G SCOTT  
 BAHJ ABDELLAH & NATALIE M DENNISON**

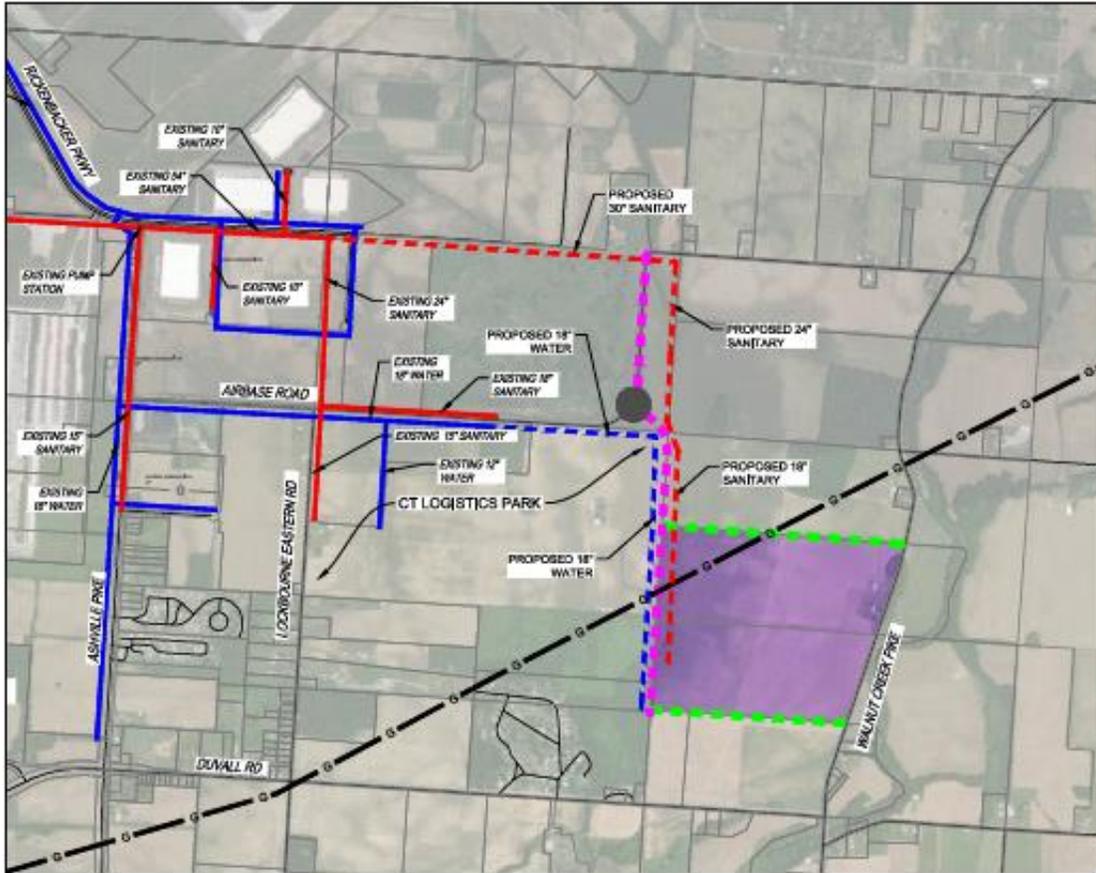
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FAGAN JAMES R & IRENE M TRUSTEES

**UTILITY LEGEND**

EXISTING WATER LINES: Solid blue line

PROPOSED WATER LINES: Dashed blue line

EXISTING SANITARY LINES: Solid red line

PROPOSED SANITARY LINES: Dashed red line

EXISTING GAS TRANSMISSION PIPELINE: Solid black line with circles

**ROAD LEGEND**

PROPOSED 3 LANE ROAD: Dashed purple line

PROPOSED 2 LANE ROAD: Dashed green line

PROPOSED ROUNDABOUT: Solid black circle

POTENTIAL INFRASTRUCTURE COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
18" WATER LINE	6600	LF	\$210.00	\$1,386,000.00
18" SANITARY LINE	3500	LF	\$210.00	\$735,000.00
24" SANITARY LINE	2400	LF	\$230.00	\$552,000.00
30" SANITARY LINE	5100	LF	\$250.00	\$1,275,000.00
3 LANE ROAD	7000	LF	\$505.00	\$3,535,000.00
2 LANE ROAD	6500	LF	\$550.00	\$3,575,000.00
ROUNDABOUT	1	EACH	\$350,000.00	\$350,000.00
Fagan James R & Irene M Trustees Total Cost				\$11,408,000.00



**THE KLEINGERS GROUP**

2015 ENGINEERING  
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LANDSCAPE  
ARCHITECTURE

www.kleingers.com  
130 Huntington Rd  
Suite 200  
Westfield, OH 45390  
914.850.0111

**FAGAN JAMES R & IRENE M TRUSTEES**

PROJECT NO: **200328.000**

DATE: **2021-11-24**

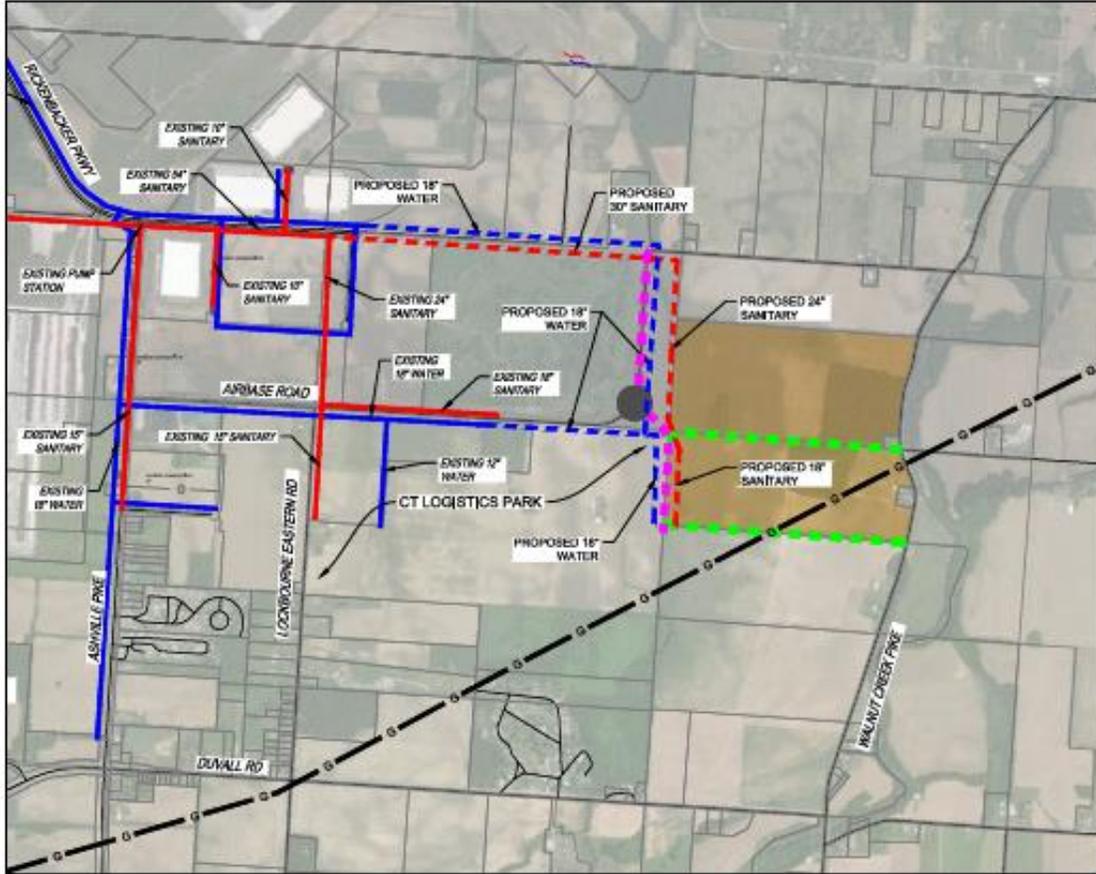
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- SCARBROUGH FARMS FLP
- UTILITY LEGEND**
- EXISTING WATER LINES
  - PROPOSED WATER LINES
  - EXISTING SANITARY LINES
  - PROPOSED SANITARY LINES
  - EXISTING GAS TRANSMISSION PIPELINE

- ROAD LEGEND**
- PROPOSED 3 LANE ROAD
  - PROPOSED 2 LANE ROAD
  - PROPOSED ROUNDABOUT

POTENTIAL INFRASTRUCTURE COSTS				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
18" WATER LINE	11000	LF	\$210.00	\$2,310,000.00
18" SANITARY LINE	1500	LF	\$210.00	\$315,000.00
24" SANITARY LINE	2400	LF	\$230.00	\$552,000.00
30" SANITARY LINE	5100	LF	\$250.00	\$1,275,000.00
3 LANE ROAD	4500	LF	\$505.00	\$2,272,500.00
2 LANE ROAD	7000	LF	\$550.00	\$3,850,000.00
ROUNDABOUT	1	EACH	\$350,000.00	\$350,000.00
Scarbrough Farms FLP Total Cost				\$10,924,500.00

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 www.kleingers.com  
 200 Westinghouse Rd  
 Suite 100  
 Westerville, OH 43081  
 614-885-0111

SCARBROUGH FARMS FLP

PROJECT NO: 200328-000  
 DATE: 2021-11-24  
 SCALE: 1" = 100'-0"  
 SHEET NO: 1 OF 1

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**Schedule B**  
**Schedule for New, Expanded, or Additional Services, Facilities, and**  
**Improvements**

The Contracting Parties support the development of industrial and commercial development in Pickaway County and related development. The JEDD will work with Pickaway County, the State, and the Contracting Parties to facilitate the provision of the following new, expanded, and additional services, facilities, and improvements:

Provision of capital improvements and long-term maintenance of roadways, sidewalks, intersections, signage and other public infrastructure within and adjacent to the JEDD boundaries;

Provision of capital improvements and long-term maintenance of water systems, sewer systems and other public utility infrastructure, including but not limited to infrastructure related to electric and natural gas, within and adjacent to the JEDD boundaries;

Provision of capital improvements and long-term maintenance of fiber and cable, within and adjacent to the JEDD boundaries;

Provision of capital improvements and long-term maintenance of any other improvements directly supporting non-residential development within the District or otherwise benefitting the District, including but not limited to land acquisition and acquisition, construction, operation, and maintenance of public infrastructure improvements as approved by the JEDD Board;

Provision of traffic management systems and services to allow for efficient and safe flow of vehicular and pedestrian traffic to and from and within the JEDD; and

Encouragement of economic development, job creation, and commercial development to create and retain jobs.

## **Schedule C**

### **Schedule for Collection of Income Taxes**

The Board of the JEDD will levy an income tax within the JEDD in accordance with Ohio Revised Code Section 715.72 on all employee wages earned within the JEDD and all net profits of all businesses earned within the JEDD.

For each fiscal year during which the JEDD Contract is effective, the Board shall levy the income tax on employee wages earned within the District and on net profits of businesses earned with the District at a rate equal to the rate determined pursuant to Section 10 of the JEDD Contract.

The Income Tax Rate was initially established at the rate of two and one half percent (2.5%) in accordance with Section 715.72(F) of the Revised Code. The rate of the income tax shall change from time to time so that it is equal to the rate being levied by the City. The Board may, by resolution, adopt any other changes to the income tax rate, so long as such changes are in compliance with Section 715.72(F) of the Revised Code.

The Board may establish procedures by which the income tax levied on employee wages earned within the JEDD is to be collected from employees employed within the JEDD or withheld by businesses located within the JEDD, and the Board shall establish procedures by which the income tax on net profits of businesses earned within the JEDD is to be collected from one or more businesses located within the JEDD. Such procedures may provide for the payment of withholding or estimated taxes by those employees or businesses and the reconciliation of income taxes paid on net profits of businesses between fiscal years.

Once collected, the income tax revenue shall be used and distributed by and among the Contracting Parties and the District in accordance with Section 10 of the JEDD Contract. The income tax revenues are to be used by the JEDD, the Village, the Township, and the City to encourage and support the operations of the JEDD or to Village, the Township, or the City for general governmental services, maintaining and improving the infrastructure facilities of the JEDD and the Contracting Parties (including paying debt charges related thereto), providing safety and health services within the JEDD and within the Contracting Parties, providing urban and economic development planning, engineering, counseling, consulting, marketing and financing services for the JEDD and for the Contracting Parties, and generally improving the environment for those working and residing in the JEDD and in the Contracting Parties, and for all other purposes permitted by law.

The income tax levied by the Board pursuant to the JEDD Contract and Section 715.72(F)(5) of the Ohio Revised Code shall apply in the entire JEDD throughout the term of the JEDD Contract, notwithstanding that all or a portion of the JEDD may become subject to annexation, merger or incorporation.