8/25/2025 | 7:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

1. **Call to Order/Roll Call**

2. **Pledge of Allegiance Led By Council Member Heidi Munc**

3. **Consent Agenda**

   a. Approve August 18, 2025 City Council Meeting Minutes

   b. Ordinance No. 29-2025 - An ordinance authorizing the City Manager to enter into contract with Continental Building Company for the renovation of the toddler pool at Devon Pool

   c. Ordinance No. 30-2025 - An ordinance authorizing the City Manager to make payment to American Electric Power (AEP) for utility relocation services for the Fishinger Road Phase 1 Reconstruction Project

   d. Ordinance No. 31-2025 - An ordinance authorizing the City Manager to enter into contract with Double Z Construction for construction-related services for the 2025 Hydrant Replacement Project

4. **Reports/Presentations**

   a. Bob Crane Community Center Operations Update, Presented by Parks & Recreation Director Debbie McLaughlin and Finance Director Brent Lewis

   b. Finance Director Report - July 2025

5. **Legislative Items for Second Reading/Public Hearing**

   a. Ordinance No. 28-2025 - An ordinance authorizing the City Manager to enter into a development agreement with National Church Residences and Upper Arlington Schools

6. **Legislative Items for First Reading/Public Hearing**

   a. Ordinance No. 32-2025 - An ordinance amending the 2025-2026 Municipal Program of Services (Employee Strength Table)

b. Ordinance No. 33-2025 - An ordinance authorizing the appropriation and transfer of funds

c. Ordinance No. 34-2025 - An ordinance authorizing the City Manager to enter into contract with JCORR, LLC for office renovations at Fire Station 72 and the Municipal Services Center

7. City Manager Update

8. Council Liaison Report

a. Board of Health Update

9. Adjournment

August 18, 2025

City Council met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and the meeting was called to order by President Awakessien Jeter at 7:02 p.m.

Members Present: President Ukeme Awakessien Jeter, Vice President Brian Close, Kathy Adams, John Kulewicz, Jim Lynch, Heidi Munc, and Todd Walter

Staff Present: City Manager Steven Schoeny, City Attorney Darren Shulman, Assistant City Manager Jackie Thiel, City Clerk Krystal Gonchar, Finance Director Brent Lewis, IT Director Jeff Kasson, Community Development Director Chad Gibson, Senior Planner Justin Milam, HR Director Don Essex, Community Affairs Director Emma Speight, Police Chief Keith Hall, Fire Chief Chris Zimmer, Assistant Fire Chief Mike Bell, Economic Analyst James Russell, Parks & Recreation Director Debbie McLaughlin, Park Development & Arts Superintendent Jeff Anderson, and City Engineer Aaron Scott

Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Todd Walter.

Consent Agenda

a. Approve City Council Meeting Minutes for July 16, 2025

Mr. Walter moved, seconded by Mr. Lynch, to approve the Consent Agenda. The motion carried with the following vote:

Voting Aye: Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter

Reports/Presentations

a. Fire Division Annual Report Presented by Chief Chris Zimmer

Fire Chief Chris Zimmer presented the Fire Division's 2024 Annual Report (attached as Exhibit A). Chief Zimmer noted approximately 5,000 service calls (14 daily) with 68% EMS-related and

32% fire-related. EMS responses averaged 4:44 minutes, fire responses 4:01, with Thursdays being the busiest. Over five years, call volume rose seven percent, auto aid given decreased 10%, and auto aid received rose 19%. CARES completed 291 checks and had 209 new patients, a 150% jump over five years. Training hours surged 144% due to retirements and hiring 10 probationary firefighters, a record number. The strategic plan outlines four initiatives; 25 out of 58 objectives are completed, 16 underway. The CARES program expands with social worker Nate Hall starting August 25th, focusing on community mental health support. Equipment updates include Ladder 72's replacement by mid-October. Public engagement included events like Safety Town and Fire Prevention Week in October, emphasizing lithium-ion battery safety. Plans for the potential Station 71 move involve $12 million in CIP for 2028. Chief Zimmer affirmed resource adequacy while reviewing future needs. The City Manager praised leadership in hiring and data-driven strategies.

Council Members asked about service capacity, the social worker position, and the potential relocation of Station 71. Chief Zimmer clarified that the division's current resources are adequate, but they will continue to review data to evaluate future needs.

City Manager Schoeny commended Chief Zimmer and Assistant Chief Bell for their work in hiring and retaining staff, as well as their focus on data-driven decision-making.

b. Finance Director Monthly Report-June 2025

Finance Director Brent Lewis presented the Finance Director Report for June 2025 (attached as Exhibit B). He noted that the first five months of financial data for 2025 showed strong income tax performance and expenditures within budget.

Mr. Lewis reported that during the summer break, the City refinanced bonds, saving approximately $2.6 million, and reaffirmed its triple-A credit rating with both Moody's and S&P.

He indicated that the July financials and any mid-year budget changes would be presented at the next meeting. The 2026 budget update process has begun, with budget meetings scheduled to start in November.

In response to a question from Council Member Lynch, Mr. Schoeny noted that a full financial report on the community center would be provided at the next meeting.

<u>Legislative Items for First Reading/Public Hearing</u>

a. Ordinance No. 28-2025 - An ordinance authorizing the City Manager to enter into a development agreement with National Church Residences and Upper Arlington Schools

Mr. Kulewicz recused himself and left the Council Chamber at 7:47 p.m.

Mr. Schoeny and Economic Analyst James Russell presented a summary of the National Church Residence (NCR) proposed development agreement (attached as Exhibit C). Mr. Schoeny explained that the ordinance deals specifically with the development agreement and economic incentives, while two other parallel processes are also occurring: Board of Zoning and Planning's (BZAP) review of the project design, and the Upper Arlington School Board's review of their role in the three-party agreement.

The $85 million redevelopment project on North Bank Dr. would include a new corporate office building and two multi-family senior living units. Phase 1 would be a $16.5 million office building of 57,000 square feet, to be owned by Daimler Group with NCR signing a 30-year lease. Phase 2 would be an $18 million building with 80 units of senior housing, and Phase 3, tentatively planned for 2031, would be a $34 million building with 120 units of senior housing.

Mr. Russell outlined the commitments from NCR, including the retention of $21.2 million in annual payroll subject to city income tax for 12 years, with an additional $5.25 million in annual payroll starting five years after occupancy. NCR will also grade property adjacent to the lake for a shared-use path, make service payments to UA Schools equal to property taxes received in 2024, and enter into a 30-year lease with a third-party developer for the Phase 1 office building.

The City's commitments include working with UA Schools to implement a 30-year parcel-by-parcel TIF district that will retain 55% of property taxes for UA Schools over the life of the TIF, and providing a $1 million grant from the Economic Development Fund. Mr. Russell explained that over the life of the TIF, this will generate an additional $6.4 million of revenue for UA Schools and an additional $2.6 million for the city that would not have otherwise been realized.

In response to President Awakessien Jeter’s invitation to speak, the following members of the public came forward:

- **Tricia Merenda (Concord Village)** – Opposed to project; believes it will harm Concord Village; raised concerns about NCR’s management credibility and misleading materials.
- **Vicci Jaffe (Concord Village)** – New homeowner; supports redevelopment in principle but criticized lack of resident input and impact analysis; felt concerns were dismissed by City.
- **Jim Fisher (Concord Village)** – Concerned about construction impacts; noted limited access road for 70 homes on east side; asked about temporary construction road option.
- **Kanu Goyal (Concord Village)** – Concerned about scale and lack of NCR concessions; requested reduced building height, greater setbacks, more landscaping, path relocation, and delay of vote.
- **Kary Witherspoon (Concord Village)** – Opposed to building size and location; suggested relocating NCR headquarters further back and adding service road near Henderson Rd. to reduce impact.
- **Marjorie Blount (Concord Village)** – Concerned about loss of safety and privacy; opposed shared-use path near lake; requested more trees and raised traffic concerns.

- **Ramya Goyal (Concord Village)** – Lives closest to corporate building; objected to height, privacy impacts, and expressed concerns over lake issues; noted financial burden for privacy landscaping; requested shared-use path relocation and more trees.
- **Lisa Marszal (Nearby resident)** – Not opposed to modernization but concerned about scale, building height, neighborhood character, property values, and potential increase in number of residents.
- **Jill Sandbo (Concord Village)** – Supports upgrades but requested responsible changes; objected to height near lake and boardwalk design; asked Council to delay vote until resident requests are addressed.
- **Abby Davis (Concord Village)** – Recently moved in; expressed concerns about building height, parking garage noise, and lack of plan adjustments; requested a pause on the project to allow for revisions.
- **Richard Fishel (Concord Village)** – Lives across from project; felt resident concerns have been ignored for years; requested building be moved back; urged Council not to approve until design changes are made.
- **Diane Cotrim (Concord Village)** – Provided detailed feedback and potential solutions; felt community was mistreated; reiterated concerns about height, privacy, and grading limitations; requested a delay of Council's vote.
- **Jenny Wang (Concord Village)** – Lives directly across from proposed building; opposed 5-story height and privacy impacts; asked Council to honor 2022 assurances and address concerns before approval.
- **Andres Almeyda (Concord Village)** – Opposed project scale; urged Council to honor commitments; requested staff study sewer line relocation to move building; opposed shared path; recommended more landscaping and mitigation.

In response to council questions, Community Development Director Chad Gibson clarified that the design elements discussed by residents would be addressed through the BZAP process, not through Council's consideration of the development agreement. He explained that BZAP will review the major site plan on September 3rd and 17th, consider setbacks, lot coverage, building height, materials, lighting, landscaping, and traffic. Unless there is an appeal, Council would not be involved in approving the site plan.

Matt Rule from National Church Residences explained some of the design considerations, including the addition of two and a half acres of green space as a buffer between the development and Concord Village, podium parking to minimize surface parking, and setting back the building's upper floors to reduce its visual impact.

City Attorney Darren Shulman clarified that if Council approves the development agreement without addressing residents' design concerns, there may be limited opportunity to address those concerns later in the process.

President Awakessien Jeter advised that the Second Reading/Public Hearing will occur on August 25, 2025.

Mr. Kulewicz returned to the Council Chamber at 9:17 p.m., following discussion on Ordinance No. 28-2025.

b. Ordinance No. 29-2025 - An ordinance authorizing the City Manager to enter into contract with Continental Building Company for the renovation of the toddler pool at Devon Pool

Park Development & Arts Superintendent Jeff Anderson explained that the City initially received only one bid for this project, which was significantly over budget. After making minor clarifications to the bidding documents, they rebid the project and received one bid from the same contractor, but with an 18% reduction (over $300,000) in cost. The cost reduction was primarily due to more competitive electrical subcontractor bids. Mr. Anderson indicated that waiting another season to rebid would likely not result in further cost reductions without reducing the project scope.

President Awakessien Jeter advised that the Second Reading/Public Hearing/Council Action will occur on August 25, 2025.

c. Ordinance No. 30-2025 - An ordinance authorizing the City Manager to make payment to American Electric Power (AEP) for utility relocation services for the Fishinger Road Phase 1 Reconstruction Project

Ms. Munc asked about the definition of "aerial utility crossing." Assistant City Manager Jackie Thiel explained that the project involves undergrounding utility lines that cross Fishinger Road at intersections. She noted that conduit was already installed under the road during the design phase, making it possible to relocate these overhead crossings underground, improving the visual appearance of the corridor.

President Awakessien Jeter advised that the Second Reading/Public Hearing/Council Action will occur on August 25, 2025.

d. Ordinance No. 31-2025 - An ordinance authorizing the City Manager to enter into contract with Double Z Construction for construction-related services for the 2025 Hydrant Replacement Project

Ms. Adams asked about the notification process for residents affected by hydrant replacements. City Engineer Aaron Scott explained that for direct impacts, they would typically knock on residents' doors about a week in advance. For smaller-scale isolated work like hydrant replacements, which are typically in the grass or behind the sidewalk, they would notify residents a day or two beforehand about the work and restoration process.

President Awakessien Jeter advised that the Second Reading/Public Hearing/Council Action will occur on August 25, 2025.

City Manager Update

Mr. Schoeny welcomed everyone back and noted that they had a full fall schedule ahead, and was looking forward to closing out the year strong.

* * *

There being no further business to come before City Council, President Awakessien Jeter called for a motion to adjourn the meeting. Mr. Lynch moved, seconded by Ms. Munc, to adjourn. The motion carried unanimously, and the meeting adjourned at 9:25 p.m.

Exhibit A

Fire Division Updates to City Council

August 18, 2025

City of Upper Arlington

Overview

- Annual Report
- Data Trends
- Training | Staff Development
- Strategic Plan Update
- CARES Update
- Apparatus | Equipment Updates
- Public Engagement
- Fire Prevention Week
- Looking Ahead

2024 Annual Report

- Published to the City Website
- Summary
  - 5050 calls for service (13.8 per day)
    - 68% EMS
    - 32% Fire
  - Average Response Times
    - EMS: 4:44
    - Fire: 4:01
    - Busiest Day: Thursdays
  - CARES
    - Social Resident Checks: 291
    - New Patients: 209

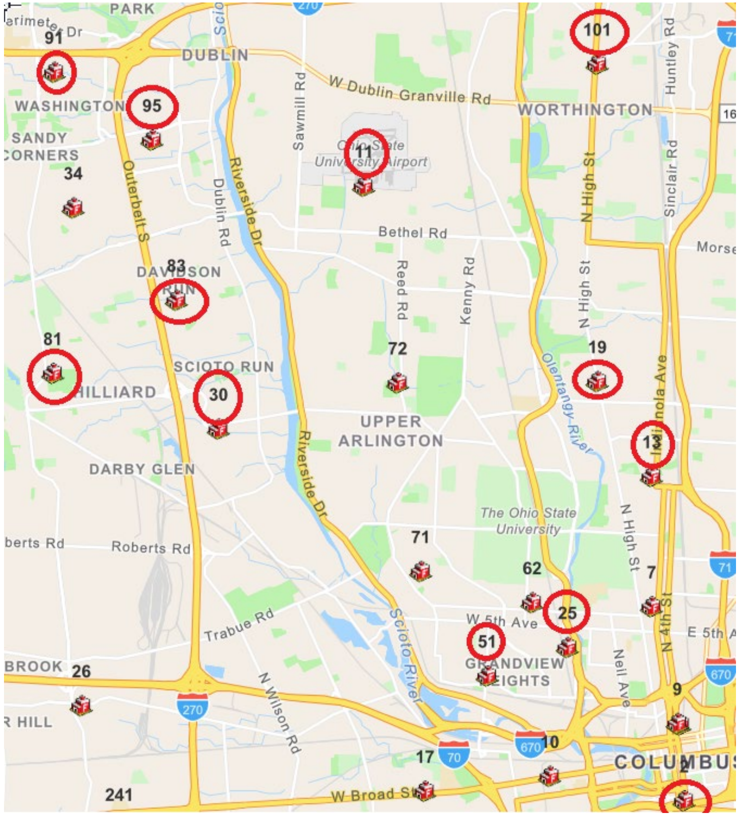
City of Upper Arlington

Data Trends

- UAFD over past 5 years
  - 7.4% increase in run volume (4702 – 5050)
  - 10% decrease in auto-aid given (934 – 832)
  - 19% increase in auto-aid received (310 – 370)
  - CARES 150% increase (203 – 500)
  - Training hours
    - 144% increase

Data Trends - Continued

- Automatic-Aid
  - Increase in call volume in neighboring jurisdictions
  - Early trend of help coming to UA from stations that are farther away



Training | Staff Development

- 638 hours of classroom / practical instruction
- Fire: 479.75 | EMS: 158.25
- Annual “live fire” training at OFA
- 10 probationary firefighters hired
  - 4-week in-house training followed by additional intensive training during the first year
  - All-hands involved with the training and orientation of new personnel

Strategic Plan - Update

- 2025-2029 Operational Period
- Four Initiatives Developed
  1. Training & Professional Development
  2. Operational Performance and Staffing
  3. Capital Improvements
  4. Community Risk Reduction
     - Goals: 19
     - Objectives: 58
     - Complete: 25
     - In-Progress: 16

CARES UPDATE

- Nate Hall
  - Full-time Social Worker starting August 25
    - Focus will be on referrals and follow up from FD, PD and other city departments
    - Develop mental health education and training for city employees and the community
  - Previously the Community Risk Reduction Service Coordinator with Worthington FD
  - LSW experience: in-hospital and homeless shelter settings
  - Served in the US Army 2012-2017; Infantryman and Team Leader. Created and instructed soldiers on topics related to harassment prevention, suicide awareness and PTSD

Nate Hall

- BS and MSW from The Ohio State University
- CIT
- EMT-B

CARES UPDATE - Continued

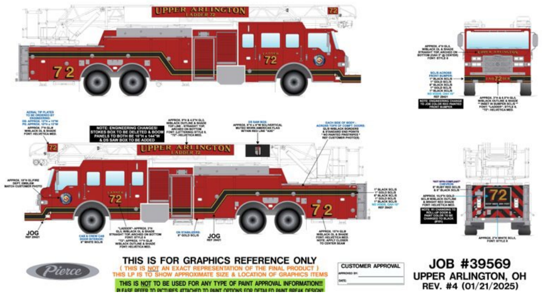
- Continuing to develop engagement at BCCC
  - Underway: blood pressure checks, “hands-only” CPR training
  - Working on: resource desk, support group activities
- Social Resident Checks: 291 (24/month)
- Knox Box Installations: 48
- Milestone Achieved: **1500** grab bars installed (500 homes)

CARES UPDATE - Continued

- CHAT Emergency Preparedness Kit Handout
- Homeless Kit Pilot Program
  - Distributed at least 4 kits since 11/2024
- Supporting Vulnerable and Aging Residents
  - "I Am Fine" telephone check-in calls
  - Snow Angels and in-home volunteer support

Apparatus | Equipment Updates

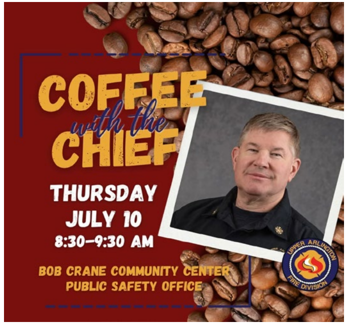
- Ladder 72 Replacement
  - Fall of 2025
- Fire Safety Trailer
  - In the production que (late 2025, early 2026)
- Rescue Tools



Public Engagement

- July 4th Celebration Recap
  - Collaboration with UACA and City Staff
  - FAA (Drone Show)
  - Emergency Operations Center Activation

Public Engagement - Continued



- Safety Town
- Light Ohio Blue
- National Night Out
- Labor Day Arts Festival
- Public Safety Educators in the Schools

Fire Prevention Week

- October 5-11
  - 2025 Theme: Lithium-Ion Battery Safety
  - Make sure smoke alarms are tested / working
  - Have an escape plan
- Keep Batteries out of trash collection

Battery Safety - Continued

- Battery Recycling Drop-Off Locations
  - Public Service Center (4100 Roberts Rd) Lobby
  - SWACO (645 E. 8th Ave / E. 8th and Essex)
  - Batteries Plus, Staples, Home Depot, Lowes, etc.

Batteries Plus

LOWE'S

STAPLES

THE HOME DEPOT

Looking Ahead

- Station 71 Renovation / Re-Location
  - Assessment starting Fall of 2025
  - $12M Allocated in the CIP (2028)
- Service Delivery Capacity
  - Continual Data Evaluation
    - Monitoring Risk, Calls for Service, Resiliency
  - Standards of Cover / Community Risk Assessment
    - 2027; part of the Strategic Plan

City of Upper Arlington

STAFF REPORT

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5000 | **upperarlingtonoh.gov**

Authors:	Brent Lewis, Finance Department Director
Council Meeting Date:	August 18, 2025
Subject/Legislative Item:	Finance Director Monthly Report - June 2025
Purpose:	To keep City Council informed about the City's financial status and assist them with the monitoring of the current year's budget.
Executive Summary:	As required by City Councils' adopted financial accounting and reporting policies, the Finance Director is presenting the 2025 Second Quarter Finance Director Report for Council Review. No legislative action is required.

Purpose and Impact

*** Reminder: The accompanying financial report is prepared using the "budgetary method". This means revenues equal amounts actually collected and expenditures equal amounts actually spent plus amounts that have been committed (encumbered) to date.***

General Fund Overview

- **Ending Balance (Q2 2025):** $39.5 million
  - $2.9M over projection, and $4.7M greater than Jan. 1st balance
- **Reserve Requirement:** $16.5M – $27.5M (30%-50% of the annual operating budget)
  - **Unreserved Balance:** $11.9M – $22.9M (depending on the reserve level applied)
- **Revenues:**
  - **Income taxes:** 8.43% above projections (details below)
  - **Real estate taxes:** Slightly above projection (second half anticipated to be received in August)
  - **Other Revenue - Investment earnings:** Outperforming
  - **Other Revenue - Some revenue sources lagging slightly**
- **Expenditures:** All departments are within budget with **no notable variances**

Income Tax Overview

- **Income Tax Receipts through Q2:** $27.6 million

    - **8.22%** above projection
    - **8.44%** higher than Q2 2024
- **Withholding Tax:** +1.78% over projections (steady)
- **Net Profits:** +22.54% over projections, 63.11% higher than Q2 2024 (as mentioned several times, this source is unpredictable)
- **Individual Filers:** Still slightly trailing behind projections (potential trend vs. timing variance), +4.58% higher than Q2 2024
- **Allocation:**
    - **General Fund:** $19.9M
    - **Capital Asset Management Fund:** $7.7M
- **Outlook:** Positive overall, no changes to budget or projections needed at this time

Other Funds & Notes

- **Citywide Cash Position:** Increased from **$150.8M to $152.5M**
    - Driven by strong income tax collections and property tax receipts, offset by spending down capital funds
- **EMS Billing Receipts:**
    - Collected **$642K YTD** vs. **$667K in all of 2024**
    - Includes a mix of delayed and new payments
    - Recovery ongoing with regular staff check-ins
- **Swimming Pool Receipts:**
    - Lagging due to poor weather through June (likely to fall below $1M projection)
- **Future Items:**
    - Second half of the utility bills were mailed in early July with a deadline of August 8th
        - Includes second half **solid waste collection fee** (first half waived)
        - Unpaid balances subject to penalty and special assessment via Franklin County
    - Bond refinancing - July 2025
    - Mid-year Budget - August 2025

History
N/A

Alternatives
N/A

Attachments

1.	June 2025 Finance Director Report

Monthly Financial Report
As of June 2025

General Fund (101)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Income Tax	$ 34,595,400	$ 34,595,400	$ 18,366,030	$ 19,875,342	$ 1,509,312	8.22%
Real & Personal Property Tax	10,230,600	10,230,600	5,115,300	5,373,655	258,355	5.05%
All Other Operating Revenues	14,137,400	14,137,400	6,986,891	7,860,364	873,473	12.50%
Transfers/Advances In	10,052,500	10,052,500	1,520,221	1,520,221	-	0.00%
Total Revenues and Other Sources	69,015,900	69,015,900	31,988,442	34,629,582	2,641,140	**8.26%**
Obligations:						
Police Division	12,262,800	12,262,800	6,897,825	6,732,678	165,147	2.39%
Fire Division	12,519,900	12,519,900	6,323,132	5,517,711	805,421	12.74%
Board of Health	400,000	400,000	388,031	388,031	-	0.00%
Parks and Recreation	8,383,300	8,426,600	4,074,364	3,588,436	485,928	11.93%
Community Development	1,563,300	1,579,300	854,122	782,028	72,094	8.44%
Public Service Administration	1,397,800	1,502,800	810,512	720,994	89,518	11.04%
Public Works	1,700,400	1,670,400	705,313	660,363	44,950	6.37%
City Manager	2,087,400	2,187,400	1,022,482	994,681	27,801	2.72%
City Attorney	983,700	1,053,700	436,922	381,256	55,666	12.74%
City Clerk	334,800	330,200	123,825	113,440	10,385	8.39%
City Council	208,900	237,400	118,700	97,496	21,204	17.86%
Finance	1,638,800	1,638,800	899,800	767,505	132,295	14.70%
Facilities Maintenance	4,818,400	4,818,400	3,156,085	2,847,614	308,471	9.77%
Information Technology	2,522,200	2,522,200	1,306,255	1,206,837	99,418	7.61%
General Administration	3,800,600	3,800,600	2,000,231	1,828,107	172,124	8.61%
Transfers/Advances Out	10,624,300	18,943,400	2,500,000	3,297,431	-	0.00%
Total Obligations	65,246,600	73,893,900	31,617,599	29,924,608	2,490,422	**7.88%**
Excess of Revenue and Other Sources over Obligations:	3,769,300	(4,878,000)	370,843	4,704,974		
Total Beginning Fund Balance	34,761,336	34,761,336	34,761,336	34,761,336		
Anticipated Appropriation Lapses	1,415,000	1,415,000	1,415,000	-		
Total Ending Fund Balance	**$ 39,945,636**	**$ 31,298,336**	**$ 36,547,179**	**$ 39,466,310**	**$ 2,919,131**	**7.99%**

Capital Asset Management Fund (102)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Income Tax	$ 13,453,700	$ 13,928,200	$ 7,142,345	$ 7,730,227	$ 587,882	8.23%
Total Revenues and Other Sources	**13,453,700**	**13,928,200**	**7,142,345**	**7,730,227**	**587,882**	**8.23%**
Obligations						
Transfers/Advances Out	9,776,200	9,776,200	-	-	303,631	0.00%
Total Obligations	**9,776,200**	**9,776,200**	**-**	**-**	**303,631**	**0.00%**
Excess of Revenue and Other Sources over Obligations:	3,677,500	4,152,000	7,142,345	7,730,227		
Beginning Fund Balance	20,368,117	20,368,117	20,368,117	20,368,117		
Ending Fund Balance	**$ 24,045,617**	**$ 24,520,117**	**$ 27,510,462**	**$ 28,098,344**	**$ 587,882**	**2.14%**

Monthly Financial Report
As of June 2025

Capital Equipment Fund (106)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Real & Personal Property Tax	$ 1,312,400	$ 1,312,400	$ 656,200	$ 685,361	$ 29,161	4.44%
Homestead & Rollbacks	173,500	173,500	86,750	84,951	(1,799)	-2.07%
Transfers In	500,000	500,000	500,000	500,000	-	0.00%
Total Revenues and Other Sources	**1,985,900**	**1,985,900**	**1,258,768**	**1,286,130**	**27,362**	**0.00%**
Obligations						
Capital Equipment	2,548,300	2,548,300	2,118,070	2,118,070	-	0.00%
Total Obligations	**2,548,300**	**2,548,300**	**2,118,070**	**2,118,070**	**-**	**0.00%**
Excess of Revenue and Other Sources over Obligations:	(562,400)	(562,400)	(859,302)	(831,940)		
Beginning Fund Balance	1,208,768	1,208,768	1,208,768	1,208,768		
Ending Fund Balance	**$ 646,368**	**$ 646,368**	**$ 349,466**	**$ 376,828**	**$ 27,362**	**7.83%**

Street Maintenance and Repair Fund (207)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Gasoline Taxes	$ 1,800,000	$ 1,800,000	$ 866,695	$ 916,499	$ 49,804	5.75%
Motor Vehicle License Taxes	450,000	450,000	227,190	218,084	(9,106)	-4.01%
All Other Operating Revenues	138,000	138,000	12,500	33,873	21,373	170.98%
Total Revenues and Other Sources	**2,388,000**	**2,388,000**	**1,106,385**	**1,168,456**	**62,071**	**5.61%**
Obligations						
Public Service Administration	1,129,200	1,129,200	539,149	488,993	50,156	9.30%
Public Works	1,582,700	1,582,700	857,283	781,071	76,212	8.89%
Total Obligations	**2,711,900**	**2,711,900**	**1,396,432**	**1,270,064**	**126,368**	**9.05%**
Excess of Revenue and Other Sources over Obligations:	(323,900)	(323,900)	(290,047)	(101,608)		
Beginning Fund Balance	1,927,174	1,927,174	1,927,174	1,927,174		
Ending Fund Balance	**$ 1,603,274**	**$ 1,603,274**	**$ 1,637,127**	**$ 1,825,566**	**$ 188,439**	**11.51%**

Bonded Improvement Fund (402)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Sale of Bonds and Notes	$ 19,973,700	$ -	$ -	$ -	$ -	0.00%
All Other Operating Revenues	475,000	475,000	237,500	361,543	124,043	52.23%
Total Revenues and Other Sources	**20,448,700**	**475,000**	**237,500**	**361,543**	**124,043**	**52.23%**
Obligations						
Capital Improvements	500,000	500,000	1,460,323	1,460,323	-	0.00%
Total Obligations	**500,000**	**500,000**	**1,460,323**	**1,460,323**	**-**	**0.00%**
Excess of Revenue and Other Sources over Obligations:	19,948,700	(25,000)	(1,222,823)	(1,098,780)		
Beginning Fund Balance	7,509,727	7,509,727	7,509,727	7,509,727		
Ending Fund Balance	**$ 27,458,427**	**$ 7,484,727**	**$ 6,286,904**	**$ 6,410,947**	**$ 124,043**	**1.97%**

Monthly Financial Report
As of June 2025

Infrastructure Improvement Fund (404)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
All Other Operating Revenues	$ 6,700,000	$ 15,019,000	$ 8,899,568	$ 8,899,568	$ -	0.00%
Transfers/Advances In	5,750,000	14,069,100	-	-	-	0.00%
Total Revenues and Other Sources	12,450,000	29,088,100	8,899,568	8,899,568	-	**0.00%**
Obligations						
Capital Improvements	9,986,900	18,306,000	10,765,764	10,765,764	-	0.00%
Transfers/Advances Out	6,100,000	6,100,000	-	-	-	0.00%
Total Obligations	**16,086,900**	**24,406,000**	**10,765,764**	**10,765,764**	**-**	**0.00%**
Excess of Revenue and Other Sources over Obligations:	(3,636,900)	4,682,100	(1,866,196)	(1,866,196)		
Beginning Fund Balance	5,549,699	5,549,699	5,549,699	5,549,699		
Ending Fund Balance	**$ 1,912,799**	**$ 10,231,799**	**$ 3,683,503**	**$ 3,683,503**	**$ -**	**0.00%**

Solid Waste Management Fund (710)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 1,900,000	$ 1,900,000	$ 298,326	$ 298,326	$ -	0.00%
All Other Operating Revenues	45,000	45,000	15,000	50,161	35,161	234.41%
Transfers/Advances In	2,000,000	2,000,000	2,000,000	2,000,000	-	-
Total Revenues and other sources	**3,945,000**	**3,945,000**	**2,313,326**	**2,348,487**	**35,161**	**1.52%**
Obligations						
Public Works	4,134,100	4,134,100	4,199,125	3,945,603	253,522	6.04%
Total Obligations	**4,134,100**	**4,134,100**	**4,199,125**	**3,945,603**	**253,522**	**6.04%**
Excess of Revenue and Other Sources over Obligations:	(189,100)	(189,100)	(1,885,799)	(1,597,116)		
Beginning Fund Balance	1,534,635	1,534,635	1,534,635	1,534,635		
Ending Fund Balance	**$ 1,345,535**	**$ 1,345,535**	**$ (351,164)**	**$ (62,481)**	**$ 288,683**	**-82.21%**

Water Surcharge Fund (720)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 855,000	$ 855,000	$ 372,240	$ 428,826	$ 56,586	15.20%
Total Revenues and other sources	**855,000**	**855,000**	**372,240**	**428,826**	**56,586**	**15.20%**
Obligations						
Public Works	490,700	490,700	262,369	248,308	14,061	5.36%
Capital Equipment	10,000	10,000	-	-	-	0.00%
Capital Improvements	246,000	246,000	-	-	-	0.00%
Transfers Out (including intra-city services)	99,900	99,900	19,386	19,386	-	0.00%
Total Obligations	**846,600**	**846,600**	**281,755**	**267,694**	**14,061**	**4.99%**
Excess of Revenue and Other Sources over Obligations:	8,400	8,400	90,485	161,132		
Beginning Fund Balance	1,778,865	1,778,865	1,778,865	1,778,865	-	
Prior Year Lapsed Encumbrances	-	-	-	-		
Ending Fund Balance	**$ 1,787,265**	**$ 1,787,265**	**$ 1,869,350**	**$ 1,939,997**	**$ 70,647**	**3.78%**

Monthly Financial Report
As of June 2025

Sanitary Sewer Surcharge Fund (730)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 1,333,000	$ 1,333,000	$ 614,674	$ 706,881	$ 92,207	15.00%
All Other Operating Revenues	1,500	1,500	-	2,384	2,384	0.00%
Total Revenue	**1,334,500**	**1,334,500**	**614,674**	**709,265**	**94,591**	**15.39%**
Obligations						
Public Works	1,214,000	1,214,000	616,601	531,132	85,469	13.86%
Capital Equipment	13,000	13,000	-	-	-	0.00%
Capital Improvements	315,000	315,000	-	-	-	0.00%
Transfers Out (including intra-city services)	27,600	27,600	13,338	13,338	-	0.00%
Total Obligations	**1,569,600**	**1,569,600**	**629,939**	**544,470**	**85,469**	**13.57%**
Excess of Revenue and Other Sources over Obligations:	(235,100)	(235,100)	(15,265)	164,795		
Beginning Fund Balance	2,831,202	2,831,202	2,831,202	2,831,202		
Ending Fund Balance	**$ 2,596,102**	**$ 2,596,102**	**$ 2,815,937**	**$ 2,995,997**	**$ 180,060**	**6.39%**

Stormwater Management Fund (740)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 753,000	$ 753,000	$ 419,296	$ 428,600	$ 9,304	2.22%
Investment Earnings	70,000	70,000	29,167	54,218	25,051	85.89%
Miscellaneous income	-	-	-	1,385	1,385	100.00%
Total Revenues and other sources	**823,000**	**823,000**	**448,463**	**484,203**	**35,740**	**7.97%**
Obligations						
Public Works	690,000	690,000	333,856	316,219	17,637	5.28%
Capital Equipment	470,000	470,000	95,787	95,787	-	0.00%
Capital Improvements	449,800	449,800	-	-	-	0.00%
Transfers Out (including intra-city services)	77,600	77,600	17,335	17,335	-	0.00%
Total Obligations	**1,687,400**	**1,687,400**	**446,978**	**429,341**	**17,637**	**3.95%**
Excess of Revenue and Other Sources over Obligations:	(864,400)	(864,400)	1,485	54,862		
Beginning Fund Balance	2,987,559	2,987,559	2,987,559	2,987,559		
Ending Fund Balance	**$ 2,123,159**	**$ 2,123,159**	**$ 2,989,044**	**$ 3,042,421**	**$ 53,377**	**1.79%**

Swimming Pool Fund (750)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 1,013,800	$ 1,013,800	$ 827,750	$ 708,812	$ (118,938)	-14.37%
Transfers/Advances In	300,000	300,000	-	-	-	0.00%
Total Revenues and other sources	**1,313,800**	**1,313,800**	**827,750**	**708,812**	**(118,938)**	**-14.37%**
Obligations						
Parks and Recreation	1,140,600	1,140,600	429,562	324,012	105,550	24.57%
Total Obligations	**1,140,600**	**1,140,600**	**429,562**	**324,012**	**105,550**	**24.57%**
Excess of Revenue and Other Sources over Obligations:	173,200	173,200	398,188	384,800		
Beginning Fund Balance	397,663	397,663	397,663	397,663		
Ending Fund Balance	**$ 570,863**	**$ 570,863**	**$ 795,851**	**$ 782,463**	**$ (13,388)**	**-1.68%**

Monthly Financial Report
As of June 2025

Statement of Receipts and Disbursements (cash basis rounding)

Fund	Beginning Balance	Year to Date & Transfer In	Year to Date & Transfer Out	Ending Balance	Percentage Change
General	$ 43,870,708	$ 34,629,582	$ 27,571,318	$ 50,928,972	16.1%
Capital Asset Management	24,410,352	7,730,227	1,416,955	30,723,624	25.9%
Police Pension	1,499,760	462,187	285,346	1,676,601	11.8%
Fire Pension	1,499,759	462,187	285,345	1,676,601	11.8%
Self Insurance	1,084,300	26,284	7,305	1,103,279	1.8%
Capital Equipment	1,720,307	1,286,130	982,649	2,023,788	17.6%
Police & Fire Pension	1,422,653	789,384	949,530	1,262,507	-11.3%
Technology Fund	425,843	53,091	392,101	86,833	-79.6%
Street Maintenance and Repair Fund	1,965,631	1,168,456	1,092,621	2,041,466	3.9%
EMS Billing Fund	1,691,000	642,222	128,802	2,204,420	30.4%
Law Enforcement	2,739,032	69,702	128,123	2,680,611	-2.1%
Tree Planting Fund	92,965	12,350	-	105,315	13.3%
Enforcement Education	20,650	250	-	20,900	1.2%
Mayor's Court Computer	45,728	2,493	-	48,221	5.5%
Mayor's Court Special Project	171,505	8,495	-	180,000	5.0%
Local Fiscal Recovery Fund	2,192,062	-	718,770	1,473,292	-32.8%
OneOhio Opioid Fund	141,353	12,206	5,600	147,959	4.7%
Economic Development	2,078,781	-	7,899	2,070,882	-0.4%
Arlington Centre TIF Fund	116,976	12,879	16,145	113,710	-2.8%
Tremont Road TIF Fund	18,760	20,267	228	38,799	106.8%
Lane Avenue Mixed Use TIF Fund	738,355	517,967	335,769	920,553	24.7%
Lane Avenue TIF Fund	304,986	30,798	75,547	260,237	-14.7%
Arlington Crossing TIF Fund	1,068,524	70,600	126,139	1,012,985	-5.2%
Horizon TIF Fund	1,053,912	242,197	253,752	1,042,357	-1.1%
Kingsdale West TIF Fund	395,386	28,962	327	424,021	7.2%
Kingsdale CORE TIF Fund	668,801	1,510,486	878,395	1,300,892	94.5%
Civil Service	60,960	-	10,280	50,680	-16.9%
Riverside North TIF Fund	19,946	1,446	16	21,376	7.2%
Riverside South TIF Fund	224,430	22,430	253	246,607	9.9%
W. Lane Northwest TIF Fund	22,542	9,058	103	31,497	39.7%
Lane II TIF Fund	1,265,563	653,783	438,462	1,480,884	17.0%
Kingsdale Center TIF Fund	30,032	171,466	472,777	(271,279)	-1003.3%
Gateway TIF Fund	39,409	884,397	434,218	489,588	1142.3%
Neighborhood Lighting Utility	318,423	42,559	7,833	353,149	10.9%
Clerk of Courts Fund	21,343	4,431	-	25,774	20.8%
UA Visitor's Bureau Fund	572,453	59,942	50,001	582,394	1.7%
General Bond Retirement	315,716	4,187,785	4,240,577	262,924	-16.7%
Bonded Improvements	13,072,564	361,545	4,496,030	8,938,079	-31.6%
Infrastructure Improvement Fund	25,102,125	8,899,569	15,863,496	18,138,198	-27.7%
Estate Tax Fund	85	-	-	85	0.0%
Community Fiber Optic Fund	352,606	17,616	71,037	299,185	-15.2%
Employee Benefit	2,014,911	2,544,157	2,698,388	1,860,680	-7.7%
BWC Administration Fund	1,340,044	180,527	165,375	1,355,196	1.1%
Solid Waste Management	1,919,144	2,348,487	1,974,737	2,292,894	19.5%
Water Surcharge	1,952,948	428,826	234,439	2,147,335	10.0%
Sanitary Sewer Surcharge	3,532,735	709,265	717,175	3,524,825	-0.2%
Stormwater Management	3,301,276	484,203	619,227	3,166,252	-4.1%
UA Swimming Pools	397,663	708,812	317,301	789,174	98.5%
Unclaimed Funds	8,491	713	-	9,204	8.4%
Revolving Fund	53,814	924,070	806,342	171,542	218.8%
Construction Withholding	3,108,854	274,850	2,753,638	630,066	-79.7%
Payroll Clearing Fund	330,833	16,541,950	16,528,310	344,473	4.1%
Totals (ROUNDED)	**$ 150,816,999**	**$ 90,251,288**	**$ 88,558,680**	**$ 152,509,607**	***ROUNDED TOTALS***

Monthly Financial Report
As of June 2025

Income Tax Comparisons

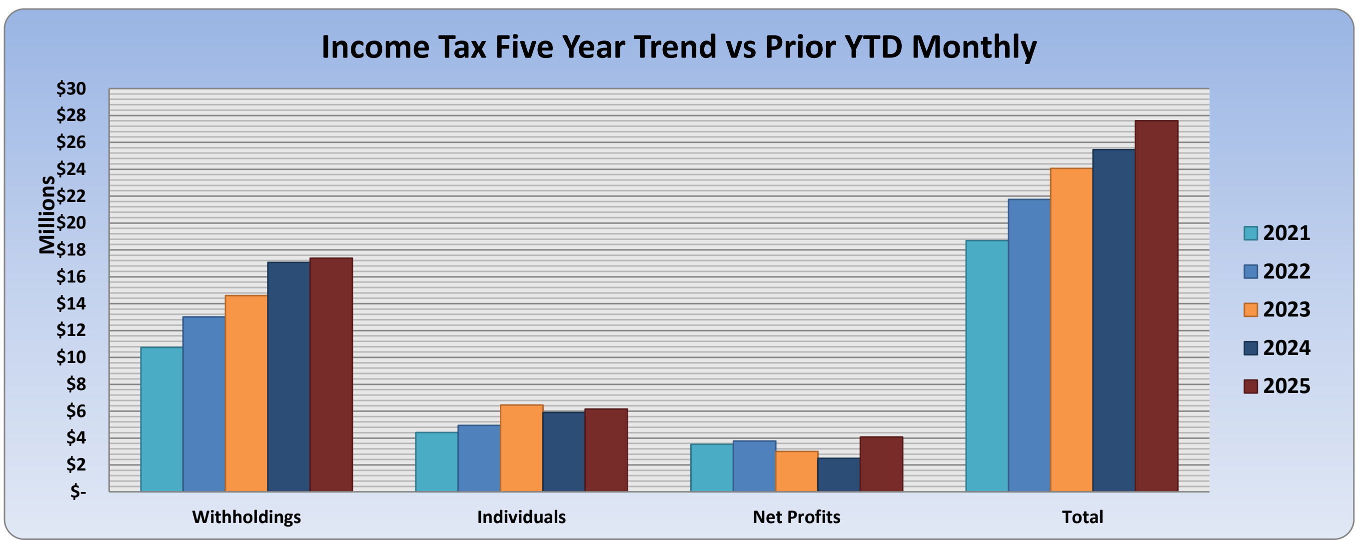
	Projections	Year to date	Difference	% Difference
Withholdings	$ 15,994,606	$ 17,375,624	$ 1,381,018	8.63%
Individuals	6,190,683	6,157,873	(32,810)	-0.53%
Net Profits	3,323,087	4,072,071	748,984	22.54%
Total	$ 25,508,376	$ 27,605,568	$ 2,097,192	**8.22%**

Income Tax Five Year Comparison

	2021	2022	2023	2024	2025
Withholdings	$ 10,748,707	$ 13,021,471	$ 14,591,744	$ 17,071,708	$ 17,375,624
Individuals	4,419,519	4,947,659	6,459,347	5,888,321	6,157,873
Net Profits	3,526,147	3,780,968	3,006,774	2,496,472	4,072,071
Total	$ 18,694,373	$ 21,750,098	$ 24,057,865	$ 25,456,501	$ 27,605,568

Percentage Increase (Decrease) From Prior Year

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Withholdings	12.87%	21.14%	12.06%	17.00%	1.78%
Individuals	81.86%	11.95%	30.55%	-8.84%	4.58%
Net Profits	74.51%	7.23%	-20.48%	-16.97%	63.11%
Total	33.78%	16.35%	10.61%	5.81%	**8.44%**



Interest & Investment Income
Jun-25

General Investments	Beginning Balance	Purchased	Matured/Sold	Deposited/Withdrawn	Investment Acct.	Ending Balance
Municipal Securities	4,102,786.00					$ 4,102,786.00
Corporate / General Investments	10,927,451.18					$ 10,927,451.18
Federal Agency	54,040,483.77	997,399.00	(797,817.60)			$ 54,240,065.17
US Government Bonds	24,749,024.10					$ 24,749,024.10
Total Bonds	$ 93,819,745.05	$ 997,399.00	$ (797,817.60)	$ -	$ -	$ 94,019,326.45
Short Term Fixed Maturity Commercial Paper	-					$ -
Other Assets (Savings Cert - Market Traded)	$ 3,439,988.55					$ 3,439,988.55
Bond and Investments:						
CIP Bonds						
Federal Agency	-					$ -
Corporate / General Investments	-					$ -
Short Term Fixed Maturity Commercial Paper	-					$ -
US Government Bonds	-					$ -
Total Bonds & Investments	$ 97,259,733.60	$ 997,399.00	$ (797,817.60)	$ -	$ -	$ 97,459,315.00
Money Markets: General	246,662.27	(997,399.00)	822,510.00		311,084.85	$ 382,858.12
CIP Bonds	0.00					$ 0.00
Total Money Markets	$ 246,662.27	$ (997,399.00)	$ 822,510.00	$ -	$ 311,084.85	$ 382,858.12
Star Ohio: General Investment	39,554,817.28	89,374.36			144,871.48	$ 39,789,063.12
Bond Proceeds	6,389,049.09			(22,122.63)	23,320.09	$ 6,390,246.55
Federal ARPA (Gen. Inv.)	1,385,638.86			(66,542.18)	4,922.09	$ 1,324,018.77
Gateway	992,275.86				3,629.36	$ 995,905.22
Kingsdale	234,049.80				856.06	$ 234,905.86
Community Center	2,563,922.24				9,377.90	$ 2,573,300.14
Office (Comm. Center)	1,329,460.67			(709.55)	4,861.06	$ 1,333,612.18
Total STAR Ohio	$ 52,449,213.80	$ 89,374.36	$ -	$ (89,374.36)	$ 191,838.04	$ 52,641,051.84
Total Investments	$ 149,955,609.67	$ 89,374.36	$ 24,692.40	$ (89,374.36)	$ 502,922.89	$ 150,483,224.96
NW Huntington Bank	$ 6,928,945.19					$ 2,026,390.00
Total Cash & Investments	$ 156,884,554.86					$ 152,509,614.96

ITEMS PURCHASED BETWEEN $25,000 & $150,000 JUNE 2025

DATE	VENDOR	DESCRIPTION	AMOUNT
6/3/25	CONSERV FS	Water Reels	$32,867.68
6/12/25	Loeb	Street Light Bulbs	$74,974.06
6/17/25	Franklin Soil & Water Conservation	Intergovernmental Working Agreement	$49,850.00
6/18/25	Precision Concrete Cutting	Sidewalk Maintenance	$103,234.35
6/27/25	Russell Tree Experts	Tree Removal & Stump Grinding	$35,275.00

QUALITY BASED SELECTION CONSULTANTS – JUNE 2025

DATE	VENDOR	DESCRIPTION	AMOUNT
None			

NOTIFICATION OF CHANGE ORDERS: NON-CONSTRUCTION, CITY MANAGER APPROVAL JUNE 2025

DATE	VENDOR	DESCRIPTION	CHANGE ORDER AMOUNT	New Total
None				

GRANTS JUNE 2025

DATE	ORGANIZATION	DESCRIPTION	AMOUNT
None			

Exhibit C

NCR Campus Redevelopment for Upper Arlington City Council

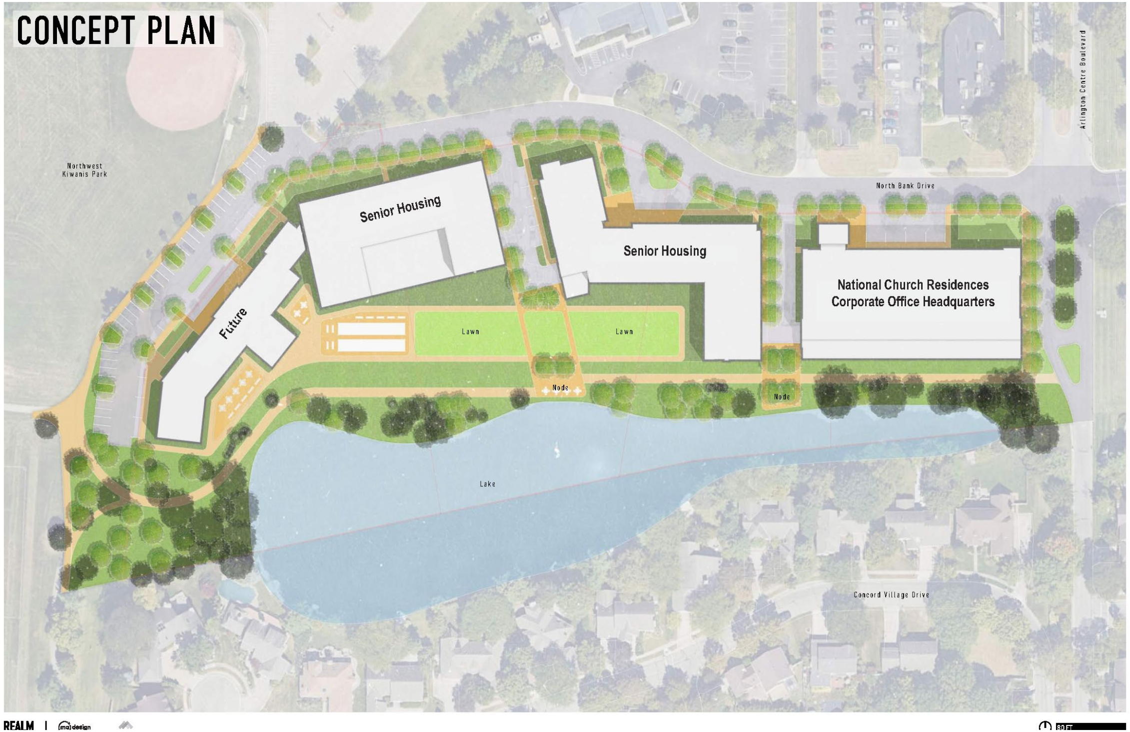
City of Upper Arlington

August 18, 2025

Steve Schoeny, City Manager
James Russell, Economic Development Analyst

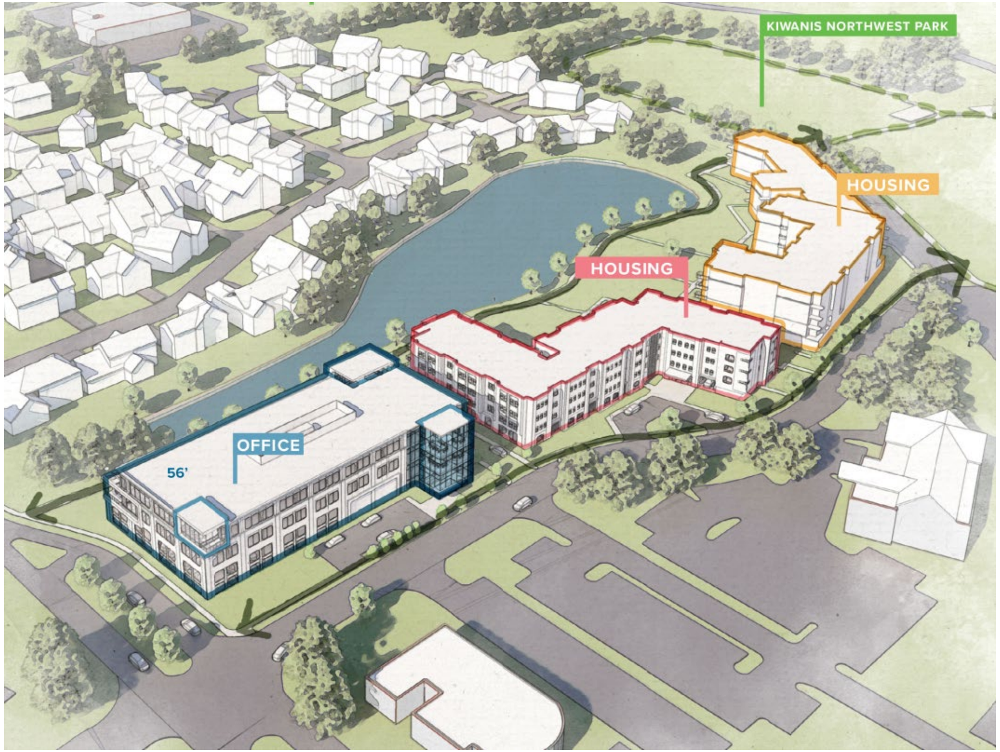
Proposed Redevelopment

- National Church Residences (NCR) is seeking approval to redevelop their corporate campus at North Bank Drive
- The project would be an over **$85M investment**
- Their plan is to construct a corporate office building and two senior-living buildings



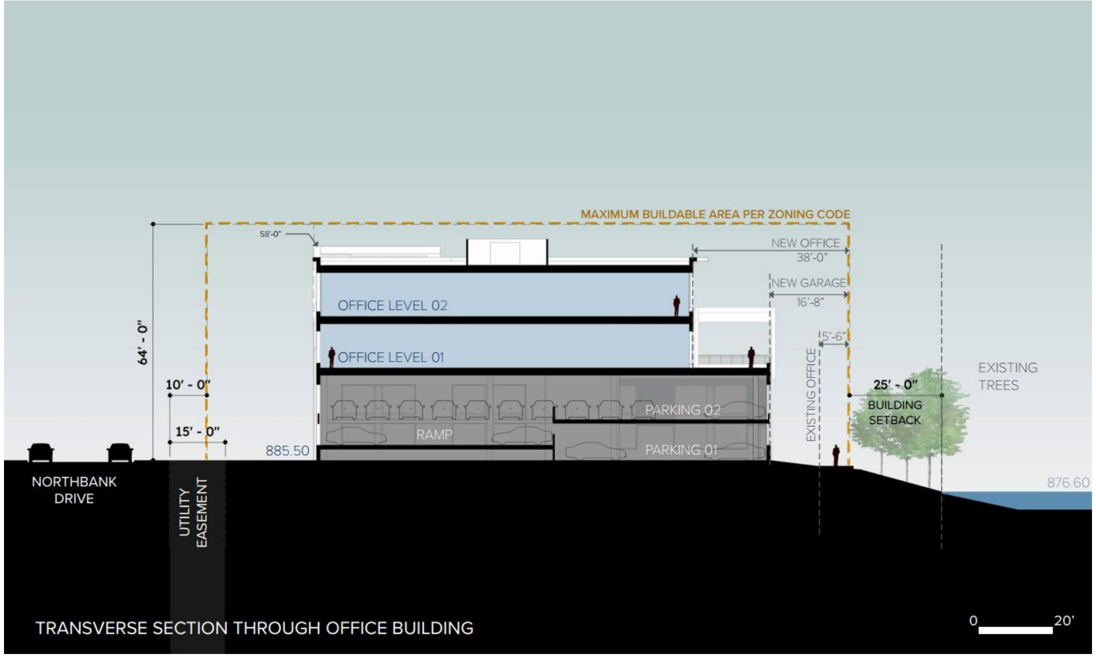
BZAP Considerations cont.

- The previous ORC zoning would have allowed 76' tall buildings to be 25’ from the lake. The new height limit at same setback is 64'.
- The project creates 2.8 acres of greenspace and reduces surface parking by 85%.
- No proposed changes to existing roadways.



BZAP Considerations cont.

- Existing office setback is 30 feet from the lake; proposed office is 41+ feet and 63 feet with the step-back
- 58' tall (office) and 47.5' (Phase II senior living)
- One variance requested (front yard setback) due to existing utility easement



Project Timeline

- Demolition of Eastern Two Buildings – Q4 2025
- Phase 1 Opens – Q1 2028
  - $16,500,000
  - 57,000 square feet of office
- Phase 2 Opens – Q1 2029
  - ~$18,000,000
  - ~80 Units of Senior Housing
- Phase 3 Opens – Q1 2031 (Tentative)
  - ~$34,000,000
  - ~120 Units of Senior Housing

Community Engagement

Before seeking formal public approvals, NCR hosted **four (4) community meetings**:

- Present their concept to neighbors
- To get neighbor feedback
- Incorporate feedback into their design process

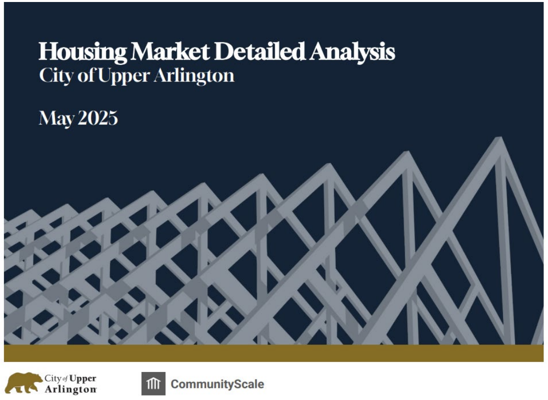
NCR's Legacy in Upper Arlington

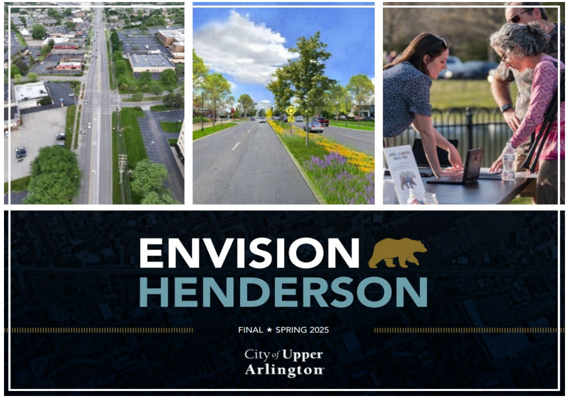
- NCR is the **nation's largest** non-profit developer of senior housing
- NCR has been headquartered in Upper Arlington for over **40 years**
- NCR is a **Top 3 private employer** in the City
- NCR operates First Community Village, the **city's largest senior-living development**

National Church Residences

Planning Alignment

- This project represents the first private investment aligned with the **Envision Henderson** planning study, adopted by City Council on March 3, 2025
- This is the first project to seek approval under the **Planned Mixed-Office District** (PMOD) zoning designation, which was adopted for the office park in 2022
- This project will deliver more senior housing. The need for senior housing was the second conclusion of the **Housing Study** adopted in May of 2025 by City Council





NCR Commitments

- Retention of $21.2M in annual payroll subject to Upper Arlington City income tax for 12 years. If this commitment is not met , NCR must make payments to the City equal to the difference between income tax revenue that should have been generated and the actual income tax revenue.
- Creation of an additional $5.25M in annual payroll, subject to Upper Arlington City income tax, within 5 years of completion of construction and continuation of that payroll through the 12^{th} year of occupancy
- Grading of the property adjacent to the lake to allow for City construction of a shared-use path
- At all times, make service payments to UA Schools equal to at least the property taxes paid to UA Schools in 2024

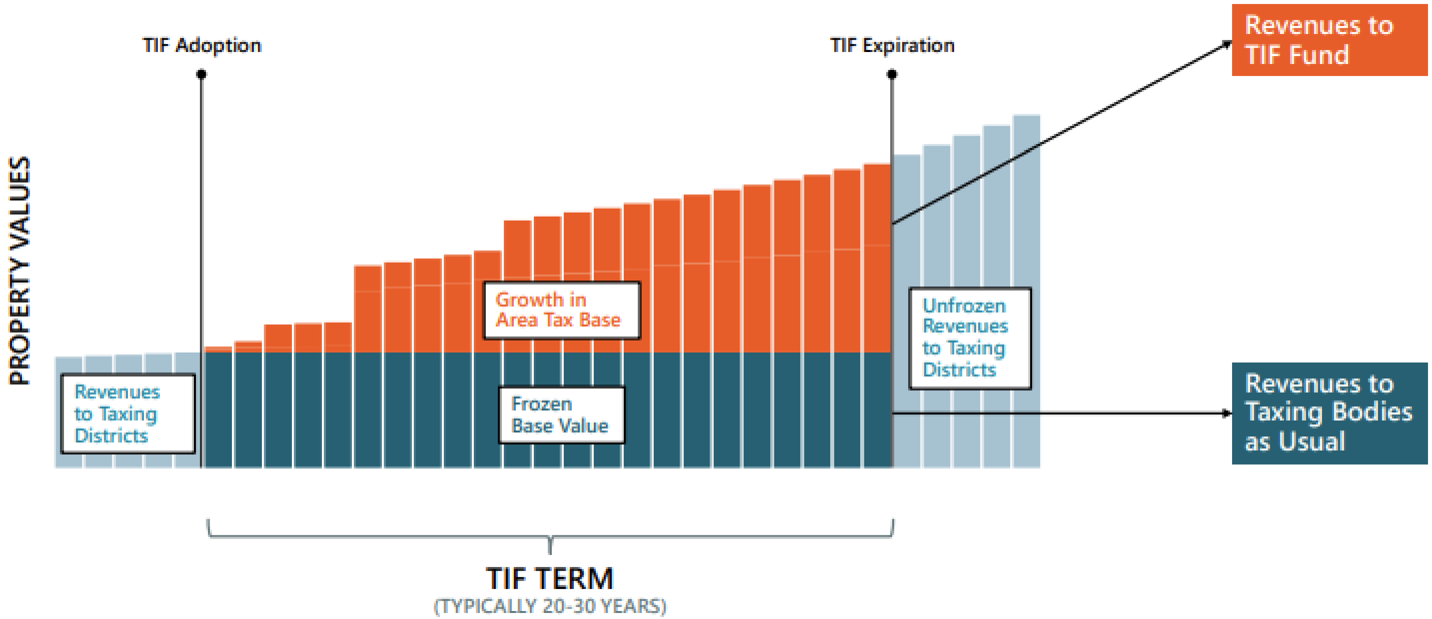
NCR Commitments (cont.)

- Re-plat the property to create a separate parcel for the northern portion of the lake and a buffer of land to accommodate a shared-use path and transfer the new parcel to the City, at a nominal amount
- Enter into a 30-year lease with a third-party developer for the Phase 1 office building
- Work with UA Schools on educational programming and service opportunities
- Record a 90%, 55+ age-restriction in the deed for of any residential properties receiving TIF funding

City of UA Commitments

- Work with UA Schools to implement a 30-year, parcel-by-parcel TIF district that provides for effective compensation to UA Schools equal to approximately 55% of the total property tax over the life of the TIF.
- Provide a $1,000,000 grant from the Economic Development Fund at issuance of Certificate of Occupancy for Phase I and an affidavit delivered to the City stating that employees are being relocated to the site.

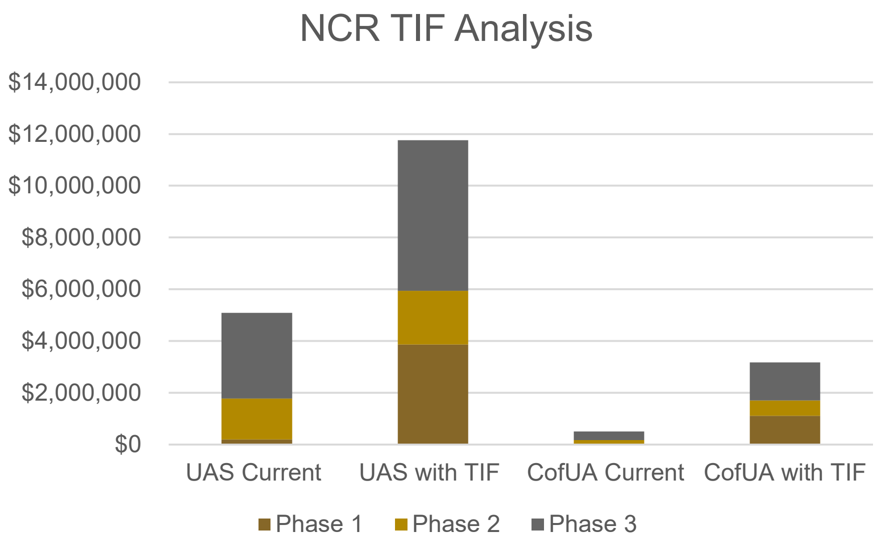
How Does Tax Increment Financing (TIF) Work?



Source: SBFRIEDMAN

TIF Analysis

- Depending on how you calculate and round it is effectively between a **40%-44% TIF**
- An **additional $6.4M of revenue** to UA Schools and an **additional $2.6M of revenue** to the City of UA over what would be earned without the development.
- All 3 Phases would **create revenue over the baseline** independently of each other
- The TIF will fund $11.3M of development costs at the site.



Ec Dev Grant ROI

ROI Summary - Conservative	
City Grant	$1,000,000
Retention Payroll Revenue	$6,373,403
Growth Payroll Revenue	$1,050,000
Retention ROI	537%
Growth ROI	5%
Total Revenue	$7,423,403
Total ROI	642%
Assumptions	
Years NCR is on Site	12
Escalator	0%

ROI Summary - Moderate	
City Grant	$1,000,000
Retention Payroll Revenue	$7,966,754
Growth Payroll Revenue	$2,838,052
Retention ROI	697%
Growth ROI	184%
Total Revenue	$10,804,806
Total ROI	980%
Assumptions	
Years NCR is on Site	15
Annual Escalator	3%

ROI Summary - Aggressive	
City Grant	$1,000,000
Retention Payroll Revenue	$15,933,507
Growth Payroll Revenue	$11,924,098
Retention ROI	1493%
Growth ROI	1092%
Total Revenue	$27,857,605
Total ROI	2686%
Assumptions	
Years NCR is on Site	30
Annual Escalator	3%

Approval Path

- City Council: First Reading – August 18
- City Council: Second Reading – August 25
- BZAP: Second BZAP Work Session – Sep 3
- UA BOE: Development Agreement Consideration – Sep 9
- BZAP: Final Review – Sep 17
- City Council and UA Schools: TIF Legislation Approvals – TBD

Thanks! Questions?

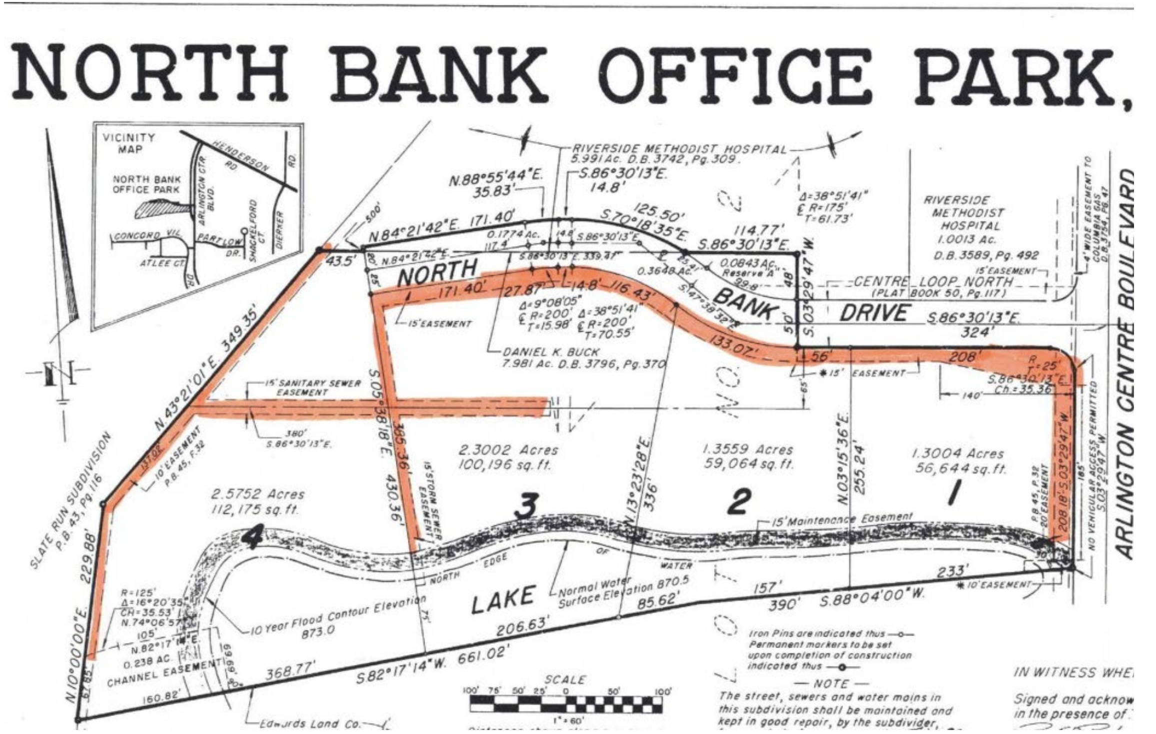
City of
Upper Arlington

Appendix

City of Upper Arlington

Utility Easement

- There is a utility easement running along the south side of North Bank Drive from when the property was originally developed in the 1980s
- The Engineering Division has reviewed and is not allowable to giving up a City easement for ongoing and future utility needs



National Church Residences

Confidential Trade Secrets

Version Dated: Wednesday, July 16, 2025

Schedule II

Upper Arlington City School District Compensation Economic Impact Analysis

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
I. School District Compensation																		
Projected Base Value Taxes to School District (Current Land Value)																		
Based on 2023 Receipts (3% triennial growth)																		
070-013862-00 - Office Parcel	$ 10,361	$ 10,361	$ 10,361	$ 10,361	$ 10,672	$ 10,672	$ 10,672	$ 10,992	$ 10,992	$ 10,992	$ 11,322	$ 11,322	$ 11,322	$ 11,661	$ 11,661	$ 11,661	$ 12,011	$ 12,011
070-013863-00 - Senior Mixed-Income Parcel	10,838	10,838	10,838	10,838	11,164	11,164	11,164	11,499	11,499	11,499	11,843	11,843	11,843	12,199	12,199	12,199	12,565	12,565
070-013864-00 - Senior Independent Living Parcel	15,276	15,276	15,276	15,276	15,734	15,734	15,734	16,206	16,206	16,206	16,692	16,692	16,692	17,193	17,193	17,193	17,709	17,709
070-013865-00 - Senior Independent Living Parcel	13,707	13,707	13,707	13,707	14,118	14,118	14,118	14,541	14,541	14,541	14,978	14,978	14,978	15,427	15,427	15,427	15,890	15,890
Total Base Value Taxes to School District (i)	**$ 50,182**	**$ 50,182**	**$ 50,182**	**$ 50,182**	**$ 51,687**	**$ 51,687**	**$ 51,687**	**$ 53,238**	**$ 53,238**	**$ 53,238**	**$ 54,835**	**$ 54,835**	**$ 54,835**	**$ 56,480**	**$ 56,480**	**$ 56,480**	**$ 58,174**	**$ 58,174**
Current Building Value School District Taxes																		
Based on 2023 Receipts (3% triennial growth)																		
070-013862-00 - Office Parcel	$ 5,047	$ 5,047	$ 5,047	$ 5,047	$ 5,199	$ 5,199	$ 5,199	$ 5,355	$ 5,355	$ 5,355	$ 5,515	$ 5,515	$ 5,515	$ 5,681	$ 5,681	$ 5,681	$ 5,851	$ 5,851
070-013863-00 - Senior Mixed-Income Parcel	40,091	40,091	40,091	40,091	41,294	41,294	41,294	42,533	42,533	42,533	43,809	43,809	43,809	45,123	45,123	45,123	46,477	46,477
070-013864-00 - Senior Independent Living Parcel	**Not Demolished - Making Property Tax Payments**		9,544	9,544	9,830	9,830	9,830	10,125	10,125	10,125	10,429	10,429	10,429	10,741	10,741	10,741	11,064	11,064
070-013865-00 - Senior Independent Living Parcel			78,827	78,827	81,192	81,192	81,192	83,627	83,627	83,627	86,136	86,136	86,136	88,720	88,720	88,720	91,382	91,382
Total Current Building Value School District Taxes (ii)	**$ 45,139**	**$ 45,139**	**$ 133,509**	**$ 133,509**	**$ 137,514**	**$ 137,514**	**$ 137,514**	**$ 141,640**	**$ 141,640**	**$ 141,640**	**$ 145,889**	**$ 145,889**	**$ 145,889**	**$ 150,266**	**$ 150,266**	**$ 150,266**	**$ 154,774**	**$ 154,774**
Projected Taxes to School District under NCR Proposal																		
Projected Incremental School Compensation Amounts (3% triennial growth)																		
PILOTs Made to School District During Construction (Phase I)	$ 5,047	$ 5,047	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PILOTs Made to School District During Construction (Phase II)	40,091	40,091	40,091	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PILOTs Made to School District During Construction (Phase III)	-	-	71,401	69,115	32,321	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Base Compensation	-	-	22,017	44,033	45,354	45,354	45,354	46,715	46,715	46,715	48,116	48,116	48,116	49,560	49,560	49,560	51,047	51,047
Senior Mixed-Income Base Compensation	-	-	-	20,361	20,972	20,972	20,972	21,601	21,601	21,601	22,249	22,249	22,249	22,917	22,917	22,917	23,604	23,604
Senior Independent Living Base Compensation	-	-	-	-	38,867	77,735	77,735	80,067	80,067	80,067	82,469	82,469	82,469	84,943	84,943	84,943	87,491	87,491
Remaining TIF Amounts (Phase I)	-	-	-	-	-	-	20,562	25,603	29,553	29,896	28,455	29,972	31,596	31,688	34,486	37,391	35,737	40,029
Remaining TIF Amounts (Phase II)	-	-	-	-	-	-	6,280	11,530	13,238	15,076	13,604	15,739	14,721	17,283	16,451	19,578	19,067	22,270
Remaining TIF Amounts (Phase III)	-	-	-	-	-	-	-	-	20,819	37,329	35,133	37,527	40,005	39,196	43,416	44,102	45,002	47,878
Total Projected Taxes to SD under NCR Proposal (iii)	**$ 45,139**	**$ 45,139**	**$ 133,509**	**$ 133,509**	**$ 137,514**	**$ 144,061**	**$ 170,904**	**$ 185,516**	**$ 211,992**	**$ 230,684**	**$ 230,026**	**$ 236,073**	**$ 239,156**	**$ 245,586**	**$ 251,773**	**$ 258,491**	**$ 261,948**	**$ 272,320**
Net Annual Increase in School District Taxes (iv = iii - ii)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,547**	**$ 33,389**	**$ 43,876**	**$ 70,352**	**$ 89,044**	**$ 84,137**	**$ 90,184**	**$ 93,267**	**$ 95,320**	**$ 101,508**	**$ 108,226**	**$ 107,174**	**$ 117,546**

Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	Total
I. School District Compensation																	
Projected Base Value Taxes to School District (Current Land Value)																	
Based on 2023 Receipts (3% triennial growth)																	
070-013862-00 - Office Parcel	$ 12,011	$ 12,371	$ 12,371	$ 12,371	$ 12,742	$ 12,742	$ 12,742	$ 13,125	$ 13,125	$ 13,125	$ 13,518	$ 13,518	$ 13,518	$ 13,924	$ 13,924	$ 13,924	$ 408,457
070-013863-00 - Senior Mixed-Income Parcel	12,565	12,942	12,942	12,942	13,330	13,330	13,330	13,730	13,730	13,730	14,142	14,142	14,142	14,566	14,566	14,566	427,289
070-013864-00 - Senior Independent Living Parcel	17,709	18,240	18,240	18,240	18,787	18,787	18,787	19,351	19,351	19,351	19,932	19,932	19,932	20,530	20,530	20,530	602,228
070-013865-00 - Senior Independent Living Parcel	15,890	16,366	16,366	16,366	16,857	16,857	16,857	17,363	17,363	17,363	17,884	17,884	17,884	18,421	18,421	18,421	540,362
Total Base Value Taxes to School District (i)	$ 58,174	$ 59,920	$ 59,920	$ 59,920	$ 61,717	$ 61,717	$ 61,717	$ 63,569	$ 63,569	$ 63,569	$ 65,476	$ 65,476	$ 65,476	$ 67,440	$ 67,440	$ 67,440	$ 1,978,336
Current Building Value School District Taxes																	
Based on 2023 Receipts (3% triennial growth)																	
070-013862-00 - Office Parcel	$ 5,851	$ 6,027	$ 6,027	$ 6,027	$ 6,207	$ 6,207	$ 6,207	$ 6,394	$ 6,394	$ 6,394	$ 6,586	$ 6,586	$ 6,586	$ 6,783	$ 6,783	$ 6,783	$ 198,980
070-013863-00 - Senior Mixed-Income Parcel	46,477	47,871	47,871	47,871	49,307	49,307	49,307	50,787	50,787	50,787	52,310	52,310	52,310	53,879	53,879	53,879	1,580,537
070-013864-00 - Senior Independent Living Parcel	11,064	11,396	11,396	11,396	11,737	11,737	11,737	12,090	12,090	12,090	12,452	12,452	12,452	12,826	12,826	12,826	357,155
070-013865-00 - Senior Independent Living Parcel	91,382	94,123	94,123	94,123	96,947	96,947	96,947	99,856	99,856	99,856	102,851	102,851	102,851	105,937	105,937	105,937	2,949,969
Total Current Building Value School District Taxes (ii)	$ 154,774	$ 159,417	$ 159,417	$ 159,417	$ 164,199	$ 164,199	$ 164,199	$ 169,125	$ 169,125	$ 169,125	$ 174,199	$ 174,199	$ 174,199	$ 179,425	$ 179,425	$ 179,425	$ 5,086,640
Projected Taxes to School District under NCR Proposal																	
Projected Incremental School Compensation Amounts (3% triennial growth)																	
PILOTs Made to School District During Construction (Phase I)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,094
PILOTs Made to School District During Construction (Phase II)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,274
PILOTs Made to School District During Construction (Phase III)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	172,836
Office Base Compensation	51,047	52,578	52,578	52,578	54,155	54,155	54,155	55,780	55,780	55,780	-	-	-	-	-	-	1,275,966
Senior Mixed-Income Base Compensation	23,604	24,312	24,312	24,312	25,042	25,042	25,042	25,793	25,793	12,897	-	-	-	-	-	-	566,939
Senior Independent Living Base Compensation	87,491	90,116	90,116	90,116	92,820	92,820	92,820	95,604	95,604	95,604	98,472	98,472	-	-	-	-	2,231,811
Remaining TIF Amounts (Phase I)	40,929	41,143	43,644	43,071	45,803	46,938	48,608	50,578	50,882	435,184	337,187	337,187	337,187	347,512	-	-	2,580,818
Remaining TIF Amounts (Phase II)	22,546	22,569	26,519	27,555	28,325	29,415	31,321	29,445	31,602	233,913	141,835	141,835	146,300	146,300	146,300	-	1,390,617
Remaining TIF Amounts (Phase III)	46,772	50,020	51,777	53,233	55,116	56,404	60,636	62,008	63,371	67,092	68,380	582,657	446,268	446,268	459,866	459,866	3,420,141
Total Projected Taxes to SD under NCR Proposal (iii)	$ 272,390	$ 280,739	$ 288,946	$ 290,866	$ 301,260	$ 304,774	$ 312,581	$ 319,207	$ 323,033	$ 900,470	$ 645,874	$ 1,160,151	$ 929,754	$ 940,080	$ 606,166	$ 459,866	$ 11,769,497
Net Annual Increase in School District Taxes (iv = iii - ii)	$ 117,616	$ 121,322	$ 129,529	$ 131,449	$ 137,061	$ 140,575	$ 148,381	$ 150,082	$ 153,908	$ 731,344	$ 471,675	$ 985,952	$ 755,555	$ 760,655	$ 426,741	$ 280,441	$ 6,682,857

National Church Residences

Confidential Trade Secrets

Version Dated: Friday, August 15, 2025

Upper Arlington City Compensation Economic Impact Analysis

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
sation																	
: Value Taxes to City (Current Land Value)																	
Receipts (3% triennial growth)																	
3862-00 - Office Parcel	$ 999	$ 999	$ 999	$ 999	$ 1,029	$ 1,029	$ 1,029	$ 1,060	$ 1,060	$ 1,060	$ 1,091	$ 1,091	$ 1,091	$ 1,124	$ 1,124	$ 1,124	$ 1,158
3863-00 - Senior Mixed-Income Parcel	1,045	1,045	1,045	1,045	1,076	1,076	1,076	1,109	1,109	1,109	1,142	1,142	1,142	1,176	1,176	1,176	1,211
3864-00 - Senior Independent Living Parcel	1,473	1,473	1,473	1,473	1,517	1,517	1,517	1,562	1,562	1,562	1,609	1,609	1,609	1,658	1,658	1,658	1,707
3865-00 - Senior Independent Living Parcel	1,321	1,321	1,321	1,321	1,361	1,361	1,361	1,402	1,402	1,402	1,444	1,444	1,444	1,487	1,487	1,487	1,532
Value Taxes to City District (i)	**$ 4,838**	**$ 4,838**	**$ 4,838**	**$ 4,838**	**$ 4,983**	**$ 4,983**	**$ 4,983**	**$ 5,132**	**$ 5,132**	**$ 5,132**	**$ 5,286**	**$ 5,286**	**$ 5,286**	**$ 5,445**	**$ 5,445**	**$ 5,445**	**$ 5,608**
ng Value City Taxes																	
Receipts (3% triennial growth)																	
3862-00 - Office Parcel	$ 487	$ 487	$ 487	$ 487	$ 501	$ 501	$ 501	$ 516	$ 516	$ 516	$ 532	$ 532	$ 532	$ 548	$ 548	$ 548	$ 564
3863-00 - Senior Mixed-Income Parcel	3,865	3,865	3,865	3,865	3,981	3,981	3,981	4,100	4,100	4,100	4,223	4,223	4,223	4,350	4,350	4,350	4,481
3864-00 - Senior Independent Living Parcel	920	920	920	920	948	948	948	976	976	976	1,005	1,005	1,005	1,036	1,036	1,036	1,067
3865-00 - Senior Independent Living Parcel	7,599	7,599	7,599	7,599	7,827	7,827	7,827	8,062	8,062	8,062	8,304	8,304	8,304	8,553	8,553	8,553	8,810
ent Building Value City Taxes (ii)	**$ 12,871**	**$ 12,871**	**$ 12,871**	**$ 12,871**	**$ 13,257**	**$ 13,257**	**$ 13,257**	**$ 13,655**	**$ 13,655**	**$ 13,655**	**$ 14,064**	**$ 14,064**	**$ 14,064**	**$ 14,486**	**$ 14,486**	**$ 14,486**	**$ 14,921**
es to City under NCR Proposal *(30% of Excess TIF)*																	
ing TIF Amounts (Phase I)	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,812	$ 10,973	$ 12,665	$ 12,812	$ 12,195	$ 12,845	$ 13,541	$ 13,580	$ 14,780	$ 16,025	$ 15,316
ing TIF Amounts (Phase II)	-	-	-	-	-	-	2,691	4,941	5,673	6,461	5,830	6,745	6,309	7,407	7,051	8,391	8,172
ing TIF Amounts (Phase III)	-	-	-	-	-	-	-	-	8,922	15,998	15,057	16,083	17,145	16,798	18,607	18,901	19,287
cted TIF Compensation to City under NCR Proposal (iii)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,504**	**$ 15,914**	**$ 27,261**	**$ 35,272**	**$ 33,082**	**$ 35,673**	**$ 36,995**	**$ 37,786**	**$ 40,437**	**$ 43,316**	**$ 42,774**
l Increase in City Taxes (iv = iii - ii)	**$ (12,871)**	**$ (12,871)**	**$ (12,871)**	**$ (12,871)**	**$ (13,257)**	**$ (13,257)**	**$ (1,753)**	**$ 2,259**	**$ 13,606**	**$ 21,617**	**$ 19,018**	**$ 21,609**	**$ 22,930**	**$ 23,299**	**$ 25,951**	**$ 28,830**	**$ 27,853**

National Church Residences

National Church Residences
Confidential Trade Secrets
Version Dated: Wednesday, July 16, 2025

Schedule II
Upper Arlington City School District Compensation Economic Impact Analysis

Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	Total
I. School District Compensation																	
Projected Base Value Taxes to School District (Current Land Value)																	
Based on 2023 Receipts (3% triennial growth)																	
070-013862-00 - Office Parcel	$ 12,011	$ 12,371	$ 12,371	$ 12,371	$ 12,742	$ 12,742	$ 12,742	$ 13,125	$ 13,125	$ 13,125	$ 13,518	$ 13,518	$ 13,518	$ 13,924	$ 13,924	$ 13,924	$ 408,457
070-013863-00 - Senior Mixed-Income Parcel	12,565	12,942	12,942	12,942	13,330	13,330	13,330	13,730	13,730	13,730	14,142	14,142	14,142	14,566	14,566	14,566	427,289
070-013864-00 - Senior Independent Living Parcel	17,709	18,240	18,240	18,240	18,787	18,787	18,787	19,351	19,351	19,351	19,932	19,932	19,932	20,530	20,530	20,530	602,228
070-013865-00 - Senior Independent Living Parcel	15,890	16,366	16,366	16,366	16,857	16,857	16,857	17,363	17,363	17,363	17,884	17,884	17,884	18,421	18,421	18,421	540,362
Total Base Value Taxes to School District (i)	**$ 58,174**	**$ 59,920**	**$ 59,920**	**$ 59,920**	**$ 61,717**	**$ 61,717**	**$ 61,717**	**$ 63,569**	**$ 63,569**	**$ 63,569**	**$ 65,476**	**$ 65,476**	**$ 65,476**	**$ 67,440**	**$ 67,440**	**$ 67,440**	**$ 1,978,336**
Current Building Value School District Taxes																	
Based on 2023 Receipts (3% triennial growth)																	
070-013862-00 - Office Parcel	$ 5,851	$ 6,027	$ 6,027	$ 6,027	$ 6,207	$ 6,207	$ 6,207	$ 6,394	$ 6,394	$ 6,394	$ 6,586	$ 6,586	$ 6,586	$ 6,783	$ 6,783	$ 6,783	$ 198,980
070-013863-00 - Senior Mixed-Income Parcel	46,477	47,871	47,871	47,871	49,307	49,307	49,307	50,787	50,787	50,787	52,310	52,310	52,310	53,879	53,879	53,879	1,580,537
070-013864-00 - Senior Independent Living Parcel	11,064	11,396	11,396	11,396	11,737	11,737	11,737	12,090	12,090	12,090	12,452	12,452	12,452	12,826	12,826	12,826	357,155
070-013865-00 - Senior Independent Living Parcel	91,382	94,123	94,123	94,123	96,947	96,947	96,947	99,856	99,856	99,856	102,851	102,851	102,851	105,937	105,937	105,937	2,949,969
Total Current Building Value School District Taxes (ii)	**$ 154,774**	**$ 159,417**	**$ 159,417**	**$ 159,417**	**$ 164,199**	**$ 164,199**	**$ 164,199**	**$ 169,125**	**$ 169,125**	**$ 169,125**	**$ 174,199**	**$ 174,199**	**$ 174,199**	**$ 179,425**	**$ 179,425**	**$ 179,425**	**$ 5,086,640**
Projected Taxes to School District under NCR Proposal																	
Projected Incremental School Compensation Amounts (3% triennial growth)																	
PILOTs Made to School District During Construction (Phase I)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,094
PILOTs Made to School District During Construction (Phase II)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,274
PILOTs Made to School District During Construction (Phase III)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	172,836
Office Base Compensation	51,047	52,578	52,578	52,578	54,155	54,155	54,155	55,780	55,780	55,780	-	-	-	-	-	-	1,275,966
Senior Mixed-Income Base Compensation	23,604	24,312	24,312	24,312	25,042	25,042	25,042	25,793	25,793	12,897	-	-	-	-	-	-	566,939
Senior Independent Living Base Compensation	87,491	90,116	90,116	90,116	92,820	92,820	92,820	95,604	95,604	95,604	98,472	98,472	-	-	-	-	2,231,811
Remaining TIF Amounts (Phase I)	40,929	41,143	43,644	43,071	45,803	46,938	48,608	50,578	50,882	435,184	337,187	337,187	337,187	347,512	-	-	2,580,818
Remaining TIF Amounts (Phase II)	22,546	22,569	26,519	27,555	28,325	29,415	31,321	29,445	31,602	233,913	141,835	141,835	146,300	146,300	146,300	-	1,390,617
Remaining TIF Amounts (Phase III)	46,772	50,020	51,777	53,233	55,116	56,404	60,636	62,008	63,371	67,092	68,380	582,657	446,268	446,268	459,866	459,866	3,420,141
Total Projected Taxes to SD under NCR Proposal (iii)	**$ 272,390**	**$ 280,739**	**$ 288,946**	**$ 290,866**	**$ 301,260**	**$ 304,774**	**$ 312,581**	**$ 319,207**	**$ 323,033**	**$ 900,470**	**$ 645,874**	**$ 1,160,151**	**$ 929,754**	**$ 940,080**	**$ 606,166**	**$ 459,866**	**$ 11,769,497**
Net Annual Increase in School District Taxes (iv = iii - ii)	**$ 117,616**	**$ 121,322**	**$ 129,529**	**$ 131,449**	**$ 137,061**	**$ 140,575**	**$ 148,381**	**$ 150,082**	**$ 153,908**	**$ 731,344**	**$ 471,675**	**$ 985,952**	**$ 755,555**	**$ 760,655**	**$ 426,741**	**$ 280,441**	**$ 6,682,857**

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Authors:	Jeff Anderson, Parks Development & Arts Superintendent Debbie McLaughlin, Parks & Recreation Director
Council Meeting Date:	August 25, 2025
Subject/Legislative Item:	Ordinance No. 29-2025 - An ordinance authorizing the City Manager to enter into contract with Continental Building Company for the renovation of the toddler pool at Devon Pool
Purpose:	To renovate the toddler pool at Devon Pool to better serve recreation needs of younger pool users
Executive Summary:	Legislation authorizes the City Manager to enter a contract with Continental Building Company for the renovation of the toddler pool at Devon Pool

Purpose and Impact

This is an ordinance authorizing the City Manager to enter a contract with Continental Building Company in the amount of $1,694,200 with a 10% contingency of $169,420 for a total amount not to exceed $1,863,620 for the renovation of the toddler pool at Devon Pool. This project was included in the 2025 Capital Improvement Plan with a budget of $1,695,000. This total project cost exceeds that budget amount by about 10%. However, this project has been advertised for bids twice with a significant reduction between the first and second bids. Based on this, staff are recommending proceeding with current low bid.

Note: If needed, an appropriation adjustment will be included with the rest of the mid-year adjustments in separate legislation.

This project will improve Devon Pool by replacing the existing toddler pool with a new one that meets current standards, including a separate filtration system. It will also address current structural concerns with the existing pool.

History

It is believed that the existing toddler pool was constructed in 1973 as part of a renovation of the original Devon Pool which dates to the 1930s. Throughout its history, several maintenance efforts have been made to prolong the life of the Toddler Pool. However, after more than 50 years in service, the Toddler Pool is at the end of its serviceable life.

In 2021, the Mechanical Building at Devon Pool was renovated, including the installation of a new filtration system that services both the main pool and the toddler pool. At that time, the Ohio Department of Health grandfathered in Devon and allowed both bodies to be serviced by the same filtration system. However, current standards require shallow water that is a separate body of water to be on a separate, dedicated filtration system. This renovation will bring the mechanical systems up to current standards. It will also completely replace the pool body and surrounding deck space to meet current accessibility standards and construction codes.

Community Engagement for the new toddler pool began in June of 2024 and included an online survey that received 433 responses. Additionally, City staff were present on site at Devon Pool multiple days in July 2024 along with staff from the Design Consultant, MSA Sport, to talk to patrons and receive their input. These efforts identified the activities that were most important to residents and pool users including shallow open water, shaded lounging areas, age appropriate splash features, zero entry access to water and an area for children under 5 that is separate from the main pool.

MSA Sport developed a detailed design for the renovated toddler pool based on the public input received. The project was initially advertised for public bids on May 2, 2025 utilizing the City's standard process for construction projects. Bids were opened on May 30, 2025 and the City received one response with a base bid amount of $1,983,130. The single bid was received from Continental Building Company.

Following the initial bid, City staff met with MSA Sport to review opportunities to reduce project costs without compromising the overall scope. Efforts focused mainly on updating details of the pool construction and clarifying the schedule requirements to allow greater flexibility. The project was again advertised for bids on July 7, 2025 and bids were opened on July 18, 2025. Once again, a single bid was received from Continental Building Company. The base bid amount on the rebid was $1,622,600, a $360,530 (18%) reduction from the initial bid.

The bid was reviewed by City Staff and MSA Sport and has been determined to be responsive. As part of the post bid review, Continental noted that a significant portion of the savings were due to receiving more competitive bids amongst potential electrical subcontractors. Continental was part of the Construction Management team that completed the Kingsdale Parking Garage and the Bob Crane Community Center. They have performed well on past City projects and should be well qualified to complete the renovation at Devon Pool.

In addition to the base bid, City Staff and MSA Sport are recommending the acceptance of Alternate 2 in the amount of $71,600 which will replace the existing retaining wall the supports the pool. This will ensure that the wall supporting the pool is structurally sound and will support the other improvements that are being performed. Bid alternate 1, to install stairs in the Main Pool at a cost of $208,300 is not recommended to be included due to the overall high cost of this project compared to the budget. This is not a necessary component of the project and, if desired, could be add at another point in time.

Alternatives

An alternative to proceeding with the Continental bid would be to rebid the project once again. However, additional value engineering efforts would likely require a significant reduction in project scope beyond what was recommended based on community engagement efforts. Additionally, rebidding the project would delay it to the point that work would not be able to be completed prior to the 2026 swim season. Based on these factors, as well as the significant reduction seen on the rebid, it is recommended to proceed with the Continental bid.

It is also recommended that this project not be delayed. Proceeding with the project at this time will allow work to begin at the end of the 2025 swim season and be completed prior to the beginning of the 2026 swim season.

Attachments

1.	Ordinance No. 29-2025

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON

STATE OF OHIO

ORDINANCE NO. 29-2025

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH CONTINENTAL BUILDING COMPANY FOR THE RENOVATION OF THE TODDLER POOL AT DEVON POOL

WHEREAS, the existing toddler pool at Devon Pool, constructed in approximately 1973, has reached the end of its serviceable life after more than 50 years of use; and

WHEREAS, the Ohio Department of Health now requires shallow water facilities that are separate bodies of water to have independent filtration systems, and this project will bring the Devon Pool toddler pool into compliance with current standards, as well as meet current accessibility and construction codes; and

WHEREAS, community engagement efforts in 2024 identified key desired features for the toddler pool renovation, including shallow open water, shaded lounging areas, age-appropriate splash features, zero-entry access, and a designated space for children under age five separate from the main pool; and

WHEREAS, following two public bid processes, Continental Building Company submitted the lowest responsive bid of $1,622,600.00, and City Staff and MSA Sport have recommended acceptance of Alternate 2 in the amount of $71,600 for replacement of the retaining wall supporting the pool, for a total contract amount of $1,694,200.00; and

WHEREAS, staff recommend proceeding with awarding the contract to Continental Building Company with a 10% contingency in the amount of $169,420.00, for a total project cost not to exceed $1,863,620.00.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into contract with Continental Building Company in an amount not to exceed $1,863,620.00 which includes a 10-percent contingency, for renovation of the toddler pool at Devon Pool.

SECTION 2. The City Manager, Finance Director, and City Attorney are hereby authorized to take all actions necessary to enter into, implement, and administer the contract, including the execution of all documents and amendments, provided such actions are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.

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614-583-5000 | **upperarlingtonoh.gov**

Authors:	Gary Wilfong, P.E., Public Service Director Aaron Scott, City Engineer
Council Meeting Date:	August 25, 2025
Subject/Legislative Item:	Ordinance No. 30-2025 - An ordinance authorizing the City Manager to make payment to American Electric Power (AEP) for utility relocation services for the Fishinger Road Phase 1 Reconstruction Project
Purpose:	To Facilitate Roadway Improvements
Executive Summary:	This is an ordinance authorizing the City Manager to reimburse American Electric Power for compensable relocation costs associated with the Fishinger Road Phase I Project

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Purpose and Impact

This is an ordinance authorizing the City Manager to make payment to American Electric Power for utility relocation services completed to facilitate the Fishinger Road Phase I reconstruction project in the amount of $271,623.95.

This expenditure is budgeted in the 2025 Capital Improvement Program and accounted for in the infrastructure fund in the amount of $375,000.

History

Capital improvement projects often require the various utilities within the right of way to relocate any of their facilities that conflict with the proposed improvements. These relocation efforts are typically performed at the utilities' cost pursuant to the Ohio Revised Code (ORC) Section 5501.51. However, this section also requires the reimbursement of utilities for their relocation efforts if the utility can evidence an easement interest in the property that it occupies. In the case of the Fishinger Road Phase I project, American Electric Power (AEP) can meet this criterion for a number of their utility poles.

In the late 1920s, the Columbus Railway, Power, & Light Company (predecessor to American Electric Power) obtained easement rights running alongside the right of way of Fishinger Road, which at that time was sixty feet wide. In the 1950s, the right of way for this section of Fishinger Road was expanded (primarily via the "Millwood Addition" plat in 1956 and the "Millwood Addition Extension No. 1" plat in 1959) by an additional ten feet which included the above-mentioned electric easement retained by The Columbus Railway, Power, & Light Company.

The Fishinger Road Phase I project reconstructed the roadway from Tremont Road to Mountview Road which, among other improvements, included complete replacement of the curb & gutter as well as an eight-foot-wide sidewalk along the north side. In various places along the project, AEP-owned poles that were in conflict with the proposed improvements were required to be relocated. Some of these poles were within the easement referenced above. Since this easement pre-dates City ownership of the Right of Way, Upper Arlington is obligated to reimburse American Electric Power pursuant to ORC 5501.51.

Separate from these relocations, AEP is working to move their aerial utility crossings into an underground conduit between Tremont Road and Reed Road to reduce the visual clutter along the corridor. The City committed to addressing the visual clutter early in the design phase of Fishinger Road Phase I, which allowed the City to proactively install this conduit during our construction work. AEP expects to complete this work in August 2025 with the associated invoice to follow in early 2026.

Alternatives

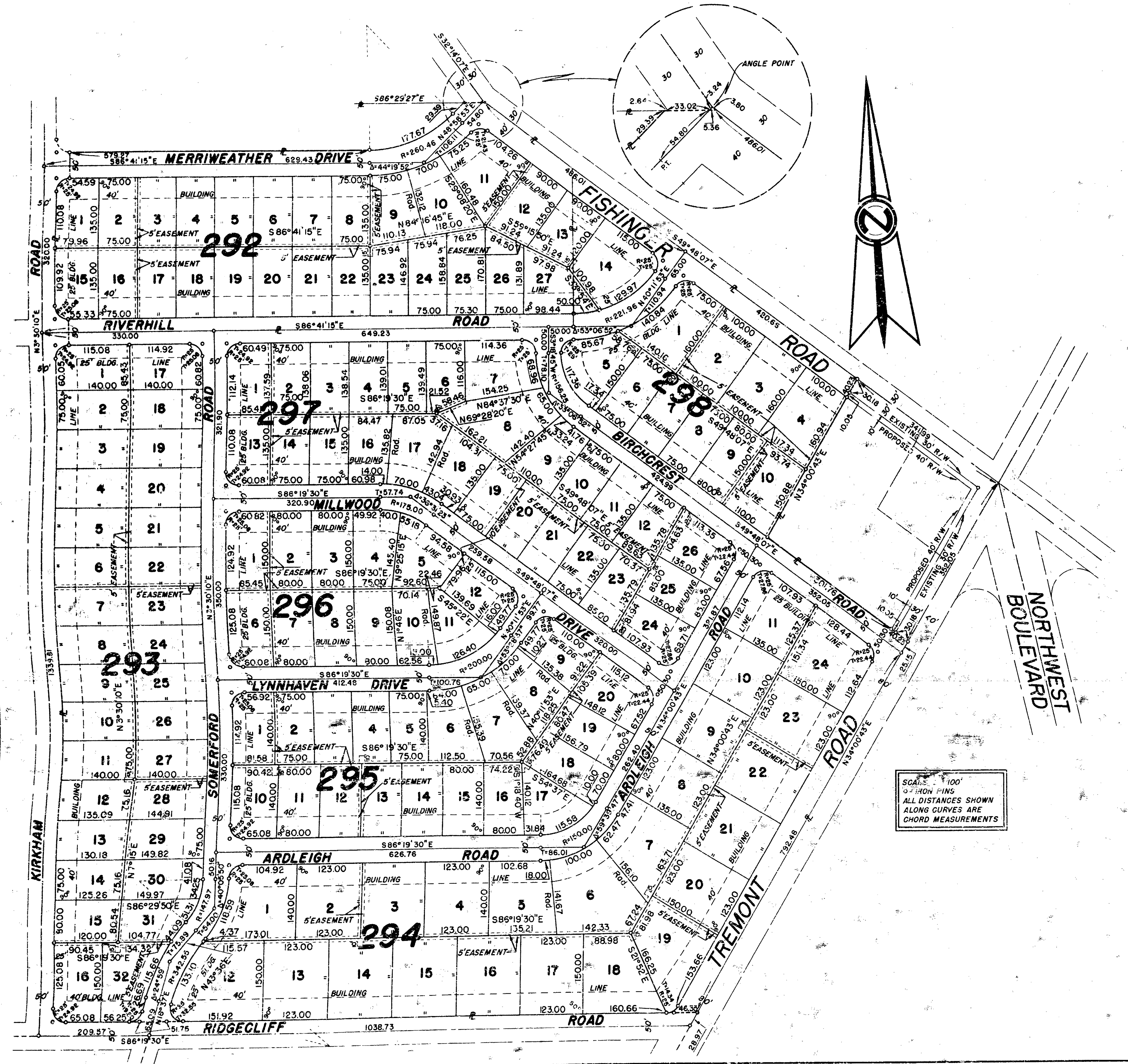
This is an anticipated expense that is included in the Capital Improvement budget and is in line with the requirements listed in the Ohio Revised Code. Declining to authorize this expenditure may result in future project delays should affected utilities become concerned about reimbursement for compensable relocation.

Attachments

1.	Millwood Addition Plat
2.	Millwood Addition Extension No 1 Plat
3.	Ordinance No. 30-2025

MILLWOOD ADDITION

BOOK 27 PAGE 92-B



We, the undersigned, Crumley's Inc., a corporation duly organized and existing under the laws of the State of Ohio, owners of 45.745 acres, and North Mountview, Inc., a corporation duly organized and existing under the laws of the State of Ohio, owners of 8.1802acres, do hereby certify that the annexed plat is a true and correct representation of our subdivision into blocks and lots of the premises above described, being a part of Quarter Township 4, Township I, Range 19, United States Military Lands, City of Upper Arlington, Franklin County, Ohio.

The above mentioned acreages were conveyed by deeds of record in the Recorder's Office, Franklin County, Ohio, as follows:

Total Acreage By Deed	Acreage This Plat	Owned By	Date Of Deed	Deed Book	Page
49.37	45.745	Crumley's Inc.	June 5, 1953	1748	304
9.866	8.1802	North Mountview, Inc.	Aug.9, 1956	1978	296

Crumley's Inc. being the owners of all of the lots, and parts of lots, in said subdivision with the following exceptions which are owned by North Mountview, Inc:

All Lots Nos. I to 12, both inclusive, Block 292.
All Lots Nos. 15 to 26, both inclusive, Block 292.
Parts of Lots Nos. 13, 14 and 27, Block 292.

All Roads and Drives and parts of Roads and Drives shown on the annexed plat and not heretofore dedicated are hereby dedicated to public use as such. Roads, Drives and lot lines are shown in solid black lines; dashed black lines marked *BUILDING LINE* or *BLDG. LINE* indicate the distances houses must be set back from the road or roads. Dashed black lines marked *Easement* indicate the boundaries of easements reserved for public and quasi-public services.

Multiple dwellings are permitted on Lots Nos. I to 24, both inclusive, of Block No. 294, Lots Nos. 10 to 20, both inclusive, of Block No. 295, Lots Nos. 24 to 26, both inclusive, of Block No. 297 and Lots Nos. 4 and 10 of Block No. 298. Only single dwellings with necessary outbuildings may be erected or maintained on all other lots in said subdivision.

IN WITNESS WHEREOF, the said Crumley's Inc., by resolution of its Board of Directors, has caused its corporate name to be signed and its corporate seal to be affixed by J. Foster Crumley, its President and attested by Marilyn Crumley Gilbert, its Secretary, and the said North Mountview, Inc., by resolution of its Board of Directors, has caused its corporate name to be signed and its corporate seal to be affixed by John H. Pace, its President and attested by Paul R. Wolfe, its Secretary, on this 6 day of Dec. A.D. 1956.

Signed and acknowledged in the presence of:	Crumley's Inc.	North Mountview, Inc.
Elliott E. Miller	J. Foster Crumley J. Foster Crumley	John H. Pace John H. Pace
Harry L. Greene (Witnesses to all signatures)	Marilyn Crumley Gilbert Marilyn Crumley Gilbert	Paul R. Wolfe Paul R. Wolfe

STATE OF OHIO, FRANKLIN COUNTY, S.S:

BE IT REMEMBERED, That on this 6 day of Dec. A.D. 1956, before me, the subscriber, a notary public in and for said county, personally came the above named J. Foster Crumley and Marilyn Crumley Gilbert, President and Secretary respectively of said Crumley's Inc., and John H. Pace and Paul R. Wolfe, President and Secretary respectively of said North Mountview Inc., duly authorized by resolutions of their Boards of Directors, on this 5 day of Dec. A.D. 1956, to sign the names of the said corporations to the foregoing dedication of plat and acknowledged the signing and sealing of the same to be their voluntary act and deed as such President and Secretary and the voluntary act and deed of said Corporations, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

December 23, 1958
My Commission expires

Martha Sayers Riedmaier
Notary Public, Franklin County, Ohio.

I hereby certify that I have surveyed and staked the above described premises, prepared the foregoing plat and that said plat is correct.

Harry L. Greene
Harry L. Greene, Reg. Surveyor, No. 4058.

Approved this 7 day of Dec. A.D. 1956.

C. A. Niple
C. A. Niple, City Engineer, Upper Arlington, Ohio.

Approved by the Zoning Commission of the City of Upper Arlington, Ohio this 5 day of Nov. A.D. 1956.

P. Z. Bloser
P. Z. Bloser - Chairman.

Approved and accepted by Ordinance No. 160-56, passed by the City Council, City of Upper Arlington, Ohio, on this 26 day of Nov. A.D. 1956, and the Roads and Drives thereon shown and located within the limits of the City of Upper Arlington, Ohio, and herein dedicated to public use, are hereby accepted as such for this City of Upper Arlington, Franklin County, Ohio.

P. Z. Bloser
P. Z. Bloser, Mayor, City of Upper Arlington, Ohio.

Transferred this 7th day of Dec. A.D. 1956.

Fred C. Dunn
Fred C. Dunn, County Auditor, Franklin County, Ohio.

Filed for record this 7th day of December A.D. 1956.

Gordon F. Serrott
Gordon F. Serrott, Franklin County Recorder.

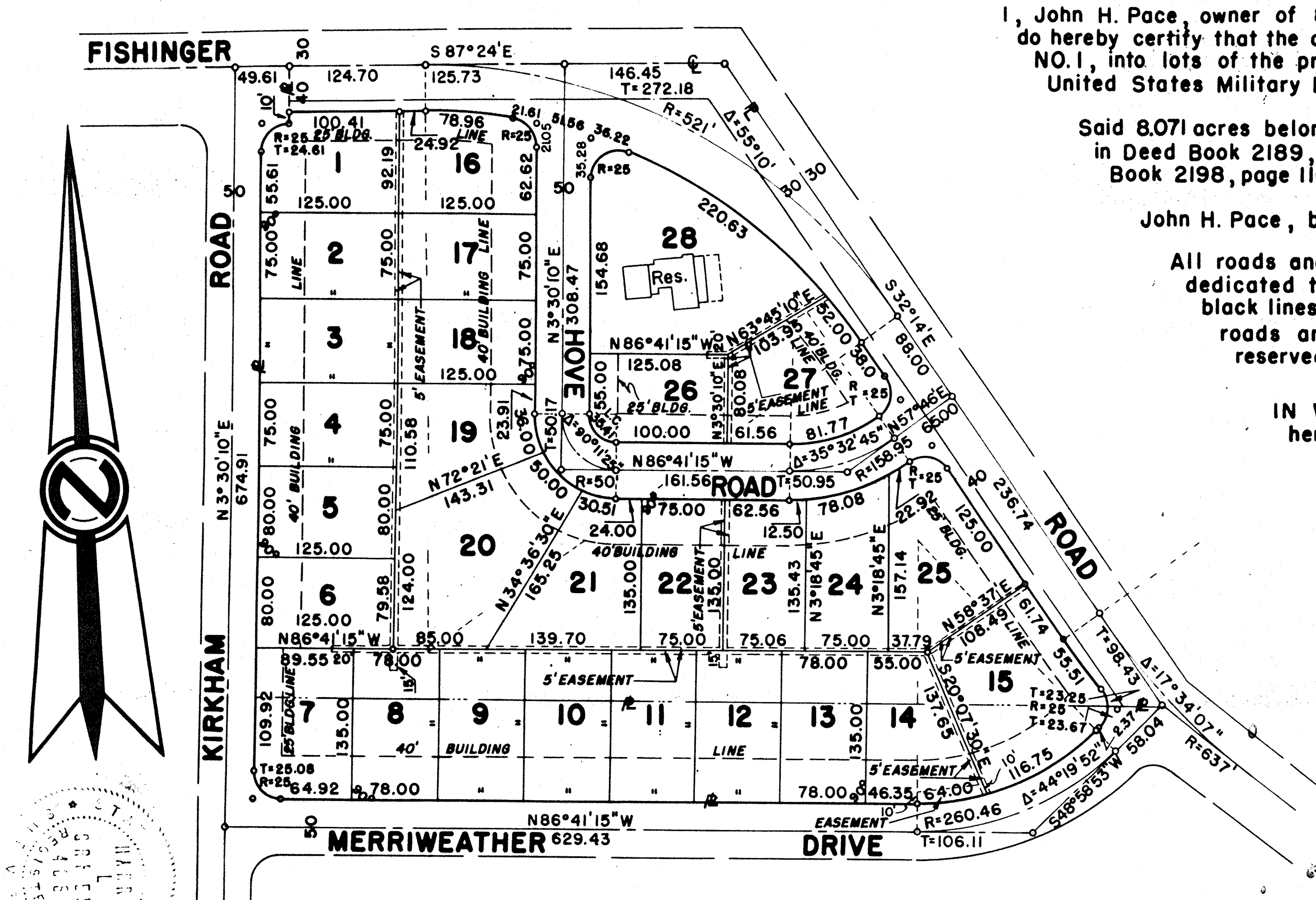
Recorded in PLAT BOOK 27 PAGE 92B on this 10th day of December A.D. 1956.

By Ray Elzey
Ray Elzey, Deputy Recorder.

Instrument No. 8824.
FEE 10.50.

MILLWOOD ADDITION

EXTENSION NO. 1



CURVE MEASUREMENTS ARE CHORD DISTANCES.
SCALE 1" = 100'

I, John H. Pace, owner of 8.071 acres, and 1.4936 acres in the City of Upper Arlington, Franklin County, Ohio, do hereby certify that the annexed plat is a true and correct representation of MILLWOOD ADDITION EXTENSION NO. 1, into lots of the premises above described, being parts of Quarter Township 4, Township 1, Range 19, United States Military Lands.

Said 8.071 acres belonging to John H. Pace being conveyed to him by deed dated June 18, 1959 and recorded in Deed Book 2189, page 622, and said 1.4936 acres by deed dated July 30, 1959 and recorded in Deed Book 2198, page 116, Recorder's Office, Franklin County, Ohio.

John H. Pace, being the owner of all Lots Nos. 1 to 28, both Nos. inclusive.

All roads and drives shown on the attached plat and not heretofore dedicated are hereby dedicated to public use as such. Roads and lot lines are shown in solid black lines; dashed black lines marked *BUILDING LINE*, indicate the distances houses must be set back from the roads and drives. Dashed black lines marked *Easement* indicate the boundaries of easements reserved for public and quasi-public services.

IN WITNESS WHEREOF, the said John H. Pace and Gertrude M. Pace, his wife, have hereunto signed their names this 13 day of August A.D. 1959.

Signed and acknowledged in the presence of:

Elliott E. Miller — John H. Pace
John H. Pace

Paul Roy Wolfe — Gertrude M. Pace
(Witnesses to all signatures) — Gertrude M. Pace

STATE OF OHIO, FRANKLIN COUNTY, S.S.
BE IT REMEMBERED, That on this 13 day of August A.D. 1959, before me, the subscriber, a notary public in and for said county, personally came the above named John H. Pace and Gertrude M. Pace, his wife, to sign the foregoing dedication of plat, and ackowledged the signing of the same to be their voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

My commission expires 2-10-1962.
Paul Roy Wolfe
Notary Public, Franklin County, Ohio.

I hereby certify that I have surveyed and staked the above described premises, prepared the foregoing plat and that said plat is correct.

Harry L. Greene
Harry L. Greene, Reg. Surveyor, No. 4058.

Approved this 13 day of August A.D. 1959.

Ben K. Bare
Ben K. Bare, City Engineer, Upper Arlington, Ohio.

Approved by the Zoning Commission of the City of Upper Arlington, Ohio, this 3 day of August A.D. 1959.

Warren C. Armstrong
Warren C. Armstrong - Chairman.

Approved and accepted by Ordinance No. 95-59, passed by the City Council, City of Upper Arlington, Ohio, on this 24 day of August A.D. 1959, and the roads and drives thereon shown and located within the limits of the City of Upper Arlington, Ohio, and herein dedicated to public use, are hereby accepted as such for this City of Upper Arlington, Franklin County, Ohio.

Warren C. Armstrong
Warren C. Armstrong, Mayor, City of Upper Arlington.

Transferred this 31 day of Aug. A.D. 1959.

Fred C. Dunn
Fred C. Dunn, Franklin County Ohio Auditor.

Filed for record this 31st day of AUGUST A.D. 1959.

James A. Schaefer
James A. Schaefer Jr., Franklin County Recorder.

Recorded in *PLAT BOOK NO.* 25 *Pg.* 112 on this 1st day of September A.D. 1959.

FEE $5.25.

INSTRUMENT NO. 7950.

By Ray Elzey
Ray Elzey, Deputy Recorder.

99

Harry Greene
8/30/59

RECORD OF ORDINANCES
CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 30-2025

TO AUTHORIZE THE CITY MANAGER TO MAKE PAYMENT TO AMERICAN ELECTRIC POWER (AEP) FOR UTILITY RELOCATION SERVICES FOR THE FISHINGER ROAD PHASE 1 RECONSTRUCTION PROJECT

WHEREAS, capital improvement projects often require utilities within the public right-of-way to relocate facilities that conflict with proposed improvements; and

WHEREAS, under Ohio Revised Code Section 5501.51, relocation is typically at the utility's expense unless the utility holds an easement interest, in which case reimbursement is required; and

WHEREAS, American Electric Power (AEP) demonstrated easement rights for certain poles within the Fishinger Road Phase 1 Reconstruction Project area, originally granted in the late 1920s, to the Columbus Railway, Power & Light Company (AEP's predecessor) and retained through right-of-way expansions in the 1950s; and

WHEREAS, the project, extending from Tremont Road to Mountview Road, included full roadway reconstruction, curb and gutter replacement, and installation of an eight-foot-wide sidewalk along the north side, requiring relocation of AEP-owned poles within the easement; and

WHEREAS, AEP has completed the relocation work at a total cost of $271,623.95, with funding provided in the 2025 Capital Improvement Program and budgeted in the Infrastructure Fund.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to make payment to American Electric Power (AEP) in the amount of $271,623.95 for utility relocation services for the Fishinger Road Phase 1 Reconstruction Project pursuant to Ohio Revised Code Section 5501.51.

SECTION 2. The City Manager, Finance Director, and City Attorney are hereby authorized to take all actions necessary to enter into, implement, and administer the contract, including the execution of all documents and amendments, provided such actions are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5000 | **upperarlingtonoh.gov**

Authors:	Gary Wilfong, P.E., Public Service Director Aaron Scott, City Engineer
Council Meeting Date:	August 25, 2025
Subject/Legislative Item:	Ordinance No. 31-2025 - An ordinance authorizing the City Manager to enter into contract with Double Z Construction for construction-related services for the 2025 Hydrant Replacement Project
Purpose:	To Maintain and Improve the Water and Roadway System
Executive Summary:	Legislation authorizes the City Manager to enter into a contract with Double Z Construction for construction-related services for the 2025 Hydrant Replacement project.

Purpose and Impact

This is an ordinance authorizing the City Manager to enter into contract with Double Z Construction in the amount of $212,217.50 for the 2025 Hydrant Replacement Construction project. On Monday, July 28th, 2025, the City received bids for the project from two (2) contractors. The results are summarized below:

Contractor	Base Bid
Double Z Construction	**$192,925.00**
John Eramo & Sons	$276,500.00
Engineer's Estimate	**$186,600.00**

The amount included in the 2025 Capital Improvement Program budget for this project is $220,000. Including the 10% contingency, the total contract price is under budget at $212,217.50. Staff recommends that the contract be awarded to Double Z Construction as the submitted bid was the lowest and under budget.

History

The Hydrant Replacement Project was added to the CIP and Budget in 2024 after the City was notified that Kennedy Valve Company, the producer of the Kennedy-brand hydrants, would no longer be producing repair parts for certain styles of Kennedy hydrants. Comparing these styles of hydrants to our inventory, staff identified 952 hydrants whose repair parts have been discontinued. The Annual Hydrant Replacement Project was created to start the slow process of replacing these hydrants.

During the 2024 budget season, staff received clear feedback from City Council that this annual project should be accompanied by a plan to guide where these replacements would take place. Staff have laid out a straightforward plan to determine which hydrants are replaced each year.

At the outset of each year, the Engineering Division will coordinate with the Public Works and Fire divisions to compile a list of all Kennedy hydrants which are currently out of service. After accounting for out-of-service hydrants, staff will start at the south end of the City and include as many additional Kennedy hydrants as can be fit in the remaining project budget. This approach allows us to address those that are out of service while also giving the contractor a number of hydrants in the same geographic area to increase efficiency. Any hydrant that is removed will have its usable parts removed to continue repairs on our remaining Kennedy hydrants. This project will be coordinated with our annual waterline replacement projects to ensure there is no duplication of work.

This is part of the 2025 Capital Improvement Program, CIP. More information on the overall 2025 CIP can be found on the city's GIS system here.

Alternatives

As an alternative, the city can choose not to authorize the City Manager to enter into contract with Double Z Construction for this project. This will delay the replacement of our Kennedy hydrants and strain our existing replacement parts inventory.

Attachments

1.	Ordinance No. 31-2025

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 31-2025

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH DOUBLE Z CONSTRUCTION FOR CONSTRUCTION-RELATED SERVICES FOR THE 2025 HYDRANT REPLACEMENT PROJECT

WHEREAS, the Hydrant Replacement Project was initiated after the City was notified that Kennedy Valve Company would no longer produce repair parts for certain styles of Kennedy hydrants, with 952 hydrants in the City's inventory affected; and

WHEREAS, in response to City Council's directive during the 2024 budget process, staff developed an annual replacement plan to prioritize hydrants that are currently out of service, beginning at the south end of the City, and replacing as many additional affected hydrants as budget allows, while salvaging usable parts and coordinating with annual waterline replacement projects to avoid duplication of work; and

WHEREAS, on July 28, 2025, the City received two bids for the 2025 Hydrant Replacement Project, with Double Z Construction submitting the lowest and best bid of $192,925.00; and

WHEREAS, staff recommends proceeding with awarding the contract to Double Z Construction as the lowest and best bid, with funding for this project provided in the 2025 Capital Improvement Program.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into contract with Double Z Construction in an amount not to exceed $212,217.50, which includes a 10-percent contingency, for construction-related services for the 2025 Hydrant Replacement Project.

SECTION 2. The City Manager, Finance Director, and City Attorney are hereby authorized to take all actions necessary to enter into, implement, and administer the contract, including the execution of all documents and amendments, provided such actions are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.

Monthly Financial Report
As of July 2025

General Fund (101)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Income Tax	$ 34,595,400	$ 34,595,400	$ 21,509,391	$ 23,113,094	$ 1,603,703	7.46%
Real & Personal Property Tax	10,230,600	10,230,600	5,115,300	5,373,655	258,355	5.05%
All Other Operating Revenues	14,137,400	14,137,400	8,206,583	9,239,233	1,032,650	12.58%
Transfers/Advances In	10,052,500	10,052,500	1,520,221	7,608,198	-	0.00%
Total Revenues and Other Sources	69,015,900	69,015,900	36,351,495	45,334,180	2,894,708	**7.96%**
Obligations:						
Police Division	12,262,800	12,262,800	7,664,250	7,476,779	187,471	2.45%
Fire Division	12,519,900	12,519,900	7,372,515	6,425,678	946,837	12.84%
Board of Health	400,000	400,000	393,566	393,566	-	0.00%
Parks and Recreation	8,383,300	8,426,600	4,757,082	4,330,171	426,911	8.97%
Community Development	1,563,300	1,579,300	1,108,858	857,623	251,235	22.66%
Public Service Administration	1,397,800	1,502,800	939,460	823,871	115,589	12.30%
Public Works	1,700,400	1,670,400	844,513	783,089	61,424	7.27%
City Manager	2,087,400	2,187,400	1,156,527	1,114,718	41,809	3.62%
City Attorney	983,700	1,053,700	542,096	464,768	77,328	14.26%
City Clerk	334,800	330,200	151,342	134,619	16,723	11.05%
City Council	208,900	237,400	138,483	110,897	27,586	19.92%
Finance	1,638,800	1,638,800	1,032,267	881,688	150,579	14.59%
Facilities Maintenance	4,818,400	4,818,400	3,738,954	3,202,373	536,581	14.35%
Information Technology	2,522,200	2,522,200	1,536,000	1,405,338	130,662	8.51%
General Administration	3,800,600	3,800,600	2,299,487	1,921,801	377,686	16.42%
Transfers/Advances Out	10,624,300	18,943,400	17,984,931	17,984,931	-	0.00%
Total Obligations	65,246,600	73,893,900	51,660,331	48,311,910	3,348,421	**6.48%**
Excess of Revenue and Other Sources over Obligations:	3,769,300	(4,878,000)	(15,308,836)	(2,977,730)		
Total Beginning Fund Balance	34,761,336	34,761,336	34,761,336	34,761,336		
Anticipated Appropriation Lapses	1,415,000	1,415,000	1,415,000	-		
Total Ending Fund Balance	**$ 39,945,636**	**$ 31,298,336**	**$ 20,867,500**	**$ 31,783,606**	**$ 10,916,106**	**52.31%**

Capital Asset Management Fund (102)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Income Tax	$ 13,453,700	$ 13,928,200	$ 8,364,763	$ 8,989,114	$ 624,351	7.46%
Total Revenues and Other Sources	**13,453,700**	**13,928,200**	**8,364,763**	**8,989,114**	**624,351**	**7.46%**
Obligations						
Transfers/Advances Out	9,776,200	9,776,200	3,666,955	3,666,955	303,631	0.00%
Total Obligations	**9,776,200**	**9,776,200**	**3,666,955**	**3,666,955**	**303,631**	**0.00%**
Excess of Revenue and Other Sources over Obligations:	3,677,500	4,152,000	4,697,808	5,322,159		
Beginning Fund Balance	20,368,117	20,368,117	20,368,117	20,368,117		
Ending Fund Balance	**$ 24,045,617**	**$ 24,520,117**	**$ 25,065,925**	**$ 25,690,276**	**$ 624,351**	**2.49%**

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Capital Equipment Fund (106)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Real & Personal Property Tax	$ 1,312,400	$ 1,312,400	$ 656,200	$ 685,361	$ 29,161	4.44%
Homestead & Rollbacks	173,500	173,500	86,750	84,951	(1,799)	-2.07%
Transfers In	500,000	500,000	500,000	500,000	-	0.00%
Total Revenues and Other Sources	**1,985,900**	**1,985,900**	**1,258,768**	**1,286,130**	**27,362**	**0.00%**
Obligations						
Capital Equipment	2,548,300	2,548,300	2,306,052	2,306,052	-	0.00%
Total Obligations	**2,548,300**	**2,548,300**	**2,306,052**	**2,306,052**	**-**	**0.00%**
Excess of Revenue and Other Sources over Obligations:	(562,400)	(562,400)	(1,047,284)	(1,019,922)		
Beginning Fund Balance	1,208,768	1,208,768	1,208,768	1,208,768		
Ending Fund Balance	**$ 646,368**	**$ 646,368**	**$ 161,484**	**$ 188,846**	**$ 27,362**	**16.94%**

Street Maintenance and Repair Fund (207)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Gasoline Taxes	$ 1,800,000	$ 1,800,000	$ 1,016,449	$ 1,068,352	$ 51,903	5.11%
Motor Vehicle License Taxes	450,000	450,000	267,146	260,684	(6,462)	-2.42%
All Other Operating Revenues	138,000	138,000	29,167	39,348	10,181	34.91%
Total Revenues and Other Sources	**2,388,000**	**2,388,000**	**1,312,762**	**1,368,384**	**55,622**	**4.24%**
Obligations						
Public Service Administration	1,129,200	1,129,200	659,967	568,777	91,190	13.82%
Public Works	1,582,700	1,582,700	988,077	866,839	121,238	12.27%
Total Obligations	**2,711,900**	**2,711,900**	**1,648,044**	**1,435,616**	**212,428**	**12.89%**
Excess of Revenue and Other Sources over Obligations:	(323,900)	(323,900)	(335,282)	(67,232)		
Beginning Fund Balance	1,927,174	1,927,174	1,927,174	1,927,174		
Ending Fund Balance	**$ 1,603,274**	**$ 1,603,274**	**$ 1,591,892**	**$ 1,859,942**	**$ 268,050**	**16.84%**

Bonded Improvement Fund (402)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Sale of Bonds and Notes	$ 19,973,700	$ -	$ -	$ -	$ -	0.00%
All Other Operating Revenues	475,000	475,000	277,083	422,179	145,096	52.37%
Total Revenues and Other Sources	**20,448,700**	**475,000**	**277,083**	**422,179**	**145,096**	**52.37%**
Obligations						
Capital Improvements	500,000	500,000	356,239	356,239	-	0.00%
Total Obligations	**500,000**	**500,000**	**356,239**	**356,239**	**-**	**0.00%**
Excess of Revenue and Other Sources over Obligations:	19,948,700	(25,000)	(79,156)	65,940		
Beginning Fund Balance	7,509,727	7,509,727	7,509,727	7,509,727		
Ending Fund Balance	**$ 27,458,427**	**$ 7,484,727**	**$ 7,430,571**	**$ 7,575,667**	**$ 145,096**	**1.95%**

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Infrastructure Improvement Fund (404)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
All Other Operating Revenues	$ 6,700,000	$ 15,019,000	$ 9,159,765	$ 9,159,765	$ -	0.00%
Transfers/Advances In	5,750,000	14,069,100	14,069,100	14,069,100	-	0.00%
Total Revenues and Other Sources	12,450,000	29,088,100	23,228,865	23,228,865	-	**0.00%**
Obligations						
Capital Improvements	9,986,900	18,306,000	10,818,404	10,818,404	-	0.00%
Transfers/Advances Out	6,100,000	6,100,000	6,087,977	6,087,977	-	0.00%
Total Obligations	**16,086,900**	**24,406,000**	**16,906,381**	**16,906,381**	**-**	**0.00%**
Excess of Revenue and Other Sources over Obligations:	(3,636,900)	4,682,100	6,322,484	6,322,484		
Beginning Fund Balance	5,549,699	5,549,699	5,549,699	5,549,699		
Ending Fund Balance	**$ 1,912,799**	**$ 10,231,799**	**$ 11,872,183**	**$ 11,872,183**	**$ -**	**0.00%**

Solid Waste Management Fund (710)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 1,900,000	$ 1,900,000	$ 1,342,639	$ 1,342,639	$ -	0.00%
All Other Operating Revenues	45,000	45,000	26,250	61,201	34,951	133.15%
Transfers/Advances In	2,000,000	2,000,000	2,000,000	2,000,000	-	-
Total Revenues and other sources	**3,945,000**	**3,945,000**	**3,368,889**	**3,403,840**	**34,951**	**1.04%**
Obligations						
Public Works	4,134,100	4,134,100	4,170,439	3,930,945	239,494	5.74%
Total Obligations	**4,134,100**	**4,134,100**	**4,170,439**	**3,930,945**	**239,494**	**5.74%**
Excess of Revenue and Other Sources over Obligations:	(189,100)	(189,100)	(801,550)	(527,105)		
Beginning Fund Balance	1,534,635	1,534,635	1,534,635	1,534,635		
Ending Fund Balance	**$ 1,345,535**	**$ 1,345,535**	**$ 733,085**	**$ 1,007,530**	**$ 274,445**	**37.44%**

Water Surcharge Fund (720)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 855,000	$ 855,000	$ 403,959	$ 449,704	$ 45,745	11.32%
Total Revenues and other sources	**855,000**	**855,000**	**403,959**	**449,704**	**45,745**	**11.32%**
Obligations						
Public Works	490,700	490,700	390,890	386,335	4,555	1.17%
Capital Equipment	10,000	10,000	-	-	-	0.00%
Capital Improvements	246,000	246,000	-	-	-	0.00%
Transfers Out (including intra-city services)	99,900	99,900	19,637	19,637	-	0.00%
Total Obligations	**846,600**	**846,600**	**410,527**	**405,972**	**4,555**	**1.11%**
Excess of Revenue and Other Sources over Obligations:	8,400	8,400	(6,568)	43,732		
Beginning Fund Balance	1,778,865	1,778,865	1,778,865	1,778,865	-	
Prior Year Lapsed Encumbrances	-	-	-	-		
Ending Fund Balance	**$ 1,787,265**	**$ 1,787,265**	**$ 1,772,297**	**$ 1,822,597**	**$ 50,300**	**2.84%**

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Sanitary Sewer Surcharge Fund (730)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 1,333,000	$ 1,333,000	$ 668,680	$ 744,635	$ 75,955	11.36%
All Other Operating Revenues	1,500	1,500	1,500	2,384	884	58.93%
Total Revenue	**1,334,500**	**1,334,500**	**670,180**	**747,019**	**76,839**	**11.47%**
Obligations						
Public Works	1,214,000	1,214,000	698,869	570,438	128,431	18.38%
Capital Equipment	13,000	13,000	-	-	-	0.00%
Capital Improvements	315,000	315,000	-	-	-	0.00%
Transfers Out (including intra-city services)	27,600	27,600	13,811	13,811	-	0.00%
Total Obligations	**1,569,600**	**1,569,600**	**712,680**	**584,249**	**128,431**	**18.02%**
Excess of Revenue and Other Sources over Obligations:	(235,100)	(235,100)	(42,500)	162,770		
Beginning Fund Balance	2,831,202	2,831,202	2,831,202	2,831,202		
Ending Fund Balance	**$ 2,596,102**	**$ 2,596,102**	**$ 2,788,702**	**$ 2,993,972**	**$ 205,270**	**7.36%**

Stormwater Management Fund (740)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 753,000	$ 753,000	$ 688,373	$ 638,047	$ (50,326)	-7.31%
Investment Earnings	70,000	70,000	35,000	62,584	27,584	78.81%
Miscellaneous income	-	-	-	6,027	6,027	100.00%
Total Revenues and other sources	**823,000**	**823,000**	**723,373**	**706,658**	**(16,715)**	**-2.31%**
Obligations						
Public Works	690,000	690,000	381,046	357,144	23,902	6.27%
Capital Equipment	470,000	470,000	103,287	103,287	-	0.00%
Capital Improvements	449,800	449,800	-	-	-	0.00%
Transfers Out (including intra-city services)	77,600	77,600	18,100	18,100	-	0.00%
Total Obligations	**1,687,400**	**1,687,400**	**502,433**	**478,531**	**23,902**	**4.76%**
Excess of Revenue and Other Sources over Obligations:	(864,400)	(864,400)	220,940	228,127		
Beginning Fund Balance	2,987,559	2,987,559	2,987,559	2,987,559		
Ending Fund Balance	**$ 2,123,159**	**$ 2,123,159**	**$ 3,208,499**	**$ 3,215,686**	**$ 7,187**	**0.22%**

Swimming Pool Fund (750)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	$ 1,013,800	$ 1,013,800	$ 950,056	$ 831,286	$ (118,770)	-12.50%
Transfers/Advances In	300,000	300,000	300,000	300,000	-	0.00%
Total Revenues and other sources	**1,313,800**	**1,313,800**	**1,250,056**	**1,131,286**	**(118,770)**	**-9.50%**
Obligations						
Parks and Recreation	1,140,600	1,140,600	653,058	621,509	31,549	4.83%
Total Obligations	**1,140,600**	**1,140,600**	**653,058**	**621,509**	**31,549**	**4.83%**
Excess of Revenue and Other Sources over Obligations:	173,200	173,200	596,998	509,777		
Beginning Fund Balance	397,663	397,663	397,663	397,663		
Ending Fund Balance	**$ 570,863**	**$ 570,863**	**$ 994,661**	**$ 907,440**	**$ (87,221)**	**-8.77%**

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Statement of Receipts and Disbursements (cash basis rounding)

Fund	Beginning Balance	Year to Date & Transfer In	Year to Date & Transfer Out	Ending Balance	Percentage Change
General	$ 43,870,708	$ 45,334,180	$ 45,746,047	$ 43,458,841	-0.9%
Capital Asset Management	24,410,352	8,989,115	3,666,956	29,732,511	21.8%
Police Pension	1,499,760	462,187	285,346	1,676,601	11.8%
Fire Pension	1,499,759	462,187	285,345	1,676,601	11.8%
Self Insurance	1,084,300	35,936	10,659	1,109,577	2.3%
Capital Equipment	1,720,307	1,286,130	1,872,258	1,134,179	-34.1%
Police & Fire Pension	1,422,653	789,384	949,530	1,262,507	-11.3%
Technology Fund	425,843	56,077	391,982	89,938	-78.9%
Street Maintenance and Repair Fund	1,965,631	1,368,384	1,231,432	2,102,583	7.0%
EMS Billing Fund	1,691,000	749,721	117,414	2,323,307	37.4%
Law Enforcement	2,739,032	76,658	145,894	2,669,796	-2.5%
Tree Planting Fund	92,965	13,800	-	106,765	14.8%
Enforcement Education	20,650	325	-	20,975	1.6%
Mayor's Court Computer	45,728	3,666	-	49,394	8.0%
Mayor's Court Special Project	171,505	9,635	4,335	176,805	3.1%
Local Fiscal Recovery Fund	2,192,062	-	718,770	1,473,292	-32.8%
OneOhio Opioid Fund	141,353	21,908	6,400	156,861	11.0%
Economic Development	2,078,781	2,500,000	9,676	4,569,105	119.8%
Arlington Centre TIF Fund	116,976	12,879	16,145	113,710	-2.8%
Tremont Road TIF Fund	18,760	20,267	228	38,799	106.8%
Lane Avenue Mixed Use TIF Fund	738,355	517,967	335,769	920,553	24.7%
Lane Avenue TIF Fund	304,986	30,798	75,547	260,237	-14.7%
Arlington Crossing TIF Fund	1,068,524	70,600	126,139	1,012,985	-5.2%
Horizon TIF Fund	1,053,912	242,197	253,752	1,042,357	-1.1%
Kingsdale West TIF Fund	395,386	28,962	327	424,021	7.2%
Kingsdale CORE TIF Fund	668,801	1,510,486	878,395	1,300,892	94.5%
Civil Service	60,960	-	10,280	50,680	-16.9%
Riverside North TIF Fund	19,946	1,446	16	21,376	7.2%
Riverside South TIF Fund	224,430	22,430	253	246,607	9.9%
W. Lane Northwest TIF Fund	22,542	9,058	103	31,497	39.7%
Lane II TIF Fund	1,265,563	653,783	438,462	1,480,884	17.0%
Kingsdale Center TIF Fund	30,032	171,466	472,777	(271,279)	-1003.3%
Gateway TIF Fund	39,409	884,397	434,218	489,588	1142.3%
Neighborhood Lighting Utility	318,423	60,212	9,048	369,587	16.1%
Clerk of Courts Fund	21,343	4,759	-	26,102	22.3%
UA Visitor's Bureau Fund	572,453	71,452	50,001	593,904	3.7%
General Bond Retirement	315,716	4,187,785	4,240,577	262,924	-16.7%
Bonded Improvements	13,072,564	422,181	3,445,440	10,049,305	-23.1%
Infrastructure Improvement Fund	25,102,125	23,228,866	23,353,465	24,977,526	-0.5%
Estate Tax Fund	85	-	-	85	0.0%
Community Fiber Optic Fund	352,606	263,916	71,037	545,485	54.7%
Employee Benefit	2,014,911	2,948,480	3,141,659	1,821,732	-9.6%
BWC Administration Fund	1,340,044	211,303	178,012	1,373,335	2.5%
Solid Waste Management	1,919,144	3,403,840	2,304,923	3,018,061	57.3%
Water Surcharge	1,952,948	449,704	291,488	2,111,164	8.1%
Sanitary Sewer Surcharge	3,532,735	747,019	793,056	3,486,698	-1.3%
Stormwater Management	3,301,276	706,658	660,644	3,347,290	1.4%
UA Swimming Pools	397,663	1,131,286	553,182	975,767	145.4%
Unclaimed Funds	8,491	713	-	9,204	8.4%
Revolving Fund	53,814	841,588	807,736	87,666	62.9%
Construction Withholding	3,108,854	278,090	2,799,014	587,930	-81.1%
Payroll Clearing Fund	330,833	19,320,786	19,308,624	342,995	3.7%
Totals (ROUNDED)	**$ 150,816,999**	**$ 124,614,666**	**$ 120,492,360**	**$ 154,939,305**	***ROUNDED TOTALS***

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Income Tax Comparisons

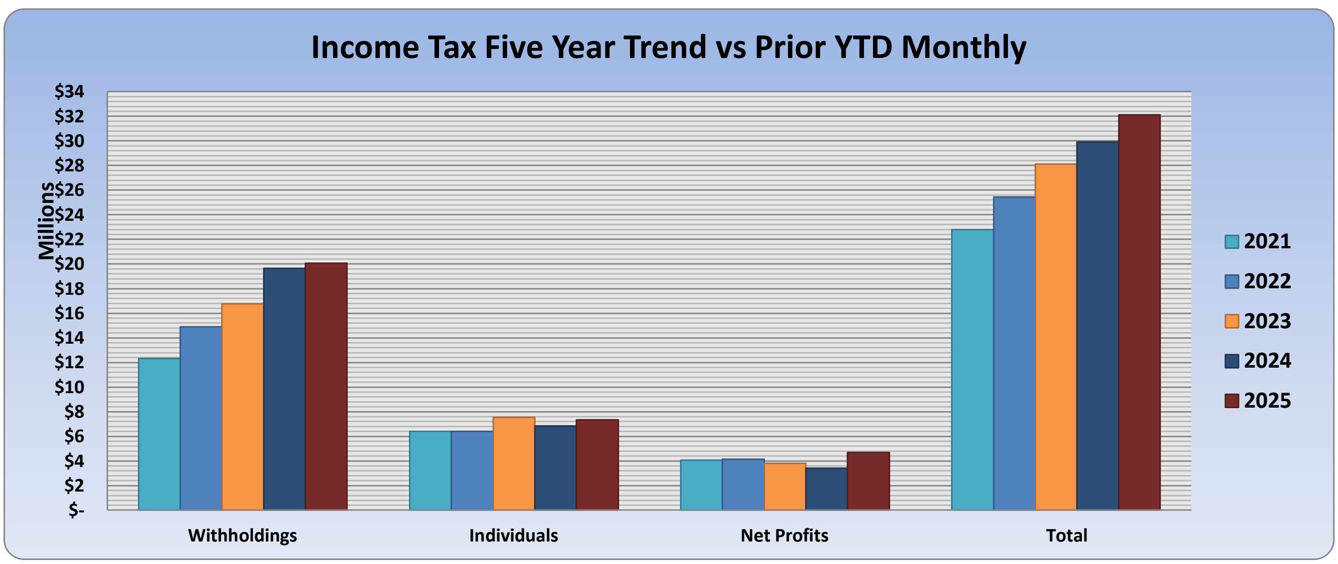
	Projections	Year to date	Difference	% Difference
Withholdings	$ 18,363,481	$ 20,068,220	$ 1,704,739	9.28%
Individuals	7,446,112	7,347,086	(99,026)	-1.33%
Net Profits	4,064,561	4,686,902	622,341	15.31%
Total	$ 29,874,154	$ 32,102,208	$ 2,228,054	**7.46%**

Income Tax Five Year Comparison

	2021	2022	2023	2024	2025
Withholdings	$ 12,334,015	$ 14,888,424	$ 16,773,971	$ 19,640,614	$ 20,068,220
Individuals	6,397,430	6,408,361	7,544,024	6,850,318	7,347,086
Net Profits	4,059,901	4,135,834	3,805,026	3,414,860	4,686,902
Total	$ 22,791,346	$ 25,432,619	$ 28,123,021	$ 29,905,792	$ 32,102,208

Percentage Increase (Decrease) From Prior Year

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Withholdings	13.75%	20.71%	12.66%	17.09%	2.18%
Individuals	124.13%	0.17%	17.72%	-9.20%	7.25%
Net Profits	65.08%	1.87%	-8.00%	-10.25%	37.25%
Total	41.06%	11.59%	10.58%	6.34%	**7.34%**



Interest & Investment Income
Jul-25

General Investments	Beginning Balance	Purchased	Matured/Sold	Deposited/Withdrawn	Investment Acct.	Ending Balance
Municipal Securities	4,102,786.00					$ 4,102,786.00
Corporate / General Investments	10,927,451.18					$ 10,927,451.18
Federal Agency	54,240,065.17	1,983,993.00	(2,988,055.50)			$ 53,236,002.67
US Government Bonds	24,749,024.10	1,500,000.00				$ 26,249,024.10
Total Bonds	$ 94,019,326.45	$ 3,483,993.00	$ (2,988,055.50)	$ -	$ -	$ 94,515,263.95
Short Term Fixed Maturity Commercial Paper	-					$ -
Other Assets (Savings Cert - Market Traded)	$ 3,439,988.55					$ 3,439,988.55
Bond and Investments:						
CIP Bonds						
Federal Agency	-					$ -
Corporate / General Investments	-					$ -
Short Term Fixed Maturity Commercial Paper	-					$ -
US Government Bonds	-					$ -
Total Bonds & Investments	$ 97,459,315.00	$ 3,483,993.00	$ (2,988,055.50)	$ -	$ -	$ 97,955,252.50
Money Markets: General	382,858.12	(3,483,993.00)	2,990,517.61		206,390.20	$ 95,772.93
CIP Bonds	0.00					$ 0.00
Total Money Markets	$ 382,858.12	$ (3,483,993.00)	$ 2,990,517.61	$ -	$ 206,390.20	$ 95,772.93
Star Ohio: General Investment	39,789,063.12	1,364,002.19			154,179.79	$ 41,307,245.10
Bond Proceeds	6,390,246.55			(69,177.92)	24,023.52	$ 6,345,092.15
Federal ARPA (Gen. Inv.)	1,324,018.77			(4,922.09)	5,001.62	$ 1,324,098.30
Gateway	995,905.22				3,771.62	$ 999,676.84
Kingsdale	234,905.86				889.62	$ 235,795.48
Community Center	2,573,300.14			(1,111,657.71)	6,898.28	$ 1,468,540.71
Office (Comm. Center)	1,333,612.18			(178,244.47)	4,594.05	$ 1,159,961.76
Total STAR Ohio	$ 52,641,051.84	$ 1,364,002.19	$ -	$ (1,364,002.19)	$ 199,358.50	$ 52,840,410.34
Total Investments	$ 150,483,224.96	$ 1,364,002.19	$ 2,462.11	$ (1,364,002.19)	$ 405,748.70	$ 150,891,435.77
NW Huntington Bank	$ 2,026,390.00					$ 4,047,874.78
Total Cash & Investments	$ 152,509,614.96					$ 154,939,310.55

ITEMS PURCHASED BETWEEN $25,000 & $150,000 JULY 2025

DATE	VENDOR	DESCRIPTION	AMOUNT
7/7/25	Mr. B's Cleaning Service	Custodial Services for City Buildings	$90,000.00
7/8/25	Legat Architects	Design for Fancyburg Park	$66,360.00
7/11/25	BNtelligence	AI Sewer Coding	$43,496.00
7/15/25	Bricker and Graydon	National Church Residences Dev & TIF	$30,000.00
7/21/25	Color Consultants	Street Light Pole Painting	$27,020.00
7/22/25	Howell Rescue Systems	Battery Operated Hydraulic Rescue Tools	$69,936.00
7/23/25	Insight Public Sector	PC Replacements	$52,702.21

QUALITY BASED SELECTION CONSULTANTS – JULY 2025

DATE	VENDOR	DESCRIPTION	AMOUNT
None			

NOTIFICATION OF CHANGE ORDERS: NON-CONSTRUCTION, CITY MANAGER APPROVAL JULY 2025

DATE	VENDOR	DESCRIPTION	CHANGE ORDER AMOUNT	New Total
7/31/26	Environment Control	Additional Cleaning Services at the BCCC	$14,300.00	$250,820.00

GRANTS JULY 2025

DATE	ORGANIZATION	DESCRIPTION	AMOUNT
None			

Authors: James Russell, Economic Analyst

Council Meeting Date: August 25, 2025

Subject/Legislative Item: Ordinance No. 28-2025 - An ordinance authorizing the City Manager to enter into a development agreement with National Church Residences and Upper Arlington Schools

Purpose: The purpose of this ordinance is to authorize the City Manager to execute a tri-party development agreement with UA Schools and National Church Residences (NCR) for redevelopment of NCR's corporate campus on North Bank Drive

Executive Summary: National Church Residences (NCR) seeks to redevelop its corporate campus located at North Bank Drive. The proposed project contemplates the demolition of their three existing structures and the construction of a 57,000-square-foot corporate office and two senior-living developments with 80 and 125 units of age-restricted senior housing. Each of the three buildings would have an attached parking garage with parking counts of 163, 65, and 186, respectively. The parking garages will have a combined 68 public parking spaces and will be clearly identifiable as public parking. The proposal removes almost all surface parking and replaces it with 2.5 acres of green space adjacent to the lake. The proposal also contemplates the transfer of 2.1 acres, consisting primarily of the northern portion of the lake, to the City. The City intends to construct lakefront improvements and connect the lake to Northwest Kiwanis Park.

Specific commitments by NCR include:

- Retention of $21.2 million in annual payroll subject to Upper Arlington city income tax for 12 years. If this commitment is not met, NCR must make payments to the City equal to the difference between income tax revenue that would have been generated by committed payroll and the actual income tax revenue.
- Creation of an additional $5.25 million in annual payroll subject to Upper Arlington city income tax within 5 years of completion of construction and continuation of that payroll level through the 12th year of occupancy of

Phase I. (For years 5 - 12, the payroll commitment is $26.4 million.) If this commitment is not met, NCR must make payments to the City equal to the difference between income tax revenue that would have been generated by committed payroll and the actual income tax revenue.

- Grading of the property adjacent to the lake to allow for City construction of a shared-use path.
- At all times, make service payments to UA Schools equal to at least the property taxes paid to UA Schools in 2024.
- Replat the property to create a separate parcel for the northern portion of the lake and a buffer of land to accommodate a shared-use path and transfer the new parcel to the City.
- Enter into a 30-year lease for the Phase I office building.
- Work with UA Schools on educational programming and service opportunities.

In exchange, the City of UA will:

- Work with UA schools to implement a 30-year tax parcel-by-parcel increment financing district that provides for effective compensation to UA Schools equal to approximately 55% of the total property tax over the life of the TIF.
- Provide a $1 million grant from the economic development fund upon issuance of a certificate of occupancy for Phase I, which will mark NCR's return to the space from the temporary location it requires during construction.

Purpose and Impact

National Church Residences (NCR), the nation's largest non-profit developer of senior living, is one of the top three private employers in the City of Upper Arlington. NCR has been a part of the UA community for over forty years, but its current property is underutilized and has exceeded its useful life. This development agreement and incentive structure are brought before you to close financing gaps and ensure the development moves forward, retaining and growing a top private employer in the community.

NCR's proposed project is an $85.5 million investment in the community. NCR is committing to a thirty-year lease for its corporate office. The agreement also requires NCR to meet a payroll threshold for twelve years. This ensures the retention and growth of a top private taxpayer.

In addition to improving the economic vitality of the Henderson Road corridor and meeting economic development objectives, this project is aligned with community development priorities. This project is the first application under the new Planned Mixed-Office District (PMOD) zoning designation that was approved by the Board of Zoning and Planning (BZAP) in 2022. Additionally, this project represents the first private investment in alignment with Envision Henderson. This project also delivers senior housing, the second largest identified need in the Housing Study commissioned in 2025.

History

NCR participated in the PMOD rezoning process in 2022. NCR approached the City about two years ago with initial discussions about a campus redevelopment. Conversations accelerated early in 2025.

In preparation for their application to BZAP, NCR hosted four community engagement sessions, in conjunction with City staff. The first meeting was a virtual meeting on June 17. Followed by an in-person meeting on June 18. On July 2, NCR had a work session with BZAP. NCR hosted a special meeting with the Concord Village Area Association on July 22. The last community meeting was on July 23. The project is slated to go to BZAP for a second work session on September 3. It is anticipated that BZAP will be voting on the project on September 17.

The project was introduced to the Board of Education on August 12. It is anticipated that the Superintendent and Treasurer of the schools request authorization to execute the development agreement at their September 9 meeting.

Following execution of the development agreement, the City Manager will be back with an Ordinance to authorize TIF legislation.

The specific language of the agreement is being finalized, and will be included as an attachment in the packet for the next reading.

Alternatives

In the event that the incentive structure and development agreement are not approved, the economics would be prohibitive for NCR to redevelop their corporate campus. Because the campus is past its useful life and no longer meeting the needs of the company, there is good reason to believe the company would pursue office space outside of Upper Arlington. The loss of one of the City's top taxpayers is a significant risk. Additionally, staff does not see a strong market for the re-occupancy of the existing buildings. This could result in lost revenue to the schools, lost revenue to the City, and a decrease in quality of life for the residents adjacent to the corporate campus.

Attachments

1.	Ordinance No. 28-2025
2.	City Council Ltr 8-20-25

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 28-2025

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH NATIONAL CHURCH RESIDENCE AND UPPER ARLINGTON SCHOOLS

WHEREAS, National Church Residences (NCR) is the nation's largest non-profit developer of senior living and one of the top three private employers in the City of Upper Arlington; and

WHEREAS, NCR has been part of the Upper Arlington community for over forty years, but its current property is underutilized and has exceeded its useful life; and

WHEREAS, NCR has proposed an $85.5 million investment in the redevelopment of its corporate campus, including a thirty-year lease for its corporate offices, a payroll threshold commitment for twelve years, and the addition of senior housing to meet identified community needs; and

WHEREAS, this redevelopment will retain and grow a top private taxpayer, enhance the economic vitality of the Henderson Road corridor, and align with both the City's economic development objectives and the Envision Henderson plan; and

WHEREAS, NCR and the City have engaged in significant community outreach regarding the project, including multiple community and public meetings, including the Board of Zoning and Planning (BZAP), Upper Arlington School Board, and engagement with the Concord Village Area Association; and

WHEREAS, the City desires to support this redevelopment through a development agreement and incentive structure to close financing gaps and ensure the project proceeds.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to execute a Development Agreement with National Church Residences (NCR) and Upper Arlington Schools in a form substantially similar to that attached hereto as Exhibit A, to facilitate NCR's corporate campus redevelopment project.

SECTION 2. The City Manager, Finance Director, and City Attorney are hereby authorized to take all actions necessary to enter into, implement, and administer the contract, including the execution of all documents and amendments, provided such actions are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect 30 days after passage.

National Church Residences
EXCELLENCE THAT TRANSFORMS LIVES

August 20, 2025

City Council Members
The City of Upper Arlington
3600 Tremont Road, Upper Arlington, OH 43221

RE: National Church Residences Campus Re-envisioning; Listening and Responding

The purpose of this correspondence is to provide further information regarding National Church Residences' re-envisioning of its corporate campus on North Bank Drive and our ongoing efforts to incorporate community input. National Church Residences has submitted for, and is seeking approval of, a Major Site Plan for the campus redevelopment. It's been a long-term goal to live out our mission by co-locating senior housing with our corporate office in order to create a campus where corporate employees can regularly interact with the seniors we serve.

OVERVIEW & HISTORY: The location of our existing campus is within an outdated suburban office park adjacent to a residential area. We have leaned into engaging with our neighbors and city staff in this re-envisioning process. We began listening to resident comments three years ago during the PMOD rezoning process. We participated in the Envision Henderson planning process listening to community feedback and the future desires for Henderson Road. We also reviewed the Upper Arlington Housing Market Detailed Analysis published earlier this year. The feedback received over the past several years, coupled with the facts of the housing study, provided the foundation of the campus masterplan.

INITIAL PLAN PRROPOSAL: The re-envisioned campus plan provides a high-quality design addressing many community goals. The existing dated office buildings directly along the lake are to be demolished and the new buildings are to be located along North Bank Drive away from the lake. The sprawling existing asphalt parking lot(s) are to be largely replaced with structured parking, reducing the on-campus asphalt area by 85% from current conditions. This creates 2.8 acres of green space between the north edge of the lake and the proposed buildings. In addition, the designers have incorporated premium building materials on all rear facing facades in order to respect the sightlines for our neighbors south of the lake.

In June and July, we convened three public community meetings, one dedicated meeting for the members of the Concord Village Home Owners Association, and a meeting with individual homeowners in Concord Village who requested a private meeting with us. In addition, we have had multiple conversations, email exchanges and meetings with various neighbors.

In the spirit of transparency, we launched a landing page on our website dedicated to the campus re-envisioning where we published detailed responses to some of the most frequently asked questions about the project (Campus Re-Envisioned | National Church Residences). We established an email mailing list for publishing ongoing critical updates to subscribers; and responded to questions and comments submitted to us via the website. Our goal in these efforts was to be a "good neighbor" convening a transparent process for the redevelopment of our campus.

CONCORD VILLAGE RESIDENT CONCERNS AND CORRESPONDING DESIGN ELEMENTS & REVISIONS

During this outreach we received positive comments from neighbors in Concord Village and elsewhere appreciative of our community engagement, the thoughtful initial site plan and the proposed significant investment to improve the campus. We also received feedback from neighbors in Concord Village and elsewhere expressing concerns with the proposed redevelopment.

Below is a list of some of the questions and concerns raised at the City Council meeting on August 18th and how these have been addressed or how we are planning on addressing them.

Why is the corporate headquarters building located at the east end of the campus?
We selected the east side of the campus for the corporate headquarters for two key reasons:

1) To minimize traffic on North Bank Drive, benefiting future senior residents and community members accessing Northwest Kiwanis Park; and

2) To maintain the commercial character along Arlington Centre Blvd.

The proposed new office building is too close to the pond and too tall relative to its location.
The existing outdated office building (2233 North Bank Drive) at its easternmost point is only setback 30 feet from the lake. The community has expressed a desire for an increased setback when the new office building is constructed. Our proposal increases the setback to 42.5 feet, meaning the structured parking portion of the new building will be 12.5 feet farther back from the lake than the current building. In addition, we have "laddered" the new office building away from Concord Village with the third and fourth floors (office space) set back an additional 18 feet (placing the two floors of office 60.5 feet from the lake – twice as far from lake as the current structure).

We acknowledge that residents have requested the relocation of a utility easement (on the north side of the office building) to allow for the office building to be pulled back even further from the pond. While this decision ultimately rests with the city, National Church Residences has explored the option in consultation with city officials and determined that relocating the public utility presents significant challenges due to cost constraints and the extent of disruption it would cause.

Can the design of the new office building third and fourth floor balconies be changed to reduce their visual prominence?
In direct response to recent community feedback and meetings with Concord Village residents living on the eastern side of the lake, a revised design of the corporate headquarters building will be submitted to the city. This updated design will remove the roof structures over the south facing balconies therefore significantly reducing the visual prominence of the south facing balconies.

Can the balconies on the southern end of the middle residential building be excluded?
Concord Village residents have raised concerns that the existence of balconies on the southern end of the middle residential building would create privacy concerns for them. In direct response to this feedback, balconies on the south end of the middle residential building will be excluded.

What trees and landscaping will be provided between the lake and corporate headquarters building?

The existing mature trees (coniferous and deciduous) along the north side of the lake will be retained. As a direct result of the above-mentioned community meetings, National Church Residences will plant additional trees (in accordance with Upper Arlington Parks and Forestry) between the lake and corporate headquarters at the completion of construction.

Can National Church Residences provide offsite landscape screening to those neighbors directly south of the new office building?

During the August 18th City Council meeting, a Concord Village neighbor living on the southeast portion of the lake, at its narrowest point and closest to the proposed new office building, requested National Church Residences provide an allowance of $11,000 for offsite improvements on her property. We are open to reimbursing a reasonable amount of landscape screening on the lots of the current four homeowners (2230, 2240, 2250 and 2260 Concord Village Drive) on the eastern end of the lake closest to the office. We will reach out to them to discuss logistics and agreeable amount(s).

How will rooftop mechanical equipment noise and offsite light concerns be addressed?

All buildings will be constructed to comply with local and state codes. Rooftop mechanical equipment must be less than 60 db. Rooftop units will have variable frequency drives to reduce extra noise at start-up and shut-down. Rooftop equipment will be screened. Cut-off light fixtures will prevent off-site light spillage. South facing windows will be tinted to reduce glare and reflection off the lake. Occupancy sensors will be installed in the corporate headquarters to reduce nighttime interior lighting. The parking garages of the corporate headquarters and residential buildings will provide screening to mitigate light from cars shining to the south (Concord Village).

As a more than 40-year member of the Upper Arlington community, National Church Residences will continue to actively listen to community concerns. We are honored to be the first major development to bring the Envision Henderson project vision to life. We are looking forward to providing a new updated and functional office space for our employees while creating beautiful and dignified living spaces for our future senior residents.

Sincerely,

Matt Rule

Matthew D. Rule, Esq.
Senior Vice President, Housing Development and Asset Management

CC: Upper Arlington City Council
Upper Arlington Board of Zoning and Planning (BZAP)

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5000 | **upperarlingtonoh.gov**

Authors:	Brent Lewis, Finance Department Director
Council Meeting Date:	August 25, 2025
Subject/Legislative Item:	Ordinance No. 32-2025 - An ordinance amending the 2025-2026 Municipal Program of Services (Employee Strength Table)
Purpose:	To propose amendments to the employee strength table as asopted in the 2025-2026 Municipal Program of Services
Executive Summary:	During the mid-year budget review, staff conducted a review of the authorized employee strength table and compared to the City's current needs. Two changes are being proposed that will require City Council approval.

Purpose and Impact

Proposed Changes to the Employee Strength Table

As detailed in the attached exhibit, two changes are proposed to the employee strength table, effective upon Council approval and continuing into 2026:

Parks and Recreation Department

a. **Position Affected: Administrative Assistant (Pay Grade 17)**

b. **Proposed Change: Upgrade one vacant Administrative Assistant position to a Management Analyst (Pay Grade 19)**

c. **Rationale:**

   - **Enhance analytical capacity and technical support within the department to aid in decision-making.**

   - **Responsibilities would expand to include performance analysis, process improvement, data-driven recommendations, and software optimization**

d. **Financial Impact:**

- **2025: No additional appropriations required**
- **2026: Estimated cost increase of $9,000**

e. **Operational Note**:

- Position is currently vacant.

Finance Department – Mayor's Court

a. **Position Affected**: Deputy Clerk of Court (Pay Grade 18, currently 0.75 FTE)

b. **Proposed Change**: Increase position from **part-time (0.75 FTE)** to **full-time (1.0 FTE)**

c. **Rationale**:

- Respond to increased workload due to **House Bill 29** (effective April 9, 2025), which added new court requirements and eliminated key collection tools.
- Support implementation of payment plans, reminders, and referral to collections.
- Administer the new **LEAP** docket (License Evaluation and Assistance Program), which requires additional case review and reporting time.
- Improve customer service and provide operational continuity through full-time staffing.

d. **Financial Impact:**

- **2025: No additional appropriations required**
- **2026: Estimated cost increase of $10,000 - $20,000 depending on quality of person hired and insurance selection.**

e. **Operational Note**:

- The position will be vacant as of **August 22, 2025**, creating an opportunity to recruit a full-time candidate.
- Full-time status is expected to improve recruitment potential and retention.

History
The Deputy Clerk position was a full-time position until 2021, when it was moved to part-time. This change was to coincide with the the departure of the Deputy Clerk at that time. Since

then, the position has been evaluated by two Clerks of Court to evaluate whether it was best suited as part-time or full-time. Based on the items noted above, it is currently believed the position is best suited as full-time.

Alternatives

City Council can elect to not approve one or both proposed positions.

Attachments

1.	Proposed Employee Changes
2.	Ordinance No. 32-2025

EMPLOYMENT SUMMARY

Pay Grade	Department/Position	Final 2021 Full Time	Final 2021 FTE	Final 2022 Full Time	Final 2022 FTE	Final 2023 Full Time	Final 2023 FTE	Final 2024 Full Time	Final 2024 FTE	Adopted 2025 Full Time	Adopted 2025 FTE	Adopted 2026 Full Time	Adopted 2026 FTE	
	Finance Department *(includes Clerk of Court)*													
31	Director of Finance	1.00		1.00		1.00		1.00		1.00		1.00		
29	Assistant Finance Director	1.00		1.00		1.00		1.00		1.00		1.00		
26	Finance Manager	1.00		1.00		1.00		1.00		1.00		1.00		
22	Clerk of Court	1.00		1.00		1.00		1.00		1.00		1.00		
21	Purchasing Administrator	1.00		1.00		1.00		1.00		1.00		1.00		
20	Examiner	1.00		1.00		1.00		1.00		1.00		1.00		
20	Payroll Administrator	1.00		1.00		1.00		1.00		1.00		1.00		
19	Management Assistant	1.00		1.00										
19	Management Analyst					1.00		1.00		1.00		1.00		
18	Accounting Assistant	1.00		1.00		1.00		1.00		1.00		1.00		
18	Deputy Clerk of Court		0.73		0.73		0.75		0.75	1.00		1.00		Proposed additional of .25 FTE to move position from part-time to full-time
17	Fiscal Technician	1.00		1.00		1.00		1.00		1.00		1.00		
		10.00	0.73	10.00	0.73	10.00	0.75	10.00	0.75	11.00	0.00	11.00	0.00	
	Change	*-1.00*	*0.73*	*0.00*	*0.00*	*0.00*	*0.02*	*0.00*	*0.00*	*1.00*	*-0.75*	*0.00*	*0.00*	
	Parks and Recreation Department													
31	Parks & Recreation Director	1.00		1.00		1.00		1.00		1.00		1.00		
25	Parks Development & Arts Superintendent	1.00		1.00		1.00		1.00		1.00		1.00		
24	Parks & Forestry Superintendent	1.00		1.00		1.00		1.00		1.00		1.00		
24	Recreation Superintendent	1.00		1.00		1.00		1.00		1.00		1.00		
22	Arts Manager	1.00		1.00		1.00		1.00		1.00		1.00		
22	Recreation Manager	1.00		1.00		1.00		1.00		1.00		1.00		
22	Aquatics Manager		0.84		0.84	1.00		1.00		1.00		1.00		
22	Parks & Forestry Supervisor	2.00		2.00		2.00		2.00		2.00		2.00		
22	Community Center Manager			1.00		1.00		1.00		1.00		1.00		
21	Recreation Supervisor	6.00		6.00		6.00		7.00		7.00		7.00		
21	Landscape Supervisor	1.00		1.00		1.00		1.00		1.00		1.00		
20	Community Events Coordinator		0.66		0.66		0.66		0.75		0.75		0.75	
20	Rental Coordinator							1.00		1.00		1.00		
20	Aquatics Coordinator							1.00		1.00		2.00		
20	Parks and Forestry Specialist	4.00		4.00		4.00		4.00		4.00		4.00		
19	Parks Management Analyst									1.00		1.00		Proposed moviing 1 FTE from Administrative Assistant to Management
18	Parks and Forestry Technician	5.00	3.73	5.00	3.73	5.00	3.73	6.00	2.29	6.00	2.29	6.00	2.29	
17	Administrative Assistant	3.00		3.00		3.00		3.00		2.00		2.00		Reduction of 1 FTE - moved to Management Analyst
	Seasonal/PT Workers		27.41		29.01		29.01		29.39		69.64		69.64	
	Safety Town *(moved from Police in 2022)*				1.06		1.06		1.16		1.16		1.16	
		27.00	34.24	28.00	35.30	29.00	34.46	33.00	33.59	33.00	73.84	34.00	73.84	
	Change	*0.00*	*0.00*	*1.00*	*1.06*	*1.00*	*-0.84*	*4.00*	*-0.87*	*0.00*	*40.25*	*1.00*	*0.00*	

EMPLOYMENT SUMMARY

2025 Pay Grades (+2.5%)

Pay Grade	Hourly Minimum	Hourly Mid point	Hourly Maximum	Annualized** Minimum	Annualized** Mid point	Annualized** Maximum	
14	$ 20.7416	$ 24.8899	$ 29.0382	$ 43,142.43	$ 51,770.92	$ 60,399.40	
15	21.8248	26.1898	30.5547	45,395.57	54,474.69	63,553.80	
16	23.1348	27.7618	32.3888	48,120.42	57,744.65	67,368.64	
17	24.5224	29.4268	34.3313	51,006.53	61,207.83	71,409.14	*Current Parks Admin Assistant*
18	25.9937	31.1925	36.3912	54,066.92	64,880.35	75,693.78	*Current MC Deputy Clerk*
19	27.5536	33.0643	38.5751	57,311.54	68,773.80	80,236.30	*Proposed Parks Mangement Anaylst*
20	29.2076	35.0491	40.8907	60,751.76	72,902.16	85,052.56	
21	30.9592	37.1510	43.3429	64,395.15	77,274.18	90,153.21	
22	32.8169	39.3803	45.9437	68,259.24	81,910.94	95,562.88	
23	34.7861	41.7434	48.7006	72,355.15	86,826.18	101,297.21	
24	36.8734	44.2481	51.6228	76,696.63	92,036.00	107,375.37	
25	39.0861	46.9032	54.7204	81,299.05	97,558.63	113,818.44	
26	41.8213	50.1857	58.5499	86,988.39	104,386.26	121,783.89	
27	44.7495	53.6993	62.6492	93,078.86	111,694.59	130,310.31	
28	47.8821	57.4586	67.0350	99,594.86	119,513.93	139,432.76	
29	52.1915	62.7667	73.0682	108,558.40	130,554.69	151,981.76	
30	56.8888	64.0219	74.6924	118,328.66	133,165.64	155,360.11	
31	62.0088	76.5640	91.2134	128,978.24	159,253.08	189,723.92	

** - The pay of each employee (including contract employees) is based on an annualized method. The regular hourly wage is determined by dividing the annual salary by 2,080 hours unless otherwise provided by ordinance or collective bargaining agreements. Thus, in years where regular work hours exceed the 2,080 hours, annualized amounts could exceed the amounts included in this schedule.

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 32-2025

TO AMEND THE 2025-2026 MUNICIPAL PROGRAM OF SERVICES (EMPLOYEE STRENGTH TABLE)

WHEREAS, it is necessary to make adjustments to appropriations and effect certain transfers; and

WHEREAS, City Council adopted the 2025-2026 Municipal Program of Services (draft) via Ordinance 69-2024; and

WHEREAS, on occasion, there are changes to the employee strength table that require amendments to the adopted budget, which require Council action; and

WHEREAS, the following changes require Council action: (1) upgrading the vacant Parks & Recreation Administrative Assistant position (pay grade 17) to a Management Analyst (pay grade 19) and (2) increasing the vacant Deputy Clerk of Court position (pay grade 18) from part-time (0.75 FTE) to full-time (1.0 FTE).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The following amendments to the employee strength table shall be adopted and incorporated into the 2025-2026 Municipal Program of Services: (1) the vacant Parks & Recreation Administrative Assistant position (pay grade 17) shall be upgraded to Management Analyst (pay grade 19) and (2) the vacant Deputy Clerk of Court position (pay grade 18) shall be increased from part-time (0.75 FTE) to full-time (1.0 FTE).

SECTION 2. This ordinance shall take effect immediately after passage.

Authors: Brent Lewis, Finance Department Director

Council Meeting Date: August 25, 2025

Subject/Legislative Item: Ordinance No. 33-2025 - An ordinance authorizing the appropriation and transfer of funds

Purpose: To have the City Council authorize certain amendments to the 2025 adopted budget as required by the City Code.

Executive Summary: City staff has conducted a mid-year review of the City's 2025 budget and is proposing the noted amendments for City Council's approval.

Purpose and Impact

Each year, during the City Council's summer recess, staff conducts a comprehensive review of the current budget year revenue estimates and appropriations for anticipated amendments. Upon City Council's return, any proposed amendments are brought before Council for approval.

Amendments typically consist of:

- Requesting supplemental appropriations related to additional goods or services that have come up during the first half of the year;
- Requesting additional (reducing) appropriations for goods or services that were determined to be initially under/over budgeted; or,
- Requesting a re-allocation of existing appropriations.

Exhibits 1 and 2 have been included to supplement this report to show the impact of the proposed adjustments on each affected fund and provide further details for each proposed adjustment. It should be noted that revenue adjustments are not required to be approved by the City Council. However, adjustments that staff will be making have been included in Exhibit 1 to help show the impact on fund balance.

Staff is proposing the addition of **$41,963,100 in supplemental appropriations** (offset by $34,088,800 in revenue additions). The following are highlights of amendments that have been included in the proposed Ordinance (see Exhibit 2):

- The **General Fund (101)** includes requests for **$80,100** of supplemental appropriations.
    - City Attorney - $50,000 for additional outside counsel services.

- Parks and Recreation - $18,000 for commemorative benches (offset by revenue)

- The **Capital Equipment Fund (106)** includes requests totaling **$86,600** of supplemental appropriations.
  - Fire - $60,200 for the replacement of the tornado siren at Miller Park. This item was mistakenly excluded from the adopted 2025 budget.
  - Information Technology - $26,400 for the replacement of tow copiers and the unfitting of one of the new police vehicles.

- The **Technology Fund (108)** includes requests for **$5,000** of supplemental appropriations for the purchase of additional technology.

- The **EMS Billing Fund (210)** includes requests for **$39,700** in supplemental appropriations related to the bond re-financing that recently occurred. Additional transfers will be needed from this fund to pay for its portion of the debt service that was refinanced.

- The **Law Enforcement Fund (215)** includes requests totaling **$170,400** of supplement appropriations.
  - Ballistic rifle plates - $144,000 for the replacement of expired plates.
  - Copiers - $16,400 for the replacement of two copiers.
  - Metal detectors - $30,000 to rent metal detectors to enhance security during mayor's court and other events.

- The **GO Bond Retirement Fund (210)** includes requests for **$28,865,000** in supplemental appropriations to record a portion of the bond re-financing transaction. This request, when combined with the revenue adjustment (see below), nets to a $0 transaction (transaction must be recorded at gross).

- The Bonded Improvement Fund (402) includes requests totaling **$7,004,000** of supplement appropriations to spend the remaining CIP-related bond funds. As a result of the bond refinancing, complicated tax issues could occur if bond proceeds remain. It is proposed that funds will be used to reimburse eligible capital costs allocated that were allowed to other funds (primarily the Infrastructure Fund and the Water Surcharge Fund.

- The **Infrastructure Fund (404)** includes requests totaling **$3,200,500** in supplement appropriations.
    - Other than personal services - $500 for fees associated with the collection of special assessments.
    - Capital - $2,000,000 related to the spending of the bond funds (po's closed in Bond Fund, opened in this fund).
    - Transfers - $1,200,000 to return advances related to BCCC.

- The **Water Surcharge Fund (720)** includes requests for **$593,600** in supplemental appropriations.
    - Finance - $513,600 to record a portion of the bond re-financing transaction. This request, when combined with the revenue adjustment (see below), nets to a $0 transaction (transaction must be recorded at gross).
    - Public Works - $80,000 as a result of the Columbus EMR bill (water main breaks) coming in higher than expected.

- The **Sewer Surcharge Fund (730)** includes requests for **$43,900** in supplemental appropriations to record a portion of the bond re-financing transaction. This request, when combined with the revenue adjustment (see below), nets to a $0 transaction (transaction must be recorded at gross).

- The **Stormwater Management Fund (740)** includes requests for **$365,900** in supplemental appropriations to record a portion of the bond re-financing transaction. This request, when combined with the revenue adjustment (see below), nets to a $0 transaction (transaction must be recorded at gross).

- The **Construction Withholding Fund (949)** includes requests for **$1,500,000** in supplemental appropriations for the payment of construction withholding that is anticipated to be more than originally budgeted.

Please see Exhibit 1 & Exhibit 2 for further information and details on requested budget requests.

As noted previously, revenue estimates are not required to be approved by the City Council, but are only provided to show the true impact on a particular fund's balance. A total of **$34,128,500** in revenue estimates are being made and are noted in Exhibit 1. The following are a few highlights of the revenue estimate amendments:

- General Fund - increase interest earnings estimate by $300,000.

- GO Bond Retirement Fund - increase estimates by $28,905,100 for bond refinancing transactions.
- Infrastructure Improvement Fund - increase estimates by $4,000,000 for reimbursement from OSU (tenant space) and the Bond Fund.
- Water, Sewer, and Stormwater Funds - increase estimates for bond refinancing transactions.

History

N/A

Alternatives

The City Council could reject or amend any of the proposed budget amendments.

Attachments

1.	Exhibit 1
2.	Exhibit 2
3.	Ordinance No. 33-2025

Exhibit 1

2025 MID-YEAR Budget Adjustments

ALL #S PRESENTED ROUNDED TO WHOLE DOLLAR ON THIS SUMMARY SHEET	101 General Fund	106 Capital Equipment Fund	108 Technology Fund	210 EMS Billing Fund	215 Law Enforcement Fund	301 General Bond Retirement Fund	402 Bonded Improvement Fund	404 Infrastructure Improvement Fund	720 Water Surcharge Fund	730 Sanitary Sewer Surcharge Fund	740 Stormwater Management Fund	949 Construction Withholding Fund	**Grand Totals of All Adjusted Funds**
Revenue Adjustments from Adopted:													
Investment Revenue	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 300,000**
Miscellaneous revenue	-	-	-	-	-	-	-	4,000,000	-	-	-	-	**4,000,000**
OFU - Proceeds	-	-	-	-	-	28,865,400	-	-	513,600	43,900	365,900	-	**29,788,800**
OFU - Transfers In	-	-	-	-	-	39,700	-	-	-	-	-	-	**39,700**
OFU - Advances In	-	-	-	-	-		-	-	-	-	-	-	**-**
Total Revenue	300,000	-	-	-	-	28,905,100	-	4,000,000	513,600	43,900	365,900	-	**34,128,500**
Appropriation Changes:													
Supplemental Appropriations	68,000	86,600	5,000	39,700	190,400	28,865,500	7,004,000	3,200,500	593,600	43,900	365,900	1,500,000	**41,963,100**
Total Appropriations	68,000	86,600	5,000	39,700	190,400	28,865,500	7,004,000	3,200,500	593,600	43,900	365,900	1,500,000	**41,963,100**
Effect on Fund Balance	232,000	(86,600)	(5,000)	(39,700)	(190,400)	39,600	(7,004,000)	799,500	(80,000)	-	-	(1,500,000)	**(7,834,600)**
Current Amended Budget Fund Balance (ENDING)	45,189,075	646,368	195,186	352,230	2,577,932	312,516	9,540,707	1,913,199	1,867,265	2,596,101	2,124,059	3,108,854	**70,423,492**
NEW Amended Budget Fund Balance (ENDING)	$ 45,421,075	$ 559,768	$ 190,186	$ 312,530	$ 2,387,532	$ 352,116	$ 2,536,707	$ 2,712,699	$ 1,787,265	$ 2,596,101	$ 2,124,059	$ 1,608,854	**$ 62,588,892**

Consolidated effect on all fund balances **(7,834,600)**

Exhibit 2

2025 MID-YEAR Review
Supplemental Appropriations

			Supplemental/Transfer			Breakdown By Budget Category					
	Fund	Department	Supplemental Appropriations	Transfer of Appropriations	Total	Personal Services	Other than Personal Services	Capital	Transfers/ Advances	Total	Description
101	General Fund	City Attorney	$ 50,000	$ -	$ 50,000	$ -	$ 50,000	$ -	$ -	$ 50,000	Additional appropriations are being requested for outside legal services related to development and other miscellaneous legal projects.
101	General Fund	Parks and Recreation	18,000	-	18,000	-	18,000	-	-	18,000	Additional appropriations are being requested for the purchase of commemorative benches. There will be corresponding revenues to cover these purchases.
	Total General Fund		**68,000**	**-**	**68,000**	**-**	**68,000**	**-**	**-**	**68,000**	
106	Capital Equipment Fund	Fire	60,200	-	60,200	-	-	60,200	-	60,200	Additional appropriations are being requested for the replacement of the tornado siren at Miller Park. This item was mistakenly excluded from the adopted 2025 budget.
106	Capital Equipment Fund	Information Technology	26,400	-	26,400	-	-	26,400	-	26,400	Additional appropriations are being requested for the purchase of two copiers ($16,400) to replace copiers that are either broken or at the end of life and the upfitting of one of the new police vehicles ($10,000).
106											
	Total Capital Equipment Fund		**86,600**	**-**	**86,600**	**-**	**-**	**86,600**	**-**	**86,600**	
108	Technology Fund		5,000	-	5,000	-	5,000	-	-	5,000	Additional appropriations are being requested for the purchase of additional computer equipment.
	Total Technology Fund		**5,000**	**-**	**5,000**	**-**	**5,000**	**-**	**-**	**5,000**	
210	EMS Billing Fund	Transfers	39,700	-	39,700	-	-	-	39,700	39,700	Additional appropriations are being requested to account for the reallocation of debt payments as a result of the bond refunding transaction that will close at the beginning of September 2025. The requested amount will be transferred to the GO Bond Retirement Fund.
	Total EMS Billing Fund		**39,700**	**-**	**39,700**	**-**	**-**	**-**	**39,700**	**39,700**	
215	Law Enforcement Fund	Police	144,000	-	144,000	-	144,000	-	-	144,000	Additional appropriations are being requested for the purchase of ballistic rifle plates to replace expired plates (estimated at $1,200/plate)
215	Law Enforcement Fund	Police	30,000	-	30,000	-	30,000	-	-	30,000	Additional appropriations are being requested to rent metal detectors to enhance security during mayor's court and other events.
215	Law Enforcement Fund	Police	16,400	-	16,400	-	-	16,400	-	16,400	Additional appropriations are being requested for the purchase of two copiers to replace existing broken or end of life copiers.
	Total Law Enforcement Fund		**190,400**	**-**	**190,400**	**-**	**174,000**	**16,400**	**-**	**190,400**	
301	General Bond Retirement Fund	Finance	28,865,500	-	28,865,500	-	28,865,500	-	-	28,865,500	Additional appropriations are being requested to account for the bond refunding that will close at the beginning of September 2025.
	Total General Bond Retirement Fund		**28,865,500**	**-**	**28,865,500**	**-**	**28,865,500**	**-**	**-**	**28,865,500**	
402	Bonded Improvement Fund	Various	7,004,000	-	7,004,000	204,000	-	6,800,000	-	7,004,000	Additional appropriations are being requested to spend remaining CIP-related bond funds. As a result of the bond refinancing, complicated tax issues could occur if bond proceeds remain. It is proposed that funds will be used to reimburse eligible capital costs allocated that were allowed to other funds (primarily the Infrastructure Fund and the Water Surcharge Fund.
	Total Bonded Improvement Fund		**7,004,000**	**-**	**7,004,000**	**204,000**	**-**	**6,800,000**	**-**	**7,004,000**	
404	Infrastructure Improvement Fund	Various	2,000,000	-	2,000,000	-	-	2,000,000	-	2,000,000	Additional appropriations are being requested related to the spending down of the bond funds (po's closed in Bond Fund, opened in this fund).
404	Infrastructure Improvement Fund	Finance	500	-	500	-	500	-	-	500	Additional appropriations are being requested related to special assessment collection fees.
404	Infrastructure Improvement Fund	Transfers	1,200,000	-	1,200,000	-	-	-	1,200,000	1,200,000	Additional appropriations are being requested to return advanced funds related to the BCCC donations and OSU tenant improvements.
	Total Infrastructure Improvement Fund		**3,200,500**	**-**	**3,200,500**	**-**	**500**	**2,000,000**	**1,200,000**	**3,200,500**	

Exhibit 2

2025 MID-YEAR Review
Supplemental Appropriations

	Fund	Department	Supplemental/Transfer: Supplemental Appropriations	Supplemental/Transfer: Transfer of Appropriations	Supplemental/Transfer: Total	Breakdown By Budget Category: Personal Services	Breakdown By Budget Category: Other than Personal Services	Breakdown By Budget Category: Capital	Breakdown By Budget Category: Transfers/ Advances	Breakdown By Budget Category: Total	Description
720	Water Surcharge Fund	Finance	513,600	-	513,600	-	513,600	-	-	513,600	Additional appropriations are being requested to account for the bond refunding that will close at the beginning of September 2025.
720	Water Surcharge Fund	Public Works	80,000	-	80,000	-	80,000	-	-	80,000	Additional appropriations are being requested as a result of the Columbus EMR bill (water main breaks) coming in higher than expected.
	Total Water Surcharge Fund		**593,600**	**-**	**593,600**	**-**	**593,600**	**-**	**-**	**593,600**	
730	Sewer Surcharge Fund	Finance	43,900	-	43,900	-	43,900	-	-	43,900	Additional appropriations are being requested to account for the bond refunding that will close at the beginning of September 2025.
	Total Sewer Surcharge Fund		**43,900**	**-**	**43,900**	**-**	**43,900**	**-**	**-**	**43,900**	
740	Stormwater Management Fund	Finance	365,900	-	365,900	-	365,900	-	-	365,900	Additional appropriations are being requested to account for the bond refunding that will close at the beginning of September 2025.
	Total Stormwater Management Fund		**365,900**	**-**	**365,900**	**-**	**365,900**	**-**	**-**	**365,900**	
949	Construction Withholding Fund	Finance	1,500,000	-	1,500,000	-	1,500,000	-	-	1,500,000	
	Total Construction Withholding Fund		**1,500,000**	**-**	**1,500,000**	**-**	**1,500,000**	**-**	**-**	**1,500,000**	
	Total Non-General Funds		**41,895,100**	**-**	**41,895,100**	**204,000**	**31,548,400**	**8,903,000**	**1,239,700**	**41,895,100**	
		TOTAL ALL FUNDS	**$ 41,963,100**	**$ -**	**$ 41,963,100**	**$ 204,000**	**$ 31,616,400**	**$ 8,903,000**	**$ 1,239,700**	**$ 41,963,100**	

RECORD OF ORDINANCES
CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 33-2025

TO APPROPRIATE AND TRANSFER FUNDS

WHEREAS, it is necessary to make adjustments to appropriations and effect certain transfers.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The Finance Director is hereby authorized and directed to appropriate $68,000 from the unappropriated balance of the General Fund and allocate to the following departments and categories:

City Attorney – Other than Personal Services	$50,000
Parks and Recreation – Other than Personal Services	18,000

SECTION 2. The Finance Director is hereby authorized and directed to appropriate $86,600 from the unappropriated balance of the Capital Equipment Fund – Capital category and allocate to various departments.

SECTION 3. The Finance Director is hereby authorized and directed to appropriate $5,000 from the unappropriated balance of the Technology Fund to the Information Technology – Other than Personal Service category.

SECTION 4. The Finance Director is hereby authorized and directed to appropriate $39,700 from the unappropriated balance of the EMS Billing Fund and allocate to the Fund Transfers – Transfers category.

SECTION 5. The Finance Director is hereby authorized and directed to appropriate $190,400 from the unappropriated balance of the Law Enforcement Fund and allocate $174,000 to the Police – Other than Personal Services category and $16,400 to the Police – Capital category.

SECTION 6. The Finance Director is hereby authorized and directed to appropriate $28,865,500 from the unappropriated balance of the General Bond Retirement Fund and allocate to the Finance – Other than Personal Services category.

SECTION 7. The Finance Director is hereby authorized and directed to appropriate $7,004,000 from the unappropriated balance of the Bonded Improvement Fund and allocate to the following departments and categories:

Parks and Recreation – Personal Services	$	10,000

Public Service Administration – Personal Services	194,000
Various – Capital	6,800,000

SECTION 8. The Finance Director is hereby authorized and directed to appropriate $3,200,000 from the unappropriated balance of the Infrastructure Improvement Fund and allocate to the following departments and categories:

Finance – Other than Personal Services	$ 500
Fund Transfer – Transfers	1,200,000
Various – Capital	2,000,000

SECTION 9. The Finance Director is hereby authorized and directed to appropriate $593,600 from the unappropriated balance of the Water Surcharge Fund and allocate to the following departments and categories:

Finance – Other than Personal Services	$513,600
Public Works – Other than Personal Services	80,000

SECTION 10. The Finance Director is hereby authorized and directed to appropriate $43,900 from the unappropriated balance of the Sanitary Sewer Surcharge Fund and allocate to the Finance – Other Than Personal Services category.

SECTION 11. The Finance Director is hereby authorized and directed to appropriate $365,900 from the unappropriated balance of the Stormwater Management Fund and allocate to the Finance – Other Than Personal Services category.

SECTION 12. The Finance Director is hereby authorized and directed to appropriate $1,500,000 from the unappropriated balance of the Construction Withholding Fund and allocate to the Finance - Other Than Personal Services category.

SECTION 13. This ordinance shall take effect immediately after passage.

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5000 | **upperarlingtonoh.gov**

Authors:	Jacolyn Thiel, Assistant City Manager Mike Hamer, Facilities Manager
Council Meeting Date:	August 25, 2025
Subject/Legislative Item:	Ordinance No. 34-2025 - An ordinance authorizing the City Manager to enter into contract with JCORR, LLC for office renovations at Fire Station 72 and the Municipal Services Center
Purpose:	To renovate Fire Station 72 administration offices and the Municipal Services Center "Parks" area to better serve operational changes.
Executive Summary:	This ordinance authorizes the City Manager to enter into contract with JCORR for renovations to Fire Station 72 administrative offices and the Municipal Services Center (MSC) “Parks” area.

Purpose and Impact

The proposed legislation authorizes the City Manager to enter into a contract with **JCORR** in the amount of **$328,108**, which includes a 10% contingency ($29,828). This project was budgeted at **$250,000** in the 2025–2026 Capital Budget. The base bid is **$48,280 over budget**, and **$78,108 over budget** when the contingency is included. The Finance team has reviewed the overage, and staff recommends awarding the contract. The additional cost will be covered using the **Facilities Contingency budget**.

Scope of Work

The project will address space and infrastructure needs through the following improvements:

- Creation of additional workspaces.
- Enhanced electrical and data capacity for the new IT area.
- Updated office furniture.
- HVAC rebalancing and improvements to the Fire Station 72 Museum area (alternate).

These upgrades will support operational needs, accommodate staff growth, and modernize infrastructure to better serve employees and the community.

Bidding Process

- **Bid Solicitation:** July 29, 2025, with site visits hosted for interested contractors.
- **Bid Opening:** August 19, 2025 – JCORR submitted the lowest and best bid.
- **Review Process:** The City's Facilities team and project architect (MSA) reviewed all bids and conducted an interview with JCORR on August 20, 2025, to confirm their understanding of the project scope and schedule.

Based on this review, JCORR demonstrated a thorough understanding of the project requirements and is recommended for contract award.

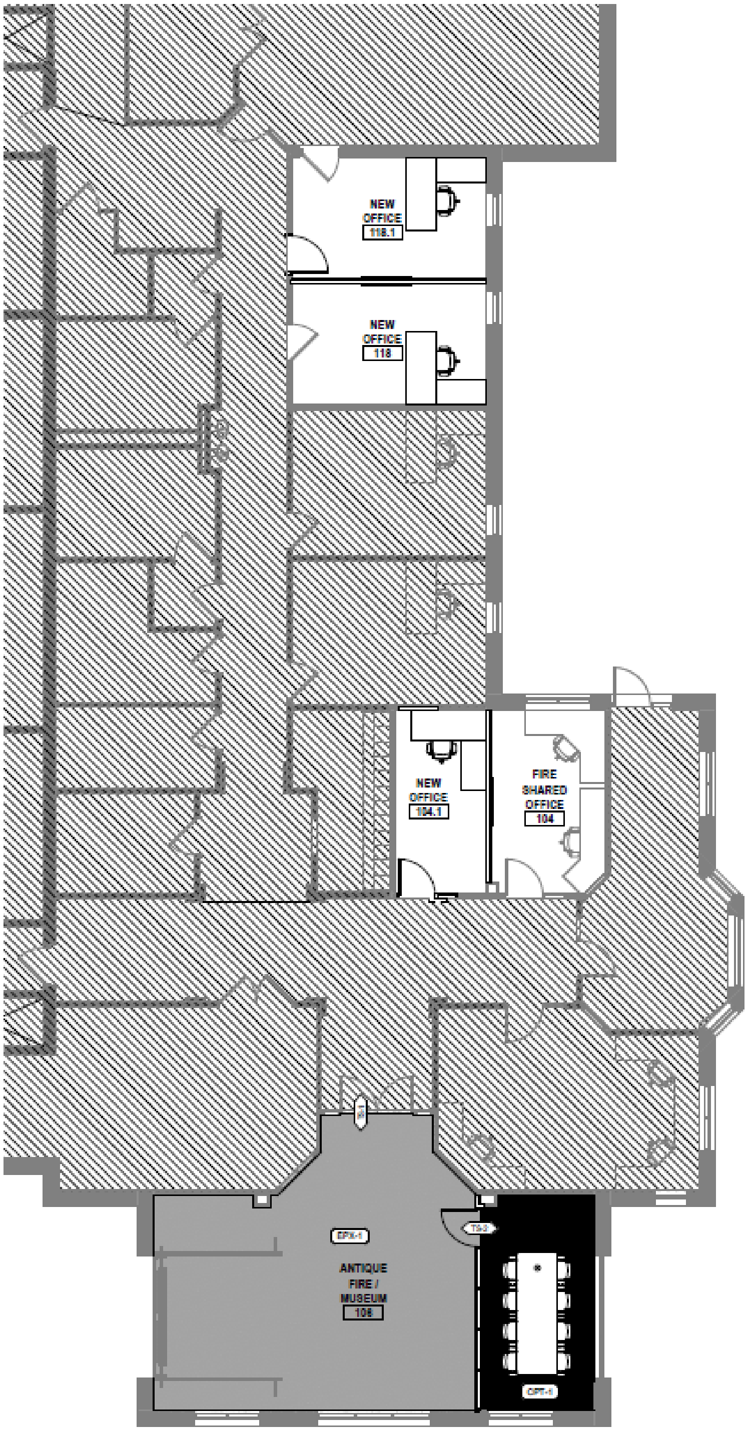
Contractor	Fire Station 72	Alt.	MSC	Total
JCORR, LLC	**$155,240.00**	**$9,280.00**	**$133,760.00**	**$298,280.00**
Robertson Construction Services, LLC	$176,100	$17,360.00	$198,900.00	$392,360.00
McCade Construction, LLC	$162,065.00	$11,875.00	$207,520.00	$381,460.00
Bomar Construction Co., LLC	$205,080.00	$25,990.00	$232,497.00	$463,567.00
Miles-Mcllelan Construction Company, Inc.	$214,937.00	$15,059.00	$279,687.00	$509,683.00

History

Fire Station 72 Office Expansion

This project was included in the 2025 budget to improve administrative office space at Fire Station 72 and to accommodate the addition of a Social Worker position. Currently, CARES staff share a single office. The renovation will:

- Create three new offices by reconfiguring existing space.
- Convert an underutilized conference room into two offices.
- Establish a new conference room within the Engine Museum area, which will also showcase the Division's restoration of Upper Arlington's first fire engine.

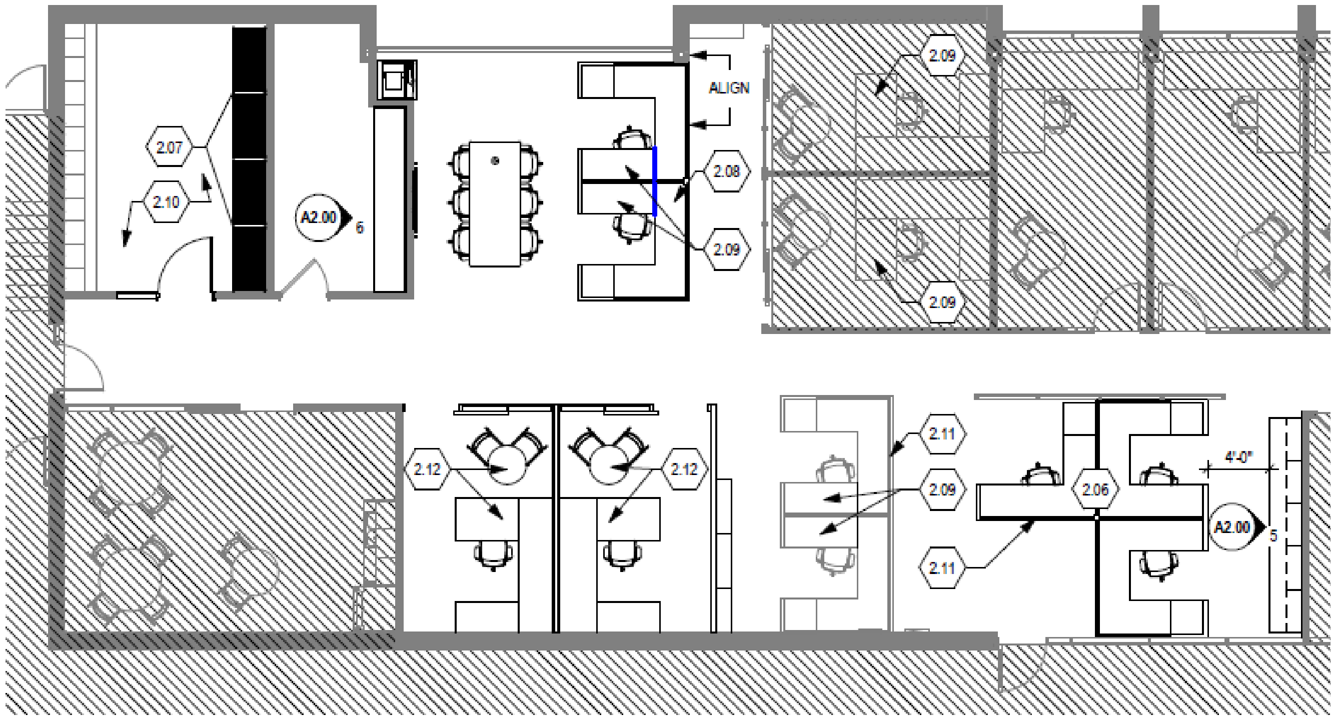


3 A2.00 **FIRST FLOOR FINISH PLAN**
1/8" = 1'-0"

Municipal Services Center Renovations
With the opening of the Bob Crane Community Center in April 2025, Parks & Recreation staff relocated out of the MSC. This allows for strategic reuse of space to:

- Relocate IT and Communications.
- Enhance the City Clerk's office area.

- Provide dedicated workspace for City Council Members.
- Transition City Facilities staff into the vacated IT offices.



3 A2.00 **FIRST FLOOR FINISH PLAN**
1/8" = 1'-0"

These renovations will streamline operations and better align workspace with organizational needs.

Alternatives

City Council may choose to delay or eliminate the renovations. However, without these improvements, operational challenges related to workspace capacity and functionality will remain. Staff feels confident in the pricing considering the level of interest and the number of responding bidders.

Attachments

1.	Ordinance No. 34-2025

RECORD OF ORDINANCES
CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 34-2025

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH JCORR, LLC FOR OFFICE RENOVATIONS AT FIRE STATION 72 AND THE MUNICIPAL SERVICES CENTER

WHEREAS, the City of Upper Arlington has identified the need for renovations at Fire Station 72 and the Municipal Services Center (MSC) to address space, infrastructure, and operational needs; and

WHEREAS, the project scope includes the creation of additional workspaces, enhanced electrical and data capacity, HVAC improvements to Fire Station 72, and strategic reuse of space at the MSC; and

WHEREAS, bids for the project were publicly solicited on July 29, 2025, and opened on August 19, 2025, with JCORR, LLC submitting the lowest and best bid in the amount of $298,280.00, including the alternate option; and

WHEREAS, these renovations will modernize facilities, support operational efficiency, provide improved office accommodations, and enhance service to the community.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into contract with JCORR, LLC in an amount not to exceed $328,108.00, which includes a 10-percent contingency, for office renovations at Fire Station 72 and the Municipal Services Center.

SECTION 2. The City Manager, Finance Director, and City Attorney are hereby authorized to take all actions necessary to enter into, implement, and administer the contract, including the execution of all documents and amendments, provided such actions are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.

City of Upper Arlington
UA CARES

Community Assistance, Referrals, and Education Services

Christine Leyshon, Program Manager

Joe McCabe, FF/Community Paramedic
Ryan Joos, FF/Community Paramedic

City of Upper Arlington

CARES Mission Statement

Through education, resource coordination and service, the UA CARES program promotes improved quality of life and independence for all Upper Arlington residents.

2009 Started Service Coordinator

2017 Added Community Paramedics

2021 Added Police Officer Support

2025 Adding Social Worker

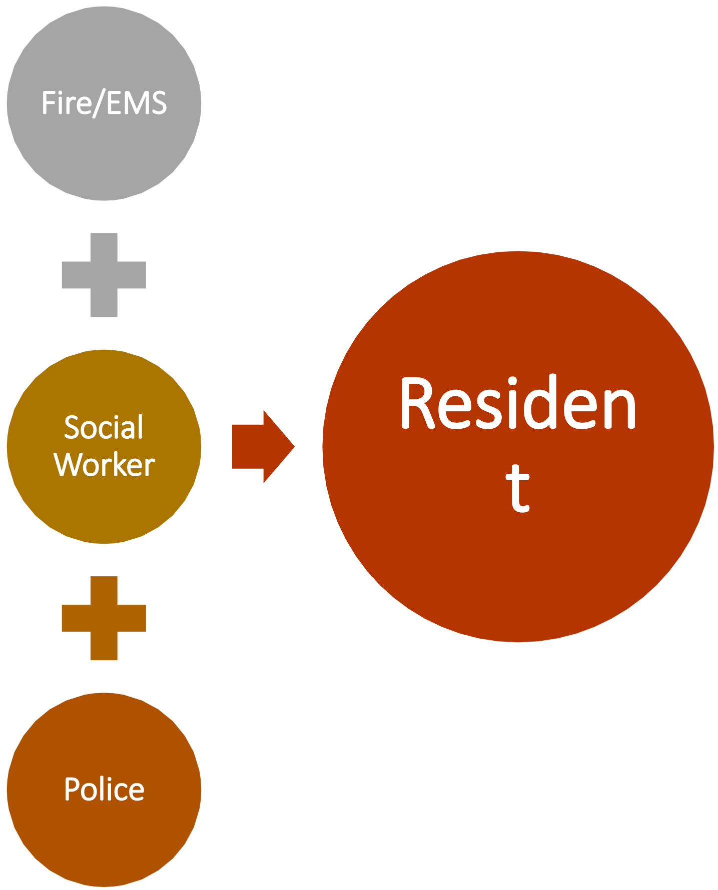
- Completely funded by the City
- Other communities around Ohio and the country reach out to CARES, as it is regarded as an excellent model
- UAFD was recognized as the 2017 Ohio EMS Agency of the Year.

Scan to view CARES video

https://www.youtube.com/watch?v=IdWP-L3GCaQ
https://www.healthcall.com/ua-co-responder-cit/
https://www.youtube.com/watch?v=Q76Djn-vQFQ

614-583-5352

New Social Worker in 2025!



- Fire/EMS Preplanning & Education
- DNR Education & Medical Resources
- Fall Prevention
- Food & Housing Assistance
- Referrals to social services
- Fraud & Crime Prevention Education
- Behavioral Health Support
- Substance Abuse Resources

Referrals to CARES

- 75% First Responders
- 15% Self Identify
- 10% Other: Healthcare or UA Agency

- Multiple attempts to contact
  - Barriers
    - Contact info., rehab, resistance, confusion
- Concerned Neighbors

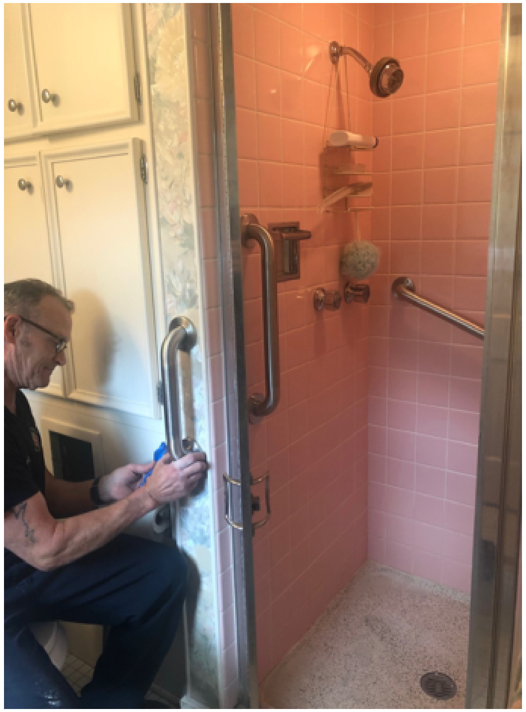
Eliminating Barriers to Fall Prevention

Common Barriers

- What to install?
- Where can I find someone?
- Who do I trust?
- How much does it cost?
- When can it be installed?

Home Safety Installs

- Grab Bars
- Handrails
- Nightlights
- Secure Rugs
- Knox Box



"So thankful for the installation of the grab bars and the bar in the garage. My husband has dementia and these really help him. Everyone was so kind and understanding about my job as a caregiver- so helpful for both of us. Easier to stay in our home."

"The service you provide is outstanding. I can now shower, eat 3 meals a day and have a pendant around my neck, thanks to you!"

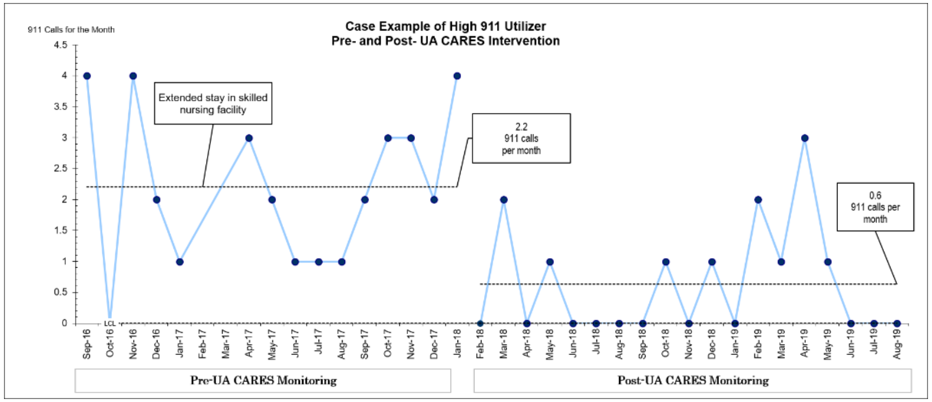
Initial Visits and Ongoing Monitoring

Common Education & Referrals

- File of Life/DNR
- Knox Box
- Smart 911
- Smoke/CO detector check
- Medic Alert Button
- Meals, In-home services

Some gaps

- Transportation
- Handy Home Services
- Affordability of home cleaning & home care
- Technology



Outputs & Outcomes

- 2024
  - New Referrals
    - **209**
  - Grab Bar Installs
    - **222**
  - Home Visits
    - **291**
  - Monthly Contacts
    - **135**
  - Monitoring
    - **300**

Over 1500 grab bars installed!!!

Year	Percentage of 911 call reduction
2019	13.60%
2020	13.50%
2021	12.87%
2022	13.10%
2023	17.10%

Community Outreach

- Community Events
- Farmers Market
- Emergency Preparedness Kits
  - Public Health & CHAT
- 10 Million Steps
- Homeless Care Packages
  - Church & COTA
- Community Center
  - BP Checks
- Durable Medical Equipment

Thank you!!

UA CARES 614-583-5352
cares@uaoh.net