

CIRCLEVILLE NEW COMMUNITY AUTHORITY BOARD MEETING OCTOBER 7, 2024

Circleville New Community Authority convened in Council Chambers Monday October 7, 2024, at 6:00 p.m. Roll call, Circleville NCA members present Chair Barry Keller, Vice Chair Sheri Theis, Tom Klitzka, Tom Duvall, Zach Brooks, John Moats, Treasurer Mark Bidwell, and Acting Secretary Melissa Burns. Absent members: Katie Logan Hedges and Jeff Hallinin. Invited Guests present: Rob McCarthy and Tyler Bridge, Attorneys for Bricker & Graydon.

Keller called the meeting to order at 6:00 p.m.

Theis motioned to approve the NCA minutes from April 16, 2024. Duvall seconded. Motion carried.

Reports and/or Communications from Officers of the Board Attorney.

- a. Statutory Developer Report (City). None

Considerations of Resolutions

A. Resolution No. 2024-02 – Is a Resolution budgeting an amount from the existing funds and accounts of the authority and the future revenues of the authority to pay administrative expenses and other expenses of the authority for calendar year 2025.

DICUSSION: Rob McCarthy stated this resolution is the Budget Resolution for 2025. McCarthy stated the NCA doesn't have revenue yet, but they prepared a budget in advance for surety bonds and insurance purposes.

MOTION: Brooks motioned to adopt Resolution NO 2024-02 insurance and bonds coverage. Moats seconded. Roll call. (7 Yeas - 0 Nays.) Resolution #2024-02 is adopted

Tyler Bridge stated there are three project additions the NCA will be reviewing for approval. The first project is the Heritage Ponds development in the Victor Drive area. This will be approximately 60 single-family residential units on vacant land. The second is the South Court Street project on South Court Street north of Crites Road and South of Town Street. This will be a mix of general business commercial/retail, including the Valvoline oil Change facilities and various retail/restaurant outlets. The Third project is the North Court Street project along North Court Street parallel to Dunkle Road. This project will be approximately 116 single-family residential units currently on vacant land. Mr. Bridge said that the approvals below will be contingent on Council approval. Mr. McCarthy stated that each project has two resolutions. The first resolution for each project will be to approve the additions. The second resolution will be to approve authorizing a supplemental declaration that will be recorded. This will allow the City to continue to collect the charge even after the homes or businesses are sold in the future.

Heritage Ponds Project

B. Resolution No. 2024-03 – Is a Resolution approving the addition of the “Heritage Ponds Additional Property” to the Circleville New Community Authority, Pickaway County, Ohio.

MOTION: Theis motioned to adopt Resolution NO 2024-03. Klitzka seconded. Roll call. (7 Yeas - 0 Nays.) Resolution #2024-03 is adopted.

C. Resolution No. 2024-04 – Is a Resolution authorizing the authority to join in the First Supplemental Declaration of Covenants and Restrictions for the Circleville New Community Authority, Pickaway County, Ohio to be recorded with the Pickaway County Recorder.

MOTION: Brooks motioned to adopt Resolution NO 2024-04. Duvall seconded. Roll call. (7 Yeas - 0 Nays.) Resolution #2024-01 is adopted.

South Court Street Project

D. Resolution No. 2024-05 – Is a Resolution approving the addition of the “CG1 Additional Property” and the “Southern Ohio Additional Property” to the Circleville New Community Authority, Pickaway County, Ohio.

MOTION: Duvall motioned to adopt Resolution NO 2024-05. Brooks seconded. Roll call. (7 Yeas - 0 Nays.) Resolution #2024-05 is adopted.

E. Resolution No. 2024-06 – Is a Resolution authorizing the authority to join in the Second Supplemental Declaration of Covenants and Restrictions for the Circleville New Community Authority, Pickaway County, Ohio to be recorded with the Pickaway County Recorder.

MOTION: Klitzka motioned to adopt Resolution NO 2024-06. Theis seconded. Roll call. (7 Yeas - 0 Nays.) Resolution #2024-06 is adopted.

North Court Street Project

F. Resolution No. 2024-07 – Is a Resolution approving the addition of the “Forestar Additional Property” to the Circleville New Community Authority, Pickaway County, Ohio.

MOTION: Moats motioned to adopt Resolution NO 2024-07. Brooks seconded. Roll call. (7 Yeas - 0 Nays.) Resolution #2024-07 is adopted.

G. Resolution No. 2024-08 – Is a Resolution authorizing the authority to join in the Third Supplemental Declaration of Covenants and Restrictions for the Circleville New Community Authority, Pickaway County, Ohio to be recorded with the Pickaway County Recorder.

MOTION: Theis motioned to adopt Resolution NO 2024-08 insurance and bonds coverage. Brooks seconded. Roll call. (7 Yeas - 0 Nays.) Resolution #2024-08 is adopted.

Other Business

Keller announced the next step will be having the Finance Committee review legislation on October 22, 2024, at 6:00 p.m.

Duvall motioned to adjourn the NCA meeting at 6:26 p.m. Brooks seconded.

Minutes Submitted by: Melissa Burns, Acting Secretary.