

## Service Committee Minutes

Honorable Council  
City of Newark, Ohio  
June 6, 2023

The Service Committee met in Council Chambers on June 5, 2023, following the Finance Committee with these members in attendance:

Jeff Rath - Chair  
Jeff Harris – Vice Chair  
Spencer Barker  
Beth Bline  
Bradley Chute

### We wish to report:

1. **Resolution No. 23-54** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE OF THE CITY OF NEWARK, OHIO TO APPLY FOR, ACCEPT AND ENTER INTO A WATER SUPPLY REVOLVING LOAN ACCOUNT AGREEMENT ON BEHALF OF THE CITY OF NEWARK FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF LEAD SERVICE LINE REPLACEMENT PROJECT #4 AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN

**Brandon Fox, Water Administrator** - This is for number 4 of the 11 or 12 projects for lead service line replacements. We did submit a loan combination for the next two projects in 2024 which will be in December of this year and June of 2024. This is for the December project, we were tentatively awarded these funds and the funds are still being awarded at 53% principle forgiveness through EPA and the other 47% is at zero % interest. So, we've still got 4 or 5 thousand of these lead service lines, I'm sure folks have seen the work going on around the City. We're working on our current 400 and this would be for the next 400 starting in December of 2023.

**Motion to send to full council by Mr.Harris, second by Barker, Motion passed 5-0**

2. **Resolution No. 23-56** A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO ENTER INTO A LEASE AGREEMENT WITH STRONG TOWER CHRISTIAN MEDIA

**David Rhodes, Service Director** - As many of you know we have a tower on top of Horns Hill. It is a tower that we've looked at with previous Safety Directors and looked at the direction of what we want to do with that tower. We were approached by a group called Strong Media, it's a Christian based company, they are out of Cincinnati, I've been talking with them for about a year, and we've decided to have the tower mapped and the structural sustenance of the tower, we've cleaned all the trees that were leaning on the tower, you've got to have a light on top of

the tower and we're looking at the opportunity to enter into a lease agreement with them for a five year term, \$9,000 a year and we will also look at all the items that are on the tower that are not currently being used and we will bring those items down. So things like Sherrifs Department, homeland security, schools, EMA, County Maintenance, so there's a whole lot of people involved in this tower, even though it is the City's tower.

**Mr. Rath** - Is that tower being used for anything currently?

**Director Rhodes** - Yes.

**Motion to send to full Council by Mr. Barker, second by Ms. Bline**

**Mr. Barker** - Director, you said, other things that are hanging on it, is this other antennas?

**Director Rhodes** - Other antennas, some are in service some are not and the ones that are not we need to bring down. The tower has been up there and really been a hodge podge managed and we are going to take control and manage it properly. There's been conversation in the past that maybe we ought to lower it a little bit or bring it down, but our structural analysis of it shows that it is worthy of a few more years.

**Mr. Barker** - So where is the income from the rent going to.

**Director Rhodes** - City of Newark General Fund.

**Motion passed 5-0**

3. **Resolution No. 23-57** A RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY NOW OWNED BY THE CITY OF NEWARK, OHIO TO NEWARK DEVELOPMENT PARTNERS AS ITS AGENT FOR INDUSTRIAL, COMMERCIAL, DISTRIBUTION AND RESEARCH

**Director Rhodes** - This is a small piece of property on 5<sup>th</sup> Street that adjoins to a property owned by Mr. Stan Ford. Stan and I have talked about this for about a year now and decided the property is best in his hands, it adjoins his property he has. A transfer to Newark Development Partners, there are some fees for that, Stan will pay those fees and the Newark Development Partners will commit it to Stan.

**Motion to send to full Council by Mr. Barker, second by Ms. Bline, Motion passed 5-0**

4. **Resolution No. 23-59** A RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF NEWARK, OHIO; AND RELATED AUTHORIZATIONS

**Mark Mauter, Director of Development** - I have 5 copies of CRA number 5 for the committee members. I know Mr. Chute is new to this, so not sure what your knowledge of CRA's is, so a little bit of education. CRA #5 has been in existence since 1992. You need to know a little about CRA's they are put in one of two categories, they are either pre 1994 or post 1994, CRA #5 has been in existence since before 1994 so it has been a pre -1994 CRA for the City of Newark. The Ohio Revised Code state that once you do 3 revisions to a pre94 CRA, it then has to become a post 1994 CRA. This Council back in December of 2021 passed the third revision to CRA#5, so we needed to implement a post 1994 CRA. That's what this legislation is all about. One of the things you will notice in the legislation under the whereas, we need to do what's called a housing survey and I worked with Mr. Steve Layman to do this housing survey, it's pretty lengthy, about 40 pages, we need to submit with this approved and voted on legislation to the Ohio Department of Development. Once we have submitted the City of Newark's legislation, our housing survey and the map that you have in front of you, the Ohio Department of

Development will review it and hopefully give us a blessing on that and we will receive a post 1994 status.

**Mr. Rath** - When this legislation come to Council will you have your housing survey attached?

**Director Mauter** - I can certainly have Janine do that. Like I said, it's about 40 pages and to be honest about 35 of those pages are photographs showing the condition of the area and the other pages is are text giving a report.

**Mr. Rath** - Would you email that to members of Council?

**Director Mauter** - Be glad to.

**Mr. Barker** - Pre to post, what's the main difference? I believe I understand it, but I want to make sure everyone on the committee does, I believe it's now the school district has to approve?

**Director Mauter** - The pre-1994 CRA, an application was submitted to my office, it's very simple one page, specific information such as parcel #, how much money was invested in the property etc. All I have to do is make sure the paperwork is complete and that any building permits that were required to do the work at those sites has been submitted, a certificate of occupancy has been completed with the Licking County Code Department, submitted to me and then it's my signature on that application that I then forward to the Licking County Auditor's office because it's a tax abatement and they take care of that. Whereas in a post 94 , there is school board approval required on this, but only for commercial and industrial projects, not residential and I've had that conversation with Jose Valladares, the Newark City School Treasurer, to make sure he was aware, so everybody is on the same page. Something I've just learned in the last 60 days. So, commercial and industrial, not only does it require City Council approval along with Newark City School approval, it may also require a written CRA agreement which was not required for pre 94 CRA's so that will be an extra step as well.

**Ms. Bline** - That was my first question, my second question is by doing this housing survey, what do we gain. Do we have possibility for more funding?

**Director Mauter** - The housing survey is to meet the requirement that this is a CRA area. That it is dependent upon this additional Economic Development tool to help promote investment and additional economic development activity in that area.

**Mr. Rath** - So you said a CRA agreement would be required for the post 94 CRA's, what is that agreement, who is that between?

**Director Mauter** - I haven't done one yet. I'll check with the attorneys, but I would imagine it would be between the entity seeking the abatement, let's say it's a commercial development okay, so the business that's seeing the tax abatement and Licking County because the Auditor's office takes care of tax abatements, the City of Newark basically authorizes and will oversee these tax abatements through our Annual Community Reinvestment Area Housing Council. We meet every March as required by our City and I have to have all the reports for all of our CRA's turned into the Ohio Department of Development by March 31<sup>st</sup>. So, all three entities kind of get involved, the businesses, the City and the County.

**Ms. Bline** - Do you see any possibilities, looking here along the waterways that there may be some Federally protected lands because there may be some opportunities.

**Director Mauter** - Well, now you're talking Federal credits.

**Ms. Bline** - Well, looking at the waterways, often low lying properties may be wetlands and there may be credits there.

**Director Mauter** - That's probably outside the guidelines of a Community Reinvestment Area, which is a municipal tax abatement and now you're going into something more Federal, so I really can't comment, but that would be my thoughts.

**Mr. Rath** - I have a little bit of experience with that, if it was designated a wetland, there would be Federal Funds available to develop that land, but it would only be to enhance the ability to habitate wetland life.

**Director Mauter** - The CRA is designed to promote Economic Development, as a business incentive.

**Motion to send to full Council by Mr. Barker, second by Ms. Bline, motion passed 5-0**

Meeting stands adjourned

Jeff Rath -Chair