

**CITY OF HILLSBORO, OHIO
RESOLUTION NO. 24-34**

**A RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR THE
FAIRGROUND ROAD INCENTIVE DISTRICT AND DECLARING AN EMERGENCY**

WHEREAS, R.C. 5709.40 (C) authorizes the legislative authority of a municipal corporation to create, by ordinance, an incentive district and declare the improvement to each parcel of real property within that district to be a public purpose; and

WHEREAS, R.C. 5709.40 (A) (5) (a-g) requires an incentive district to have one or more distress characteristics, which may be defined as inadequate public infrastructure serving the district as evidenced by a written economic development plan for the district; and

WHEREAS, the area within the proposed Fairground Road Incentive District is located in an area historically void of investment and creates opportunity for long-term impact to the City's welfare, and the impact of new residents of the surrounding businesses through workforce need and economic support will poise the City for growth and further investment opportunity through the economic plan attached hereto as "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HILLSBORO, STATE OF OHIO, WITH 2/3 OF ALL COUNCIL MEMBERS CONCURRING THAT:

SECTION 1: Council approves and adopts the economic development plan as attached hereto as "Exhibit A" and directs the Mayor to consult and use the economic development plan as guidance in establishing the Fairground Road Incentive District.

SECTION 2: City Council hereby establishes that the public hearing for the tax increment financing district referenced in the plan will be held at a special meeting of City Council on November 18, 2024, which begins at 6:30 p.m. and will be held at Hillsboro City Hall, 130 N. High Street, Hillsboro, Ohio 45133

SECTION 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted 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 actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This Resolution is declared to be an emergency measure, and Council has dispensed of three necessary readings and is essential to the immediate preservation of the public health, safety, and welfare of the residents of the City of Hillsboro, Ohio to accommodate the timeline set forth by the Revised Code to effectuate an Incentive District and shall become effective at the earliest date allowed by law.

EXHIBIT A

INCENTIVE DISTRICT DEVELOPMENT PLAN

ECONOMIC DEVELOPMENT PLAN FOR THE FAIRGROUND ROAD DEVELOPMENT AREA

PREPARED BY: CITY OF HILLSBORO, ECONOMIC DEVELOPMENT

OCTOBER 17, 2024

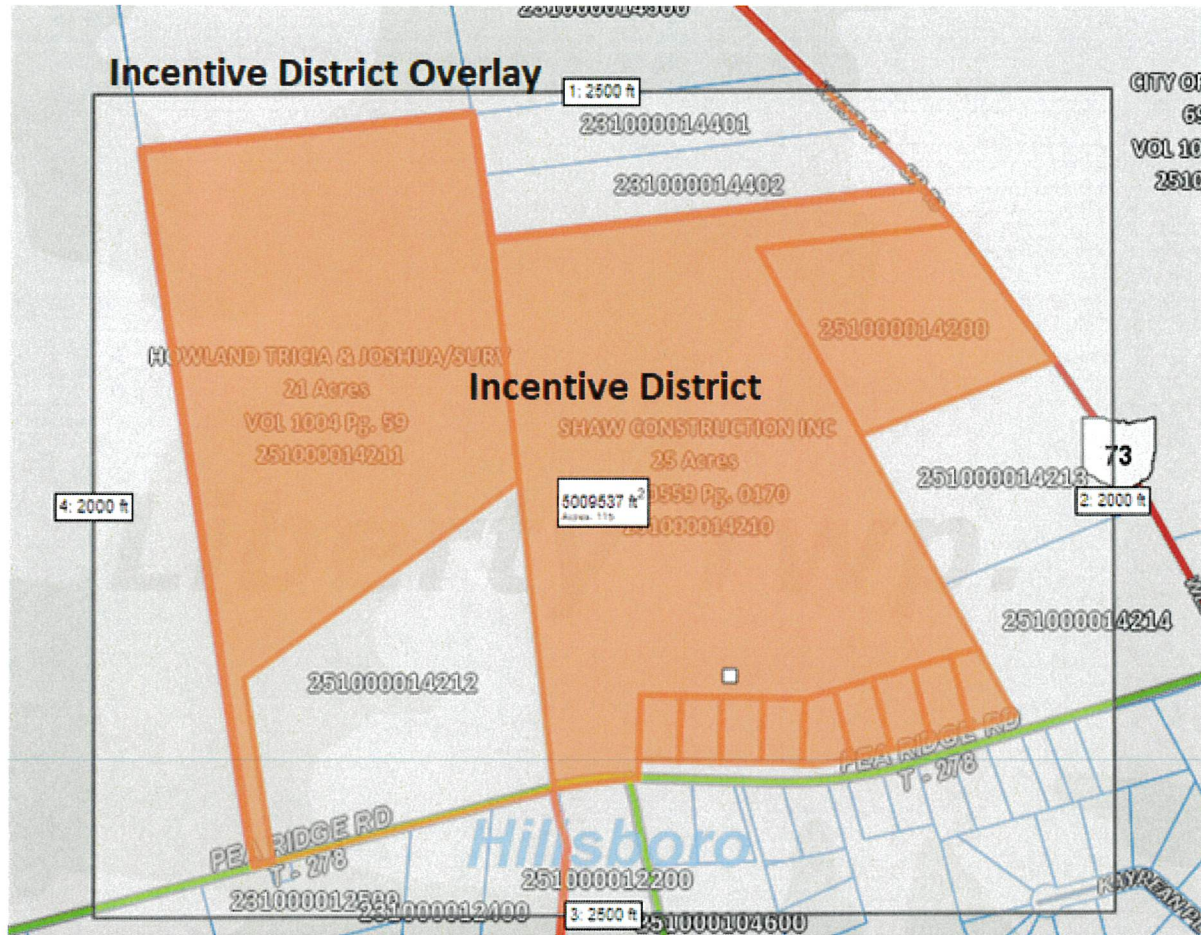
OVERVIEW OF PROPOSED DEVELOPMENT

The project area described in this Economic Development Plan is designated the "Fairground Road Incentive District" (the "**Incentive District**"). The Incentive District will host a mix of single family attached, detached, multiple-family dwellings and commercial uses. A map depicting the Incentive District is reproduced below (the area outlined in red):



OVERLAY

Below is a depiction of the overlay for the Fairground Road Incentive District:



Total Acreage: 54.3 Acres

PARCELS IN INCENTIVE DISTRICT

Below is a chart of all the tax parcels (Tax Year 2024) that are within the Incentive District:

PARCEL LIST:

25-10-000-142.11
25-10-000-142.10
25-10-000-142.09
25-10-000-142.08
25-10-000-142.07
25-10-000-142.06
25-10-000-142.05
25-10-000-142.04

25-10-000-142.03
25-10-000-142.02
25-10-000-142.01
25-10-000-142.00

LAND USE CONTROLS

The Incentive District is currently zoned Residential A, Residential B, and Business/Residential D, which will accommodate all planned use of the Incentive District. The Incentive District's mix of single-family homes and commercial uses will compliment the surrounding area and provide additional new housing stock within the city for the growing workforce needs as well as provide connectivity and additional traffic outlets for residential and business purposes.

DISTRICT PROJECTS

The Incentive District will include single-family homes, multiple-family homes, and two-family dwellings within the portion that is zoned Residential B. The Incentive District will also include a commercial venue in the portion zoned Residential A, and the Business and Residential D portion can be a combination of permitted uses. It is expected the Incentive District will ultimately contain 50 to 60 homes.

INFRASTRUCTURE

Without the specific infrastructure improvements referenced in this plan, the Incentive District is served with inadequate public infrastructure. Without these public infrastructure improvements, the planned development of the Incentive District would not be feasible or sustainable long-term.

As certified by the City Engineer on *Attachment A* hereto, the public infrastructure serving the Incentive District, but for the specific infrastructure improvements referenced in this plan, is inadequate to meet the development needs of the Incentive District.

ANALYSIS AND ASSESSMENT

The Incentive District will help to supply single-family, multi-family homes, and commercial uses within the city while addressing workforce needs, creating a more robust tax base, and serve as a connecting artery of the City's major commercial thoroughfare. The recent construction of the

public roadway will also alleviate traffic on N West Street, creating a western by-pass and connecting residential to business districts. The development of this Incentive District will greatly increase the property values of neighboring residents and businesses while also stimulating the City's economy through population increase, infrastructure investment, and solicitation of local business.

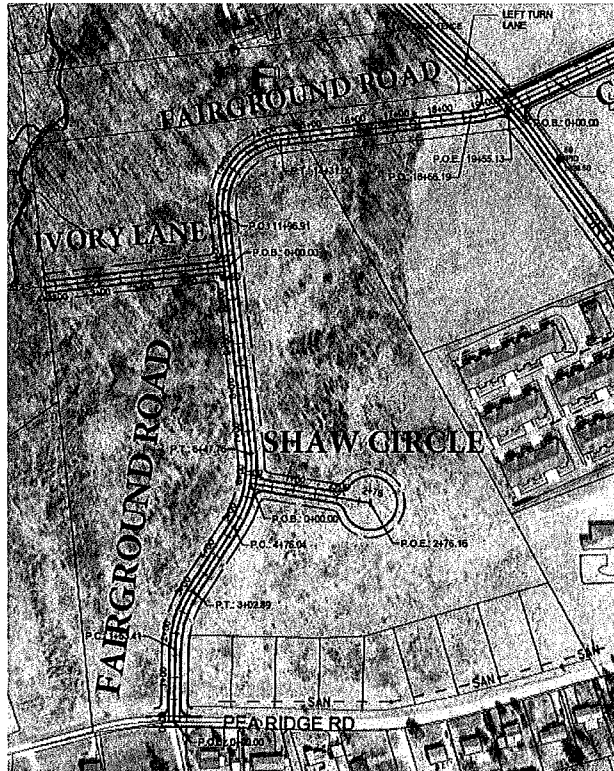
QUALIFYING PROJECTS

Qualifying public infrastructure improvements include, but are not limited to, public roads and highways; water and sewer lines; the continued maintenance of those public roads and highways and water and sewer lines; environmental remediation; land acquisition, including acquisition in aid of industry, commerce, distribution, or research; demolition, including demolition on private property when determined to be necessary for economic development purposes; stormwater and flood remediation projects, including such projects on private property when determined to be necessary for public health, safety, and welfare; the provision of gas, electric, and communications service facilities, including the provision of gas or electric service facilities owned by nongovernmental entities when such improvements are determined to be necessary for economic development purposes; the enhancement of public waterways through improvements that allow for greater public access; and off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes. [ORC 5709.40-A (7)]

Qualifying housing renovation projects carried out for residential purposes include development activities undertaken on one or more parcels, including, but not limited to construction, expansion or alteration of buildings or structures, demolition, remediation, site development, or any building or structure that results from those activities. [ORC 5709.40-A (6)]

SPECIFIC INFRASTRUCTURE IMPROVEMENTS

In addition to the foregoing public infrastructure improvements, the Incentive District is expected to specifically pay for the costs of public infrastructure improvements, including roadway improvements, necessary grading, draining, curbing and paving; water and sanitary sewer improvements; gutter, culverts, storm sewers; streetscaping and lighting; and all necessary appurtenances thereto and related loans. These improvements include Fairground Road, Shaw Circle, Ivory Lane and Pea Ridge Road.



QUALIFICATION OF THE DISTRICT

This district qualifies under one or more of the distress characteristics given in the Ohio Revised Code 5709.40-A (5) (a-g) as follows:

- As certified by the engineer for the political subdivision, the public infrastructure serving the district is inadequate to meet the development needs of the district as evidenced by a written economic development plan or urban renewal plan for the district that has been adopted by the legislative authority of the subdivision.

CONCLUSION

The Incentive District will be located in an area historically void of investment through the life of the City and creates opportunity for long-term impact to the City's welfare. The impact of new residents of the surrounding businesses through workforce need and economic support will poise the city for growth and further investment opportunity.

ATTACHMENT A

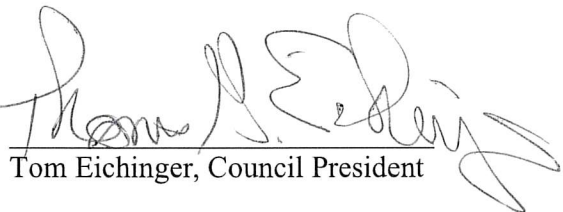
CITY ENGINEER CERTIFICATION OF PUBLIC INFRASTRUCTURE INADEQUACY

The undersigned, as City Engineer for the City of Hillsboro, Ohio, hereby certifies pursuant to Section 5709.40(A)(5)(f) of the Ohio Revised Code that the but for the public infrastructure referenced in the foregoing report being constructed, the public infrastructure serving the Incentive District is inadequate to meet the development needs of the Incentive District, as evidenced by the findings in the foregoing Economic Development Plan.

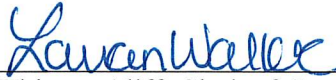
Dated: _____

City Engineer

Passed this 17th day of October, 2024.


Tom Eichinger, Council President

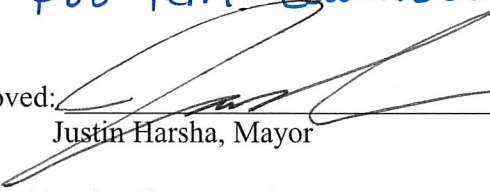
Attest:



~~Whitney Aliff~~, Clerk of Council

Pro-Tem - Lauren Walker

Approved:


Justin Harsha, Mayor

Date: 10/17/24

Prepared by the City Law Director.