

RESOLUTION NO. 22-012

A RESOLUTION CALLING FOR THE WITHDRAWAL OF THE REFERENDUM RELATED TO THE SCHACHT FARM ZONING AMENDMENT

WHEREAS, a dedicated group of citizenry executed their constitutional right to circulate referendum petitions for the zoning amendment passed by Canal Winchester City Council, Ordinance 21-054; and

WHEREAS, 536 citizens of Canal Winchester affixed their signatures to petitions to allow the citizens to vote on whether to approve or disapprove City Council's ordinance; and

WHEREAS, citizens of Canal Winchester have legitimate concerns about the impact of development; and

WHEREAS, City Council has heard and understood those concerns, including but not limited to traffic impacts; and

WHEREAS, the City Council has secured a commitment for \$2,500,500.00 in road improvements from NorthPoint Development; and

WHEREAS, the City Council has secured over ten acres of land located adjacent to US 33 and Bixby Road to be set aside for a future exit interchange; and

WHEREAS, the Schacht family desires to have the land be developed in the City of Canal Winchester so tax revenues may flow to Canal Winchester Schools and the City of Canal Winchester; and

WHEREAS, correspondence, attached, was received by the Law Director for Canal Winchester from the Schachts' family attorney claiming the City of Canal Winchester to be in breach of its pre-annexation agreement as a result of the referendum's filing; and

WHEREAS, the filing of the referendum is a condition under the pre-annexation agreement that permits the Schacht family to petition for detachment, and so the Schacht family has requested to detach their farm from the City of Canal Winchester; and

WHEREAS, the Schacht family is in negotiations to annex their property in to the City of Columbus; and

WHEREAS, the Schacht family is still in contract to sell their land to NorthPoint Development; and

WHEREAS, NorthPoint Development is moving forward with plans for a warehouse on the Schacht property, in the City of Columbus; and

WHEREAS, NorthPoint Development has a committed, known, local tenant ready to bring 300 jobs and \$14,000,000.00 in annual payroll to the Schacht Farm development; and

WHEREAS, the vote on the referendum will be removed from the November ballot once the Schacht Farm detaches from the City of Canal Winchester; and

WHEREAS, the Canal Winchester School district will lose approximately \$150,000.00 in annual estimated tax revenue and compensation payments from the developer and income-tax sharing annually; and

WHEREAS, the City of Canal Winchester will lose approximately \$220,000.00 in estimated tax revenue annually, as well as approximately \$55,000.00 in annual TIF revenues for public infrastructure improvements to the area of the development; and

WHEREAS, the City of Canal Winchester will not receive utility capacity fees or service fees to recoup prior investments made to utility infrastructure in anticipation of development of the area; and

WHEREAS, economic development is necessary to maintain City services at or above current levels without increasing tax rates on residents, employees, and businesses in Canal Winchester; and

WHEREAS, the Columbus City Schools will now **most likely** receive the tax revenue; and

WHEREAS, the City of Columbus will now **most likely** receive the tax revenue; and

WHEREAS, **most likely** the same type of building will be built in the exact location, and

WHEREAS, the City of Columbus has plans for both subsidized multi-family housing and industrial developments within close proximity, and

WHEREAS, Ohio law provides that a majority of the members of a petitioning committee may withdraw an issue from the ballot; and

WHEREAS, withdrawal of this referendum from the ballot would allow the City of Canal Winchester and Canal Winchester School District, rather than the City of Columbus and Columbus City School District, to receive the revenues derived from the development, and to keep the City of Canal Winchester at the table for planning and construction of a Bixby Road/US 33 interchange;

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1: The Council of the City of Canal Winchester formally requests the Petition Committee to formally withdraw the referendum so that the City of Canal Winchester may receive benefits from the development of the property rather than the City of Columbus.

Section 2: This Resolution, as an expression of the sense of Council, is not a legislative enactment and will take immediate effect.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council