



10/6/2025 | 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 John Kulewicz**
- 3. Consent Agenda**
 - a. Approve the September 22, 2025 City Council Meeting Minutes
- 4. Reports/Presentations**
 - a. Alcohol, Drug And Mental Health Board of Franklin County (ADAMH) Tax Levy Informational Presentation, Presented by Linda Jakes
 - b. Resolution of Commendation: Fire Prevention Week
 - c. Economic Development Update, Presented by Economic Analyst James Russell
 - d. Finance Director Report - August 2025
- 5. Legislative Items for Second Reading/Public Hearing/Council Action**
 - a. Resolution No. 10-2025 - A resolution to adopt the Fancyburg Park Master Plan (*Close*)
- 6. Legislative Items for First Reading/Public Hearing/Council Action**
 - a. Ordinance No. 37-2025 - An ordinance amending the North Bank Office Park Plat to facilitate redevelopment of the National Church Residences corporate headquarters (*Walter*)

**Item placed on agenda pursuant to Upper Arlington Codified Ordinances §4.06 (F)(6). Council expects to postpone this item to a future meeting.*
 - b. Resolution No. 11-2025 - A resolution accepting the recommendations from the Upper Arlington Tax Incentive Review Council (TIRC) (*Kulewicz*)
- 7. Legislative Items for Second Reading/Public Hearing**

- a. Ordinance No. 36-2025 - An ordinance amending § 160.02 - Membership and Terms of Chapter 160 - Community Relations Committee of the Upper Arlington Code of Ordinances

8. Legislative Items for First Reading/Public Hearing

- a. Ordinance No. 38-2025 - An ordinance authorizing the City Manager to enter into contract with Metropolitan Environmental for sanitary sewer inspection and cleaning services

9. City Manager Update

10. Adjournment

September 22, 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 7:00 p.m.

Members Present: President Ukeme Awakessien Jeter, Vice President Brian Close, 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, Parks & Recreation Director Debbie McLaughlin, Community Affairs Director Emma Speight, Public Service Director Gary Wilfong, Police Chief Keith Hall, Assistant Fire Chief Mike Bell, Arts Manager Jodi Hatfield, and Park Development and Arts Superintendent Jeff Anderson

Pledge of Allegiance

The Pledge of Allegiance was led by Brownie Troop 6870.

Consent Agenda

- a. **Approve City Council Meeting Minutes for September 8, 2025**
- b. **Ordinance No. 35-2025- An ordinance authorizing the continuation of the City's membership in the Central Ohio Risk Management Association (CORMA) self-insurance pool and to authorize expenditures thereto**

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

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

Reports/Presentations

a. Resolution of Commendation for National Service Dog Month

Ms. Munc provided background on National Service Dog Month and presented a Resolution of Commendation to Matt Levering, Director of Philanthropy for Canine Companions (attached as Exhibit A). Ms. Munc explained that service dogs are crucial for allowing people with disabilities to participate equally in society, highlighting that many Americans with disabilities currently need service dogs but there aren't enough available.

President Awakessien Jeter inquired about the possibility of the City having its own service dog. City Manager Steven Schoeny responded that while it's complicated to have a service dog on staff, they would continue to look for collaboration opportunities, noting that the City has previously worked with Ohio State University's fire dog for public outreach.

Mr. Levering thanked the Council for their support, explaining that Canine Companions created the concept of the modern service dog for people with physical disabilities in 1975 and has provided over 8,300 service dogs free of charge to adults, children, and veterans with disabilities.

b. Cultural Arts Update, Presented by Arts Manager Jodi Hatfield

Arts Manager Jodi Hatfield and Cultural Arts Commissioner Barry Baughman presented an update on the City's arts events and programs for 2025 (presentation attached as Exhibit B). Cultural Arts Commission Members Michael Paulus, Sheryl Pfiel, and David Guion were also present. Ms. Hatfield presented the 2025 UA Performance Series, which included:

- Black History Month Celebration (February) in partnership with the library, featuring Urban Strings and storytelling
- Community Center opening performances (estimated 1,600 attendees)
- Sound Waves at the Center event
- Arts in Arlington event
- Party on the Plaza (canceled due to weather)
- Labor Day Arts Festival
- The Martini Affair (band) performance scheduled for October 16 at the barn

Ms. Hatfield shared details about the Labor Day Arts Festival, which had approximately 9,000 attendees with excellent weather. The festival featured Upper Arlington High School student volunteers and brought back the Emerging Artist program with five participants.

For the permanent collection, Ms. Hatfield reported that three new works had been acquired for the Community Center through a partnership with Haystack, including prints by Sarah Fairchild and work by Upper Arlington High School graduate Odili Donald Odita.

Ms. Hatfield discussed the temporary art installation by Marcia Armstrong, which was initially installed at Northwest Kiwanis Park but had to be relocated to the Bob Crane Community Center deck after some pieces were tampered with. She noted that the installation will be accompanied by ceramic tiles created by summer camp participants under Armstrong's guidance.

Mr. Baughman then highlighted the Arts and Culture Master Plan accomplishments, including:

- Implementation of work maintenance policies
- Assignment of lifespans to newly acquired artwork
- Management of emergency repairs for the Ribbon Dancer outside Miller Library
- Expansion of the arts and community education program to include artists at summer day camps and events

President Awakessien Jeter asked about future plans for public art placement in the City. Ms. Hatfield explained they are taking an organic approach, looking for opportunities within capital improvement projects, with plans to issue an RFP for art installation at the Community Center in 2026. President Awakessien Jeter also inquired about educational initiatives following the vandalism of Armstrong's installation, and Ms. Hatfield acknowledged they're developing better approaches to public education about art installations.

c. Community Relations Committee Annual Update, Presented by Chair Jason Sayat

Community Relations Committee Chair Dr. Jason Sayat presented the 2025 Community Relations Committee Annual Update to Council (presentation attached as Exhibit C). CRC Member Brent Theaker was also present. Dr. Sayat reminded Council that when the CRC was formed in 2020, there was a provision to review its status after five years to determine if it should continue as an ongoing committee.

Dr. Sayat reviewed the CRC's mission to partner with residents, employees, and visitors to create events and activities that foster a sense of belonging in Upper Arlington. He noted that 2025 was a milestone year, as both top needs identified in the 2019 community survey, a community center and an advisory board to foster shared community, had been accomplished. The CRC currently has nine members supported by the City Manager and Community Affairs Director, with various community group affiliations including Network UA, Equal UA, Rainbow UA, and others. Dr. Sayat highlighted CRC achievements over the past five years:

- Providing input that led to City modifications in hiring processes, purchasing practices, and communications with UAPD
- Improvements to Mayor's Court processes
- Development of the CRC section on the City website
- Creation of an online annual observances calendar
- Establishment of a liaison program with community groups
- Implementation of the CRC Innovation Small Grant program, which has awarded over \$41,000 since its launch

For 2025, the CRC supported 14 events including the Cherry Blossom Celebration, Equal UA porch parties, flag raising ceremonies, and Iftar dinner. A new Navratri and Diwali celebration is scheduled for October 18.

Dr. Sayat reported that the committee conducted a strategic planning session in 2024 to develop decision-making tools for project prioritization and has created bylaws to ensure sustainability. He requested that the CRC transition to an ongoing committee and be allowed to select its own leadership moving forward.

Mr. Lynch recognized former member Howard Warner's contributions. Ms. Munc asked about future gaps the CRC needs to address, to which Dr. Sayat responded that their workshop helped them develop sustainability strategies for their success. Mr. Walter inquired about how the grant program funds work. Dr. Sayat explained the application process and noted that grants are typically capped at \$5,000, with a trend toward providing seed funding for self-sustaining initiatives.

President Awakessien Jeter, who served as a founding member, expressed strong support for continuing the committee and asked if the 15 annual events might be spreading the committee too thin. Dr. Sayat responded that members feel energized by community interactions. Community Affairs Director Emma Speight added that former members often continue to support specific events that they are passionate about.

Legislative Items for First Reading/Public Hearing

a. Ordinance No. 36-2025 - An ordinance amending § 160.02- Membership and Terms of Chapter 160- Community Relations Committee of the Upper Arlington Code of Ordinances

There were no questions or comments from City Council or members of the public. President Awakessien Jeter advised the Second Reading/Public Hearing will occur on October 6, 2025, followed by Third Reading/Public Hearing/Council Action on October 13, 2025.

b. Resolution No. 10-2025- A resolution to adopt the Fancyburg Park Master Plan

Park Development and Arts Superintendent Jeff Anderson presented an update on the Fancyburg Park Master Plan (presentation attached as Exhibit D). He explained that the planning process began in Fall 2024, included two phases of community engagement with over 1,500 survey responses, and received unanimous support from the Parks & Recreation Advisory Board on August 13.

Mr. Anderson outlined the plan's goals:

- Maintaining Fancyburg Park's unique character while updating amenities
- Balancing active recreation with preservation of natural areas

- Providing clear direction for future improvements
- Documenting community input

Key elements of the plan include north-south pedestrian access along Kioka Avenue, expanded nature play areas, a practice wall next to pickleball courts to block sound, and appropriately sized amenities that fit the park's scale.

The timeline calls for continuing design of the service area, sharing those designs with the community soon, bidding the project by year-end, beginning detailed design of park improvements in early 2026, and starting construction in 2027.

In response to President Awakessien Jeter's invitation to speak, the following speaker came forward:

Todd Jaquith - asked about the reason for reduction from four to three tennis courts and expressed concerns about potential tree removal.

Mr. Anderson explained that the court configuration was spatially driven and based on community input showing a preference for separate tennis and pickleball courts rather than shared courts. Regarding trees, Mr. Anderson assured Council that amenities were sited to minimize tree removal, and the plan includes adding new trees.

Mr. Schoeny clarified that Council was voting on a resolution of support that would help guide the project through the upcoming Council transition period.

President Awakessien Jeter advised that the Second Reading/Public Hearing/Council Action will occur on October 6, 2025.

City Manager Update

Mr. Schoeny provided the following update:

- Heat would be restored to the building within the next two weeks.
- The City would soon announce a successor for the departing Information Technology Director.
- The Master Plan consultant selection process was nearing completion, with an announcement expected soon.

Council Liaison Report

No report provided.

* * *

There being no further business to come before City Council, President Awakessien Jeter called for a motion to adjourn the meeting. Mr. Kulewicz moved to adjourn, seconded by Mr. Lynch. The motion carried unanimously, and the meeting adjourned at 8:33 p.m.

***COUNCIL OF THE CITY OF UPPER ARLINGTON
RESOLUTION OF COMMENDATION***

**National Service Dog Month
September 2025**

WHEREAS, we believe in the joyful, transformative power of the human-canine bond and inclusivity of all citizens; and

WHEREAS, in the United States, 70 million adults have a disability and only 16,000 service dogs from accredited training programs exist nationwide and the need is growing; and

WHEREAS, Canine Companions created the “service dog” for people with physical disabilities 50 years ago in 1975, creating a new kind of support for disability; and

WHEREAS, Canine Companions is a nonprofit organization that enhances the lives of people with disabilities by providing expertly-trained service dogs and ongoing support to ensure quality partnerships, free of charge; and

WHEREAS, Canine Companions and their service dogs empower people with disabilities to lead life with greater independence by providing best-in-class training, ongoing follow up services, and a deeply committed community of support; and

WHEREAS, National Service Dog Month aims to educate communities about the benefits of service dogs and the laws protecting their handlers; and

WHEREAS, the City of Upper Arlington, Ohio continues to work toward becoming an inclusive community in which all citizens and their trained service dogs are embraced.

NOW, THEREFORE, BE IT RESOLVED, in recognition of service dogs and the adults and children with disabilities in our community, we hereby recognize September 2025 as National Service Dog Month in the City of Upper Arlington, encourage all citizens to celebrate service dogs, and be respectful of the rights to safe access in our community afforded to the adults, children, and veterans who lead more independent lives because of their assistance.

BE IT FURTHER RESOLVED that this Resolution of Commendation be spread upon the minutes of Council on this 22nd day of September 2025.

Ukeme Awakessien Jeter, President

Brian C. Close, Vice President

John J. Kulewicz

Jim Lynch

Heidi Munc

Todd Walter

Attest: Krystal Gonchar

2025 Cultural Arts Events and Programs

Jodi Hatfield, Arts Manager

Barry Baughman, Cultural Arts Commission Past Chair

September 22, 2025



2025 UA Performance Series

Black History Month Celebration: Honoring Black Labor Through the Arts

Saturday, February 15 | 2-4 pm

Tremont Library

Attendance: 300

Community Center Opening

April 1 - 6

Bob Crane Community Center

Attendance: 1,600

Soundwaves at the Center

Thursday, May 1 | 6-8 pm

Bob Crane Community Center

Attendance: 50

Arts on Arlington

Thursday, June 12 | 6-9 pm

Mallway Park

Attendance: 1,200

Party on the Plaza

Thursday, July 17 | 6-9 pm

Municipal Services Center

CANCELLED due to weather

Labor Day Arts Festival

Monday, September 1 | 10 am - 5 pm

Northam Park

Attendance: 9,000

The Martini Affair @ the Barn

Thursday, October 16 | 6:30 - 8 pm

Amelita Mirolo Barn



Black History Month Celebration: Honoring Black Labor Through the Arts

Performances: Lyn Ford and Urban Strings Columbus



Painting Activity facilitated by Said Oladejo-Lawal



Art Exhibit: Said Oladejo-Lawal



Bob Crane Community Center Opening



Performances during soft opening and grand opening event:

Eric Clemens

Mister E

The Kind Fires

The Boogie Woogie Kid

The Korey Black Quartet

Chaz & Nicki

Jesse Powers

Music Men & Jen Barbershop Quartet

UAHS Chamber Orchestra



Soundwaves at the Center



Artist Talk: Marcia Armstrong



Community Gallery Exhibit: Marcia Armstrong



Performance by Bourbon Legend



Arts on Arlington



Arts & Craft
Vendors



Performances:
Jessica Flowers & the New Bloom
Cami Nyx & The Shades



Labor Day Arts Festival



Main Stage Performances

UA Marching Band
NACHO Street Band
Austin & the Syd Experience
The Soulutions Band
Lightning Express Everly Brothers Tribute



Reading Garden Stage

Marjorie Jones School of Dance
UAHS Chamber Orchestra
Boogie Woogie kid
Saavan Arora
K Studio

Photo Credit: Susan Scharenberg



LABOR DAY ARTS FESTIVAL



LABOR DAY ARTS FESTIVAL



Labor Day Arts Festival

Emerging Artist Program



Lauren Bakker



Jeff Sneddon



Zip Fiordalis



Matt Caberell



Jacob Goodson

Photo Credit:
Susan Scharenberg



PERMANENT COLLECTION



Donated Artwork

Donation by Pizzuti Solutions, in partnership with Haystack
3 limited edition art prints published by Powerhouse Arts and Flying Horse Edition



Sarah Fairchild

Wild, 2023
Edition of 20
\$1,500 value

Flowers, 2023
Edition of 20
\$1,500 value

Location: Bob Crane
Community Center
Mezzanine



Odili Donald Odita

Inside Out, 2022
Edition of 8
\$6,600 value

Location: Bob Crane
Community Center
2nd Level



Weaving Between the Branches by Marcia Armstrong Temporary Art Installation



Project Goals:

- Inspire visitors to engage with nature and art to evoke reflection and conversation
- Bring a temporary art installation to Upper Arlington that celebrates the natural beauty of the community
- Educate the community on the artist's process of creating and installing a work of art
- Bring awareness to naturalized areas in Northwest Kiwanis and/or Burbank Park



GALLERIES



Concourse Gallery



Upper Arlington Student Exhibits



Sandra Rocha



William Kolok



Community Gallery by Loann Crane



Marcia Armstrong: Temporary Art Installation Preview



Joseph Anastasi



Greg Straus



ARTS IN COMMUNITY EDUCATION



ARTS IN COMMUNITY EDUCATION

PROGRAM GOALS:

- Cultivate creative exploration by providing students with opportunities to engage the artistic process.
- Strengthen the relationship between local artists, students and the broader UA community by fostering a shared appreciation for the arts.
- Inspire lifelong engagement by empowering students to see the arts as a lifelong pursuit, whether as creators, supporters, or patrons of the arts.



ARTS IN COMMUNITY EDUCATION



Marcia Armstrong @ Summer Day Camp – Impacted approximately 300 students



Ohio Craft Museum @ LDAF



Duarte Brown and Malik Carrington @ LDAF



Columbus Fashion Academy @ LDAF



Christine Abbott @ LDAF

Impacted approximately 2,000 students



ARTS AND CULTURE MASTER PLAN ACCOMPLISHMENTS

Implementing Policies:

- Artwork Maintenance Policy
- Collection Management Policy
- Policy for Acquisition of Public Art

Arts in Community Education Goals

Public Art for Upper Arlington

UA Cultural Arts Programs and Events have enriched the lives of over 15,000 people already this year.



Photo Credit: Susan Scharenberg



THANK YOU
Questions?





**Community
Relations
Committee**

2025 Annual Update & Five-Year Review

Jason Sayat, CRC Chair



Brief History



MISSION

The Upper Arlington Community Relations Committee will promote understanding, mutual respect and a sense of belonging among all residents by fostering positive human relations, communication and addressing discrimination, while serving as a source of information and community collaboration.

VISION

Upper Arlington is
an inclusive
community of
opportunity for all
people.



BRIEF HISTORY

- **May/June 2019** – Community Relations Assessment Workshops
 - Identified ideas that would have a positive impact if implemented
 - Recommended creation of an advisory board
- **September-December 2019** – Council-formed a temporary committee to review the report, research other communities and develop a proposed structure & purpose for a new entity
- **October 2020** – Community Relations Committee held its first meeting

CRC Members



TOP ROW (from left): Elaine Alicea, Deborah Carvalho, Eric Hutchison, Monica Lee, Sumia Mohamed

BOTTOM ROW: Megan Potts, Jason Sayat, Joanne Strasser, Brent Theaker

A photograph of a woman with long dark hair, wearing a pink tank top and blue jeans, smiling and holding a baby in a pink shirt. They are at an outdoor community event. A large, semi-transparent brown triangle is overlaid on the left side of the image, partially obscuring the woman and baby. In the top left corner of this triangle is a grid of white dots.

2020-2025 Highlights



2020-2025 Highlights

- Guiding organizational improvements:
 - Recruitment enhancements
 - Purchasing/contracting improvements
 - Greater emphasis on community policing
 - Mayor's Court improvements
- Community Research:
 - 2022 Community Survey, UA Perceptions Assessment
 - 2025 Community Survey
- Online Resources
- Columbus Monthly Special Section (2023)



2020-2025 Highlights

- Annual Observances & Holidays Calendar (launched 2023)
- CRC Liaison Program
- CRC Innovation Small Grant Program (launched 2022)
 - **2025 Grants:** UA Culture & Artisans Fair – **\$3,000**; Equal UA's Porch Parties – **\$4,500**
 - **Previous Recipients:** UACA Neighbors Night Out; History Speaks Series; hUmAn Connection Festival; Leadership UA Non-Profit Governance Workshop; UA Pride
- CRC Welcome Series (launched 2023)



2025 CRC

WELCOME SERIES

14 Events/Programs

- Black History Month/UA Performance Series (February)
- UA Quest Scavenger Hunt (February-March)
- Iftar Dinner (March)
- Cherry Blossom Celebration (April)
- UA Culture & Artisans Fair (May)
- Pride Flag Raising Ceremony (June)
- Arts on Arlington/UA Performance Series (June)

- Juneteenth Flag Raising Ceremony (June)
- UA Farmers Market (July)
- Party on the Plaza (July)
- Equal UA Porch Parties (August-October)
- Labor Day Arts Festival (September)
- Navratri & Diwali Celebration (October)
- UA History Presentation: The Early Years (November)

CRC WELCOME SERIES



CHERRY BLOSSOM CELEBRATION



EQUAL UA PORCH PARTY

FLAG RAISING CEREMONIES



PRIDE MONTH



JUNETEENTH

IFTAR DINNER



2024 STRATEGIC PLANNING WORKSHOP

- Revisited accomplishments
- Reviewed purpose/developed “elevator pitch”
- Refining member roles: liaisons, project leads, etc.
- Developing updated bylaws
- Succession/sustainability planning
- Improved agenda setting process
- Decision-making checklist to assess prospective projects
- Adjustments to CRC Innovation Small Grant Program





Looking Ahead

- Recommended transition of CRC to become an ongoing Committee
 - Requires no action by City Council to take effect
- Adjustment to the CRC leadership selection process
 - Chair and Vice Chair currently selected by Council President
 - Typically decided by members of the City Boards and Commissions
 - Draft CRC bylaws reflect a move to this standard practice



QUESTIONS?

History

Master Plan Process Begins.....Fall 2024

Community Engagement.....Phase 1 = Fall 2024
Phase 2 = Spring 2025

City Council Presentation.....June 16, 2025

PRABAugust 13, 2025
(Unanimous Motion of Support)

City Council Resolution of SupportSeptember 2025





- ### PARK ELEMENTS LEGEND
- 1 Parking Lot (88 Spaces)
 - 2 Four-Season Shelter
 - 3 Open-Air Shelter
 - 4 Stormwater Detention Area
 - 5 Satellite Maintenance Area (Relocation of Existing in Park Maintenance)
 - 6 Playground
 - 7 Story Book Walk
 - 8 Nature Play Area
 - 9 Woodland Path
 - 10 Meadow Buffer
 - 11 Expanded Nature Play
 - 12 Renovated Athletic Fields
 - 13 Park Plaza
 - 14 Tennis Courts
 - 15 Pickleball Courts
 - 16 Courts Hitting Wall
 - 17 Bioswale (in parking lot)
 - 18 Pollinator Meadow
 - 19 Nature Stage
 - 20 Trash / Recycling Enclosure
 - 21 Compost Drop-off
 - 22 Sidewalk
 - ➡ Pedestrian Access
-



PARKS & REC
City of Upper Arlington

Goals of the Master Plan

- **Maintain and enhance the unique character of the park**
- **Update park amenities to meet the current and future recreational needs**
- **Balance active recreation with preservation of natural areas**
- **Provide a clear direction for future park improvements**
- **Provide information that will be used to develop future budgets and schedules**
- **Document input received through the Community Engagement process**



Updates from Community Engagement

- North/South pedestrian access along Kioka Ave.
- Expanded nature play next to playground
- Practice wall next to pickleball to block sound
- Sizing amenities to be appropriate scale for the park and neighborhood



Next Steps

Service Area Design.....On Going

Service Area Design Shared.....Fall 2025

Service Area Bid.....Late 2025

Park Improvement Detailed Design.....Early 2026

Community Input on Detailed Design.....Spring/Summer 2026

Construction Begins.....2027

Construction Complete.....2028



Monthly Financial Report As of August 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	\$ 23,932,929	\$ 25,283,188	\$ 1,350,259	5.64%
Real & Personal Property Tax	10,230,600	10,285,700	10,285,700	10,054,409	(231,291)	-2.25%
All Other Operating Revenues	14,137,400	14,114,900	9,587,409	10,747,755	1,160,346	12.10%
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	69,048,500	45,326,259	53,693,550	2,279,314	5.03%
Obligations:						
Police Division	12,262,800	12,262,800	8,688,834	8,531,092	157,742	1.82%
Fire Division	12,519,900	12,519,900	8,409,634	7,598,332	811,302	9.65%
Board of Health	400,000	400,000	393,566	393,566	-	0.00%
Parks and Recreation	8,383,300	8,383,300	5,693,385	5,175,357	518,028	9.10%
Community Development	1,563,300	1,563,300	1,145,511	974,372	171,139	14.94%
Public Service Administration	1,397,800	1,397,800	931,867	891,064	40,803	4.38%
Public Works	1,700,400	1,700,400	1,001,213	900,997	100,216	10.01%
City Manager	2,087,400	2,087,400	1,328,118	1,286,598	41,520	3.13%
City Attorney	983,700	983,700	623,811	544,588	79,223	12.70%
City Clerk	334,800	334,800	195,300	165,914	29,386	15.05%
City Council	208,900	208,900	139,267	124,742	14,525	10.43%
Finance	1,638,800	1,638,800	1,165,353	1,040,932	124,421	10.68%
Facilities Maintenance	4,818,400	4,818,400	3,993,552	3,237,564	755,988	18.93%
Information Technology	2,522,200	2,522,200	1,785,412	1,570,985	214,427	12.01%
General Administration	3,800,600	4,300,600	2,735,094	2,075,767	659,327	24.11%
Transfers/Advances Out	10,624,300	18,943,300	17,984,931	17,984,931	-	0.00%
Total Obligations	65,246,600	74,065,600	56,214,848	52,496,801	3,718,047	6.61%
Excess of Revenue and Other Sources over Obligations:	3,769,300	(5,017,100)	(10,888,589)	1,196,749		
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	\$ 31,159,236	\$ 25,287,747	\$ 35,958,085	\$ 10,670,338	42.20%

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	\$ 9,307,250	\$ 9,833,040	\$ 525,790	5.65%
Total Revenues and Other Sources	13,453,700	13,928,200	9,307,250	9,833,040	525,790	5.65%
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	5,640,295	6,166,085		
Beginning Fund Balance	20,368,117	20,368,117	20,368,117	20,368,117		
Ending Fund Balance	\$ 24,045,617	\$ 24,520,117	\$ 26,008,412	\$ 26,534,202	\$ 525,790	2.02%

Monthly Financial Report As of August 2025

Capital Equipment Fund (106)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Real & Personal Property Tax	\$ 1,312,400	\$ 1,293,700	\$ 1,293,700	\$ 1,282,155	\$ (11,545)	-0.89%
Homestead & Rollbacks	173,500	170,600	85,300	84,951	(349)	-0.41%
Transfers In	500,000	500,000	500,000	500,000	-	0.00%
Total Revenues and Other Sources	1,985,900	1,964,300	1,894,818	1,882,924	(11,894)	0.00%
<u>Obligations</u>						
Capital Equipment	2,548,300	2,548,300	2,326,829	2,326,829	-	0.00%
Total Obligations	2,548,300	2,548,300	2,326,829	2,326,829	-	0.00%
Excess of Revenue and Other Sources over Obligations:	(562,400)	(584,000)	(432,011)	(443,905)		
Beginning Fund Balance	1,208,768	1,208,768	1,208,768	1,208,768		
Ending Fund Balance	\$ 646,368	\$ 624,768	\$ 776,757	\$ 764,863	\$ (11,894)	-1.53%

Street Maintenance and Repair Fund (207)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Gasoline Taxes	\$ 1,800,000	\$ 1,800,000	\$ 1,172,622	\$ 1,235,351	\$ 62,729	5.35%
Motor Vehicle License Taxes	450,000	450,000	302,540	300,842	(1,698)	-0.56%
All Other Operating Revenues	138,000	138,000	33,333	46,859	13,526	40.58%
Total Revenues and Other Sources	2,388,000	2,388,000	1,508,495	1,583,052	74,557	4.94%
<u>Obligations</u>						
Public Service Administration	1,129,200	1,129,200	748,632	636,605	112,027	14.96%
Public Works	1,582,700	1,582,700	1,143,670	998,969	144,701	12.65%
Total Obligations	2,711,900	2,711,900	1,892,302	1,635,574	256,728	13.57%
Excess of Revenue and Other Sources over Obligations:	(323,900)	(323,900)	(383,807)	(52,522)		
Beginning Fund Balance	1,927,174	1,927,174	1,927,174	1,927,174		
Ending Fund Balance	\$ 1,603,274	\$ 1,603,274	\$ 1,543,367	\$ 1,874,652	\$ 331,285	21.47%

Bonded Improvement Fund (402)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Sale of Bonds and Notes	\$ 19,973,700	\$ -	\$ -	\$ -	\$ -	0.00%
All Other Operating Revenues	475,000	475,000	277,083	434,527	157,444	56.82%
Total Revenues and Other Sources	20,448,700	475,000	277,083	434,527	157,444	56.82%
<u>Obligations</u>						
Capital Improvements	500,000	500,000	223,379	223,379	-	0.00%
Total Obligations	500,000	500,000	223,379	223,379	-	0.00%
Excess of Revenue and Other Sources over Obligations:	19,948,700	(25,000)	53,704	211,148		
Beginning Fund Balance	7,509,727	7,509,727	7,509,727	7,509,727		
Ending Fund Balance	\$ 27,458,427	\$ 7,484,727	\$ 7,563,431	\$ 7,720,875	\$ 157,444	2.08%

Monthly Financial Report As of August 2025

Infrastructure Improvement Fund (404)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
All Other Operating Revenues	\$ 6,700,000	\$ 15,019,000	\$ 9,164,951	\$ 9,164,951	\$ -	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	23,234,051	23,234,051	-	0.00%
<u>Obligations</u>						
Capital Improvements	9,986,900	18,306,000	12,060,303	12,060,303	-	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	18,148,280	18,148,280	-	0.00%
Excess of Revenue and Other Sources over Obligations:	(3,636,900)	4,682,100	5,085,771	5,085,771		
Beginning Fund Balance	5,549,699	5,549,699	5,549,699	5,549,699		
Ending Fund Balance	\$ 1,912,799	\$ 10,231,799	\$ 10,635,470	\$ 10,635,470	\$ -	0.00%

Solid Waste Management Fund (710)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Charges for Services	\$ 1,900,000	\$ 1,900,000	\$ 2,142,493	\$ 2,142,493	\$ -	0.00%
All Other Operating Revenues	45,000	45,000	26,250	74,974	48,724	185.62%
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	4,168,743	4,217,467	48,724	1.17%
<u>Obligations</u>						
Public Works	4,134,100	4,134,100	4,256,422	3,939,003	317,419	7.46%
Total Obligations	4,134,100	4,134,100	4,256,422	3,939,003	317,419	7.46%
Excess of Revenue and Other Sources over Obligations:	(189,100)	(189,100)	(87,679)	278,464		
Beginning Fund Balance	1,534,635	1,534,635	1,534,635	1,534,635		
Ending Fund Balance	\$ 1,345,535	\$ 1,345,535	\$ 1,446,956	\$ 1,813,099	\$ 366,143	25.30%

Water Surcharge Fund (720)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Charges for Services	\$ 855,000	\$ 855,000	\$ 508,628	\$ 618,174	\$ 109,546	21.54%
Total Revenues and other sources	855,000	855,000	508,628	618,174	109,546	21.54%
<u>Obligations</u>						
Public Works	490,700	490,700	612,570	607,570	5,000	0.82%
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	21,126	21,126	-	0.00%
Total Obligations	846,600	846,600	633,696	628,696	5,000	0.79%
Excess of Revenue and Other Sources over Obligations:	8,400	8,400	(125,068)	(10,522)		
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	\$ 1,653,797	\$ 1,768,343	\$ 114,546	6.93%

Monthly Financial Report As of August 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	\$ 849,839	\$ 1,041,242	\$ 191,403	22.52%
All Other Operating Revenues	1,500	1,500	1,500	2,384	884	58.93%
Total Revenue	1,334,500	1,334,500	851,339	1,043,626	192,287	22.59%
Obligations						
Public Works	1,214,000	1,214,000	835,793	640,480	195,313	23.37%
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	14,572	14,572	-	0.00%
Total Obligations	1,569,600	1,569,600	850,365	655,052	195,313	22.97%
Excess of Revenue and Other Sources over Obligations:	(235,100)	(235,100)	974	388,574		
Beginning Fund Balance	2,831,202	2,831,202	2,831,202	2,831,202		
Ending Fund Balance	\$ 2,596,102	\$ 2,596,102	\$ 2,832,176	\$ 3,219,776	\$ 387,600	13.69%

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	\$ 752,431	\$ 777,383	\$ 24,952	3.32%
Investment Earnings	70,000	70,000	46,667	74,383	27,716	59.39%
Miscellaneous income	-	-	-	8,673	8,673	100.00%
Total Revenues and other sources	823,000	823,000	799,098	860,439	61,341	7.68%
Obligations						
Public Works	690,000	690,000	473,548	424,703	48,845	10.31%
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	18,628	18,628	-	0.00%
Total Obligations	1,687,400	1,687,400	595,463	546,618	48,845	8.20%
Excess of Revenue and Other Sources over Obligations:	(864,400)	(864,400)	203,635	313,821		
Beginning Fund Balance	2,987,559	2,987,559	2,987,559	2,987,559		
Ending Fund Balance	\$ 2,123,159	\$ 2,123,159	\$ 3,191,194	\$ 3,301,380	\$ 110,186	3.45%

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	\$ 999,960	\$ 879,562	\$ (120,398)	-12.04%
Transfers/Advances In	300,000	300,000	300,000	300,000	-	0.00%
Total Revenues and other sources	1,313,800	1,313,800	1,299,960	1,179,562	(120,398)	-9.26%
Obligations						
Parks and Recreation	1,140,600	1,140,600	833,954	866,178	(32,224)	-3.86%
Total Obligations	1,140,600	1,140,600	833,954	866,178	(32,224)	-3.86%
Excess of Revenue and Other Sources over Obligations:	173,200	173,200	466,006	313,384		
Beginning Fund Balance	397,663	397,663	397,663	397,663		
Ending Fund Balance	\$ 570,863	\$ 570,863	\$ 863,669	\$ 711,047	\$ (152,622)	-17.67%

Monthly Financial Report As of August 2025

Statement of Receipts and Disbursements (cash basis rounding)

<u>Fund</u>	<u>Beginning Balance</u>	<u>Year to Date & Transfer In</u>	<u>Year to Date & Transfer Out</u>	<u>Ending Balance</u>	<u>Percentage Change</u>
General	\$ 43,870,708	\$ 53,693,550	\$ 50,386,165	\$ 47,178,093	7.5%
Capital Asset Management	24,410,352	9,833,040	3,666,955	30,576,437	25.3%
Police Pension	1,499,760	820,264	285,346	2,034,678	35.7%
Fire Pension	1,499,759	820,264	285,345	2,034,678	35.7%
Self Insurance	1,084,300	46,560	21,767	1,109,093	2.3%
Capital Equipment	1,720,307	1,882,924	1,897,696	1,705,535	-0.9%
Police & Fire Pension	1,422,653	1,401,533	949,530	1,874,656	31.8%
Technology Fund	425,843	59,063	391,982	92,924	-78.2%
Street Maintenance and Repair Fund	1,965,631	1,583,052	1,409,690	2,138,993	8.8%
EMS Billing Fund	1,691,000	804,309	125,905	2,369,404	40.1%
Law Enforcement	2,739,032	85,825	173,050	2,651,807	-3.2%
Tree Planting Fund	92,965	26,900	-	119,865	28.9%
Enforcement Education	20,650	350	-	21,000	1.7%
Mayor's Court Computer	45,728	5,092	-	50,820	11.1%
Mayor's Court Special Project	171,505	10,940	4,335	178,110	3.9%
Local Fiscal Recovery Fund	2,192,062	-	718,770	1,473,292	-32.8%
OneOhio Opioid Fund	141,353	52,249	6,799	186,803	32.2%
Economic Development	2,078,781	2,500,000	15,419	4,563,362	119.5%
Arlington Centre TIF Fund	116,976	25,759	16,291	126,444	8.1%
Tremont Road TIF Fund	18,760	40,534	457	58,837	213.6%
Lane Avenue Mixed Use TIF Fund	738,355	1,035,934	341,855	1,432,434	94.0%
Lane Avenue TIF Fund	304,986	79,348	76,095	308,239	1.1%
Arlington Crossing TIF Fund	1,068,524	102,746	126,766	1,044,504	-2.2%
Horizon TIF Fund	1,053,912	448,247	256,078	1,246,081	18.2%
Kingsdale West TIF Fund	395,386	57,440	654	452,172	14.4%
Kingsdale CORE TIF Fund	668,801	1,818,042	881,867	1,604,976	140.0%
Civil Service	60,960	-	10,280	50,680	-16.9%
Riverside North TIF Fund	19,946	2,891	32	22,805	14.3%
Riverside South TIF Fund	224,430	44,861	507	268,784	19.8%
W. Lane Northwest TIF Fund	22,542	18,115	204	40,453	79.5%
Lane II TIF Fund	1,265,563	1,307,566	445,541	2,127,588	68.1%
Kingsdale Center TIF Fund	30,032	534,043	476,869	87,206	190.4%
Gateway TIF Fund	39,409	1,814,496	444,718	1,409,187	3475.8%
Neighborhood Lighting Utility	318,423	73,515	13,187	378,751	18.9%
Clerk of Courts Fund	21,343	5,147	2,900	23,590	10.5%
UA Visitor's Bureau Fund	572,453	84,378	50,000	606,831	6.0%
General Bond Retirement	315,716	4,187,785	4,240,577	262,924	-16.7%
Bonded Improvements	13,072,564	434,528	3,546,058	9,961,034	-23.8%
Infrastructure Improvement Fund	25,102,125	23,234,053	25,935,058	22,401,120	-10.8%
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	3,405,318	3,544,725	1,875,504	-6.9%
BWC Administration Fund	1,340,044	255,115	205,398	1,389,761	3.7%
Solid Waste Management	1,919,144	4,217,467	2,640,762	3,495,849	82.2%
Water Surcharge	1,952,948	618,174	395,709	2,175,413	11.4%
Sanitary Sewer Surcharge	3,532,735	1,043,626	872,561	3,703,800	4.8%
Stormwater Management	3,301,276	860,439	740,855	3,420,860	3.6%
UA Swimming Pools	397,663	1,179,562	829,224	748,001	88.1%
Unclaimed Funds	8,491	713	-	9,204	8.4%
Revolving Fund	53,814	1,372,929	830,584	596,159	1007.8%
Construction Withholding	3,108,854	538,301	2,833,396	813,759	-73.8%
Payroll Clearing Fund	330,833	23,294,940	22,991,880	633,893	91.6%
Totals (ROUNDED)	\$ 150,816,999	\$ 146,025,842	\$ 133,160,878	\$ 163,681,963	ROUNDED TOTALS

Monthly Financial Report As of August 2025

Income Tax Comparisons

	Projections	Year to date	Difference	% Difference
Withholdings	\$ 20,789,341	\$ 22,392,633	\$ 1,603,292	7.71%
Individuals	7,935,537	7,589,669	(345,868)	-4.36%
Net Profits	4,515,300	5,133,925	618,625	13.70%
Total	\$ 33,240,178	\$ 35,116,227	\$ 1,876,049	5.64%

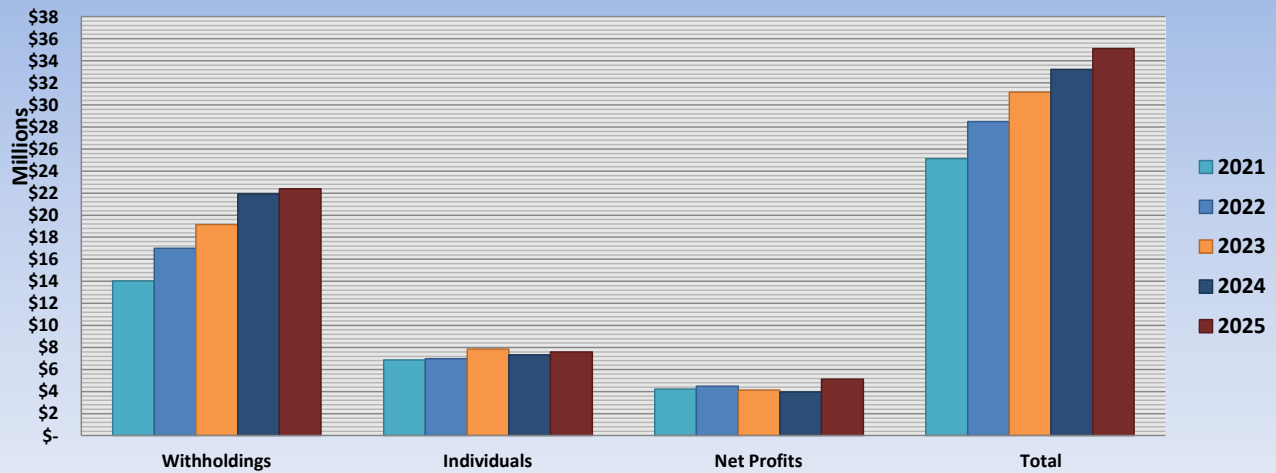
Income Tax Five Year Comparison

	2021	2022	2023	2024	2025
Withholdings	\$ 14,040,611	\$ 17,002,607	\$ 19,139,495	\$ 21,938,195	\$ 22,392,633
Individuals	6,870,955	6,987,467	7,859,870	7,322,707	7,589,669
Net Profits	4,223,141	4,502,065	4,156,364	3,956,552	5,133,925
Total	\$ 25,134,707	\$ 28,492,139	\$ 31,155,729	\$ 33,217,454	\$ 35,116,227

Percentage Increase (Decrease) From Prior Year

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Withholdings	29.49%	21.10%	12.57%	14.62%	2.07%
Individuals	140.71%	1.70%	12.49%	-6.83%	3.65%
Net Profits	71.72%	6.60%	-7.68%	-4.81%	29.76%
Total	55.57%	13.36%	9.35%	6.62%	5.72%

Income Tax Five Year Trend vs Prior YTD Monthly



Interest & Investment Income
Aug-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	53,236,002.67	1,000,000.00	(883,600.00)			\$ 53,352,402.67
US Government Bonds	26,249,024.10					\$ 26,249,024.10
Total Bonds	\$ 94,515,263.95	\$ 1,000,000.00	\$ (883,600.00)	\$ -	\$ -	\$ 94,631,663.95
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	\$ 97,955,252.50	\$ 1,000,000.00	\$ (883,600.00)	\$ -	\$ -	\$ 98,071,652.50
Money Markets:						
General	95,772.93	(1,000,000.00)	945,674.00	(2,365.00)	247,447.68	\$ 286,529.61
CIP Bonds						\$ -
Total Money Markets	\$ 95,772.93	\$ (1,000,000.00)	\$ 945,674.00	\$ (2,365.00)	\$ 247,447.68	\$ 286,529.61
General Investment	41,307,245.10			8,929,291.45	158,947.53	\$ 50,395,484.08
Bond Proceeds	6,345,092.15			(4,492.63)	23,997.06	\$ 6,364,596.58
Federal ARPA (Gen. Inv.)	1,324,098.30			(5,001.62)	4,999.29	\$ 1,324,095.97
Gateway	999,676.84				3,782.24	\$ 1,003,459.08
Kingsdale	235,795.48				892.12	\$ 236,687.60
Community Center	1,468,540.71			1,111,657.71	8,024.32	\$ 2,588,222.74
Office (Comm. Center)	1,159,961.76			(31,454.91)	4,323.36	\$ 1,132,830.21
Total STAR Ohio	\$ 52,840,410.34	\$ -	\$ -	\$ 10,000,000.00	\$ 204,965.92	\$ 63,045,376.26
Total Investments	\$ 150,891,435.77	\$ -	\$ 62,074.00	\$ 9,997,635.00	\$ 452,413.60	\$ 161,403,558.37
NW Huntington Bank	\$ 4,047,874.78					\$ 2,278,407.16
Total Cash & Investments	\$ 154,939,310.55					\$ 163,681,965.53

ITEMS PURCHASED BETWEEN \$25,000 & \$150,000 AUGUST 2025

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
8/1/25	Davey Resource Group	Tree Canopy Assessment	\$54,900.00
8/4/25	Total Tennis	Sunny 95 Hard Court Reconditioning	\$36,663.00
8/5/25	MD Solutions	Sign Shop Materials for Public Works & Parks	\$29,898.60
8/7/25	Koorsen	Fire Inspection Services	\$23,585.67
8/21/25	Fishel Company	Computer Center Fiber Bid	\$57,575.25

QUALITY BASED SELECTION CONSULTANTS – AUGUST 2025

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

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

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>CHANGE ORDER AMOUNT</u>	<u>New Total</u>
8/6/25	King Business Interiors	Furniture for the BCCC	\$9,211.17	\$1,115,709.95
8/1/25	Environment Control Southwest Ohio	Additional Cleaning Services at the BCCC	\$14,300.00	\$250,820.00

GRANTS AUGUST 2025

<u>DATE</u>	<u>ORGANIZATION</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			



Authors:	Jeff Anderson, Parks Development & Arts Superintendent Debbie McLaughlin, Parks & Recreation Director
Council Meeting Date:	October 6, 2025
Subject/Legislative Item:	Resolution No. 10-2025 - A resolution to adopt the Fancyburg Park Master Plan (<i>Close</i>)
Purpose:	To guide future improvements and provide a long term vision for Fancyburg Park
Executive Summary:	Resolution will support the Fancyburg Master Plan dated August 13, 2025

Purpose and Impact

This is a resolution to support the Fancyburg Park Master Plan dated August 13, 2025. The concepts provided in the Master Plan will be used to develop schedules and budgets for future renovations which will be included as part of the City's Capital Improvement Plan.

A resolution of support for the master plan will assist in long term planning by providing a guide for future improvements based on extensive community engagement. It will ensure that future projects in the park are consistent with the collective vision and will meet the recreational needs of the community.

History

With the assistance of planning consultant EDGE, the master plan process began in the fall of 2024. The first phase included a detailed study of existing conditions and uses in the park, accompanied by a community engagement process that measured residents' thoughts on the current facilities and gathered ideas for potential improvements. The next phase of planning took place in spring and summer 2025 and focused on gathering additional community input to help refine the master plan. EDGE then developed concepts for park improvements that were shared with the community before proceeding to the final master plan. Collectively, this process represents an extensive community engagement effort with 905 individuals participating in the first online survey and 602 in the second. Additionally, the planning team had the opportunity to meet with many residents in person at public meetings in the parks and at community events.

The final version of the master plan was presented to the Park and Recreation Advisory Board (PRAB) at the August 13, 2025 meeting. At that time, PRAB unanimously voted on a motion to support the plan and the Department's implementation of it.



Throughout the visioning process, the plan focused on improving the park's amenities while still preserving the unique character of this popular destination for residents and neighbors. It closely followed the 2018 Parks & Recreation Comprehensive Plan that was adopted to serve as a guide on future decision-making on how to get the most value from the City's limited park land and the facilities within them, while fulfilling residents' recreational wants and needs.

The goal of the park master plan is to enhance Fancyburg's versatility and appeal, ensuring it remains a welcoming space for all community members by blending recreational opportunities with the beauty of its natural surroundings.

Alternatives

An alternative to supporting the Fancyburg Park Master Plan would be proceed with improvements in the park on an ad-hoc basis. This approach could potentially result in fragmented and inefficient renovation efforts. Each project would necessitate new rounds of community engagement. Without a cohesive plan, the improvements might not integrate seamlessly, potentially compromising the overall functionality and aesthetics of the park. Supporting the master plan ensures a strategic, unified approach to enhancing Fancyburg Park, aligning with the community's vision and providing consistent recreational benefits.

It is also recommended this resolution not be delayed as proceeding with adopting the master plan at this time will allow it to be utilized in updating 10 year Capital Improvement Plan.

Attachments

1.	Fancyburg Park Site Plan
2.	Resolution No. 10-2025
3.	Exhibit A - Fancyburg Park Master Plan Report 8.13.25



Site Plan Enlargement
June 2025 Plan



RECORD OF RESOLUTIONS

CITY OF UPPER ARLINGTON
STATE OF OHIO

RESOLUTION NO. 10-2025

TO ADOPT THE FANCYBURG PARK MASTER PLAN

- WHEREAS,** the City of Upper Arlington recognizes the importance of providing high-quality recreational facilities and park amenities that meet the evolving needs of its residents; and
- WHEREAS,** with the assistance of planning consultant EDGE, the Department of Parks and Recreation initiated the Fancyburg Park Master Plan process in the fall of 2024; and
- WHEREAS,** the planning process included a detailed study of existing park conditions and extensive community engagement, with more than 1,500 individuals participating through surveys, public meetings, and community events; and
- WHEREAS,** the Fancyburg Park Master Plan process was guided by resident feedback and refined over multiple phases to ensure the plan reflects the community's collective vision for the park; and
- WHEREAS,** the final Fancyburg Park Master Plan, dated August 13, 2025, was presented to the Park and Recreation Advisory Board (PRAB), which unanimously voted to support the plan and its implementation; and
- WHEREAS,** the Fancyburg Park Master Plan aligns with the City's 2018 Parks & Recreation Comprehensive Plan by guiding long-term decision-making on improvements, reinvestment, and preservation of limited parkland; and
- WHEREAS,** adoption of the Master Plan will provide a framework for scheduling and budgeting future improvements in the City's Capital Improvement Plan, ensuring projects are consistent with the vision developed through extensive public input; and
- WHEREAS,** the goal of the Fancyburg Master Plan is to enhance Fancyburg Park's versatility and appeal, blending recreational opportunities with preservation of its natural character to serve as a welcoming destination for all members of the community.

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

SECTION 1.

City Council hereby adopts the Fancyburg Master Plan, dated August 13, 2025, as the guiding document for future improvements to Fancyburg Park (attached hereto and incorporated herein as Exhibit A).

SECTION 2.

The Parks and Recreation Department is hereby authorized to use the Fancyburg Master Plan, dated August 13, 2025, to guide scheduling, budgeting, and implementation of improvements within the City's Capital Improvement Plan.

SECTION 3.

This resolution shall take effect immediately upon passage.



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Introduction

Why a Master Plan for Fancyburg Park?

- Renovation of Northam Park completed in 2025 and Devon Pool in 2026 after multiple phases of construction
- Fancyburg will be the next capital focus after these facilities
- Several amenities in Fancyburg are nearing the end of their service life including the playground, shelter, shuffleboard courts, and maintenance yard
- Fancyburg is loved for its open spaces and natural areas, but there is a need to bring amenities up to current standards (year round restrooms, safe paths, functional parking)
- City recognizes the importance of having consensus on necessary improvements and a clear plan for implementation



Master Plan

EDGE, a Columbus-based landscape architecture and urban design firm, has been contracted by Upper Arlington Parks & Recreation to undertake the master planning process for Fancyburg Park.

Throughout the visioning process, Upper Arlington Parks & Recreation will be focused on improving the park's amenities while still preserving the unique character of this popular destination for residents and neighbors. The City of Upper Arlington will be closely following the 2018 Parks & Recreation Comprehensive Plan that was adopted to serve as a guide on future decision-making on how to get the most value from the City's limited park land and the facilities within them, while fulfilling residents' recreational wants and needs.

The Process

Launched in the fall of 2024, the first phase included a detailed study of existing conditions and uses in the park, accompanied by a community engagement process that measured residents' thoughts on the current facilities and gathered ideas for potential improvements. The next phase of planning, taking place in spring and summer 2025, will focus on gathering additional community input to help refine the Master Plan for the park.

EDGE will then develop concepts for park improvements that will be shared with the community before proceeding to the final design. Funding for improvements to the park are scheduled within the 2027 and 2028 Parks Capital Improvements Program.

The Goal

The goal of the park master plan is to enhance Fancyburg's versatility and appeal, ensuring it remains a welcoming space for all community members by blending recreational opportunities with the beauty of its natural surroundings.

Planning will continue in 2025, as more detailed concepts are developed, along with additional opportunities for public input. The park is scheduled for renovation in 2027 and 2028.



Existing Conditions



Location



Existing Infrastructure



Existing Satellite Maintenance Area
Equipment Storage Lot



Parking Lot
49 Spaces in East Lot / 43 Spaces in West Lot



Shelter & Seasonal Restrooms
Garage Door Openings / Two (2) Single Use Restrooms



On Site Well
West of Soccer Fields



Bus Stop
Kioka Avenue



Community Compost Drop-off
East Parking Lot

Existing Site Elements



Park Signage
Sunset Drive



Bicycle Parking
West of Soccer Fields



Flag Pole



Litter / Recycling Receptacles



Various Benches / Picnic Tables



Drinking Fountain

Existing Passive Recreation



Internal Walking Paths



Exterior Multiuse Path



Small Seating Areas



Woodland Area



Nature Paths



Storybook Walk

Existing Active Recreation



Playground
9,900 S.F: 2-5 Zone, 5-12 Tower, Mixed Ground Play, 4 Swings



Nature Play Area



Shuffle Board Courts



Baseball / Softball Fields



Pickleball / Tennis Courts



Boulder Wall

Community Engagement



Community Engagement

Process

Phase I

The first phase of community outreach for the renovation of Fancyburg Park returned valuable insights and countless thoughtful neighborly conversations.

Step One consisted of two open houses: one at the August 6th National Night Out in Fancyburg Park and a second at the August 7th Upper Arlington Farmer’s Market at the Tremont Center. Visitors were asked to vote on their preferred park amenities as well as provide any additional thoughts and ideas on how to improve Fancyburg Park.

Step Two consisted of an online survey, compiled by EDGE and Upper Arlington Parks & Recreation staff and distributed via their email database. Similar questions to the open houses were posed, gathering feedback on amenities and preferences. Over 900 survey responses were recorded.

Phase I Outreach

- National Night Out
- Farmer’s Market
- Online Survey
- PRAB Meeting
- City Council

Phase II

Phase II of the master planning process engaged residents via additional open houses and a second survey. Upper Arlington Parks & Recreation staff as well as members of the design team held an open house at the Fancyburg Park shelter on May 7, and Parks and Recreation Staff also displayed project boards and answered questions at the Spring Fling at Sunny 95 Park. Residents were asked to assist with design decisions regarding the playground and park pavilion, in addition to gather their general thoughts and input on the overall park master plan. A second online survey was also released, garnering over 600 responses.

Phase II Outreach

- Spring Fling
- Fancyburg Park Open House
- Online Survey
- PRAB Meeting
- City Council



Community Engagement - Fall 2024 (Phase 1)

In Person Feedback

Play Character



THEMED PLAY STRUCTURES



ROPE STRUCTURES



PLAY TOWERS



MUSICAL PLAY EQUIPMENT



LOG CLIMBERS



TREE HOUSE

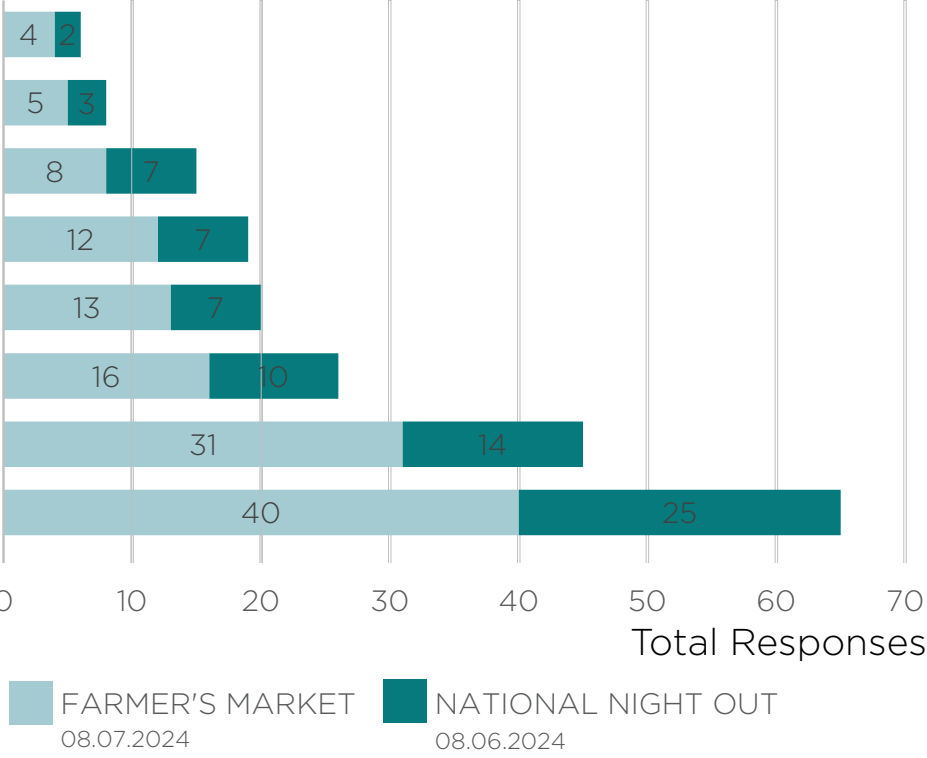


GROUND / ACCESSIBLE PLAY



NATURE PLAY

- MUSICAL PLAY EQUIPMENT
- GROUND / ACCESSIBLE PLAY
- ROPE STRUCTURES
- LOG CLIMBERS
- PLAY TOWERS
- THEMED PLAY STRUCTURES
- NATURE PLAY
- TREE HOUSE



Architecture Character



OPEN AIR SHELTER (TRADITIONAL)



SHADE STRUCTURES



OPEN AIR SHELTER (GEOMETRIC)



FOUR SEASON PAVILION (MODERN)

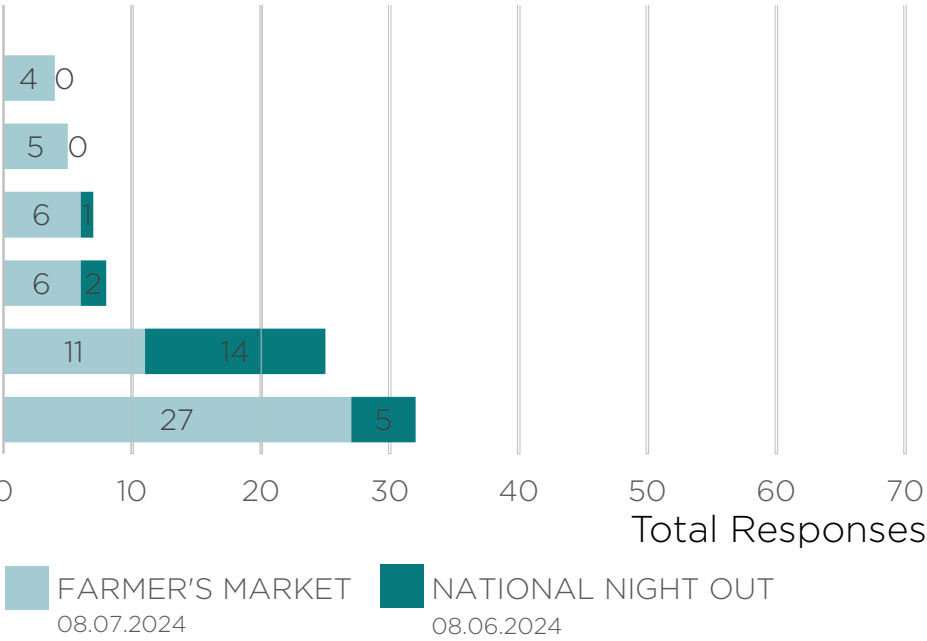


FOUR SEASON PAVILION (TRADITIONAL)



PUBLIC MURALS

- OPEN AIR SHELTER (GEOMETRIC)
- SHADE STRUCTURES
- PUBLIC MURALS
- OPEN AIR SHELTER (TRADITIONAL)
- FOUR SEASON PAVILION (TRADITIONAL)
- FOUR SEASON PAVILION (MODERN)



Community Engagement - Fall 2024 (Phase 1)

In Person Feedback

Passive Recreation Activities



NATURE PATH / BOARDWALK



WOODLAND PATH



POLLINATOR MEADOW



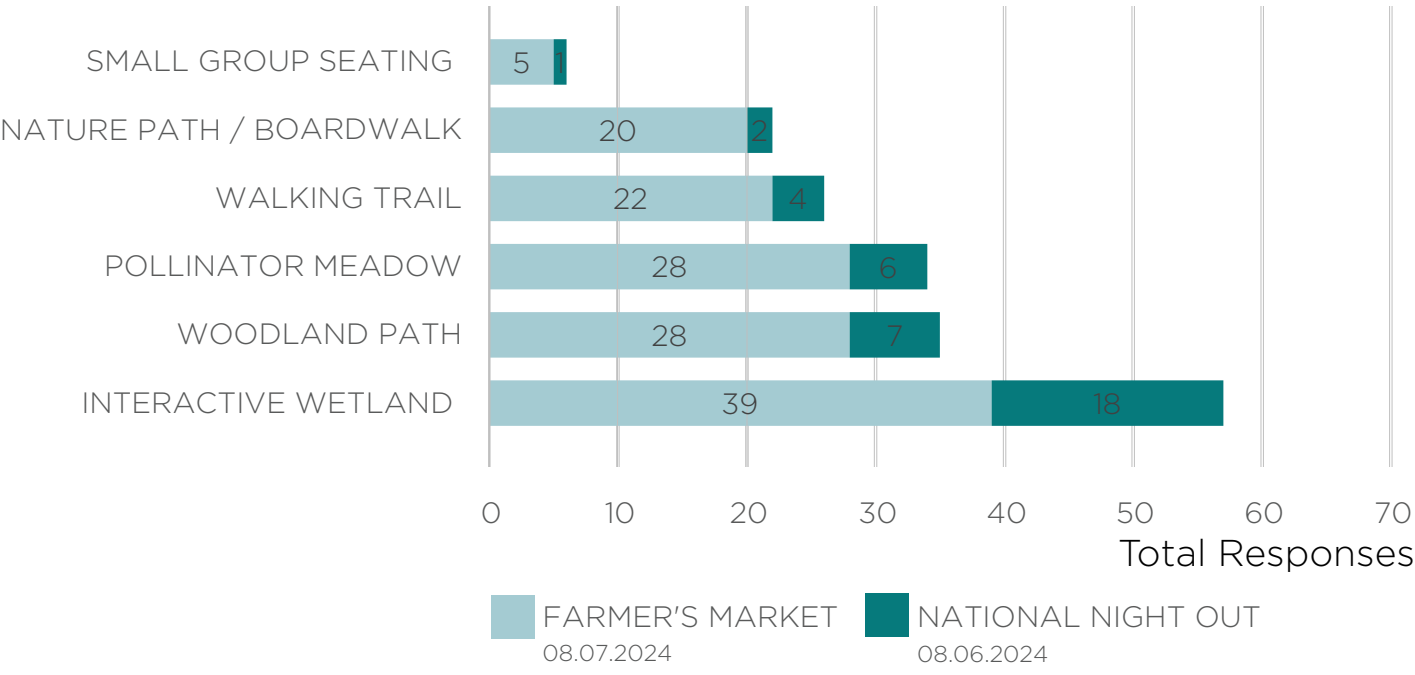
WALKING TRAIL



INTERACTIVE WETLAND



SMALL GROUP SEATING



Active Recreation Activities



BASEBALL / SOFTBALL



TENNIS



MEASURED RUN / WALK ROUTES



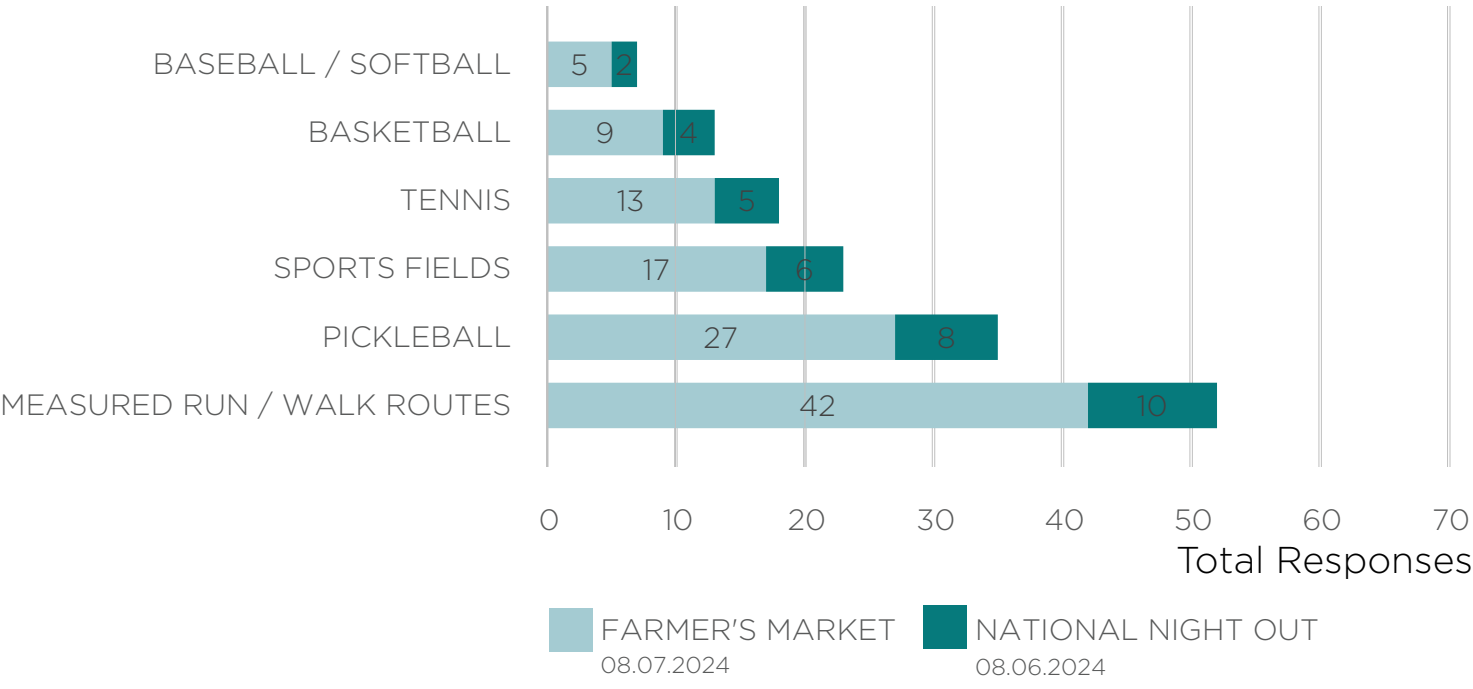
BASKETBALL



SPORTS FIELDS



PICKLEBALL



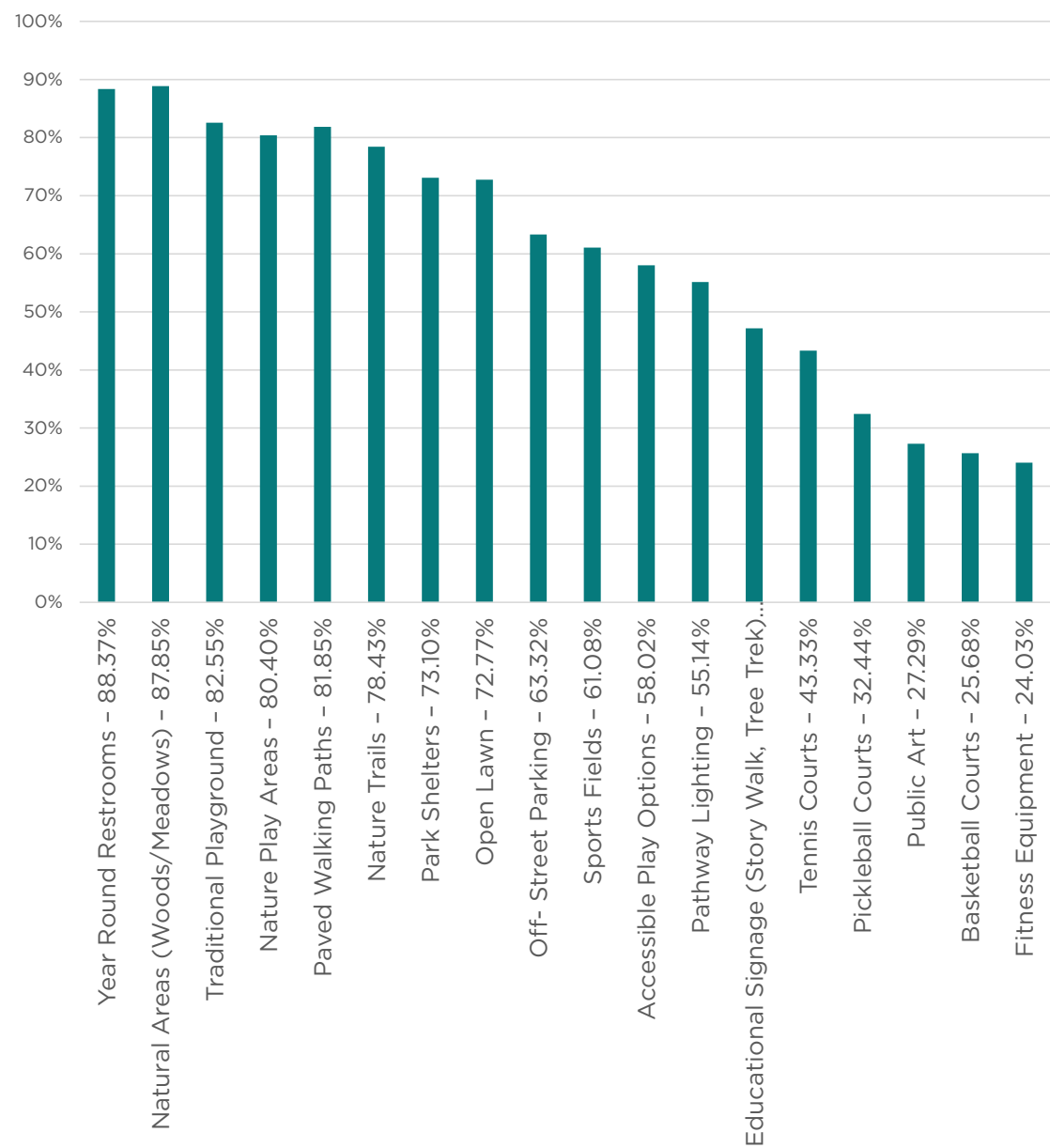
*Tell us what you would like to see at
Fancyburg Park*



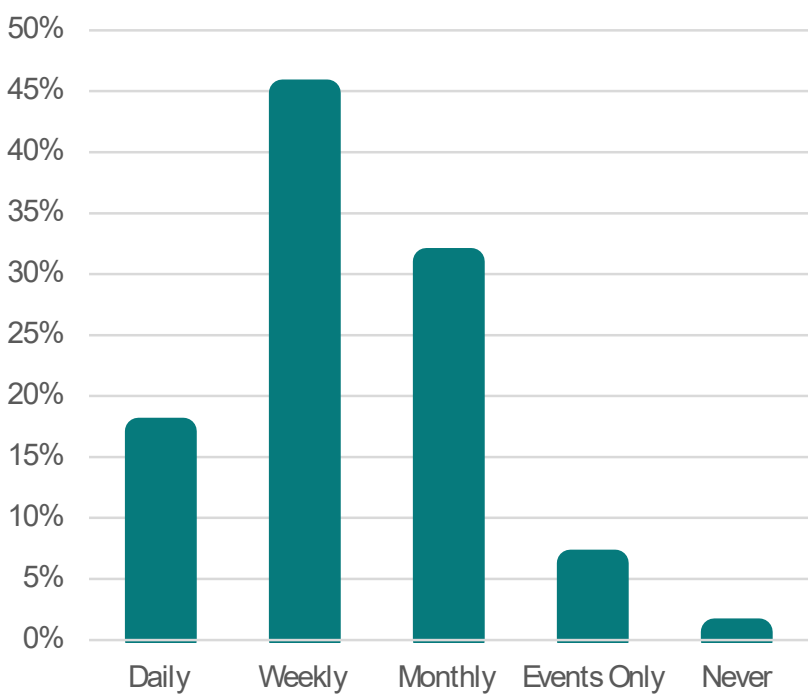
Community Engagement - Fall 2024 (Phase 1)
Online Survey Results

905 total responses 97% of responses were UA residents

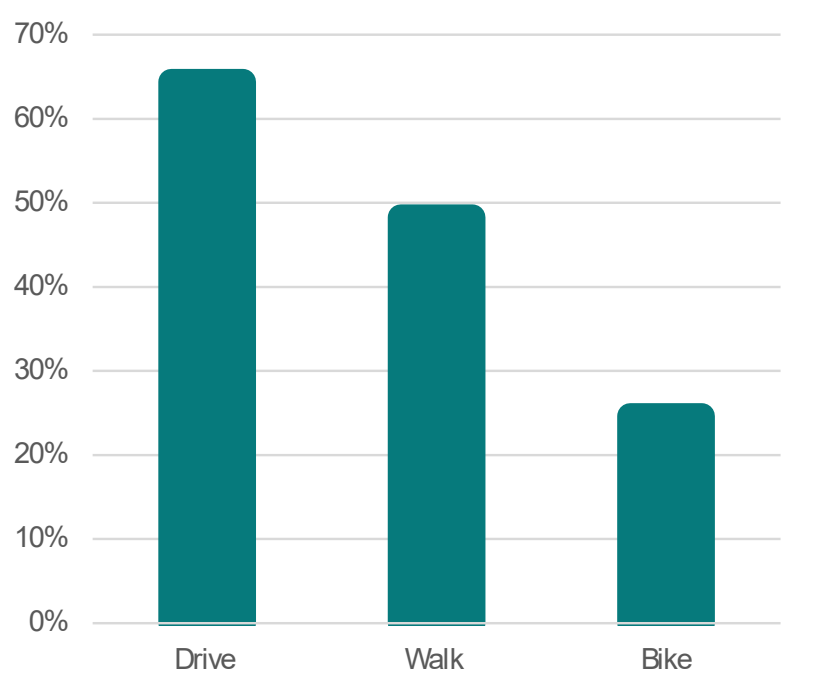
Please share your level of interest in each of these possible amenities:



How often do you visit Fancyburg Park?



How do you and/or your family typically get to Fancyburg Park?
(Select all that apply)



Community Engagement - Fall 2024 (Phase 1)

Top Takeaways

Public Input

- More restrooms
- Maintain green space - don't overload it with amenities
- More native trees and pollinator plants
- Dog water fountains and waste bag stations
- Natural play elements
- Expanded playground, with plenty of shade, more swings, and accessible play features
- Strong demand for dedicated pickleball courts, separate from Tennis
- More benches, picnic tables, and covered shelters for shade
- More nature trails - maintain the forested area
- More parking to reduce demand for on-street parking
- More community gathering spaces, such as an amphitheater and picnic areas
- Maintain and improve the StoryWalk and Tree Trek

Functional Requirements

- Improved Maintenance Facility to support existing park uses
- Simplified truck access for plant deliveries
- Improved athletic field drainage
- Additional location for Day Camp
- Analyze functionality and capacity of current parking layout



Community Engagement - Spring 2025 (Phase 2)

In Person Feedback

Let us know your thoughts!

Green Dot indicates a person's vote

Aerial Looking Southwest



Play Areas



Nature Stage and Four-Season Shelter



Expanded Nature Play



Community Engagement - Spring 2025 (Phase 2)

In Person Feedback

Let us know your thoughts!

Green Dot indicates a person’s vote

Playground Option 1



PLAY OPTION 1 EQUIPMENT
Timber Play Structures and Rubberized Play Surfacing



PLAY OPTION 1

Playground Option 2



PLAY OPTION 2 EQUIPMENT
Steel and Fabric Play Structures and Rubberized Play Surfacing



PLAY OPTION 2



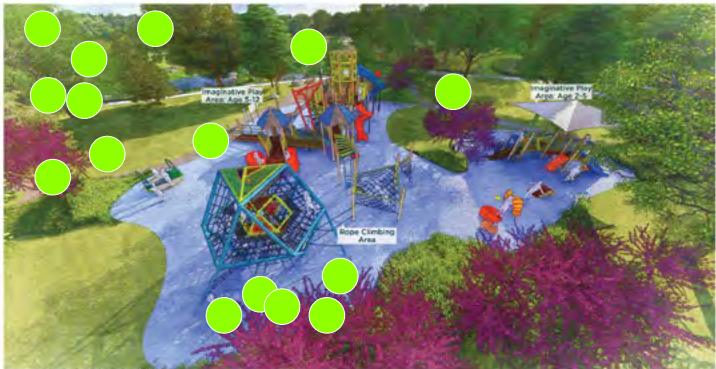
PLAY OPTION 1



PLAY OPTION 1



PLAY OPTION 2



PLAY OPTION 2

Community Engagement - Spring 2025 (Phase 2)

In Person Feedback

Let us know your thoughts!

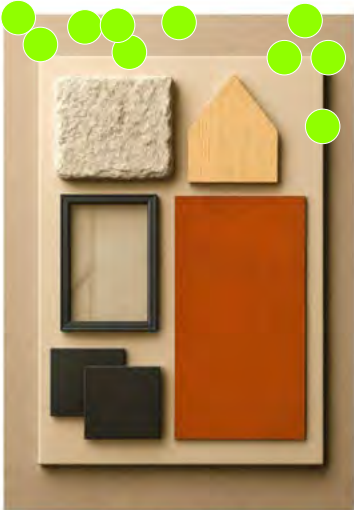
Green Dot indicates a person’s vote

Shelter Materials Options



1. Clean & Traditional

A balanced mix of gray brick, dark metals, and cool horizontal siding - inspired by existing neighborhood park structures - creates a familiar palette. Storefront glass adds openness, blending durability with inviting warmth.



2. Stones & Steel

This palette pairs rugged split-face limestone with warm wood, sleek storefront glass, and durable weathered steel, balancing natural texture and industrial strength for a grounded, enduring material expression.



3. Sleek & Modern

This palette combines clean-lined materials, smooth concrete, warm-toned wood, and dark metal, with storefront glazing to create a contemporary, refined aesthetic rooted in simplicity and contrast.

Shelter A



Shelter B



Shelter C



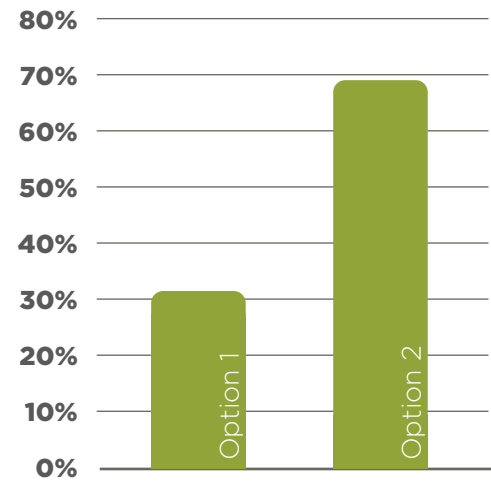
Let us know your thoughts!

Have additional comments? Grab a sticky note



Community Engagement - Spring 2025 (Phase 2)

Online Survey Results



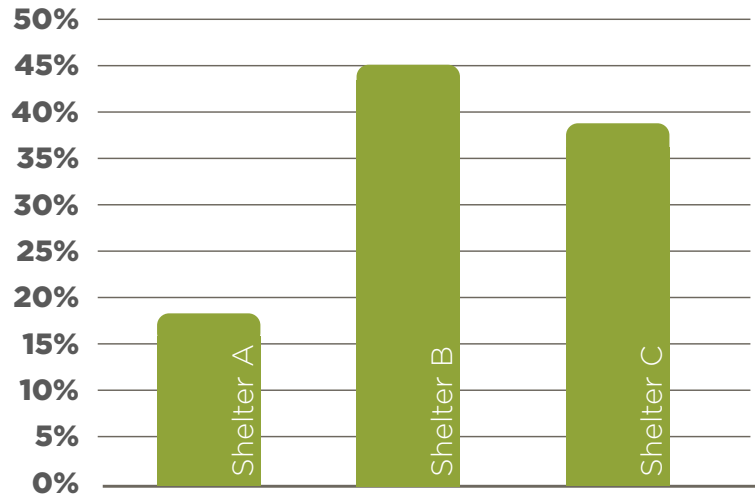
Please select your preferred design between the following two playground alternatives:



Option 1
Timber Play Structures



Option 2
Steel & Fabric Play Structures



Please rank the following park shelter designs:



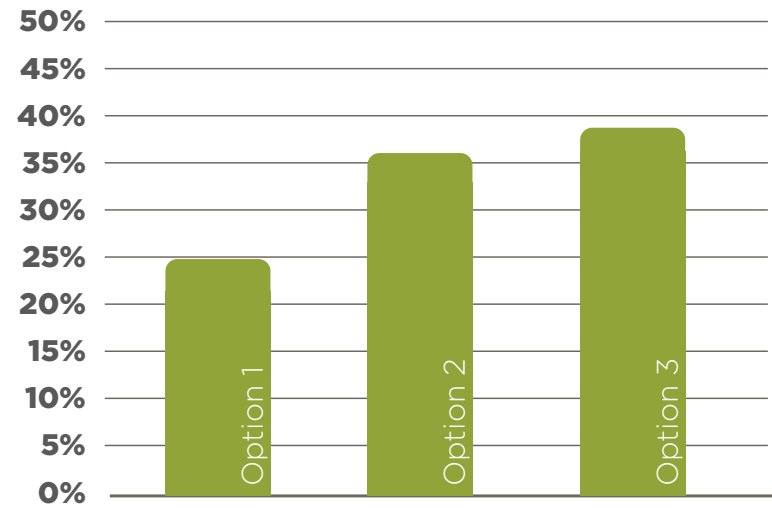
Shelter A
Tall Hip Roof



Shelter B
Craftsman Roof



Shelter C
Single Pitch Roof



Please rank the following shelter materials:



Option 1
Clean & Traditional



Option 2
Stones & Steel



Option 3
Sleek & Modern

Community Engagement - Spring 2025 (Phase 2)

Online Survey Results

602

total responses

96%

of responses were UA residents

Please share your thoughts on the following overall park master plan:

- Many respondents appreciate the inclusion of natural play areas, an amphitheater, and a four-season pavilion.
- Concerns were raised about the interactive wetland, with some fearing it could attract mosquitoes or pose a safety risk for children.
- Several commenters suggested adding more pickleball courts and basketball courts.
- There were mixed feelings about the amphitheater, with some questioning its necessity and potential noise impact on neighbors.
- Many emphasized the importance of maintaining green space and preserving existing trees.
- Suggestions included adding a splash pad instead of wetlands, ensuring ample parking, and improving pedestrian safety with better crosswalks and sidewalks.
- Some commenters expressed the need for more shaded areas, especially over play structures, and more accessible playground equipment for children with disabilities.
- Additional amenities like dog parks, water features, and picnic areas were also suggested by several respondents.

Please share your thoughts on these park pavilion designs and materials.

- Many respondents prefer a design that blends with the natural surroundings and maintains a traditional, classic appearance.
- There is a significant preference for natural and earthy materials, such as wood and stone, which are perceived as warm and inviting.
- Several participants expressed concerns that sleek and modern designs may look dated over time.
- Option 3, with its lower roof profile and natural wood aesthetic, received positive feedback for its ability to blend into the park environment.
- Options 2 and 3 were favored for their modern design elements and extensive use of glass, providing a bright and open feel.
- Some respondents disliked the use of gray tones and excessive modernity, associating these with trends that might quickly become outdated.
- Participants appreciated designs that are functional, sustainable, and provide ample natural light.
- There were also specific preferences for the durability and maintenance requirements of the materials used.

Please share your thoughts on why you selected one versus the other and provide any other input on desired playground elements.

- Preference for natural look: Many respondents preferred the timber structures for their natural appearance and ability to blend with the park’s surroundings.
- Concerns about durability: There were worries about the longevity and maintenance of timber structures, including potential issues with splinters and weather damage.
- Variety and engagement: Option 2, the steel and fabric structures, was favored for its variety of play elements, perceived durability, and shaded areas.
- Safety considerations: Some respondents mentioned the importance of safety features, such as avoiding splinters and providing shaded areas to prevent equipment from getting too hot.
- Inclusive play: There was an emphasis on the importance of inclusive play options, ensuring that children of all abilities can enjoy the playground.
- Preference for existing features: Several respondents expressed a preference for maintaining the current playground features, which they found to be excellent and well-suited for a wide age range.
- Mixed feelings about both options: Some respondents had mixed feelings, appreciating aspects of both options, but also expressing concerns about each.

Community Engagement - Spring 2025 (Phase 2)

Online Survey Results - Top Takeaways

Public Input

- More parking to reduce demand for on-street parking
- Maintain green space and preserve mature trees
- More native trees and pollinator plants
- Steel and fabric play structures are preferred for their durability and shade
- Four-Season Shelter and nature stage were generally supported but concerns were raised about ensuring that the design is appropriate for the neighborhood
- Expanded nature play was appreciated, but concern was expressed about safety and mosquitos
- Separated pickleball courts are appreciated, but concern was expressed about sound
- Craftsman-style was the preferred Four-Season Shelter design
- Sleek & Modern was the preferred materials palette, although many also appreciated the warmth and durability of wood and stone over more modern elements



Park Master Plan



Existing Conditions



Site Plan Enlargement

September 2024 Plan

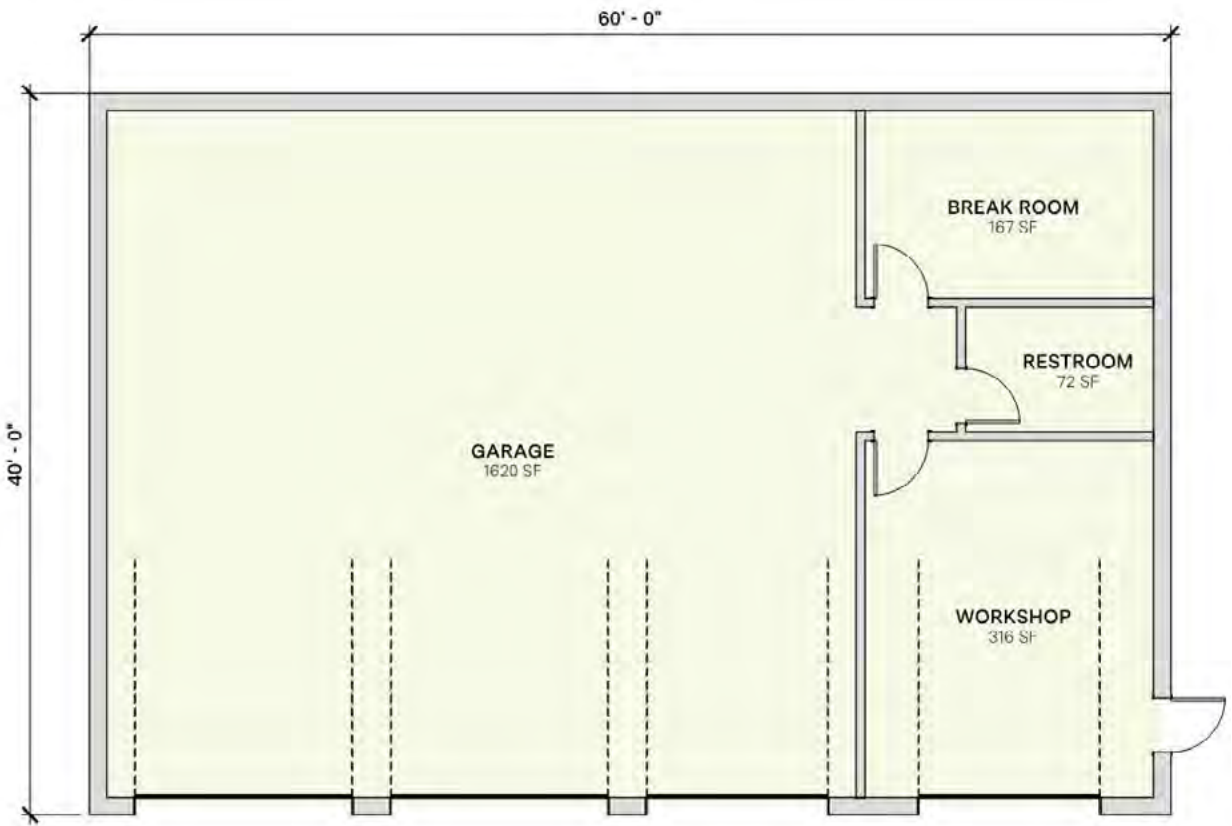
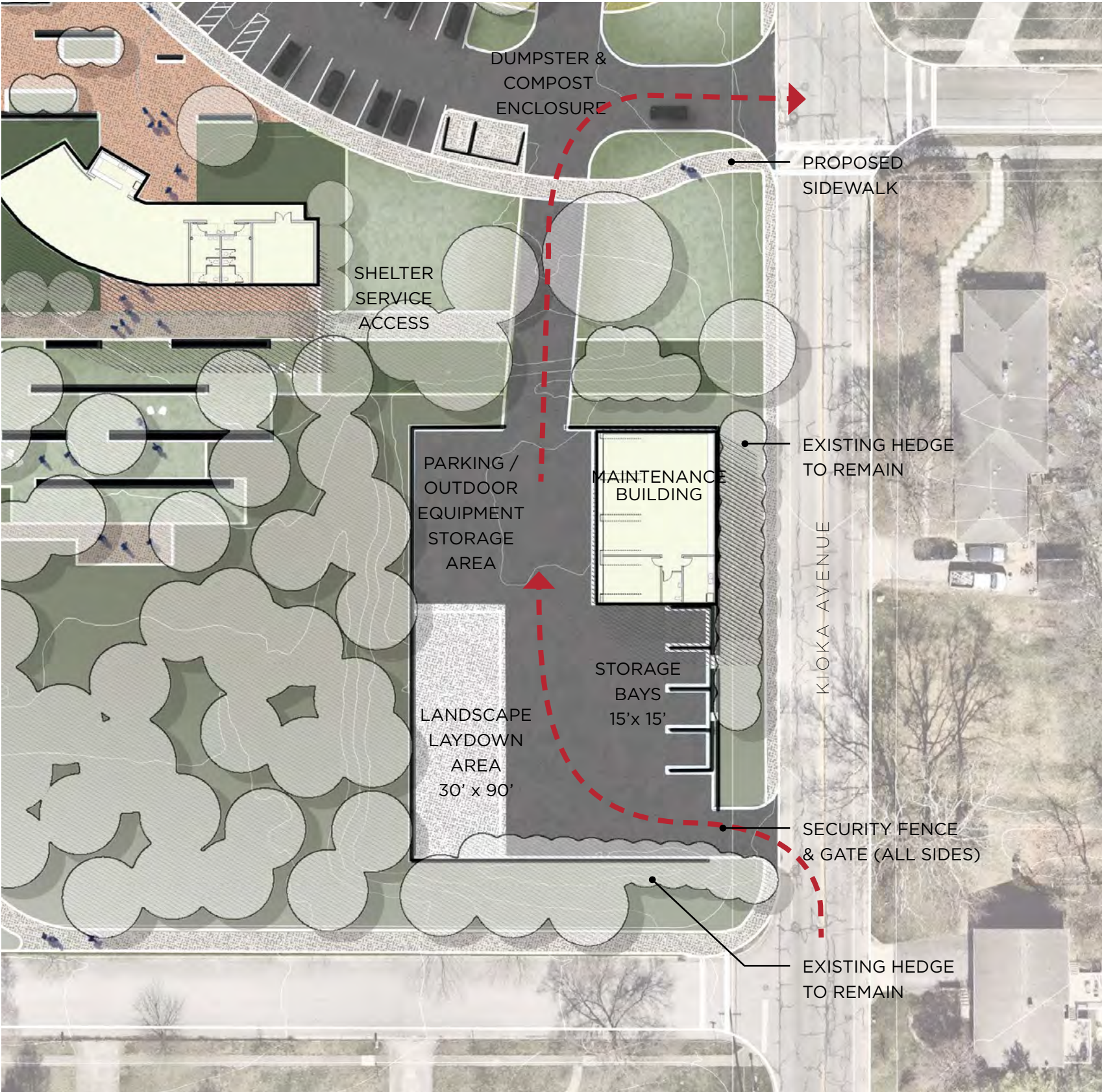


Site Plan Enlargement

June 2025 Plan



Satellite Maintenance Area (Phase I)
Relocation of Existing in Park Maintenance

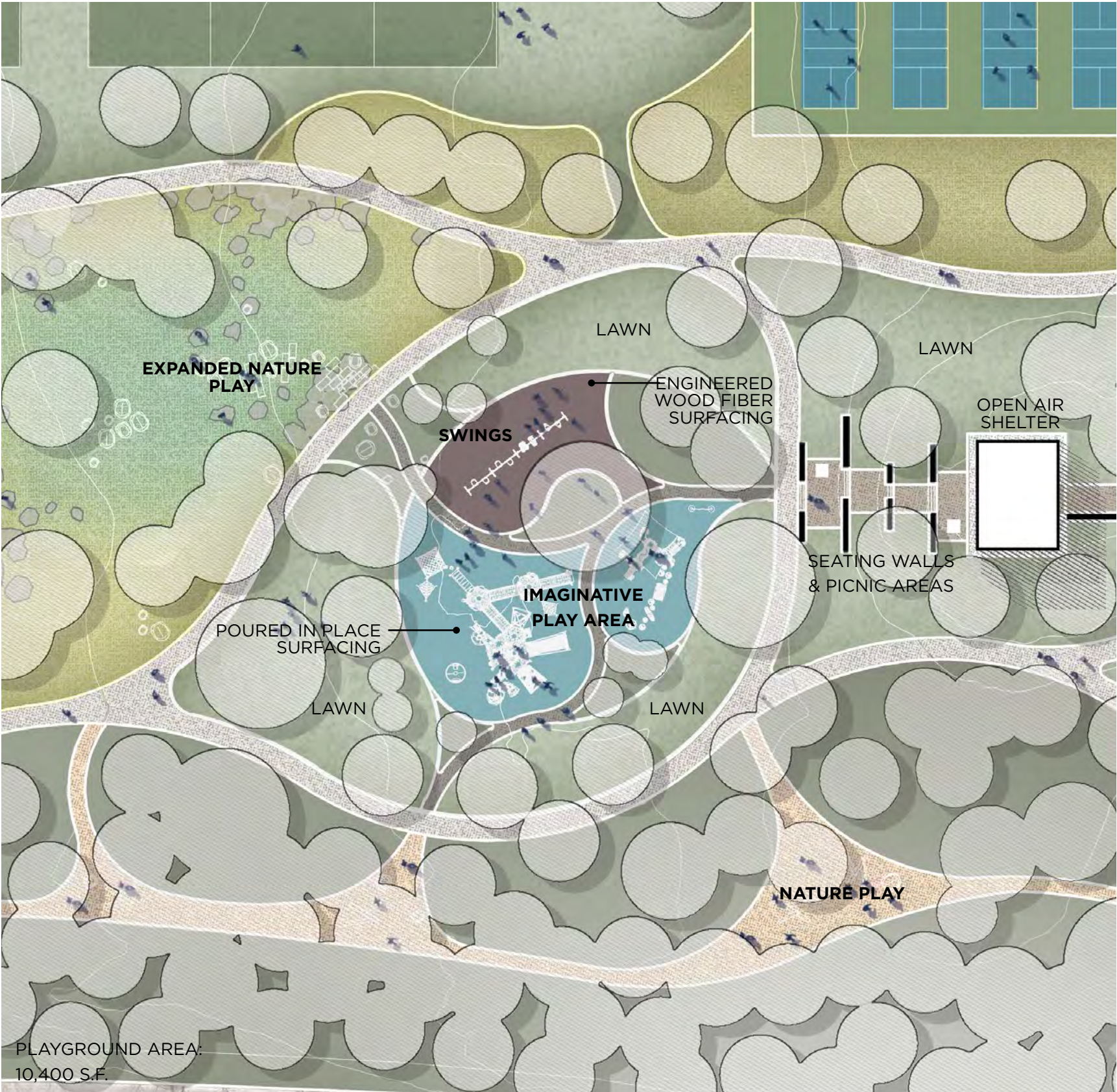


Service Building Concept Plan



Satellite Maintenance Area (Wickliffe / Kioka)

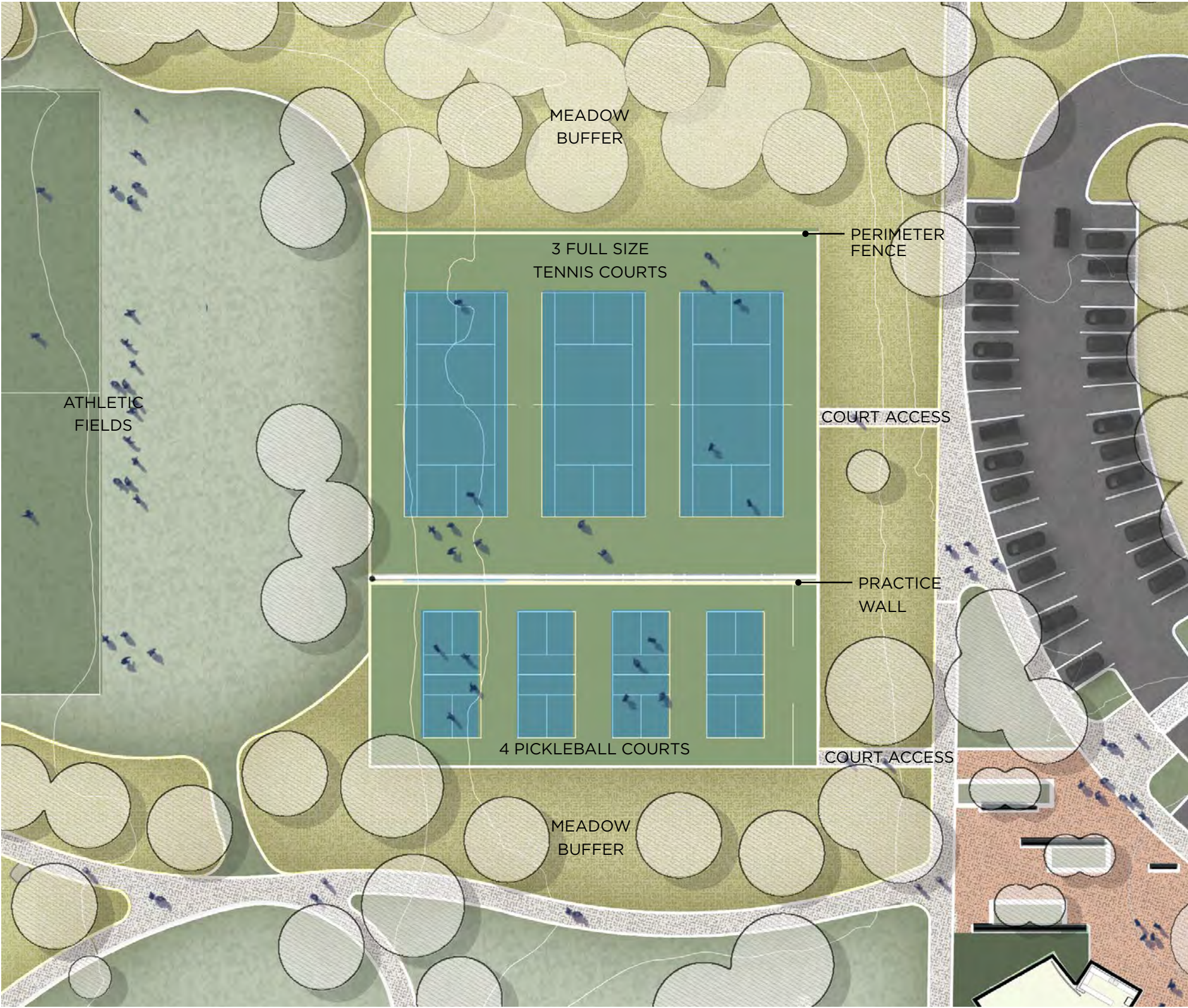
Playground



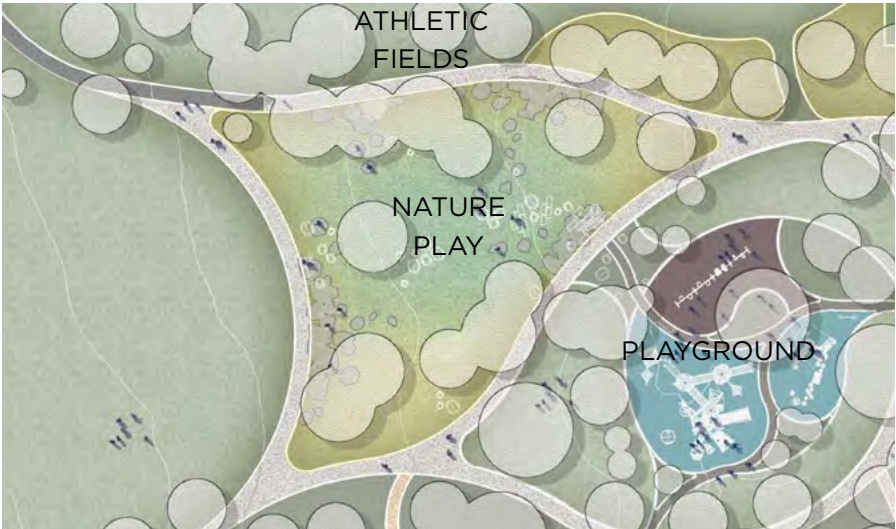
Playground



Tennis & Pickleball



Expanded Nature Play

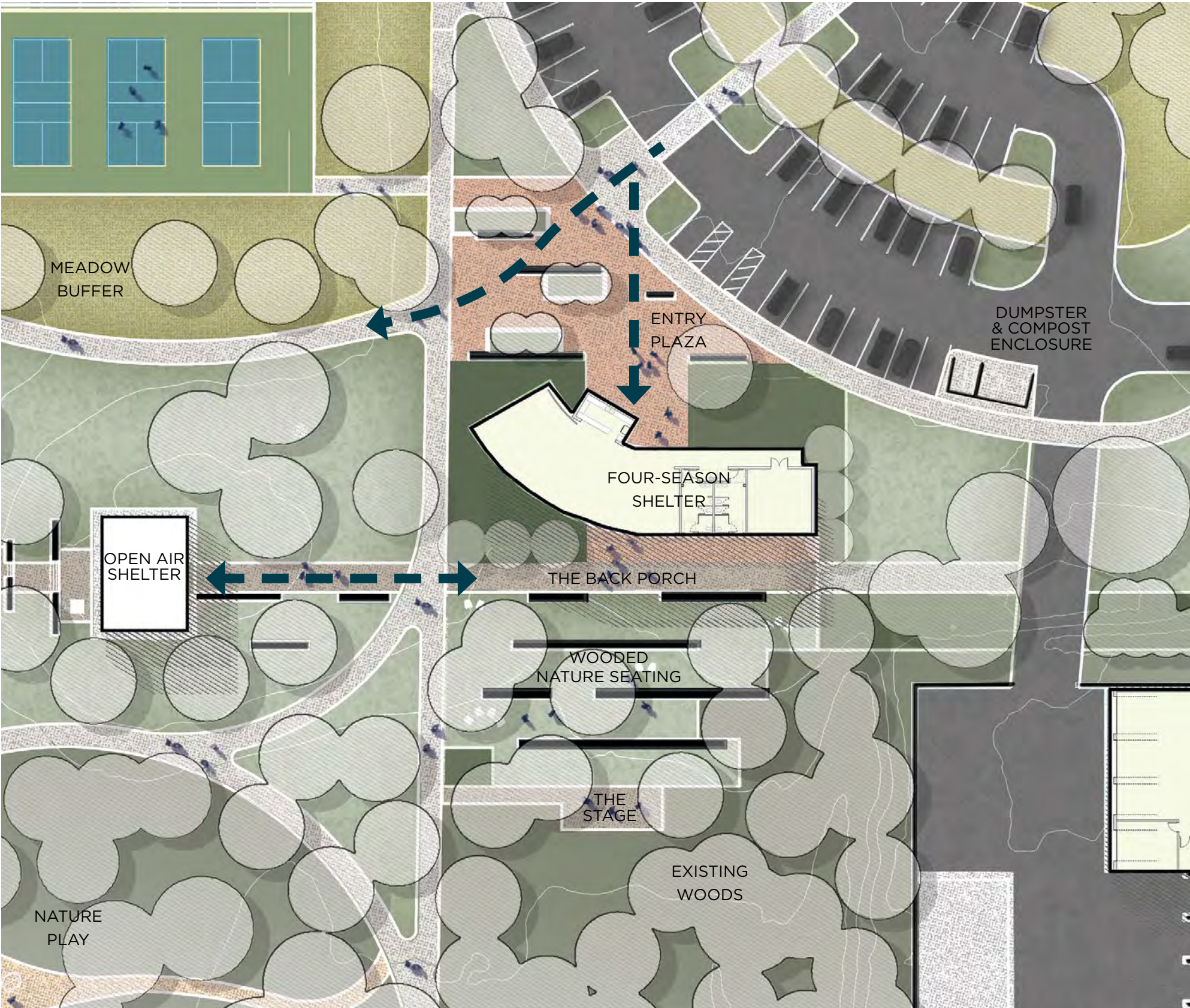


Expanded Parking

EXISTING SPACES: 49
PROPOSED SPACES: 88



Four Season Shelter



Project Overview

The event pavilion is a multi-functional structure designed to serve as the heart of a vibrant park catering to the wide-ranging community of Upper Arlington. Located at the park’s entrance, the pavilion acts as a welcoming gateway connecting visitors to an adjacent amphitheater and the sprawling park beyond. The facility will house an event space with a prep kitchen, storage and mechanical spaces, and park restrooms, supporting the park’s varied activities. In tribute to the Hanley family, this land’s rich history and natural diversity inspire the pavilion’s design.

Design Theme:

Celebrating Natural Diversity

The pavilion’s architectural theme centers on the park’s *natural diversity*, reflecting the harmonious coexistence of its varied ecology, activities, and community members. This theme embodies the idea of unity through difference, drawing inspiration from the organic interplay of wetlands, fields, and playgrounds. The design will evoke a sense of inclusivity and connection, mirroring the park’s role as a shared space where diverse experiences thrive.

Design Motif:

Diversity in Modular Elements

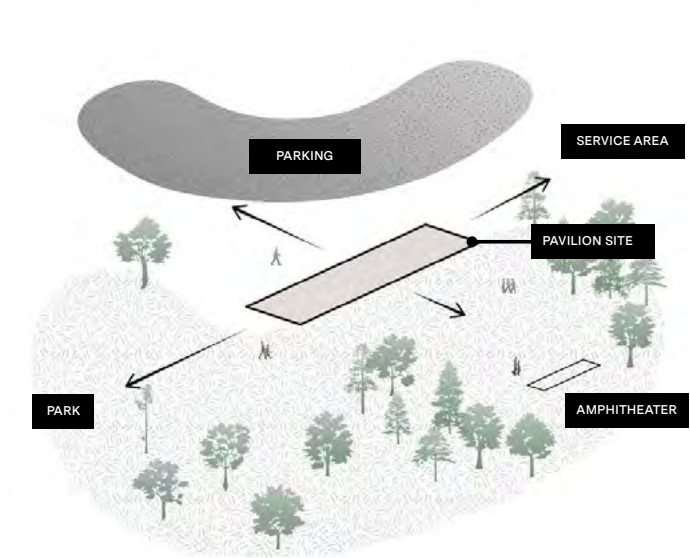
To express the theme, the pavilion will feature a motif of unique *modular elements*. These repeating components will create a dynamic, patchwork-like aesthetic—each module is distinct yet part of a cohesive whole. This motif will appear across the facade, roofing, and interior accents, visually echoing the park’s multifaceted character.

Design Symbol:

The Mosaic Plaza

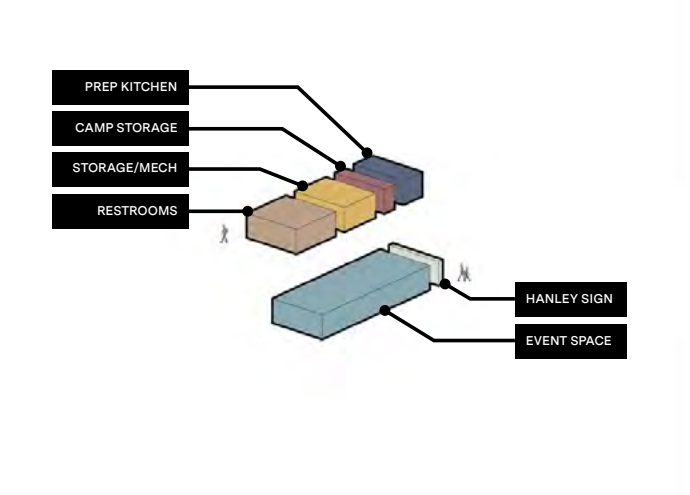
As the pavilion serves as the gateway into Fancyburg Park, its symbolic centerpiece will be a vibrant *Mosaic Plaza*—a collaborative effort with the landscape architects that marks the transition from everyday life into a shared community space. The plaza will incorporate diverse colors, materials, and patterns that reflect the richness of the surrounding landscape and will act as both a functional gathering space and a meaningful introduction to the pavilion’s architecture.

Four Season Shelter
Concept Diagrams



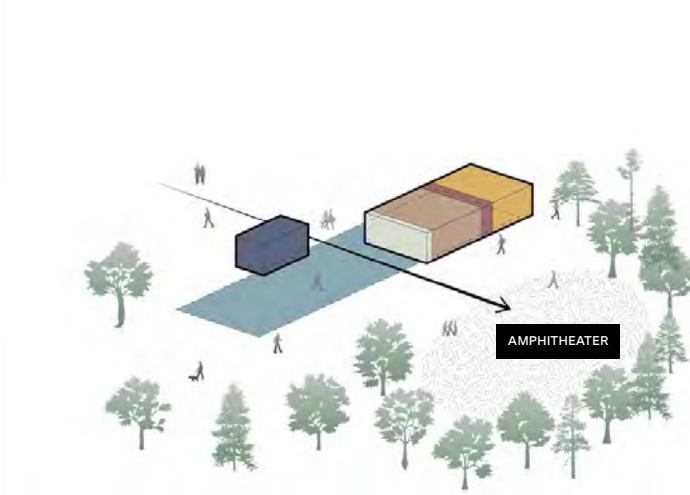
Orientation

The event pavilion is perfectly located at the entry to the park. The pavilion site sits at the center of the activity, acting as a hub to help visitors and park staff transition from parking to amphitheater, or service area to the greater park beyond.



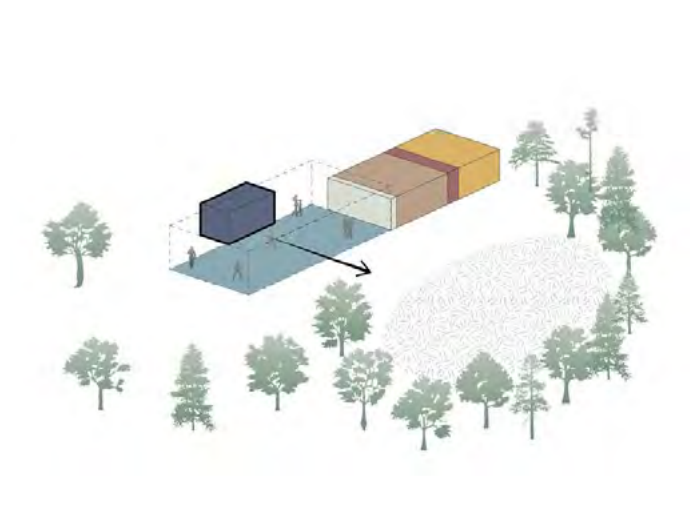
Program

The event pavilion will be an efficient structure housing program spaces to support the greater park including public restrooms, storage and mechanical space, camp storage space, a prep kitch, a large event space, and signage in tribute to the Hanley family.



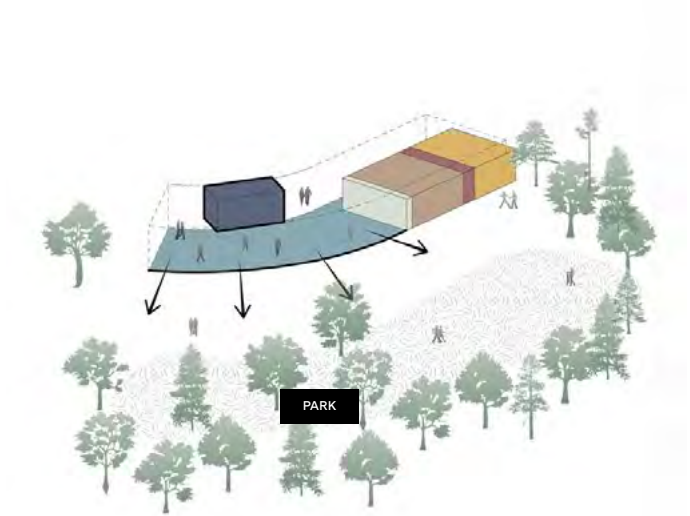
Gateway

The program spaces are combined into blocks and positioned in such a way to create a gateway that frames the amphitheater and park space beyond the pavilion. The gateway creates clear entry and guides the primary circulation route through the pavilion.



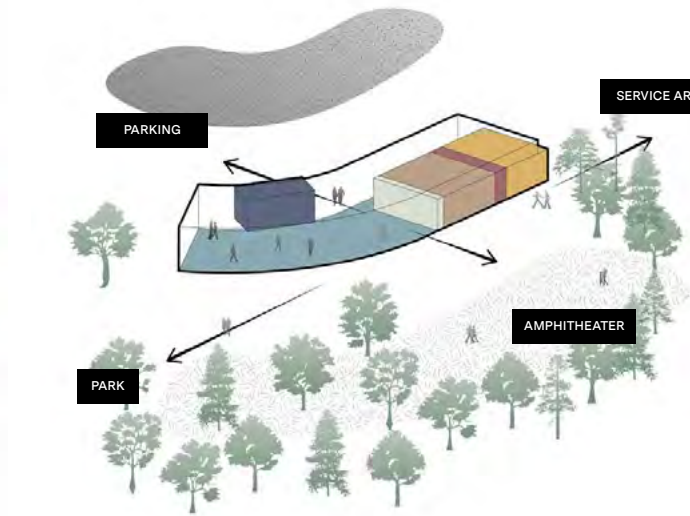
Events

The prep kitchen acts as both the edge of the gateway and the anchor for the event space. The kitchen massing is centered on the event space and acts as a back-drop providing support for camps, community events, and various rental programming within the space.



Panorama

In concert with the dynamic nature of the park, the event space bends to provide a wider panorama for viewing the park from the event space. Leaving the event space open and surrounded by glass, the interior of the pavilion becomes part of the park itself.

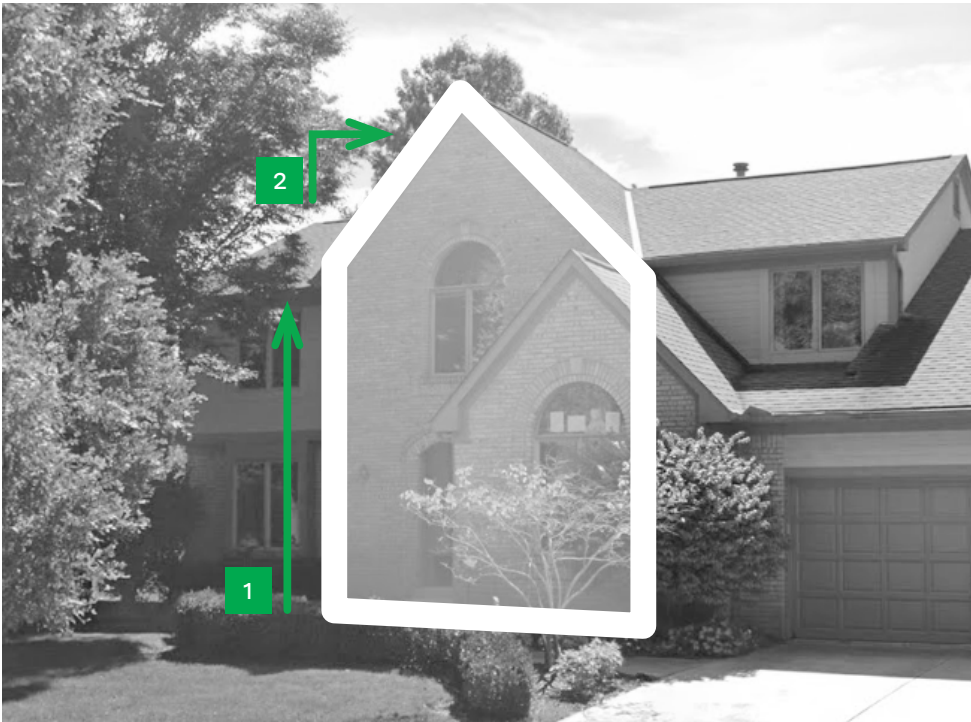


Connections

The pavilion becomes a space where the natural diversity of the park and the community takes center stage. With direct connections to parking, service areas, the adjacent amphitheater, and the park beyond, the pavilion provides the flexibility to serve the community for any occasion.

Four Season Shelter

Massing Development



Traditional

One formal language observed repeatedly throughout the community is the traditional english style residence. This form features tall elevations and steeply pitched roofs that can accommodate more active spaces within where higher ceilings are favored.



Craftsman

A second formal language observed throughout the community is the craftsman style residence. This form features long elevations with shallow roof pitches that create a more comfortable interior environment and help blend the building more seamlessly into the landscape.



Modern

A third formal language not observed throughout the community is the modern style residence. This form features a simple single pitched roof that can accommodate flexible spaces with higher and lower ceilings where the roof pitch can help focus views to the surrounding landscape.



Pavilion A - Tall Hip Roof

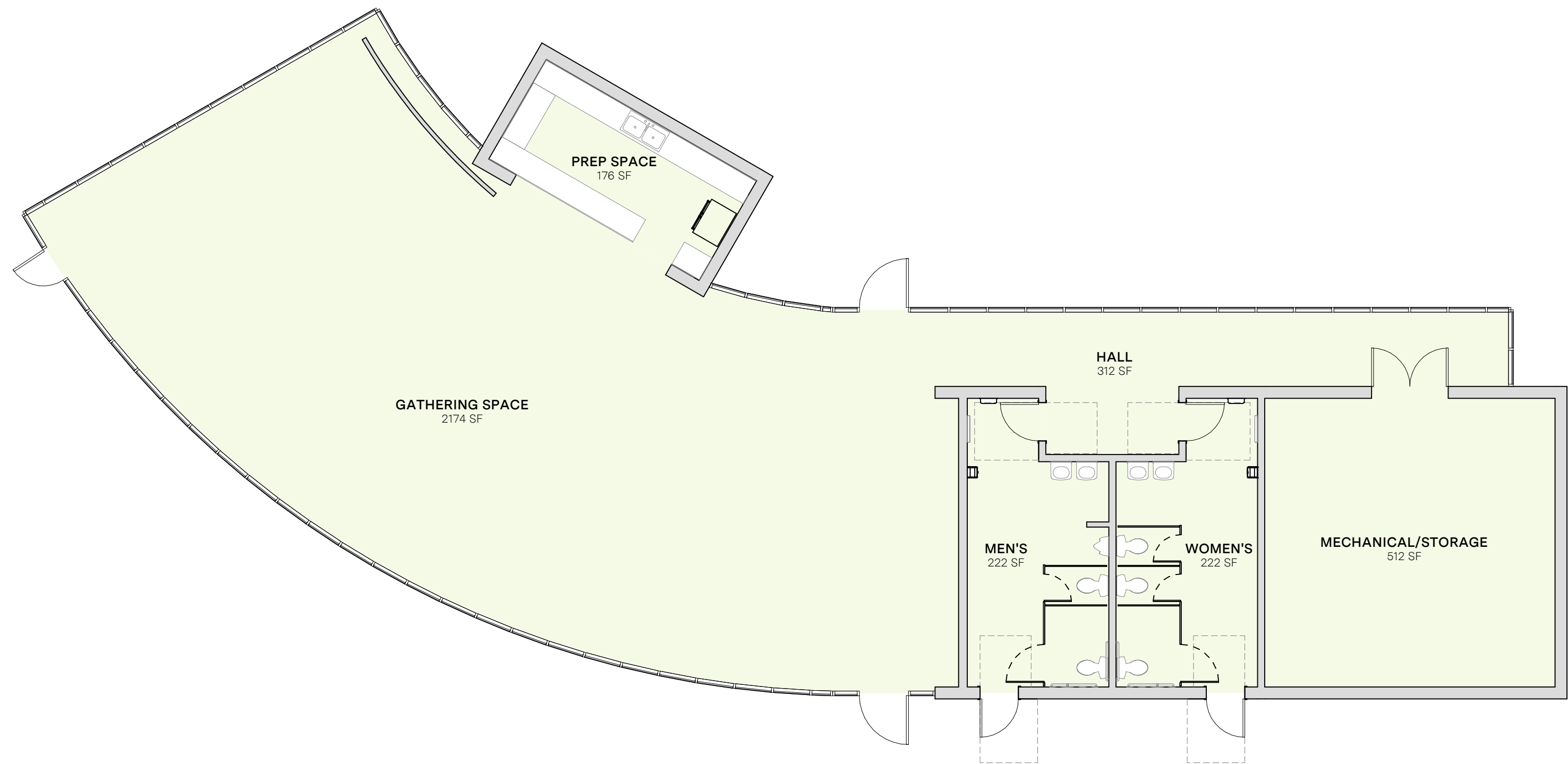


Pavilion B - Craftsman Roof



Pavilion C - Single Pitch Roof

Four Season Shelter
Floorplan



Four Season Shelter



3. Sleek & Modern

This palette combines clean-lined materials, smooth concrete, warm-toned wood, and dark metal, with storefront glazing to create a contemporary, refined aesthetic rooted in simplicity and contrast.



Next Steps



Schedule

Public Input and Concept Presented to City Council	June 16, 2025
Final Master Plan Presented to City Council for Motion of Support	Fall 2025
Design of Service Area	Fall 2025
Construction of Service Area	Spring/Summer 2026
Detailed Design of Park Improvements	Early 2026
Construction of Park Improvements	2027





Authors: Chad Gibson, AICP, Community Development Director
Justin Milam, AICP, Senior Planner

Council Meeting Date: October 6, 2025

Subject/Legislative Item: Ordinance No. 37-2025 - An ordinance amending the North Bank Office Park Plat to facilitate redevelopment of the National Church Residences corporate headquarters (*Walter*)

**Item placed on agenda pursuant to Upper Arlington Codified Ordinances §4.06 (F)(6). Council expects to postpone this item to a future meeting.*

Purpose: This proposed amendment to the North Bank Office Park plat would accommodate the potential redevelopment of the existing National Church Residences (NCR) corporate headquarters with a 57,000-square foot office, structured parking, and two senior housing buildings. The proposed plat modifications retain the same number of parcels (four), but adjust the parcel lines, update restrictive language, and reflect proposed pond maintenance responsibilities. The minimum one-acre lot size requirement of the PMOD, Planned Mixed Office District zoning, will be met. In order to accommodate a potential recreational path along the north side of the lake, some of the language for the maintenance easement should be amended or removed from the plat.

A description of the proposed four lots is provided below, where existing and proposed conditions are noted:

- Lot #1: Existing one-story office building to four-story office headquarters building (1.29 acres to 1.21 acres). NCR would sell or lease this parcel to a third party to construct and manage the new building.
- Lot #2: Existing two-story office building to four-story senior living building (1.36 acres to 1.49 acres). An NCR affiliate would own, develop, and manage this parcel.
- Lot #3: Existing two-story office building to a future senior housing building (2.27 acres to 2.26 acres). An NCR affiliate would own this parcel.
- Lot #4: Existing three-story office building to open space and a potential recreational path along the north edge of



the lake (2.61 acres to 2.55 acres). NCR would transfer this parcel to the City after either the completion of the first two buildings or the completion of all three, depending on the final plan for the third building.

Executive Summary:

An amendment to the existing North Bank Office Park plat is needed to facilitate redevelopment of the NCR campus. This plat, approved by City Council in 1981, includes utility easements, lake and access easements, lake maintenance language, as well as North Bank Drive right-of-way. On the attached plat document, proposed revisions are noted in red, which primarily relate to the potential recreational trail, lot sizes, lot numbers, and lake maintenance. The Board of Zoning and Planning (BZAP) offered a positive recommendation of the plat amendment to City Council on October 1, 2025.

Purpose and Impact

National Church Residences (NCR) is the largest non-profit developer of affordable senior housing in the country and one of the City's top-five employers. They have been located on North Bank Drive, just south of W. Henderson Road, for over 40 years, and operate a large senior housing campus, First Community Village, located near the City's southwest border along Riverside Drive. NCR is proposing to redevelop its property for a new office headquarters and two senior housing buildings. Following a proactive, City-initiated study and rezoning of nearby property in 2022, NCR began to consider options for its properties per the objectives/requirements of the study. While BZAP denied the Major Site Plan application as proposed on October 1, 2025, the Board offered a positive recommendation to City Council of the proposed Plat Amendment.

History

The North Bank Office Park was platted in 1981 and includes only the four NCR-owned parcels. The plat identifies a variety of easements as well as the normal water surface elevation for the lake. As is typical with a plat, a description of the area is noted as well as special conditions relating to it. The existing plat bifurcates the existing stormwater management feature (lake) located between NCR's properties and Concord Village. Historically, maintenance of this water feature has been shared by the two entities. Following the rezoning of the subject property and surrounding office park from ORC to PMOD in 2022, NCR began considering design options for a total redevelopment of its 7.5-acre corporate headquarters site.

As part of the review process for the NCR project, significant outreach efforts were made by NCR and the City. A summary of such events has been provided below (2025):

- June 17 - Community meeting #1 (virtual)
- June 18 - Community meeting #2
- July 2 - BZAP Work Session #1
- July 23 - Community meeting #3



- September 3 - BZAP Work Session #2, where public testimony was received.
- September 8 - City Council voted (5-0) to approve a development agreement in support of the proposed project. Public testimony related to the site plan was provided at all three readings. As part of the development agreement, the City will take on ownership of the proposed lake parcel and consider a shared-use path to connect to Northwest Kiwanis Park.
- September 9 - Upper Arlington School Board voted (5-0) to authorize the proposed development agreement.
- September 17 - BZAP voted to postpone consideration of the Major Site Plan and Plat Amendment.
- October 1 - BZAP voted to provide a *positive* recommendation of this plat amendment to City Council (5-1). BZAP voted to deny the Major Site Plan application (3-3).

Alternatives

In the alternative, variances would be needed since the existing lot lines would transect the proposed buildings. Leaving the maintenance easement language in place could delay or complicate the proposed plan for a shared use path on the property.

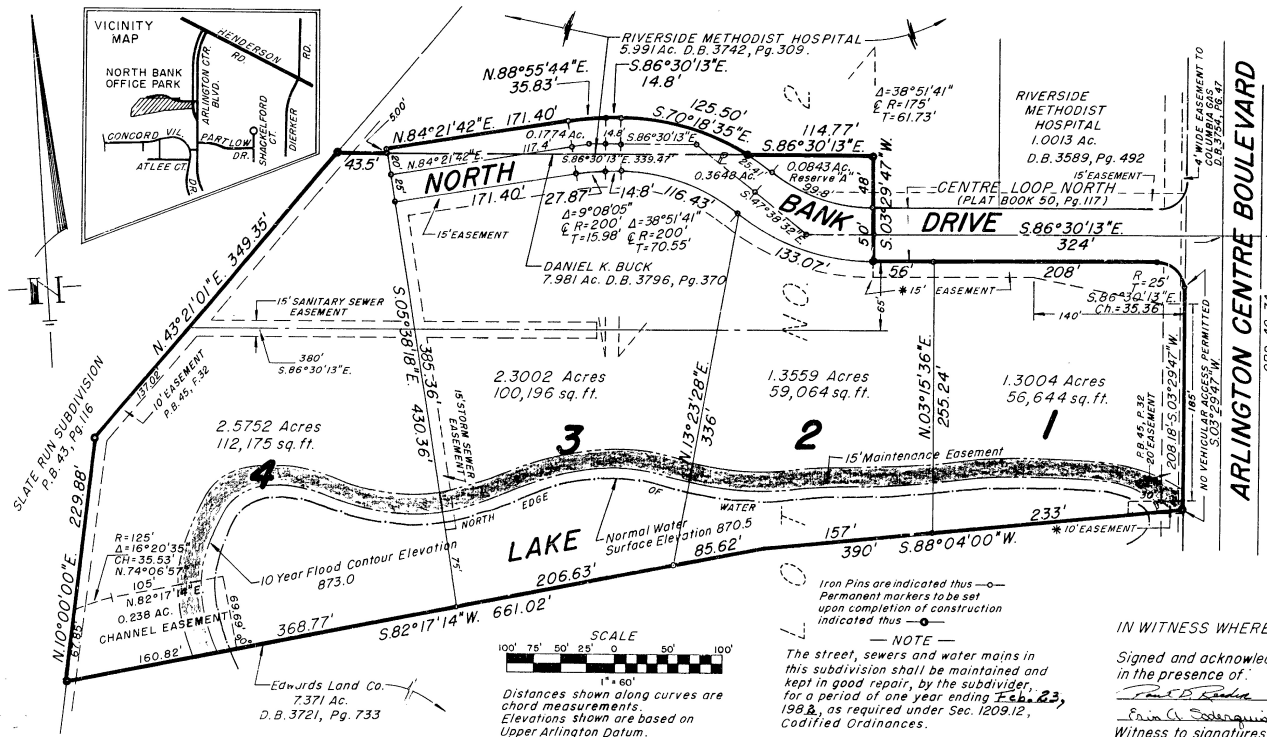
Attachments

1.	North Bank Office Park 222
2.	BZAP Staff Report - NCR Campus Redevelopment (002)
3.	Ordinance No. 37-2025
4.	Exhibit A - North Bank Office Park 222 - Update



NORTH BANK OFFICE PARK,

A SUBDIVISION OF PART OF LOT 2, OF ARLINGTON CENTRE UPPER ARLINGTON, OHIO



- Maintenance Easement (15' perimeter easement for ingress and egress as per C.O. 1217.10(D) and Lake Area.
- No structure, mounds or improvements of any kind, excepting flower beds, rock gardens, trees, grass and approved bank protection, shall be erected or planted within the easement or the area between the easement and the Normal Water Surface.
 - No owner shall take or permit to be taken any action that might change or divert the flow in and to the storage facility, nor shall he within the easement provided, alter the ground level or the course of the storage facility shown, or provide riprap, walls or other bank protection without securing written approval from the City of Upper Arlington Engineers Office.
 - Every owner of property along the storage facility shall maintain the portion of the facility in his property and keep the same free of debris and obstructions of all kinds. The city shall be free of any responsibility toward maintaining the storage facility.
 - These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns, unless and until a modification or change thereto, is agreed to and approved by the city.
 - Said restrictions and agreements may be enforced by the city, owners of neighboring property or a property owners association in such proximity to the above described premises that the violation of said restrictions or agreements would adversely affect the value of such property or the enjoyment of the use thereof.
 - The failure of the city, owners of neighboring property or a property owners association to take prompt action by injunction or otherwise with regard to a violation of any of these restrictions or agreements shall not be deemed to be a waiver of their rights to take action for said violation or any further violation of any said restrictions or agreements.

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

Approved this 27th day of February, A.D. 1981.

Approved by the Planning Commission of the City of Upper Arlington, Ohio, this 18th day of March, A.D. 1981.

Approved and accepted by Resolution No. 28-80, passed by the City Council, City of Upper Arlington, Ohio, on this 23rd day of February, A.D. 1981, and NORTH BANK DRIVE as shown above and herein dedicated to public use, is hereby accepted as such for this City of Upper Arlington, Franklin County, Ohio. That portion of CENTER LOOP NORTH shown above and dedicated as such on the previous plat as mentioned herein, shall also hereafter be known as NORTH BANK DRIVE and is hereby accepted as such. Title of ownership of all lands to be dedicated to the public and hereby accepted as such are free and unencumbered.

Richard H. Moore, President, City Council, City of Upper Arlington, Ohio.

Hal W. Hyrnie, City Manager, City of Upper Arlington, Ohio.

Transferred this 2nd day of April, A.D. 1981.

Filed for record this 2nd day of April, A.D. 1981.

Recorded in PLAT BOOK 58 PAGE 49 on this 3rd day of April, A.D. 1981.

FEE 17.32 INSTRUMENT NO. 24940.

Harry L. Greene, Reg. Surveyor 4058.
2160 Tremont Center, Columbus Ohio

Dale C. Hoffman, City Engineer, Upper Arlington.

Amos M. Jennings - 3/18/81

Chairman

Approved and accepted by Resolution No. 28-80, passed by the City Council, City of Upper Arlington, Ohio, on this 23rd day of February, A.D. 1981, and NORTH BANK DRIVE as shown above and herein dedicated to public use, is hereby accepted as such for this City of Upper Arlington, Franklin County, Ohio. That portion of CENTER LOOP NORTH shown above and dedicated as such on the previous plat as mentioned herein, shall also hereafter be known as NORTH BANK DRIVE and is hereby accepted as such. Title of ownership of all lands to be dedicated to the public and hereby accepted as such are free and unencumbered.

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Recorded in PLAT BOOK 58 PAGE 49 on this 3rd day of April, A.D. 1981.

We, the undersigned, Daniel K. Buck, and Riverside Methodist Hospital, a non-profit corporation, duly organized and existing under the laws of the State of Ohio, owners of 7.981 acres and 0.1774 acre respectively, in the City of Upper Arlington, Franklin County, Ohio, do hereby certify that the attached plat correctly represents our plat entitled "NORTH BANK OFFICE PARK, A SUBDIVISION OF PART OF LOT 2, OF ARLINGTON CENTRE UPPER ARLINGTON, OHIO," and do hereby certify and accept this plat of same, to be a true and correct representation of our subdivision into lots of the premises herein described, and do hereby dedicate to public use all of NORTH BANK DRIVE as shown hereon, and not heretofore dedicated, all being a part of the First Quarter of the First Township, Range 19, United States Military Lands.

Said 7.981 acres, (being a part of LOT 2, of ARLINGTON CENTRE UPPER ARLINGTON, OHIO, of record in Plat Book 45, Page 32,) being all of the land conveyed to the above mentioned Daniel K. Buck, by deed of record in Deed Book 3796, Page 370, Recorder's Office, Franklin County, Ohio. Said 0.1774 acre being part of the 5.991 acres, conveyed to the above mentioned Riverside Methodist Hospital, by deed of record in Deed Book 3742, Page 309, said 5.991 acres also being part of LOT 2, of said ARLINGTON CENTRE UPPER ARLINGTON, OHIO, Plat Book 45, Page 32, all of record in the Recorder's Office, Franklin County, Ohio.

Daniel K. Buck being the owner of LOTS 1, 2, 3, 4 and Reserve "A" as shown on the plat. Reserve "A" is for such use as shall hereafter be determined.

The east-west drive shown hereon from the west side of ARLINGTON CENTRE BOULEVARD to the westerly end thereof, shall all hereafter be known as NORTH BANK DRIVE. Road and lot lines are shown in solid lines. Dashed lines marked EASEMENT, indicate the boundaries of easements reserved for public and quasi-public services and utilities, above and beneath the surface of the ground. Some of the easements shown are from the previous plat or deed. Easements designated thus, and CENTER LOOP NORTH shown hereon are as shown on the EASEMENT AND STREET DEDICATION PLAT ARLINGTON CENTRE SUBDIVISION UPPER ARLINGTON, OHIO, of record in Plat Book 50, Page 117, Recorder's Office, Franklin County, Ohio.

IN WITNESS WHEREOF, Daniel K. Buck, has hereunto signed his name this 2nd day of March, A.D. 1981.

Signed and acknowledged in the presence of:

Witness to signatures

Daniel K. Buck
1600 Fishinger Rd.
Upper Arlington, Ohio.

STATE OF OHIO, FRANKLIN COUNTY, S.S.

BE IT REMEMBERED, That on this 2nd day of March, A.D. 1981, before me the subscriber, a notary public in and for said state, personally came the above named Daniel K. Buck, and acknowledged the signing of the foregoing dedication of plat to be his 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 June 22, 1985

Notary Public, State of Ohio.

IN WITNESS WHEREOF, the said Riverside Methodist Hospital, a non-profit corporation, by resolution of its Board of Trustees, has caused its corporate name to be signed and its corporate seal to be affixed by Edgar O. Mansfield, its President, and attested by Elizabeth L. Galbreath, its Secretary, have hereunto signed their names this 2nd day of March, A.D. 1981.

Signed and acknowledged in the presence of:

Witness to signatures

Riverside Methodist Hospital 3535 Olentangy River Rd, Columbus, Ohio

Edgar O. Mansfield, President

Elizabeth L. Galbreath, Secretary

STATE OF OHIO, FRANKLIN COUNTY, S.S.

BE IT REMEMBERED, That on this 2nd day of March, A.D. 1981, before me the subscriber, a notary public in and for said state, personally came the above named Edgar O. Mansfield and Elizabeth L. Galbreath, President and Secretary respectively of said Riverside Methodist Hospital, duly authorized by its Board of Trustees, by Resolution No. 28-80, on this day of A.D. 1981, to sign the name of said corporation 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, for and as the voluntary act and deed of said corporation, 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 Sept. 29, 1982

Notary Public, State of Ohio.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: September 17, 2025

Subject: 2233-2335 North Bank Drive (DEV-01-25) - Review of a Major Site Plan application for National Church Residences (NCR), to allow for a campus redevelopment to include a new headquarters office building and two senior housing buildings. A recommendation to City Council of a plat amendment is also requested.

Site Description/History

Overview:

National Church Residences (NCR) is the largest non-profit developer of senior housing in the country and one of the City's top-five employers. They have been located on North Bank Drive, just south of W. Henderson Road, for over 40 years and operate a large senior housing campus, First Community Village, located near the City's southwest border along Riverside Drive. NCR is proposing to redevelop its property for a new office headquarters building and two senior housing buildings. Following a proactive, City-initiated study and rezoning of nearby property in 2022, NCR began to look at options for its properties and to follow the objectives/requirements of the study. This application includes a Major Site Plan with one variance (vote required) and a plat amendment (recommendation to City Council). As part of a Development Agreement, the City will take on ownership of the proposed lake parcel and plan for a shared use path to connect to Northwest Kiwanis Park.

About the NCR Property:

NCR has three office buildings built between 1984 and 1986 and located across four properties on the south side of North Bank Drive (2233, 2245, and 2335). These properties span from Northwest Kiwanis Park (on the west) and Arlington Centre Boulevard (on the east), totaling 7.98 acres, which serve as its corporate headquarters. They have mostly occupied the middle building, where the western building is vacant, and the eastern building has existing office tenants. There are four nearby business and medical office buildings, two of which are located along Arlington Centre Boulevard, and a five-story office tower located near W. Henderson Road. A three-story office headquarters campus (GOSH Enterprises) and a data center are located to the east, across Arlington Centre Boulevard. The NCR property was previously subject to a Final Development Plan in 1980-81 (#28-80), and amended in the late 1980s, which would no longer be applicable if this Major Site Plan application is approved. The Concord Village neighborhood is located immediately to the south, across a lake/water storage facility, which began development in the mid-1980s. The entire area was annexed into the city in 1969.



Rezoning to PMOD:

The properties were rezoned in November 2022 (Ordinance #67-2022) from ORC, Office and Research District, to a newly-created zoning designation, PMOD, Planned Mixed Office District. The PMOD zoning allows additional uses, such as residential and retail, once specified office square footage thresholds are met or retained. The zoning also increased building setbacks along the lake, reduced building heights across the district (including along the lake and west side of the district), and prohibited vehicular access via Stonehaven Drive and Chevy Chase Avenue.

Also, the recent Envision Henderson Study included the subject property in “The Live+Work Neighborhood”, which is a blend of office park with a traditional neighborhood. It notes a more resilient, green, and walkable district that includes complementary land uses like mixing offices with residential and retail uses. The plan notes improved access to Northwest Kiwanis Park, a range of housing opportunities, and leveraging the PMOD zoning. Further, Staff notes that the recent Housing Study identified senior housing as a major need in the community.

Outreach:

Public engagement on this project has been robust, including outreach by the applicant and at public meetings with the City. The proposed plans before the Board incorporate some of the feedback from these meetings. In particular, Staff notes that this proposal has come to two prior Work Sessions (July 2 and September 3), the latter of which provided an opportunity for public comment on the proposal. City Council had three readings on the Development Agreement, and the Upper Arlington Board of Education also held a public meeting to review the Development Agreement. Emails directed to the Board and/or Staff have been included in the packet.

Phasing:

NCR would demolish the middle and eastern buildings by Spring 2026, keeping the westernmost building temporarily. The proposed office building and middle senior living building would be built simultaneously, with the office building opening in late 2027 and the senior living building in mid-2028. The westernmost building will not be demolished until a plan for the third building is fully developed. It is anticipated that the plans for the third building will be presented to the Board for approval after these earlier phases are complete.

Proposal

Plat Amendment/Parcel Reconfiguration:

The North Bank Office Park was platted in 1981 and includes only the four NCR-owned parcels. The plat identifies a variety of easements located across the area as well as the normal water surface elevation for the lake. As is typical with a plat, a description of the area is noted as well as any special conditions relating to it. NCR would like to retain the four parcels, but adjust the parcel lines; the minimum one-acre lot size will be met. For the City to potentially install a recreational path in an easement and/or assume maintenance responsibility for the lake, some of the language must be amended or removed from the plat. A description of the proposed four lots is provided below, where existing and proposed conditions are noted:



- Lot #1: Existing one-story office building to four-story office headquarters building, 1.29 acres to 1.21 acres. NCR would own this parcel, provide a land lease to a third-party, The Daimler Group, to construct and manage the new building, which would then be leased back to NCR.
- Lot #2: Existing two-story office building to four-story senior living building, 1.36 acres to 1.49 acres. NCR would own, develop, and manage this parcel.
- Lot #3: Existing two-story office building to a future senior housing building, 2.27 acres to 2.26 acres. NCR would own this parcel.
- Lot #4: Existing three-story office building to lake with potential recreational path, 2.61 acres to 2.55 acres. NCR would transfer this parcel to the City after either the completion of the first two buildings or the completion of all three, depending on the final plan for the third building.

[The three proposed parcels along North Bank Drive would total 4.97 acres, which would require a minimum office square footage of 49,700 square feet; a total of 57,000 SF of office use is proposed, meeting the requirement of Article 5.03(A)(7).]

On the plat amendment, the Board must make a recommendation to City Council. A tentative action date for Council is either September 22 or October 6.

Office Building (East):

A new four-story office building for NCR's headquarters is proposed at the southwest corner of Arlington Centre Boulevard and North Bank Drive. This modern-style building with vertical columns includes 57,000 square feet of office space on two floors for their business, healthcare, and professional employees, which would increase in number from 250 to 300 over five years post-occupancy. It is located atop a two-story parking garage. The building is set as far north toward North Bank Drive as possible, but must stay behind an existing 15-foot utility easement with active facilities; the lobby is 15'-5" from North Bank Drive right-of-way with the main building section at a 44'-7" setback; the building is 21'-2" from Arlington Centre Boulevard right-of-way (variance required, 10-foot maximum setback). It is 27 feet from the west property line, meeting the minimum 25-foot side yard setback and area distance per the Fire Division. The applicant has adjusted the design and setback of the building while taking into account this easement and the lake. The code requires a minimum rear yard setback of 25 feet, plus pedestrian amenities and enhanced landscaping. At its closest point, the proposed building is 41'-8" from the lake at a height of 22'-6" tall (parking garage), and then an increased setback to 63 feet at a height of 53 feet tall to the third and fourth floor office sections. *[The height limit is 64 feet and was previously 76 feet when zoned ORC.]* The building is primarily brick, with fiber cement panels on the fourth floor and in select locations on the building. The parking garage openings are filled with perforated metal screening, and a large ivy screen wall is proposed near the main entrance, which is located at the northwest corner of the building and includes conference rooms on the third and fourth floors. Two partially-covered balconies are proposed on the rear (south) elevation — one on the fourth floor at the southwest corner of the building and another on the third floor at the southeast corner. This south elevation will also include tinted glass and blinds to reduce the amount of light projecting outward toward the lake. The parking garage is accessed from a new drive



aisle located between this building and a proposed senior living building to the west. Trash and recycling will occur at the southwest corner of the parking garage. A shadow study was submitted that indicates no impacts on adjacent property. The building will meet LEED BD+C (Leadership in Energy and Environmental Design, Building Design and Construction) standards; certification will not be pursued.

Senior Housing (Center):

A new four-story, age-restricted, independent senior living facility is proposed at the center of the site, where North Bank Drive begins to gently curve to the north. It includes one floor of parking with 80 units located above it. To take advantage of the road's curve, the building's footprint has a tetromino shape, with an entrance and drop-off occurring on the north side. Similar to the office headquarters building, it too is pushed as close to North Bank Drive as possible. At its closest point to North Bank Drive right-of-way, it is 20'-4", and ranges up to 30'-4"; the main entrance is at a 91-foot setback (variance required, 10-foot maximum setback). The building maintains a code-compliant, 25-foot side yard setback on each side and is 55 feet from the lake at its closest point. The building is 47'-6" tall, below the 56-foot height limit for residential uses near the lake, and its exterior primarily includes brick with fiber cement panels used in recessed areas. The first floor parking area is screened with brick and privacy beam panels (akin to the Columbus Convention Center garage). A balcony is shown atop the parking garage on the west side of the building and is 108 feet from the lake's northern edge. Access to the parking garage is from drive aisles located on the west and east sides of the building. Similar to the office building, trash and recycling will occur within the parking garage. A shadow study was submitted that indicates no impacts on adjacent properties. The building will meet LEED-Silver standards; certification will not be pursued.

Senior Housing (West):

The application includes a placeholder for a future 120-unit senior living building located along the west end of North Bank Drive. The final building design and footprint of this building would have to be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet would be required. Any changes to the proposed use would require an amendment to this Major Site Plan application. A portion of the surface parking occurs on the Northwest Kiwanis Park property per an agreement with the City. The conceptual plan shows a building setback range of 16.7 feet to 23.5 feet, where again, 10 feet is the maximum permitted (variance required).

Traffic/Access:

A Traffic Impact Study was submitted, in coordination with the City Engineer and the City of Columbus, which assessed the effects of the proposal on existing roadways both now and into the future (2027 and 2037). The study involved collecting existing traffic counts, projecting future traffic volumes, and analyzing intersection capacities. Capacity analyses were conducted for both "No-Build" (the project is not built) and "Build" (the project is built) scenarios at the intersections of W. Henderson Road at Arlington Centre Boulevard and North Bank Drive at Arlington Centre Boulevard. The findings indicate that both intersections are expected to operate with acceptable levels of service in both the opening year (2027) and future year (2037) scenarios, as the additional traffic from the proposal is not expected to have a significant effect. For this reason, no roadway improvements are needed for the proposed redevelopment. This includes no recommended changes to existing speed limits, traffic



signals, site access, or cut-through traffic mitigation. The PMOD zoning does not allow for site access via Stonehaven Drive or Chevy Chase Avenue, so a temporary construction road is not allowed, nor is one supported by Staff. The proposed access has been approved by the City Engineer, Fire Division, and Police Division.

Based on recent (and future) feedback submitted to the City, a survey of residents within Concord Village may be pursued during construction to consider closing traffic on Arlington Centre Boulevard at the lake and creating a connection between it and Concord Village Drive. There are pros and cons to this potential pilot program, and the City is open to studying it. The Fire and Police Divisions believe response times could potentially decrease if access from the south were opened. However, response times from surrounding jurisdictions, which would access via W. Henderson Road, would potentially increase.

Arlington Centre Boulevard is in good condition, and Staff does not believe that construction traffic would have an undue impact. If this changes, or construction damages the roadway beyond reasonable wear and tear, the City would require some form of maintenance by the applicant. North Bank Drive is also in good condition, but is due for maintenance after 2029. If approved, the City would coordinate construction timelines so that the new road is not damaged.

Sidewalk/Recreational Path

New five-foot-wide concrete sidewalks would be installed along the west side of Arlington Centre Boulevard, with a seven-foot-wide treelawn, and along the south side of North Bank Drive, with a 9'-5" wide treelawn. The sidewalk would run along the north side of the proposed buildings and tie into the existing Northwest Kiwanis Park shared-use path at the southwest corner of the site.

NCR plans to re-grade the northern edge of the lake to allow for a potential recreational path. The final design and location of this path will depend on future outreach and study, which will be led by the City's Parks and Recreation Department. The eastern tie-in from the proposed sidewalk to the recreational path will depend on this outcome.

Emergency Services:

The City's Fire and Police Divisions have confirmed that adequate service capacity currently exists in the event of an emergency.

Parking:

The City's parking ordinance, Article 6.03, requires a minimum of three parking spaces per 1,000 SF of office use and 0.75 parking spaces per independent living unit. [NCR has indicated that the City's code is conservative based on their real-world needs.] The proposal provides 414 total parking spaces, 118 of which are surface parking spaces. All parking spaces, including those in the parking garages, would be publicly available. Parking is not permitted on the north side of North Bank Drive or on Arlington Centre Boulevard. Dedicated on-street parking spaces on the south side of North Bank Drive are not included in this application, but could be an option in the future if additional spaces are necessary. An existing shared parking agreement between the City and NCR was modified in the Council-approved Development Agreement; this pact provided additional parking for Northwest Kiwanis Park.



- Headquarters office building: There are four surface parking spaces at the main entrance and 159 parking spaces within a two-level parking garage. A minimum of 171 spaces is needed, and 163 are provided. [A variance is not needed here because Article 6.03 allows shared parking for multiple uses when not occurring at the same time. This parking can occur at either of the two senior housing buildings and along the south side of North Bank Drive.];
- Senior living (center) building: There are four surface parking spaces at the main entrance and 61 parking spaces within a one-level parking garage. A minimum of 60 spaces is needed based on 80 independent living units, and 65 are provided; and
- Future Senior living (west) building: There are 110 surface parking spaces adjacent to Northwest Kiwanis Park and 76 parking spaces within a one-level parking garage. A minimum of 90 spaces is needed based on 120 independent living units, and 186 are provided.

Utilities/Lake:

Details on existing and proposed utility connections, including available capacity, have been reviewed and approved by the City Engineer. This includes pre-approval from AEP and Columbia Gas, as well as sanitary sewer and stormwater. The proposed water service will connect to the existing main line on the north side of North Bank Drive with an eight-inch tap. Fire and domestic water services will be split from here and connect to the buildings. A new six-inch sanitary sewer will tie into an existing sanitary sewer main on the south side of North Bank Drive. A main extension line will be needed for the middle building, which will require a new easement to be established.

For projects that disturb more than one acre of ground, the Ohio EPA requires a Stormwater Pollution Prevention Plan, which must address both water quality and quantity. Stormwater runoff will be collected by a new collection system with pipes and basins and directed to a new underground storage system. This will provide appropriate water quality measures per the City and Ohio EPA, and then will directly outflow to the lake. Each building will have its own stormwater management system. The Plan would also include measures to prevent silt runoff into the lake and dust mitigation efforts across the property. Special attention will have to be paid by all parties. This would occur during the Building Permit review process.

Landscaping:

A revised landscaping plan was submitted and is largely in compliance with the requirements of Article 6.07; recently submitted revisions are being reviewed by the City Forester. The plan removes the majority of the existing trees located north of the existing buildings, but preserves all but three existing trees located along the north edge of the lake. A total of 33 new street trees will be installed along both street frontages, and each of the 13 parking lot islands will have trees as required. The treelawn along North Bank Drive has been widened to seven feet, while the treelawn along Arlington Centre Boulevard has been expanded to 9'-5". A total of 13 deciduous trees will be installed between the northern edge of the lake and the proposed buildings, with another 10 at the western edge, adjacent to the park. Within the two north-south nodes between the buildings, 20 trees will be installed. Instead of just along street frontages as required by code, foundation plantings are provided around each building's



footprint. NCR has offered to reimburse for off-site landscaping improvements made by four adjacent neighbors on Lots #24-27 on the south side of the lake. Any plantings on City property will need pre-approval from the City Forester, where alternative species and/or sizes may be required.

Signage:

A conceptual sign location plan has been submitted, showing initial compliance with the City's Sign Code, Article 6.06. The code limits the number, size, and location of all signage. All signage must face street frontages or parking lots, and not south toward the lake or single-family homes. If any freestanding, non-directional signs are proposed, the permitted square footage of building-mounted signs is reduced by half. Staff always recommends that any internally illuminated, building-mounted signage be halo-lit, as this provides a more sophisticated visual effect and better fits into Upper Arlington's environment (both built and natural).

Outdoor Lighting/Noise:

The proposed outdoor lighting plan complies with the City's Dark Sky nighttime standards in Article 6.08, and includes new, improved, and coordinated lighting for the parking lot at Northwest Kiwanis Park. The plan includes new black metal streetlights along Arlington Centre Boulevard and North Bank Drive, and in the western parking lot, installed at either 13-foot or 24-foot tall heights. The fixtures along Arlington Centre Boulevard will include shields to limit any off-site illumination. Additional lighting will be added throughout the site, including the node areas between the buildings. Illumination of the proposed recreational path has not been determined and will be part of the Parks and Recreation study.

Mechanical Units:

Roof-mounted HVAC units are proposed for each building and will be centered on the roof to minimize their views. The units are enclosed in five- and three-foot-tall metal panel screen walls, similar to others used throughout the community. At the property line, noise levels of these units must not exceed 60 decibels — their specific sheets indicate clear compliance. Any unnecessary noise is to be reported to the Police Division; hours for delivery and trash/recycling pick-up must follow City requirements.

Zoning Code Requirements

Article 4.05(M) outlines the following standards that shall be considered in the review of major site plan applications. Staff has offered a response to each item:

- (a) That it fully complies with all applicable requirements of this Ordinance; *The plan follows the standards of the PMOD zoning, including setbacks (except from North Bank Drive due to the easement), lot coverage, building heights, etc. These standards were revised (and scaled back) three years ago and included community input to help foster a better district.*
- (b) That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use; *The plan follows the City's requirements as it relates to outdoor lighting, landscaping, traffic, and access management.*
- (c) That it is consistent with the use and character of surrounding properties; *The proposed buildings align with the City's building design standards and are well below height limitations. The proposed building materials, height, massing, and scale of buildings are in*



line with other commercial buildings in the district. The office building, located at the corner of Arlington Centre Boulevard and North Bank Drive, aligns with other office buildings along Arlington Centre Boulevard. The office building also includes a building "step-down" as it approaches the northern edge of the lake.

(d) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and The City Engineer has approved the overall site plan as it relates to mobility and ensuring safe conditions for all users. New sidewalks are proposed along both street frontages.

(e) That it provides safe ingress and egress for emergency services. The proposed access has been approved by the City Engineer, Fire Division, and Police Division. No access to Arlington Centre Boulevard, Stonehaven Drive, or Chevy Chase Avenue has been proposed or contemplated.

The following variance to the Unified Development Ordinance (UDO) has been identified as a result of this application:

- To allow a reduction in the maximum building setback for the office building from 10 feet to 15'-5" on North Bank Drive and 21'-2" on Arlington Centre Boulevard, for the middle senior living building from 10 feet to 20'-4" on North Bank Drive, and for the western senior living building from 10 feet to 16'-8" (all due to an existing utility easement)(Article 5.03).

Staff believes the variance meets the practical difficulty standards noted in Article 4.09, mainly due to special conditions relating to the existing utility easement that is to remain and the clear challenges with abandonment and relocation (Finding #1 and #7).

An amendment to the existing North Bank Office Park plat (#222), which includes utility easements, lake and access easements, is needed and included in this application. The proposed revisions are noted in red, which primarily relate to the proposed recreational trail, lot sizes, lot numbers, and lake maintenance. No easements will be vacated, but one will be dedicated for a new sanitary sewer extension (future). *[These changes require a recommendation vote by BZAP to City Council.]*

Alternatives

Several plan alternatives have been discussed with NCR, both before and during the application review process. It is important to keep in mind the practicality of these alternatives, as many are cost-prohibitive. Some of these were most recently reviewed at the September 3, 2025 BZAP Work Session and September 8, 2025 City Council meeting:

North Bank Drive setback:

The three buildings cannot be pushed any closer to North Bank Drive due to an existing utility easement that is to remain. This easement includes the City's sanitary sewer mainline with fiber optic and electric lines there as well. Columbia Gas of Ohio's natural gas lines are also nearby. The cost alone for the City to move its portion is cost-prohibitive at an estimated \$300,000+, and the AEP portion would be significantly more. For the office building, the relocation of the lobby and conference rooms would not allow it to move any closer to the



street.

Office Building Depth/Location:

The proposed depth of the office building is already at the minimum requirements and cannot be shortened any further. This is primarily due to the dimensions of the parking garage, which are minimum requirements for both parking space depth and minimum drive aisle widths. As noted, two office buildings front Arlington Centre Boulevard, and it makes sense to do the same here. Shuffling the buildings would not generate a different result, only substantially less green space and buildings actually closer to the lake.

Building Height:

The proposed buildings are below the maximum height limits for the district, which were previously 76 feet, and are now at 64 feet for office and 56 feet for residential uses near the lake. The floor plates of each building are in line with (or even below) national standards and are not excessive.

Underground Parking:

The cost of one level of underground parking (over \$70,000 per space) is substantially more than that of above-ground parking (over \$35,000 per space). This would add at least \$4M to the project, making it cost-prohibitive. The figure does not include any potential structural and water table issues likely resulting from being close to the lake.

Recreational Path/Lake:

Staff understands and appreciates the concerns around the proposed location of the recreational path. It is Staff's preference to install the path adjacent to the lake, on the south side of the three buildings. Best practices in trail guidance recommend that shared-use paths should be adjacent to natural features like waterways and trees, which provide interest and shade. This would also allow a future connection to the eastern lake, across Arlington Centre Boulevard, and eventually to the existing shared-use path at Dierker Road. The City does not wish to add water recreation to the lake at this time, but will survey residents about potential fishing opportunities.

Access:

A temporary construction access road is not needed due to the existing condition of Arlington Centre Boulevard and North Bank Drive. Per the PMOD rezoning, the UDO does not allow access via Stonehaven Drive (through the park) or Chevy Chase Avenue. The City has offered to look closer at closing Arlington Centre Boulevard, south of the lake, and then opening a new connection, further south. If there is overwhelming interest from the Concord Village neighborhood, the City will pursue a pilot program during construction. There are pros and cons to this proposal, and the City is interested in hearing from residents three years after the previous discussion.

Other Uses:

Staff believes that additional tenants and uses will come to the area once the first development comes through. The City is actively working to bring those retail/restaurant uses to the area to complement the existing office users, and this proposal, per the PMOD and Envision Henderson recommendations. NCR explored, but ultimately declined, the inclusion



of a more public-type use like a café or coffee shop.

Construction:

The City has rigorous standards when it comes to permitting, inspections, hours of work, roadway maintenance, and lake protection. Building contractors would meet with City Staff to understand these expectations and that lapses will not be tolerated. This would be no different from other major development projects in the community. The City is aware of 'construction fatigue' in the community and will continue to mitigate disruptions and limit the impacts on nearby neighborhoods.

Requested Action and Findings

Staff has reviewed the application and plans, met with the applicant and other stakeholders, attended all public meetings, and listened to the extensive thoughts and conversations being had about this proposed redevelopment. At the heart of it, NCR has proposed a plan that is compliant with City standards and the new zoning that came out of the PMOD rezoning process. NCR has crafted its plan based on those outcomes, in terms of new uses, height limits, and setback limitations. The plan retains a major employer in the City and adds needed housing units without increasing school enrollment or creating undue traffic congestion.

Vote #1: Major Site Plan with one variance:

Staff recommends that the Board approve this Major Site Plan application with one variance and recommends the following conditions of approval:

1. That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application;
2. That all future building-mounted signs utilize halo-lit illumination where appropriate;
3. That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by the City Forester before installation, and may include alternate species and/or sizes; and
4. That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by the City's Parks and Recreation Department.

Vote #2: Recommendation to City Council of a plat amendment:

- Staff recommends that the Board offer a positive recommendation of the plat amendment to City Council.



Next steps (if approved by BZAP):

- Traffic and Access Study (Engineering Division): If there is an overwhelming interest, the City will survey the Concord Village residents during construction on a potential pilot project to close Arlington Centre Boulevard at the lake and to create an opening between Arlington Centre Boulevard and Concord Village Drive at either Partlow Drive or Sedgwick Drive (near Public Storage)(future);
- City Council reviews: Tax-increment financing ordinance (per the Development Agreement), review of plat amendment (scheduled for September 22 or October 6), review of Easement Dedication (future), and review of lake maintenance and use agreement (terms to be determined, future);
- Recreational Path and Node Study (Parks and Recreation Department): Final location and design of the proposed recreational path connecting Northwest Kiwanis Park to Arlington Centre Boulevard. *[This includes whether the path runs along the north side of the lake, the south side of North Bank Drive, or some combination of the two. It also includes materials, outdoor lighting, benches, fishing, etc.]* Also, the final location and design of the two proposed nodes near the lake's edge. As is typical with all City projects, extensive outreach and notification will occur.
- Future BZAP review: Final building design and footprint of the proposed western Senior Housing buildings when ready (future, 2028+)

Attachments

1.	Revised Landscape Plan 09.11.25
2.	Revised Plans 08.26.25
3.	Work Session 2 Summary - NCR Campus redevelopment
4.	Work Session #2 Update
5.	UA Prelim Comments - NCR 08.29.25
6.	NCR Utility Summary
7.	North Bank Office Park 222 - Update
8.	NCR Traffic Study
9.	25 07-21 _Office Bldg Setback Slide
10.	25-3517
11.	Application DEV-01-25
12.	Neighborhood Flyers 09.02.25
13.	NCR letters 09.02.25
14.	NCR letters 09.12.25





RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 37-2025

TO AMEND THE NORTH BANK OFFICE PARK PLAT TO FACILITATE REDEVELOPMENT OF THE NATIONAL CHURCH RESIDENCES CORPORATE HEADQUARTERS

WHEREAS, the owner of property known as the North Bank Office Park, located within the City of Upper Arlington, previously obtained City Council approval of a final plat on February 23, 1981; and

WHEREAS, the property owner has submitted an application requesting an amendment to the approved final plat to transfer ownership of land to the City of Upper Arlington, to facilitate the redevelopment of the National Church Residences corporate headquarters; and

WHEREAS, the Board of Zoning and Planning (BZAP) reviewed the request and has recommended approval of the final plat amendment in accordance with Upper Arlington Codified Ordinances §4.06(F)(5); and

WHEREAS, pursuant to Upper Arlington Codified Ordinances §4.06 (F)(6), the recommendation must be presented to City Council at their first meeting immediately following BZAP's recommendation; and

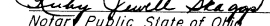
WHEREAS, City Council has determined that the proposed amendment is in the best interest of the City and consistent with applicable laws, regulations, and planning standards.

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

SECTION 1. The amendment to the final plat of North Bank Office Park, as submitted by National Church Residences and recommended by the Board of Zoning and Planning (as described in Exhibit A), is hereby approved, to facilitate the redevelopment of the National Church Residences corporate headquarters.

SECTION 2. The City Clerk is hereby directed to certify a copy of this ordinance for filing with the Franklin County Recorder's Office as required by law.

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



The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.
Approved this day of _____, 20_____.
Franklin Count Zoning Officer

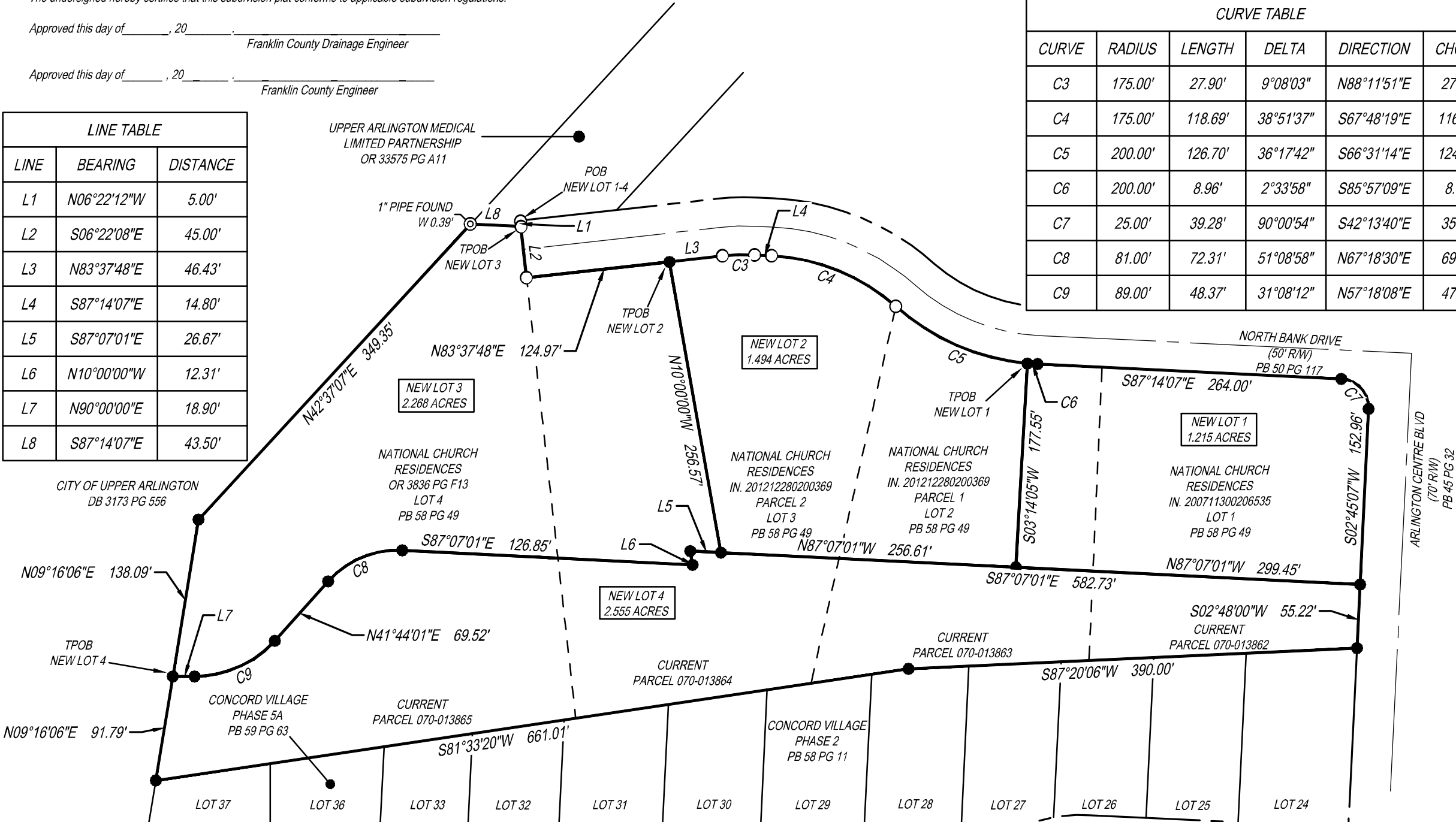
The undersigned hereby certifies that this subdivision plat conforms to Franklin County General Health District Board of Health regulations.
Approved this day of _____, 20_____.
Franklin County Public Health

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.
Approved this day of _____, 20_____.
Franklin County Sanitary Engineer

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.
Approved this day of _____, 20_____.
Franklin County Drainage Engineer

Approved this day of _____, 20_____.
Franklin County Engineer

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°22'12"W	5.00'
L2	S06°22'08"E	45.00'
L3	N83°37'48"E	46.43'
L4	S87°14'07"E	14.80'
L5	S87°07'01"E	26.67'
L6	N10°00'00"W	12.31'
L7	N90°00'00"E	18.90'
L8	S87°14'07"E	43.50'



- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET (KLEINGERS GROUP)
- ⊙ IRON PIPE FOUND (SIZE AS NOTED)
- NEW LOT LINES
- - - OLD LOT LINES
- - - CENTERLINE
- - - RIGHT OF WAY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

Preliminary
08/26/2025 11:16:15 AM

JOHN T. PAUL DATE
OHIO PROFESSIONAL SURVEYOR NO. 8818

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C3	175.00'	27.90'	9°08'03"	N88°11'51"E	27.87'
C4	175.00'	118.69'	38°51'37"	S67°48'19"E	116.43'
C5	200.00'	126.70'	36°17'42"	S66°31'14"E	124.59'
C6	200.00'	8.96'	2°33'58"	S85°57'09"E	8.96'
C7	25.00'	39.28'	90°00'54"	S42°13'40"E	35.36'
C8	81.00'	72.31'	51°08'58"	N67°18'30"E	69.93'
C9	89.00'	48.37'	31°08'12"	N57°18'08"E	47.77'

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd Suite H Westerville, OH 43082 614.882.4311

NATIONAL CHURCH RESIDENCES
NE QRT. TWP., T1N, R19W
UNITED STATES MILITARY DISTRICT
CITY OF UPPER ARLINGTON
COUNTY OF FRANKLIN, OHIO

PLAT AMENDMENT TO
NORTH BANK OFFICE PARK
PB 58 PG 49

SEAL:

NO.	DATE	DESCRIPTION

PROJECT NO: 230274VSD002

DATE: 06-23-2025

SCALE: 1" = 100'

SHEET NAME: **PLAT AMENDMENT**

SHEET NO. **1 OF 1**



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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 1**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded as Parcel 1 in Instrument 201212280200369 and known as Lot 2 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South 06°22'12" east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence South 06°22'08" East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive; thence North 83°37'48" east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set; thence North 83°37'48" East, a distance of 46.43 feet to a 5/8-inch iron rebar found at a point of curvature; thence with a curve to the right having a radius of 175.00 feet, an arc length of 27.90 feet, a delta angle of 09°08'03" and bearing North 88°11'51" East, a chord distance of 27.87 feet to a 5/8-inch iron rebar found at a point of tangency; thence South 87°14'07" East, a distance of 14.80 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of curvature; thence with a curve to the right having a radius of 175.00 feet, an arc length of 118.69 feet, a delta angle of 38°51'37" and bearing South 67°48'19" East, a chord distance of 116.43 feet to a 5/8-inch iron rebar found at a point of reverse curvature, along the southerly right of way of said North Bank Drive and the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 1 in said Instrument Number 201212280200369; thence with a curve to the left having a radius of 200.00 feet, an arc length of 126.70 feet, a delta angle of 36°17'42" and bearing South 66°31'14" East, a chord distance of 124.59 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set at the True Point of Beginning;

Thence, from the True Point of Beginning, with a curve to the left having a radius of 200.00 feet, an arc length of 8.96 feet, a delta angle of 02°33'58" and bearing South 85°57'09" east, a chord distance of 8.96 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set at a point of tangency;

Thence South 87°14'07" East, a distance of 264.00 feet, along the southerly right of way of said North Bank Drive and the northerly property line of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat book 58 Page 49, to a 5/8-inch iron rebar set at a point of curvature;



Thence with a curve to the right having a radius of 25.00 feet, an arc length of 39.28 feet, a delta angle of $90^{\circ}00'54''$ and bearing South $42^{\circ}13'40''$ east, a chord distance of 35.36 feet, along the westerly right of way of Arlington Centre Blvd. (70 ft. R/W) to a 5/8-inch iron rebar set at a point of tangency;

Thence South $02^{\circ}45'07''$ West, a distance of 152.96 feet, along the westerly right of way of said Arlington Centre Blvd to a 5/8-inch iron rebar set;

Thence North $87^{\circ}07'01''$ West, a distance of 299.45 feet to a 5/8-inch iron rebar set;

Thence North $03^{\circ}14'05''$ East, distance of 177.55 feet to the True Point of Beginning and containing 1.215 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North $02^{\circ}45'07''$ West for the centerline of Arlington Centre Blvd.

Preliminary

08/26/2025 11:12:22 AM

John T. Paul

Ohio Professional Surveyor No. 8188

Date



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LOUISVILLE

350 Worthington Rd, Suite B
Westerville, OH 43082
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fax ▶ 614.882.4479
www.kleingers.com

**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 2**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded as Parcel 1 and Parcel 2 in Instrument Number 201212280200369 and known as Lot 2 and Lot 3 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South $06^{\circ}22'12''$ east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence South $06^{\circ}22'08''$ East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive; thence North $83^{\circ}37'48''$ east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set at the True Point of Beginning;

Thence, from the True Point of Beginning, North $83^{\circ}37'48''$ East, a distance of 46.43 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar found at a point of curvature;

Thence with a curve to the right having a radius of 175.00 feet, an arc length of 27.90 feet, a delta angle of $09^{\circ}08'03''$ and bearing North $88^{\circ}11'51''$ East, a chord distance of 27.87 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar found at a point of tangency;

Thence South $87^{\circ}14'07''$ East, a distance of 14.80 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of curvature;

Thence with a curve to the right having a radius of 175.00 feet, an arc length of 118.69 feet, a delta angle of $38^{\circ}51'37''$ and bearing South $67^{\circ}48'19''$ East, a chord distance of 116.43 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar found at a point of reverse curvature, being the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 1 in said Instrument Number 201212280200369;

Thence with a curve to the left having a radius of 200.00 feet, an arc length of 126.70 feet, a delta angle of $36^{\circ}17'42''$ and bearing South $66^{\circ}31'14''$ East, a chord distance of 124.59 feet, along the southerly right of way of said North Bank Drive, to a 5/8-inch iron rebar set;

Thence South $03^{\circ}14'05''$ West, a distance of 177.55 feet to a 5/8-inch iron rebar set;



Thence North 87°07'01" west, a distance of 256.61 feet to a 5/8-inch iron rebar set;

Thence North 10°00'00" West, a distance of 256.57 feet to the True Point of Beginning and containing 1.494 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary
08/26/2025 11:12:46 AM

John T. Paul	Date
Ohio Professional Surveyor No. 8188	



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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 3**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South $06^{\circ}22'12''$ east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49 and being the True point of Beginning;

Thence, from the True Point of Beginning, South $06^{\circ}22'08''$ East, a distance of 45.00 feet to a 5/8-inch iron rebar found in the northwesterly corner of a tract of land owned by National Church Residences as recorded as Parcel 2 in Instrument Number 201212280200369 and known as Lot 3 in Plat Book 58 Page 49, the same being the southerly right of way of said North Bank Drive;

Thence North $83^{\circ}37'48''$ east, a distance of 124.97 feet, along the southerly right of way of said North Bank Drive to a 5/8-inch iron rebar set;

Thence South $10^{\circ}00'00''$ East, a distance of 256.57 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 26.67 feet to a 5/8-inch iron rebar set;

Thence South $10^{\circ}00'00''$ East, a distance of 12.31 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 125.59 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the left having a radius of 81.00 feet, an arc length of 72.31 feet, a delta angle of $51^{\circ}08'58''$ and bearing South $67^{\circ}18'30''$ West, a chord distance of 69.93 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence South $41^{\circ}44'01''$ West, a distance of 69.52 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the right having a radius of 89.00 feet, an arc length of 48.37 feet, a delta angle of $31^{\circ}08'12''$ and bearing South $57^{\circ}18'08''$ West, a chord distance of 47.77 feet to a 5/8-inch iron rebar set at a point of tangency;



Thence South 90°00'00" West, a distance of 18.90 feet to a 5/8-inch iron rebar set in the easterly property line of a tract of land owned by City of Upper Arlington as recorded in Deed Book 3173 Page 556;

Thence North 09°16'06" East, a distance of 138.09 feet;

Thence North 42°37'07" East, a distance of 349.35 feet to a point referenced by a 1-inch iron pipe found west 0.39 feet from property corner at the southwesterly corner of said Upper Arlington Medical Limited Partnership tract;

Thence South 87°14'07" East, a distance of 43.50 feet to the True Point of Beginning and containing 2.268 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary

08/26/2025 11:13:08 AM

John T. Paul

Ohio Professional Surveyor No. 8188

Date



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fax ▶ 614.882.4479
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**PLAT AMENDMENT
TO
NORTH BANK OFFICE PARK
PB 58 PG 49
NEW LOT 4**

Situated in the Northeast Quarter Township, Township 1 North, Range 19 West, United States Military District, City of Upper Arlington, County of Franklin, State of Ohio and being part of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535 and known as Lot 1 in Plat Book 58 Page 49, part of a tract of land owned by National Church Residences as recorded as Parcel 1 and Parcel 2 in Instrument 201212280200369 and known as Lot 2 and Lot 3 in Plat Book 58 Page 49 and part of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49, all recordings in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a 5/8-inch rebar found at the northerly right of way of North Bank Drive (50 ft. R/W) and the southerly property line of a tract of land owned by Upper Arlington Medical Limited Partnership as recorded in Official Record 33575 Page A11; thence South $06^{\circ}22'12''$ east, a distance of 5.00 feet to a 5/8-inch iron rebar found in the northerly line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13 and known as Lot 4 in Plat Book 58 Page 49; thence North $87^{\circ}14'07''$ West, a distance of 43.50 feet to a point referenced by a 1-inch iron pipe found in the easterly property line of a tract of land owned by City of Upper Arlington as recorded in Deed Book 3173 Page 556; thence South $42^{\circ}37'07''$ West, a distance of 349.35 feet to a 5/8-inch iron rebar set; thence South $09^{\circ}16'06''$ West, a distance of 138.09 feet to the True Point of Beginning;

Thence, from the True Point of Beginning, North $90^{\circ}00'00''$ East, a distance of 18.90 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the left having a radius of 89.00 feet, an arc length of 48.37 feet, a delta angle of $31^{\circ}08'12''$ and bearing North $57^{\circ}18'08''$ East, a chord distance of 47.77 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence North $41^{\circ}44'01''$ East, a distance of 69.52 feet to a 5/8-inch iron rebar set at a point of curvature;

Thence with a curve to the right having a radius of 81.00 feet, an arc length of 72.31 feet, a delta angle of $51^{\circ}08'58''$ and bearing North $67^{\circ}18'30''$ East, a chord distance of 69.93 feet to a 5/8-inch iron rebar set at a point of tangency;

Thence South $87^{\circ}07'01''$ East, a distance of 125.59 feet, to a 5/8-inch iron rebar set;

Thence North $10^{\circ}00'00''$ West, a distance of 12.31 feet to a 5/8-inch iron rebar set;

Thence South $87^{\circ}07'01''$ East, a distance of 582.73 feet to a 5/8-inch iron rebar set in the westerly right of way of Arlington Centre Blvd (70 ft. R/W);

Thence South $02^{\circ}45'07''$ West, a distance of 55.22 feet, along the westerly right of way of said Arlington Centre Blvd to a 5/8-inch iron rebar set at the northeasterly corner of



Concord Village Phase 2 as recorded in Plat Book 58 Page 11 and the southeasterly corner of a tract of land owned by National Church Residences as recorded in Instrument Number 200711300206535;

Thence South 87°20'06" West, a distance of 390.00 feet, along the southerly property line of a tract of land owned by National Church Residences as recorded as Parcel 1 in Instrument Number 201212280200369, to a 5/8-inch iron rebar set;

Thence South 81°33'20" West, a distance of 661.01 feet, along the southerly property line of a tract of land owned by National Church Residences as recorded in Official Record 3836 Page F13, to a 5/8-inch iron rebar set in the easterly property line of said City of Upper Arlington;

Thence North 09°16'06" East, a distance of 91.79 feet to a 5/8-inch iron rebar set at the True Point of Beginning and containing 2.268 acres of land, more or less.

All property corners set are 5/8-inch iron rebars with cap stamped "The Kleingers Group". Subject to easements, restrictions, and rights-of-way of record. Description is based on an actual ground survey performed by The Kleingers Group in September 2023.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 02°45'07" West for the centerline of Arlington Centre Blvd.

Preliminary

08/26/2025 11:16:41 AM

John T. Paul
Ohio Professional Surveyor No. 8188

Date



Authors:	Suzanne Beach, Executive Assistant Brent Lewis, Finance Department Director
Council Meeting Date:	October 6, 2025
Subject/Legislative Item:	Resolution No. 11-2025 - A resolution accepting the recommendations from the Upper Arlington Tax Incentive Review Council (TIRC) (<i>Kulewicz</i>)
Purpose:	To accept the recommendations of the Upper Arlington TIRC as presented.
Executive Summary:	The City staff is requesting the City Council accept the recommendations of the Upper Arlington Tax Incentive Review Council (TIRC). The TIRC found all the City's TIF's to be in compliance.

Purpose and Impact

Each year, the TIRC meets to review Community Reinvestment Areas (CRAs), Enterprise Zones (EZ), and Tax Increment Finance (TIF) projects. The TIRC makes recommendations to City Council regarding the continuance of the agreements based on performance and conformance with contract terms. The TIRC met on August 27, 2025, to review compliance in calendar year 2024 and found all the City's TIF's to be in compliance (the City does not have any active CRAs or EZs) and recommended them to continue. The TIRCs in Franklin County monitor three specific kinds of programs — Community Reinvestment Areas (CRAs), Enterprise Zones (EZ), and Tax Increment Finance (TIF) projects. TIFs, CRAs and EZs are established by the local municipality, township, and the Franklin County Economic Development Department.

History

The Ohio Revised Code requires that each municipality utilizing tax incentives must review these incentives annually. Per the Ohio Revised Code, municipalities must provide the TIRC with “any information necessary to perform its review.” The municipalities are charged with forming their TIRC each year. Statute names the County Auditor as chair of each TIRC and appoints representatives from impacted townships and school districts, as well as citizens to serve as part of this annual review. As the TIRC Chair, the Auditor along with appropriate TIRC board members conduct meetings across the county where we review tax incentives granted to businesses and communities.

Alternatives



N/A

Attachments

1.	Draft 2025 TIRC Meeting Minutes
2.	Resolution No. 11-2025
3.	Exhibit A - 2025 TIRC Meeting Agenda Packet





**Upper Arlington Tax Incentive Review Council
August 27, 2025, 9:00 a.m.
2024 Compliance Review
Minutes**

TIRC members present: Micheal Stinziano Franklin County Auditor, Lois Carson, Franklin County Board of Commissioners, Anthony Jones Franklin County Auditor's Office, Nate Shipman Franklin County Auditor's Office, Dennis Miller Upper Arlington TIRC Board, Richard Reith Upper Arlington TIRC Board, Andy Geistfeld Upper Arlington Schools, Brent Lewis Finance Director,

Others present: James Russell, Economic Development Analyst, Suzanne Beach Executive Office Administrator

- 1) The meeting was called to order at 9:01 a.m. by Chairman Stinziano.
- 2) Chairman Stinziano requested a motion to accept the August 27, 2024 meeting minutes. Brent Lewis motioned. Anthony Jones seconded. Minutes have passed.
- 3) Review TIF Projects

Mr. Lewis stated that there are no new updates. All TIFs are doing well both in Upper Arlington, and Dublin school districts. The Kingsdale Center TIF that was pending in 2024, has been approved by state and is on the County tax rolls. The City just received second half of the settlement tied to that agreement from the County. The Gateway TIF was pending as well in 2024, and is in City of Columbus School District. We are receiving pilot payments. At this time we recommend all TIFs be voted as in compliance.

Chairman Stinziano motioned to accept the ten TIFs reporting for the Upper Arlington Schools and find in compliance. Anthony Jones motioned. Brent Lewis seconded. The report accepted.

Chairman Stinziano motioned to accept the TIF reporting for the Dublin City Schools and find in compliance. Lois Carson motioned. Brent Lewis seconded. The report accepted.

Chairman Stinziano motioned to accept the TIF reporting for the Columbus City Schools and find in compliance. Anthony Jones motioned. Brent Lewis seconded. Lois Carson abstained. The report accepted.

- 4) Virtual Meeting Policy

Chairman Stinziano stated that the desire suggested TIRCS could have the possibility to meet virtually.

Chairman Stinziano motioned to adopt the TIRC Virtual Meeting policy. Anthony Jones motioned. Brent Lewis seconded. Motion passed.

Having no further business to discuss, meeting adjourned the meeting at 9:36 a.m.

RECORD OF RESOLUTIONS

CITY OF UPPER ARLINGTON
STATE OF OHIO

RESOLUTION NO. 11-2025

TO ACCEPT THE RECOMMENDATIONS OF THE UPPER ARLINGTON TAX INCENTIVE REVIEW COUNCIL (TIRC)

WHEREAS, the Tax Incentive Review Council (TIRC) is responsible for reviewing all Community Reinvestment Area Agreements (CRAs), Enterprise Zone (EZs), and Tax Increment Financing Agreements (TIFs) within the City of Upper Arlington and for making recommendations regarding their compliance to the terms of the agreements; and

WHEREAS, the TIRC held its meeting on August 27, 2025, to review compliance in calendar year 2024 and made recommendations thereupon; and

WHEREAS, currently, there are active TIFs within the City, but no active CRAs or EZs; and

WHEREAS, the TIRC found the active TIFs to comply and therefore recommended their continuance.

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

SECTION 1. City Council hereby accepts the Upper Arlington Tax Incentive Review Council (TIRC) recommendations from August 27, 2025, attached hereto and incorporated herein as Exhibit A.

SECTION 2. This resolution shall take effect immediately upon passage.

Upper Arlington Tax Incentive Review Council
August 27, 2025
2024 Compliance Review
Agenda

1. Call meeting to order
2. Approve August 27, 2024 meeting minutes
3. Review TIF projects
 - a. Kingsdale West Tax Incentive Fund – (UA City Schools)
 - b. Lane Avenue Tax Incentive Fund – (UA City Schools)
 - c. Lane Avenue Mixed Use – (UA City Schools)
 - d. Arlington Crossing Incentive District – (UA City Schools)
 - e. Kingsdale Core - (UA Schools)
 - f. Riverside North & South – (UA Schools)
 - g. Arlington Centre (Columbus Aesthetic & Plastic Surgery) - (UA City Schools)
 - h. Tremont Road (Ohio Health) – (UA Schools)
 - i. Lane Northwest (Heartland Bank) – (UA Schools)
 - j. Lane II – (UA Schools)
 - k. Kingsdale Center (Pending)
 - l. Horizons - (Dublin City Schools)
 - m. Gateway – (Columbus City Schools)
4. Other Business
5. Adjourn

Franklin County Economic Development and
Planning Department
City of Upper Arlington Tax Incentive Review
Committee

Tuesday, August 27, 2024
2:00 p.m.

Judicial Services Building
First Floor, Room #B
369 South High Street
Columbus, Ohio 43215

- - - - -

Spectrum Reporting LLC
400 South Fifth Street Ste. 201
Columbus, Ohio 43215
614-444-1000 or 800-635-9071
www.spectrumreporting.com

- - - - -

1 ATTENDEES:

2 Michael Stinziano

3 Emanuel Torres

4 Carlie Boos

5 Lois Carson

6 Will Scarborough

7 Brent Lewis

8 Andrew Geistfeld

9 Dennis Miller

10 Michael Szolosi

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2 P R O C E E D I N G S
3 - - - - -

4 MR. STINZIANO: Greetings. Good
5 afternoon. Welcome to the tax year 2023 City of
6 Upper Arlington Tax Incentive Review Council
7 meeting. Today is August 27, 2024. I'm Michael
8 Stinziano, Franklin County Auditor, which also
9 makes me the statutory Chair of today's TIRC.

10 We're going to begin by asking each
11 TIRC member or designee to please state your name
12 and the agency you're representing.

13 I'll begin. Franklin County Auditor,
14 Michael Stinziano.

15 From the Board of Commissioners?

16 MS. BOOS: Carlie Boos, Commissioner
17 appointee.

18 MS. CARSON: Lois Carson, Commissioner
19 appointee.

20 MR. STINZIANO: From the City of Upper
21 Arlington?

22 MR. LEWIS: Brent Lewis, Finance
23 Director, City of Upper Arlington.

24 MR. SZOLOS: Mike Szolosi, Jr.,

1 citizen of Upper Arlington.

2 MR. STINZIANO: Thank you. From the
3 Upper Arlington School District?

4 MR. GEISTFELD: Actually we have one
5 more.

6 MR. MILLER: Dennis Miller, citizen of
7 Upper Arlington.

8 MR. STINZIANO: Thank you. Upper
9 Arlington School District?

10 MR. GEISTFELD: Andrew Geistfeld, Upper
11 Arlington City Schools.

12 MR. STINZIANO: Anyone from Dublin City
13 School District?

14 Are there any other individuals from
15 Upper Arlington that want to announce themselves
16 for purposes of the record?

17 Seeing none, can we have the individual
18 from the Auditor's Office with me introduce
19 himself?

20 MR. SCARBOROUGH: Will Scarborough,
21 TIRC representative.

22 MR. STINZIANO: Thank you. Are there
23 any additional stakeholders, members of the
24 public, or media that would like to introduce

1 themselves for purposes of today's meeting?

2 Hearing none, I appreciate everyone
3 being in attendance today. For voting purposes,
4 we will always begin with and vote in the
5 affirmative. There will be opportunity for
6 opposition and abstention. If we don't hear
7 anything during abstention or opposition, it will
8 be presumed it was a vote in the affirmative and
9 you just did not speak up loud enough.

10 We will now call the meeting to order.
11 We'll begin with a review of last year's minutes
12 dated August 29, 2023. Are there any corrections
13 or changes to the minutes?

14 Hearing no further review, I'd like to
15 seek a motion to approve the minutes.

16 MR. GEISTFELD: Motion to approve.

17 MR. LEWIS: Second.

18 MR. STINZIANO: It's been moved and
19 seconded. All those in favor, please signify by
20 voting "aye."

21 MS. BOOS: Aye.

22 MR. LEWIS: Aye.

23 MR. GEISTFELD: Aye.

24 MR. SZOLOS: Aye.

1 MR. MILLER: I would abstain only -- I
2 wasn't on the commission last year, so I'd
3 abstain.

4 MR. STINZIANO: Okay. All those in
5 favor -- give me one second. All those in favor,
6 please signify by voting "aye."

7 MS. BOOS: Aye.

8 MS. CARSON: Aye.

9 MR. SZOLOS: Aye.

10 MR. GEISTFELD: Aye.

11 MR. LEWIS: Aye.

12 MR. STINZIANO: Same sign for any
13 opposition.

14 And any abstentions.

15 MR. MILLER: One abstention.

16 MR. STINZIANO: Abstention noted. The
17 minutes pass.

18 Thank you. We will now move to the TIF
19 review. We'll review and vote on the City of
20 Upper Arlington TIF district status report for tax
21 year 2023. Upper Arlington will also be briefing
22 the TIRC on two pending TIF projects, but they
23 will not be subject to a vote.

24 The floor is yours.

1 MR. LEWIS: Yeah. Just real quickly,
2 there's really no changes from last year. All of
3 our TIFs are doing very well, as you can see. All
4 of the current fund balances as well as the future
5 balances are really committed either for debt
6 related to that specific TIF or for the community
7 center, which we're building right now, scheduled
8 to open in 2025.

9 As you mentioned, there are two TIFs up
10 here just that I've listed for future reference
11 that they are with the State but have not been
12 approved yet. That's the Kingsdale Center TIF as
13 well as the Gateway TIF. Those buildings are
14 done, up and running businesses. And they're
15 doing very well, just the TIF hasn't been approved
16 yet.

17 So with that, that's my report.

18 MR. STINZIANO: Thank you for the
19 report and update.

20 Are there any questions or comments?

21 Hearing none, our first vote will be on
22 ten TIFs reported for the Upper Arlington School
23 District. We're going to take one vote. Are
24 there any questions on that?

1 I saw you get your microphone. Are
2 you --

3 MS. BOOS: No, sorry. I was just
4 jumping the gun.

5 MR. STINZIANO: All right. If there's
6 no further review, I'd like to seek a motion to
7 accept the TIF report, find it in compliance, and
8 recommend continuation.

9 MS. BOOS: So moved.

10 MR. LEWIS: Second.

11 MR. STINZIANO: It's been moved and
12 seconded. All those in favor, please signify by
13 voting "aye."

14 MS. BOOS: Aye.

15 MR. LEWIS: Aye.

16 MR. GEISTFELD: Aye.

17 MR. SZOLOS: Aye.

18 MR. MILLER: Aye.

19 MR. STINZIANO: Same sign for any
20 opposition.

21 And any abstentions.

22 That TIF report is accepted and
23 continuation is recommend.

24 Our next is the TIF district reporting

1 for Dublin City Schools. The Horizons plat TIF is
2 going to be the update, maybe? Is that what...

3 MR. LEWIS: Same thing.

4 MR. STINZIANO: Okay. Any questions or
5 comments?

6 Hearing no further review, I'd like to
7 seek a motion to accept the TIF report, find it in
8 compliance, and recommend continuation.

9 MR. LEWIS: Motion.

10 MR. SZOLOS: Second.

11 MR. STINZIANO: It's been moved and
12 seconded. All those in favor, please signify by
13 voting "aye."

14 MR. SZOLOS: Aye.

15 MR. LEWIS: Aye.

16 MR. GEISTFELD: Aye.

17 MR. MILLER: Aye.

18 MR. STINZIANO: Same sign for any
19 opposition.

20 And any abstentions.

21 The TIF report is accepted and
22 continuation is recommended.

23 Got anything else?

24 MR. SCARBOROUGH: No.

1 MR. STINZIANO: All right. If there's
2 no other business before the TIRC, we're
3 adjourned.

4 - - - - -

5 Thereupon, the foregoing proceedings
6 concluded at 2:04 p.m.

7 - - - - -

1 State of Ohio : C E R T I F I C A T E
2 County of Franklin: SS

3 I, Katherine Konneker, a Notary Public in and
4 for the State of Ohio, do hereby certify that I
5 transcribed or supervised the transcription of the
6 audio recording of the aforementioned proceedings;
7 that the foregoing is a true record of the
8 proceedings.

9 I do further certify I am not a relative,
10 employee or attorney of any of the parties hereto,
11 and further I am not a relative or employee of any
12 attorney or counsel employed by the parties
13 hereto, or financially interested in the action.

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand and affixed my seal of office at Columbus,
16 Ohio, on September 10, 2024.

17
18
19 Katherine J. Konneker

20 Katherine Konneker, Notary Public - State of Ohio
21 My commission expires February 28, 2027.

2	B	Dennis 4:6 designee 3:11 Director 3:23 district 4:3,9, 13 6:20 7:23 8:24 Dublin 4:12 9:1	L	10:5 projects 6:22 public 4:24 purposes 4:16 5:1,3
2023 3:5 5:12 6:21 2024 3:7 2025 7:8 27 3:7 29 5:12 2:04 10:6	balances 7:4,5 begin 3:10, 13 5:4,11 Board 3:15 Boos 3:16 5:21 6:7 8:3, 9,14 Brent 3:22 briefing 6:21 building 7:7 buildings 7:13 business 10:2 businesses 7:14	F favor 5:19 6:5 8:12 9:12 Finance 3:22 find 8:7 9:7 floor 6:24 foregoing 10:5 Franklin 3:8, 13 fund 7:4 future 7:4,10	mentioned 7:9 Michael 3:7, 14 microphone 8:1 Mike 3:24 Miller 4:6 6:1,15 8:18 9:17 minutes 5:11,13,15 6:17 motion 5:15, 16 8:6 9:7,9 move 6:18 moved 5:18 8:9,11 9:11	Q questions 7:20,24 9:4 quickly 7:1
A abstain 6:1,3 abstention 5:6,7 6:15, 16 abstentions 6:14 8:21 9:20 accept 8:7 9:7 accepted 8:22 9:21 additional 4:23 adjourned 10:3 affirmative 5:5,8 afternoon 3:5 agency 3:12 Andrew 4:10 announce 4:15 appointee 3:17,19 approve 5:15,16 approved 7:12,15 Arlington 3:6,21,23 4:1,3,7,9,11, 15 6:20,21 7:22 attendance 5:3 Auditor 3:8, 13 Auditor's 4:18 August 3:7 5:12 aye 5:20,21, 22,23,24 6:6,7,8,9,10, 11 8:13,14, 15,16,17,18 9:13,14,15, 16,17	C call 5:10 Carlie 3:16 Carson 3:18 6:8 center 7:7,12 Chair 3:9 citizen 4:1,6 City 3:5,20, 23 4:11,12 6:19 9:1 comments 7:20 9:5 commission 6:2 Commissioner 3:16,18 Commissioners 3:15 committed 7:5 community 7:6 compliance 8:7 9:8 concluded 10:6 continuation 8:8,23 9:8, 22 corrections 5:12 Council 3:6 County 3:8, 13 current 7:4	G Gateway 7:13 Geistfeld 4:4,10 5:16, 23 6:10 8:16 9:16 give 6:5 Good 3:4 gun 8:4	M makes 3:9 media 4:24 meeting 3:7 5:1,10 member 3:11 members 4:23 mentioned 7:9 Michael 3:7, 14 microphone 8:1 Mike 3:24 Miller 4:6 6:1,15 8:18 9:17 minutes 5:11,13,15 6:17 motion 5:15, 16 8:6 9:7,9 move 6:18 moved 5:18 8:9,11 9:11	R real 7:1 recommend 8:8,23 9:8 recommendations 9:22 record 4:16 reference 7:10 related 7:6 report 6:20 7:17,19 8:7, 22 9:7,21 reported 7:22 reporting 8:24 representative 4:21 representing 3:12 review 3:6 5:11,14 6:19 8:6 9:6 running 7:14
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		J Jr 3:24 jumping 8:4	P p.m. 10:6 pass 6:17 pending 6:22 plat 9:1 presumed 5:8 proceedings	
		K Kingsdale 7:12		

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21 7:2
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CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

a) (90-134) Kingsdale West (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 125-2007, this district was established to capture any incremental increases in value within parcels located west of Tremont Road within the Kingsdale corridor. This TIF is set to expire in tax year 2037 (final settlement in 2038).
 - *Walgreens, Starbucks, Jimmy Johns, etc.*
- 2024 Beginning Fund Balance = \$439,920
- 2024 Revenue to the Fund = \$56,049 (PILOT payments; Homestead & Rollback)
- 2024 Expenditures = \$100,583 (includes \$100,000 for repayment of BCCC debt)
- 2024 Ending Fund Balance = \$395,386
- Obligations of Revenue: Repayment of the debt issued for the Bob Crane City Community Center (BCCC).



Page 2 of 14

- TIF Fund - Established by Ordinance 89-2008, this fund was created to receive PILOT payments for the redevelopment of various parcels on West Lane Avenue and adjacent streets. This TIF is set to expire in tax year 2038 (final settlement in 2039).
 - *Shops on Lane, Chase Bank, Ohio Health (Lane)*
- 2024 Beginning Fund Balance = \$443,876
- 2024 Revenue to the Fund = \$111,364 (PILOT payments)
- 2024 Expenditures = \$250,254 (includes \$250,000 for repayment of BCCC debt)
- 2024 Ending Fund Balance = \$304,986
- Obligations of Revenue: Repayment of the debt issued for the BCCC.



CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 3 of 14

c) (90-201 + 90-204) Lane Avenue Mixed Use (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 38-2012, this fund was established to capture any incremental increases in value for the redevelopment of the property formerly owned by Lane Avenue Baptist Church. This TIF had two different inception dates based on the development of the parcels. The first portion began in tax year 2013 and set to expire in 2042 (final settlement in 2043). The second portion began in tax year 2014 and set to expire in 2043 (final settlement on 2044).
 - *Homewood Suites, Lane Ave Mixed Use Building*
- 2024 Beginning Fund Balance = \$638,001
- 2024 Revenue to the Fund = \$1,240,616 (PILOT payments)
- 2024 Expenditures = \$1,140,262 (includes \$333,000 for repayment of debt; \$522,104 in revenue sharing with UA Schools; \$250,000 for repayment of BCCC debt)
- 2024 Ending Fund Balance = \$738,355
- Obligations of Revenue: Repayment of issued bonds for this project; revenue sharing with Upper Arlington Schools; repayment of the debt issued for the BCCC.



CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 4 of 14

d) (90-175) Arlington Crossing Incentive District – Progress Report (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 90-2008, this district was established to capture any incremental increases in value within residential parcels located within the Kingsdale Corridor. This TIF is set to expire in tax year 2039 (final settlement in 2040).
 - *Residential*
- 2024 Beginning Fund Balance = \$1,359,099
- 2024 Revenue to the Fund = \$116,400 (PILOT payments; Homestead & Rollback)
- 2024 Expenditures = \$406,975 (includes \$405,000 for repayment of BCCC debt)
- 2024 Ending Fund Balance = \$1,068,524
- Obligations of Revenue: Repayment of the debt issued for the BCCC.



CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 5 of 14

e) **(90-167 + 90-223) Kingsdale Core** (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 104-2009, this fund was created to receive the PILOT payments for the redevelopment of the retail portion of the Kingsdale Shopping Center. Ordinance 41-2015 added an additional parcel to the TIF, which is now occupied by Ohio State Wexner Medical Center. The original portion of the TIF is set to expire in tax year 2039 (final settlement in 2040). The newer portion of the TIF (ORD 41-2015) is set to expire in tax year 2045 (final settlement in 2046).
 - *Kingsdale Shopping Center, OSU Wexner Medical Center*
- 2024 Beginning Fund Balance = \$823,957
- 2024 Revenue to the Fund = \$819,424 (PILOT payments)
- 2024 Expenditures = \$974,580 (includes \$269,553 for repayment of debt; \$422,486 in revenue sharing with UA Schools; \$250,000 for repayment of BCCC debt)
- 2024 Ending Fund Balance = \$668,801
- Obligations of Revenue: Repayment of issued bonds for this project; revenue sharing with Upper Arlington Schools; repayment of the debt issued for the BCCC.



CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 6 of 14

f) (90-165 + 90-166) Riverside North and South (Upper Arlington City Schools)

- TIF Funds – **(RN)** Established by Ordinance 88-2010, this fund was established to capture any incremental increases in value for infrastructure improvements made to the area on and around 3518 Riverside Dr. This TIF is set to expire in tax year 2040 (final settlement in 2041). **(RS)** Established by Ordinance 89-2010, this fund was established to capture any incremental increases in value for infrastructure improvements made to the area on and around 2196 Riverside Drive. This TIF is set to expire in tax year 2040 (final settlement in 2041).
 - *Scioto Country Club (RS), Various (RN) – Consolidated Employer Services, Engineering Mechanics Corp of Columbus, Comfort Keepers of UA*
- 2024 Beginning Fund Balance = \$300,421
- 2024 Revenue to the Fund = \$46,205 (PILOT payments)
- 2024 Expenditures = \$102,250 (includes \$101,800 for repayment of BCCC debt)
- 2024 Ending Fund Balance = \$244,376
- Obligations of Revenue: Repayment of the debt issued for the BCCC.



Riverside North



Riverside South

CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 7 of 14

g) (90-227) Arlington Centre (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 80-2015, this fund was established to capture any incremental increases in value for the redevelopment of various parcels on Arlington Centre Boulevard and adjacent streets. This TIF is set to expire in tax year 2046 (final settlement in 2047).
 - *CAPS*
 - 2024 Beginning Fund Balance = \$142,294
 - 2024 Revenue to the Fund = \$24,924 (PILOT payments)
 - 2024 Expenditures = \$50,242 (includes \$50,000 for repayment of BCCC debt)
 - 2024 Ending Fund Balance = \$116,976
- Obligations of Revenue: Repayment of the debt issued for the BCCC.



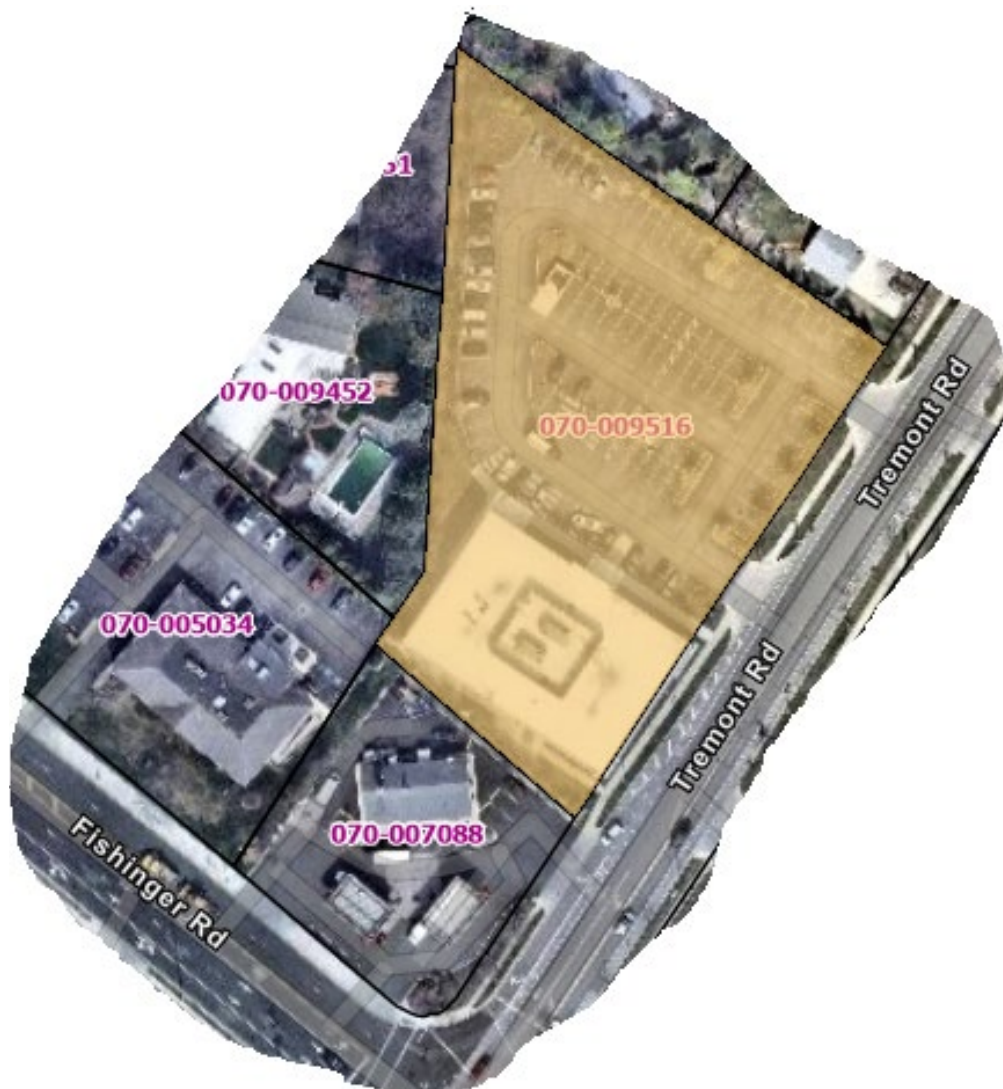
CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 8 of 14

h) (90-261) Tremont Road (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 81-2015, this fund was established to capture any incremental increases in value for the redevelopment of various parcels on Tremont Road and adjacent streets. This TIF is set to expire in tax year 2046 (final settlement in 2047).
 - *Ohio Health*
- 2024 Beginning Fund Balance = \$15,415
- 2024 Revenue to the Fund = \$41,182 (PILOT payments)
- 2024 Expenditures = \$37,837 (includes \$37,500 repayment of an advance from the City's General Fund)
- 2024 Ending Fund Balance = \$18,760
- Obligations of Revenue: Repayment of advance from City's General Fund; repayment of debt issued for the BCCC.



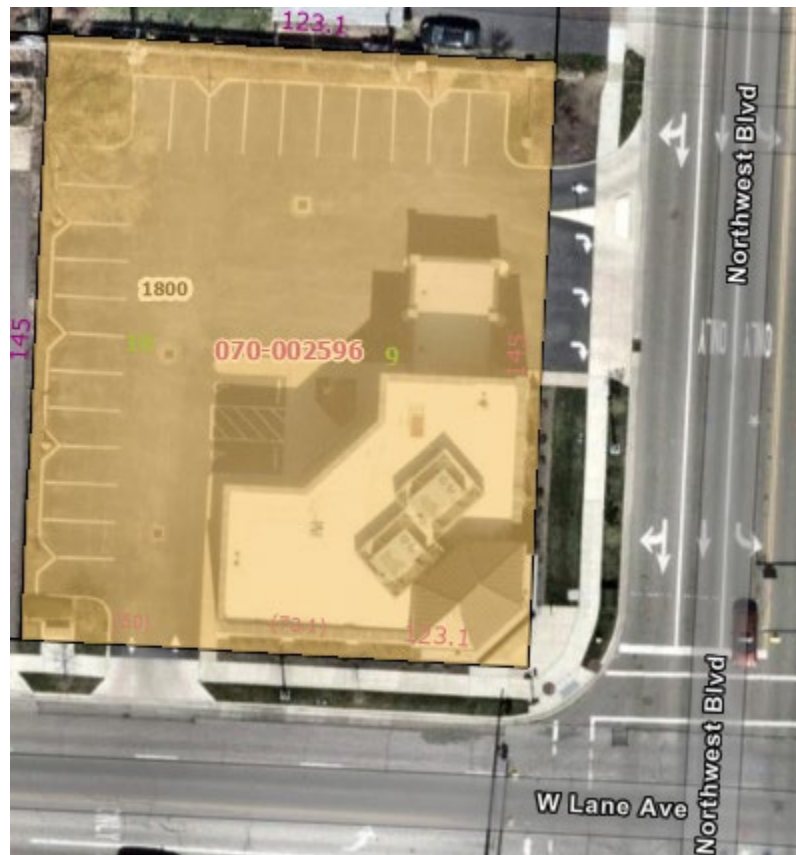
CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 9 of 14

i) (90-310) West Lane - Northwest (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 24-2018, this fund was established to capture any incremental increases in value for the redevelopment of the surrounding areas of a former gas station property at 1800 Lane Avenue. This TIF is set to expire in tax year 2048 (final settlement in 2049).
 - *Heartland Bank*
- 2024 Beginning Fund Balance = \$17,157
- 2024 Revenue to the Fund = \$17,528 (PILOT payments)
- 2024 Expenditures = \$12,143 (includes \$12,000 repayment of an advance from the City's General Fund)
- 2024 Ending Fund Balance = \$22,542
- Obligations of Revenue: Repayment of advance from City's General Fund; repayment of the debt issued for the BCCC.



CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 10 of 14

j) (90-319 + 90-362) Lane Avenue II (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 42-2019, this fund was established to capture any incremental increases in value for the redevelopment of several parcels of real property located on the north side of West Lane Avenue, between Chester Road and Westmont Boulevard. This TIF has two different inception dates based on the development of the parcels included in the TIF. The first portion, which currently includes a hotel, began in tax year 2020 and will expire in 2049 (final settlement in 2050). The second portion began in tax year 2022 and will expire in 2051 (final settlement in 2052).
 - *TownePlace Suites, Lane II Mixed Use*
- 2024 Beginning Fund Balance = \$1,188,865
- 2024 Revenue to the Fund = \$1,290,670 (PILOT payments and \$53,164 in special assessments)
- 2024 Expenditures = \$1,213,972 (includes \$963,700 for repayment of debt; \$219,242 in revenue sharing with UA Schools)
- 2024 Ending Fund Balance = \$1,265,563
- Obligations of Revenue: Repayment of issued bonds for this project; revenue sharing with Upper Arlington Schools



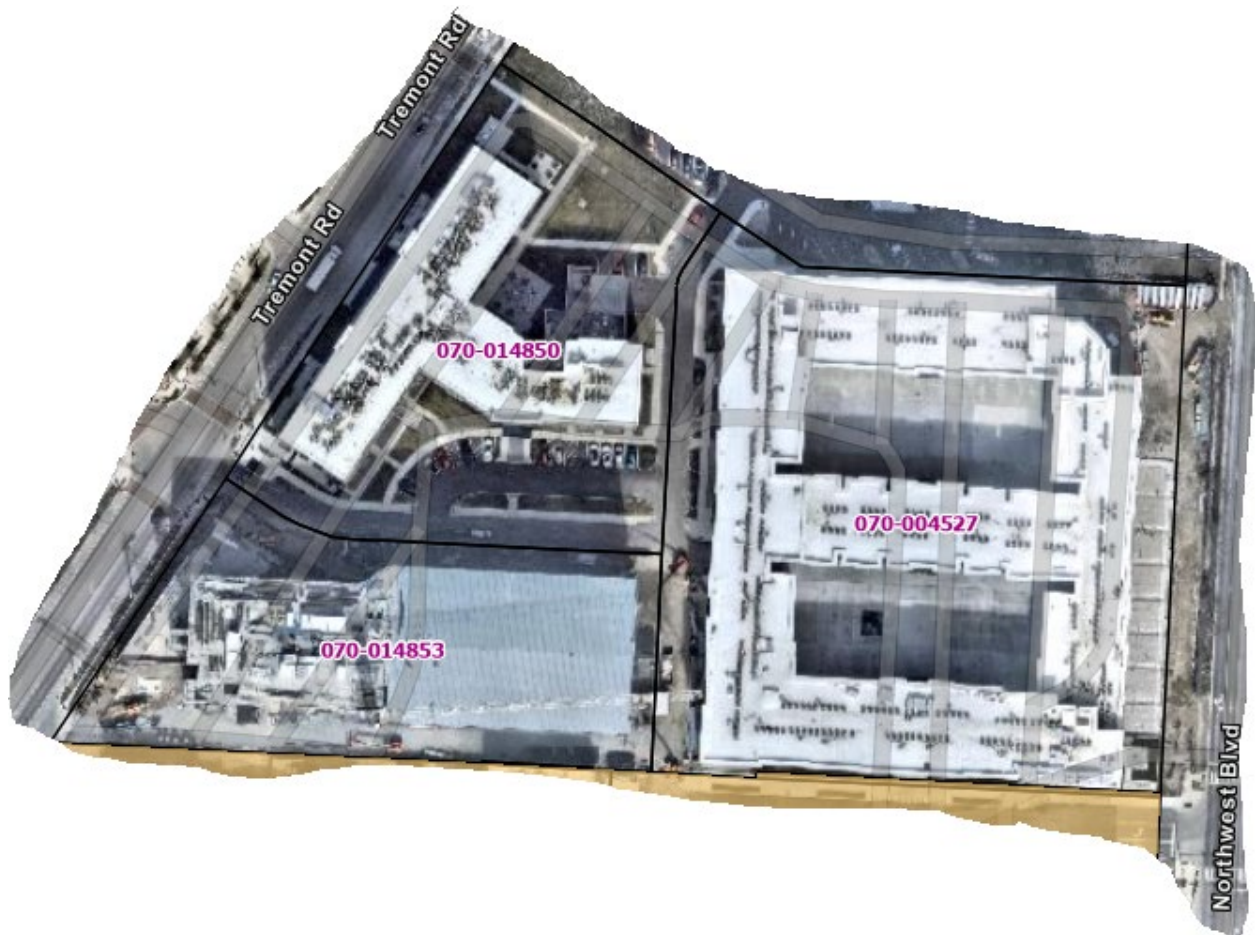
CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

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k) **(Pending) Kingsdale Center** (Upper Arlington City Schools)

- TIF Fund - Established by Ordinance 1-2021, this fund was established to capture any incremental increases in value for the redevelopment of the former Macy's/Kroger site located at Kingsdale Center. The redevelopment began in 2021, and it is expected that the TIF will begin in tax year 2023 (first settlement in 2024) and expire in 2052 (final settlement in 2053).
 - *The Coventry, The Kingston, Bob Crane CC*
- 2024 Beginning Fund Balance = \$6,632
- 2024 Revenue to the Fund = \$1,048,546 (includes \$914,446 in special assessments; \$134,100 in advances from the General Fund)
- 2024 Expenditures = \$1,025,146 (includes \$1,023,182 for repayment of debt)
- 2024 Ending Fund Balance = \$30,032
- Obligations of Revenue: Repayment of issued bonds for this project; repayment of the debt issued for the BCCC



CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 12 of 14

I) (90-051) Horizons (Dublin City Schools)

- TIF Fund - Established by Ordinance 45-2004, this fund was created to receive the PILOT payments for the improvements to the Horizons TIF District. This TIF is set to expire in tax year 2034 (final settlement in 2035).
 - *UBS Financial, Camelot Dental, etc.*
- 2024 Beginning Fund Balance = \$1,331,468
- 2024 Revenue to the Fund = \$480,384 (PILOT payments)
- 2024 Expenditures = \$757,940 (includes \$750,000 for repayment of BCCC debt)
- 2024 Ending Fund Balance = \$1,053,912
- Obligations of Revenue: Repayment of the debt issued for BCCC



CITY OF UPPER ARLINGTON

Review of TIF Projects as of December 31, 2024

Page 13 of 14

m) **(Pending) Gateway** (Columbus City Schools)

- TIF Fund - Established by Ordinance 55-2021, this fund was established to capture any incremental increases in value for the redevelopment of several parcels of real property located on the southeast of the intersection of West Lane Avenue and North Star Road of West Lane Avenue. The redevelopment began in 2021, and it is expected that the TIF will begin in tax year 2023 (first settlement in 2024) and expire in 2052 (final settlement in 2053).
- 2024 Beginning Fund Balance = \$21,561
- 2024 Revenue to the Fund = \$443,325 (Special Assessments)
- 2024 Expenditures = \$425,477 (includes \$377,700 for repayment of debt)
- 2024 Ending Fund Balance = \$39,409
- Obligations of Revenue: Repayment of issued bonds for this project); revenue sharing with Columbus City Schools; repayment of the debt issued for BCCC





Upper Arlington Tax Incentive Review Council Roster

Brent Lewis, Finance Director

3600 Tremont Road
Upper Arlington, Ohio 43221
614-583-5288

Andrew Geistfeld, UA Schools Treasurer

1950 Mallway
Upper Arlington, Ohio 43221
614-487-5000

Brian Kern, Treasurer/CFO

Dublin City Schools
5175 Emerald Parkway
Dublin, Ohio 43017
(614) 760-4310

Dennis Miller

2635 Clifton Road
Upper Arlington, Ohio 43212
734-658-5087

Richard Rieth

2445 Kensington Drive
Columbus, Ohio 43221
614-795-7424



Authors:	Steven Schoeny, City Manager Emma Speight, Community Affairs Director
Council Meeting Date:	October 6, 2025
Subject/Legislative Item:	Ordinance No. 36-2025 - An ordinance amending § 160.02 - Membership and Terms of Chapter 160 - Community Relations Committee of the Upper Arlington Code of Ordinances
Purpose:	To establish the Community Relations Committee as an ongoing Committee of City Council, and to transition the selection of the Chair and Vice Chair to members of the Committee.
Executive Summary:	The Upper Arlington Community Relations Committee (CRC) was formed by City Council in the Fall of 2020 to advance Upper Arlington as a welcoming community that promotes a sense of belonging among all residents. The Ordinance forming the CRC, Ordinance No. 39-2020, later amended by Ordinance No. 55-2020, included a provision requiring a review of the CRC by Council after five years, with the Committee to continue as created unless Council chooses otherwise. Staff and the CRC are pleased with the progress made by this Committee, as it has worked to build a presence in the community and provide meaningful programs that advance its mission, such as the Welcome Series and the Innovation Small Grant Program. Results from the 2025 Community Survey indicate that these efforts are contributing to an increased sense of belonging, connection with others in the community, and overall positive opinions about Upper Arlington. With the Committee's momentum continuing to build, Staff is recommending that the CRC transition to an ongoing Committee. Ordinance #55-2020 also stated that the selection of a Chair and Vice Chair would be determined by the President of Council, with Council's approval. Typically, the City's Boards and Commissions have provisions within their bylaws relative to members selecting their own leadership. The CRC members work closely together and Staff believes they are best suited to determine who from among their ranks should lead their efforts. Therefore, Staff is requesting an amendment to section



Purpose and Impact

To establish the Community Relations Committee as an ongoing Committee of City Council, and to transition the selection of the Chair and Vice Chair to members of the Committee.

History

In 2019, City Council initiated a community workshop and survey addressing community inclusion and cohesiveness, from which came recommendations for advancing Upper Arlington as a welcoming community. Top recommendations included the need for a community center and the formation of an advisory board that would work to foster a culture of shared community through various programs and partnerships with other community organizations with similar goals. A temporary committee was formed in the fall of 2019 to develop a proposed purpose and structure for this new entity. After some delay due to COVID-19, the Community Relations Committee was formed by City Council in the fall of 2020, with the Committee holding its first meeting in October.

The CRC is comprised of nine community members who reflect a mix of community demographics. The Committee is supported by the City Manager and Community Affairs Director, with ex officio representation from the Upper Arlington City Schools, Upper Arlington Library, and Tri-Village Area Chamber of Commerce, a City Council Liaison, and close affiliation with numerous community entities, such as Equal UA, Rainbow UA, Leadership UA, Asian American Community Services, faith leaders, Upper Arlington Civic Association, and more. The CRC's role does not include forming policy or engaging in dispute resolution.

The CRC has established a series of programs and initiatives that align with its goals, including:

- **CRC Innovation Small Grant Program** – established in 2022, this annual program recommends grants from the City of up to \$5,000 to support new initiatives and enhancements to existing programs and events that advance the welcoming goals of the CRC. Recipients have included the UA Culture & Artisans Fair at St. Mark's Episcopal Church, Equal UA's Porch Parties, the UA Historical Society's History Speaks series, and the UA Civic Association's Neighbors Night Out event.
- **CRC Welcome Series** – an annual series of events and programs that are either directly organized through the CRC or that add a new resident welcoming component to the programs led by other community organizations. This has included Black History Month programming, a Cherry Blossom Celebration, the Pride Month and Juneteenth flag-raising ceremonies, an Iftar Dinner, UA history programming, UA Schools programming, Police and Community Relations presentations, a CRC welcome booth at key City events, and the most recent addition of a Navratri/Diwali Celebration this October.
- **Annual Observances Calendar** – a listing of notable national and religious holidays and observances for reference by community members when planning special events or community meetings.



- **CRC Resources Section on Website** – housed within a “New to UA?” section, in addition to information about the above-referenced programs, residents can find links to regional resources and connections with community organizations.
- **Liaison Program** – CRC members work to strengthen ties with community organizations that share similar goals.

The CRC provides a report to City Council annually to share updates on its accomplishments and upcoming projects.

Awareness of the work of the CRC is growing, and the Committee has undertaken a strategic planning process and has developed draft bylaws that provide a strong guiding framework for identifying achievable programs and events that align with the Committee’s goals, facilitate productive CRC meetings, and welcome public input at CRC meetings while affirming the purpose and parameters of the Committee. Results from the 2025 Community Survey indicate that the Committee’s efforts are contributing to an increased sense of belonging, connection with others in the community, and overall positive opinions about Upper Arlington.

Alternatives

Council could choose to incorporate another time period for revisiting the CRC, or it could choose to dissolve the Committee, essentially reducing or ending the City’s proactive efforts to advance Upper Arlington as a welcoming community. Both options would require legislative action. If no legislative action is taken, the CRC would continue as is.

Regarding the requested code change, the Council President could choose to continue selecting the Chair and Vice Chair for the CRC, subject to Council’s approval, as part of the annual selection of Board and Commission members.

Attachments

1.	Ordinance No. 55-2020
2.	Ordinance No. 36-2025



RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 55-2020

AMENDING ORDINANCE NO. 39-2020 CHAPTER 160 - COMMUNITY RELATIONS COMMITTEE; RELATIVE TO THE ADMINISTRATIVE CODE AND APPOINTING MEMBERS TO THE COMMITTEE

- WHEREAS,** Council enacted Ordinance No. 39-2020 on July 13, 2020 and the Whereas clauses are incorporated into this amendment; and
- WHEREAS,** Council received a high level of interest for the Committee and finds increasing the number of members is in the best interest of the City; and
- WHEREAS,** increase the number of committee members requires amendments to the terms as set forth in Chapter 160 of the Upper Arlington Codified Ordinances; and
- WHEREAS,** after a review of applicants, the President is prepared to appoint members with the consent of Council;

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

SECTION 1: That C.O. Chapter 160 is amended to read, as follows:

CHAPTER 160

COMMUNITY RELATIONS COMMITTEE

§ 160.01 - ESTABLISHMENT.

Pursuant to its authority under the Charter of the City of Upper Arlington, Ohio and Council Rules, City Council hereby establishes and creates a body which shall hereafter be referred to as the Community Relations Committee.

§ 160.02 - MEMBERSHIP AND TERMS.

- (A) The Community Relations Committee shall be composed of nine ~~seven~~ (7 9) residents of this City, who shall be appointed by the President of Council subject to the approval of Council. The President of Council shall appoint the Chair and Vice-Chair subject to the approval of Council. All Committee members shall be residents of the City of Upper Arlington. Appointments shall commence on the date the appointment is approved by Council or such other date provided by Council.
- (B) The Chair shall preside over all meetings of the Committee and act as parliamentarian in the absence of the City Attorney. The Vice Chair shall assume

the duties of the Chair in his or her absence. Any permanent vacancy of the Chair position or Vice-Chair shall require the President of Council to appoint the replacement subject to the approval of Council.

(C) ~~The nine seven (7 9) members shall be appointed for four year terms ending on the last day of August of the term's final year. The terms will be staggered so that three (3) members will be appointed every other odd-numbered year, and four (4) members will be appointed every other even-numbered year. Terms shall commence on the first day of October and expire on the last day of September of the even-numbered years. The initial term for five (5) members will expire on September 30, 2024 and the initial term for four (4) members will expire on September 30, 2022. After the initial terms, every term shall be for four (4) years.~~

(D) Appointments for the purpose of filling vacancies occurring otherwise than by expiration of terms shall be made for the unexpired term by the President of Council and confirmed by Council. Appointments shall commence on the date the appointment is approved by Council or such other date provided by Council.

§ 160.03 - ORGANIZATION AND PROCEDURES.

- (A) The Community Relations Committee establish its own rules of procedure for the conduct of its business that shall not conflict with the Charter, Rules of Council, state law or this chapter. The City Manager or designee[s] shall serve as the staff member[s] assigned to this Committee. It shall have such assistance and such other employees as the Council may from time to time authorize. All Rules shall be submitted to the City Clerk and kept on file.
- (B) The Community Relations Committee shall provide an annual update to City Council to report on its accomplishments and discuss its goals and any funding requests for the coming year.

§ 160.04 - POWERS AND DUTIES.

- (A) The Community Relations Committee shall exercise all powers and perform all duties or as hereafter may be invested by ordinance, resolution or other action of Council.
- (B) The purpose of the Community Relations Committee is to continue to support Upper Arlington as a welcoming community and to promote understanding, mutual respect and a sense of belonging among all residents to affirm the value of each individual and foster a continued culture of shared community.
- (C) The Community Relations Committee shall work to nurture Upper Arlington's continued deep sense of community and neighborliness through activities designed to further enhance understanding, appreciation, communication and mutual respect for all members of our community.
- (D) The Community Relations Committee shall work to enhance the vision of Upper Arlington as a community that continues to actively welcome, support and treat all people with integrity, fairness and respect.
- (E) The Community Relations Committee shall not serve as a policy forming entity, a dispute resolution body, or serve as an ombudsman.

- (F) The Community Relations Committee shall serve as a recommending body and have no independent authority to act without approval of City Council or the City Manager. Any approval by the City Manager shall be reported to City Council prior to action being taken.
- (G) The Community Relations Committee shall work to identify, encourage and facilitate the implementation of programs and activities that support the following primary goals and objectives:

Welcome | Connect | Belong

- Recommend programs to welcome new and existing community members
- Recommend community initiatives to promote belonging and connections
- Facilitate creation of an online “one stop” tool for connecting residents with desired resources

Educate | Inform | Enlighten

- Recommend new and support existing programs designed to educate, inform and raise awareness
- Recommend initiatives to promote UA regionally and establishing UA as a welcoming environment
- Recommend training opportunities for community organizations

Gather | Share | Celebrate

- Facilitate activities and events that provide opportunities to gather in support of the mission
- Provide opportunities for community members to gather and share experiences and ideas
- Build on existing community events and programs to create invitations, connections and opportunities to celebrate
- Celebrate and share stories about UA’s diverse residents and groups

(H) ~~Four~~ Five (4 5) members of the Community Relations Committee shall constitute a quorum for the transaction of business. No action may be taken by the Committee without the concurrence of a majority of the members present and voting. The foregoing notwithstanding, a minimum of ~~four~~ five(4 5) affirmative votes shall be required to pass or approve any recommendation from the Committee

(I) Vacancies, absence from three (3) consecutive regular meetings shall operate to vacate the term of the member, unless such absence is authorized or excused by vote of the Committee. Any term thus vacated, or vacated by resignation, shall be filled by appointment by the President of Council subject to the approval of Council for the remainder of the unexpired term.

SECTION 2. Section 2 of ordinance 39-2020 is amended to read: After the Community Relations Committee has been in existence for a period of five years, City Council shall undertake a review of the Committee’s accomplishments and purpose, with the Committee continuing as created unless Council chooses to make adjustments at that time.

SECTION 3. Except as amended by this ordinance, all terms, covenants and conditions of Ord. No. 39-2020 as heretofore in effect shall remain in full force and effect, and as amended and modified hereby, all of the terms, covenants and conditions of Ord. No. 39-2020 are hereby ratified and affirmed in all respects

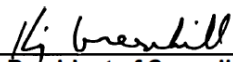
SECTION 4. The President of Council hereby appoints and Council confirms the following members:

1. Floyd Akins as Chair with a term expiring on September 30, 2024
2. Farida El-Hennawy as Vice-Chair a term expiring on September 30, 2024
3. Hana Abdelbaki a term expiring on September 30, 2024
4. Ukeme Awakessien Jeter a term expiring on September 30, 2024
5. Howard Warner a term expiring on September 30, 2024
6. Jean-Philippe Dorval a term expiring on September 30, 2022
7. Karen Heiser a term expiring on September 30, 2022
8. Judy Kase a term expiring on September 30, 2022
9. Jason Sayat a term expiring on September 30, 2022

SECTION 5. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Ohio Revised Code Section 121.22 Council Rules.

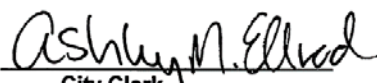
SECTION 6. That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, or safety of the City and its inhabitants for the reason that this Ordinance must be immediately effective so that the Committee may begin the necessary planning.

PASSED: September 14, 2020



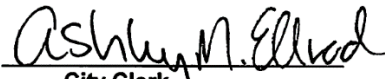
President of Council

ATTEST:



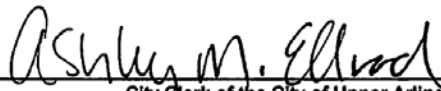
City Clerk

I, Ashley Ellrod, City Clerk of Upper Arlington, Ohio,
do hereby certify that the above is a true and
correct copy.


City Clerk

CERTIFICATE OF POSTING

I, Ashley Ellrod, City Clerk of the City of Upper Arlington,
Ohio, do hereby certify that publication of the foregoing
was made by posting a true copy of Ordinance No. 55-2020
at the most public place in said corporation as determined
by the Council, the Municipal Building, 3600 Tremont Road,
for a period of ten (10) days commencing September 15,
2020.


City Clerk of the City of Upper Arlington

Vote Slip

Date Introduced: September 14, 2020

Reading Date(s): September 14, 2020

Voting Aye: Burriss, Close, Hoyle, King,
Kulewicz, Lynch, Greenhill

Voting Nay:
Abstain:
Absent:

Date of Passage: September 14, 2020

City Council Conference Session/Other Review: September 8,
2020

Other: Emergency Clause

RECORD OF RESOLUTIONS

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 36-2025

TO AMEND §160.02 – MEMBERSHIP AND TERMS OF CHAPTER 160 – COMMUNITY RELATIONS COMMITTEE OF THE UPPER ARLINGTON CODE OF ORDINANCES

WHEREAS, the City Council of Upper Arlington recognizes the importance of consistent and equitable leadership structures across its boards and commissions; and

WHEREAS, the current code requires the President of Council to appoint the Chair and Vice Chair of the Community Relations Committee, subject to Council approval; and

WHEREAS, the Community Relations Committee has recommended that the Committee be permitted to elect its own Chair and Vice Chair from among its membership, consistent with the practice of other City boards and commissions.

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

SECTION 1. Section 160.02 – Membership and Terms of Chapter 160 – Community Relations Committee of the Upper Arlington Code of Ordinances is hereby amended to read as follows:

§ 160.02 MEMBERSHIP AND TERMS.

(A) The community relations committee shall be composed of nine (9) residents of this city, who shall be appointed by the president of council subject to the approval of council. ~~The president of council shall appoint the chair and vice chair or co-chairs subject to the approval of council.~~ All committee members shall be residents of the City of Upper Arlington. Appointments shall commence on the date the appointment is approved by council or such other date provided by council.

(B) ~~The committee shall elect from among its members a Chair and Vice Chair to serve for a one-year term.~~ The chair shall preside over all meetings of the committee and act as parliamentarian in the absence of the city attorney. The vice chair shall assume the duties of the chair in his or her absence. ~~In the event of a permanent vacancy in the office of Chair or Vice Chair, the committee shall elect a replacement from among its members to serve the remainder of the unexpired term. Any permanent vacancy of the chair position or vice chair shall require the president of council to appoint the replacement subject to the approval of council.~~

(C) Terms shall commence on the first day of October and expire on the last day of September of the even-numbered years. The initial term for five (5) members will expire on September 30, 2024, and the initial term for four (4) members will expire on September 30, 2022. After the initial terms, every term shall be for four (4) years and shall expire on the last day of June. Appointments shall commence on the date the appointment is approved by council or such other date provided by council. Council may shorten or lengthen a particular term at the time of appointment to maintain a staggered rotation so that not more than three (3) members' terms expire in the same year or extend a term until a replacement is appointed.

(D) Appointments for the purpose of filling vacancies occurring otherwise than by expiration of terms shall be made for the unexpired term by the president of council and confirmed by council. Appointments shall commence on the date the appointment is approved by council or such other date provided by council.

SECTION 2. Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

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



Authors: Gary Wilfong, P.E., Public Service Director

Council Meeting Date: October 6, 2025

Subject/Legislative Item: Ordinance No. 38-2025 - An ordinance authorizing the City Manager to enter into contract with Metropolitan Environmental for sanitary sewer inspection and cleaning services

Purpose: Continued operations and maintenance of the sanitary sewer system.

Executive Summary: Legislation authorizes the City Manager to enter into a contract with Metropolitan Environmental Services, Inc. for Sanitary Sewer Inspection and Cleaning services.

Purpose and Impact

This ordinance authorizes the City Manager to enter into a contract with Metropolitan Environmental in the amount of \$439,110.00 for Sanitary Sewer Inspection and Cleaning services. This is budgeted in the Sanitary Sewer Surcharge Fund for \$495,000.

On September 5, 2025, the City received four (4) competitive bids for Sanitary Sewer Cleaning and Inspection services as follows:

<u>Contractor</u>	<u>Bid Amount</u>
Metropolitan Environmental Services	\$439,110.00
HK Solutions	\$576,874.03
Insight Pipe	\$624,268.00
Visu-Sewer	\$611,637.10

The Public Service Department is required by the Upper Arlington City Code Ordinance 931.15 to maintain the City's 162 miles of sanitary sewer system. Furthermore, performance standards set forth in the Capacity, Management, Operations, and Maintenance manual (CMOM) require the department to video inspect and clean a minimum of ten percent (10%) of the sanitary sewer system per year – approximately 85,000 linear feet annually. The proposed contract is a one (1) year agreement which will inspect and clean an additional 90,000 linear feet of sanitary sewer lines. Approval and implementation of this contract will allow us to continue to exceed our performance standard goals as set forth in the CMOM and, most importantly, will allow us to be proactive, rather than reactive, to potential sanitary sewer line issues.



In the past, the City has contracted out these services to ensure compliance with CMOM guidelines. This approach has consistently helped us achieve the required standards and maintain the integrity of the sanitary sewer system.

History

In 2024, the Public Works Division crews inspected and cleaned over 76,000 linear feet of sanitary sewer lines, and anticipate being at a similar amount in 2025. The majority of these inspections were lines that require ongoing inspection and cleaning (i.e., roots, line failures, etc.). This contract, as designed, will allow for more preventative maintenance and inspection by targeting the sewer lines that are not included in the annual Public Works inspections.

With this contract, Public Works will use an AI coding software to improve pipe inspections. This tool follows NASSCO PACP standards and works with any existing software and equipment. It creates a Digital Twin—a detailed, digital version of the pipe system—that can be easily integrated into Upper Arlington’s existing GIS system.

The Digital Twin can be used for everyday management, long-term planning, and project design. It helps with construction by showing defects and supports maintenance by identifying issues like roots or debris. It can also help resolve customer complaints by showing detailed inspection results.

Alternatives

Continue cleaning and inspecting the sanitary sewer system using the existing Public Works Division staff and equipment, which would not meet the requirements set forth in the City’s CMOM.

Attachments

1.	Ordinance No. 38-2025
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RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON

STATE OF OHIO

ORDINANCE NO. 38-2025

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH METROPOLITAN ENVIRONMENTAL SERVICES FOR SANITARY SEWER INSPECTION AND CLEANING SERVICES

- WHEREAS,** The Public Service Department is responsible for maintaining the City's 162 miles of sanitary sewer system in accordance with Upper Arlington City Code Section 931.15 and the standards set forth in the Capacity, Management, Operations, and Maintenance (CMOM) manual; and
- WHEREAS,** CMOM guidelines require the City to video inspect and clean at least ten percent (10%) of its sanitary sewer system each year, equating to approximately 85,000 linear feet annually; and
- WHEREAS,** on September 5, 2025, the City received four competitive bids for sanitary sewer inspection and cleaning services, with Metropolitan Environmental Services submitting the lowest responsive and responsible bid, in the amount of four hundred thirty-nine thousand one hundred ten dollars (\$439,110); and
- WHEREAS,** this contract will allow the City to inspect and clean an additional 90,000 linear feet of sanitary sewer lines, thereby exceeding CMOM performance goals, improving preventative maintenance, and supporting long-term infrastructure planning; and
- WHEREAS,** the project will utilize advanced AI coding software consistent with NASSCO PACP standards to create a "Digital Twin" of the City's sanitary sewer system, providing a valuable tool for operations, maintenance, project design, and resolution of resident concerns; and
- WHEREAS,** funds for this contract are available and budgeted in the Sanitary Sewer Surcharge Fund in the amount of four hundred ninety-five thousand dollars (\$495,000).

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 Metropolitan Environmental Services for sanitary sewer inspection and cleaning services in the amount of four hundred thirty-nine thousand one hundred ten dollars (\$439,110).

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.