



**City Council
Legislative Session**

Agenda

**July 27, 2026
7:30 PM**

VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
July 27, 2026

Time	Topic Under Discussion	Committee
6:15 – 6:30 p.m.	Automated License Plate Readers (ALPR) (FLOCK)	Police, Fire, & Civil Defense - Miller
6:30 – 7:00 p.m.	Public Hearing on Arista Villas Joining the Mount Vernon New Community Authority (NCA)	Land Use & Development - Jacklin
7:00 – 7:05 p.m.	Resolution 2026-78 Disposing of Properties Owned by the City	Land Use & Development - Jacklin
7:05 – 7:15 p.m.	Ordinance 2026-27 Establishing a Cremation Scattering Garden	Parks & Recreation - Hager

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

INVOCATION

Rev. Lucian Baker, Christ the King Church, Mount Vernon Police Chaplain

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES

Minutes City Council July 13, 2026

RECEIVE PETITIONS AND COMMUNICATIONS

RECEIVE COMMITTEE REPORTS

Land Use and Development Committee Minutes 2026-7-13
Finance and Budget Committee Minutes 2026-07-13a
Finance and Budget Committee Minutes 2026-07-13b
Streets & Public Buildings Committee Minutes 2026-7-13 (4 reports)

LIQUOR CONTROL LICENSE

PROCLAMATION

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

RESOLUTIONS FOR THIRD READING

RESOLUTION NO. 2026-74

A FINAL RESOLUTION ENACTED BY THE CITY OF MOUNT VERNON, OHIO, HEREINAFTER REFERRED TO AS THE LEGISLATIVE AUTHORITY/LOCAL PUBLIC AGENCY OR "LPA", IN THE MATTER OF THE STATED DESCRIBED PROJECT.

Streets & Public Buildings: Severns, Mahan

RESOLUTIONS FOR SECOND READING

RESOLUTION NO. 2026-78

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF PROPERTY NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2026-81

A RESOLUTION TO DONATE SURPLUS MOUNT VERNON POLICE DEPARTMENT PROPERTY TO ANOTHER PUBLIC ENTITY; AND DECLARING AN EMERGENCY.

Police, Fire, and Civil Defense: Miller, Hager

RESOLUTION NO. 2026-82

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO MAKE SUPPLEMENTAL APPROPRIATIONS AND TO PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.

Finance & Budget: Mahan, Severns

ORDINANCES FOR THIRD READING

ORDINANCE NO. 2026-23

AN ORDINANCE CONSENTING TO AND APPROVING THE EXECUTION OF A TIF AGREEMENT BETWEEN THE CITY OF MOUNT VERNON AND RESIDENCES AT FOUNDERS GROVE, LLC FOR THE BENEFIT OF A DEVELOPMENT LOCATED AT 12050 UPPER GILCHRIST ROAD.

Land Use & Development: Jacklin, Keener

ORDINANCE NO. 2026-24

AN ORDINANCE APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE MOUNT VERNON NEW COMMUNITY AUTHORITY AS A NEW

COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED
CODE; AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

ORDINANCE NO. 2026-26

AN ORDINANCE ESTABLISHING TWO INCENTIVE DISTRICTS AND
DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN
THE INCENTIVE DISTRICTS TO BE A PUBLIC PURPOSE, AND EXEMPT
FROM REAL PROPERTY TAXATION; IDENTIFYING CERTAIN PUBLIC
INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, OR IN THE
PROCESS OF BEING MADE, THAT WILL BENEFIT OR SERVE THE
PARCELS IN THE INCENTIVE DISTRICTS; REQUIRING THE OWNERS OF
THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF REAL
PROPERTY TAXES; ESTABLISHING A MUNICIPAL PUBLIC
IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT
OF SUCH SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES;
APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A
TAX INCREMENT FINANCING AGREEMENT WITH ARISTA VILLAS
MOUNT VERNON, LLC AND OTHER AGREEMENTS; AND APPROVING
RELATED MATTERS AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

ORDINANCES FOR SECOND READING

ORDINANCE NO. 2026-27

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A CREMATION
SCATTERING GARDEN WITHIN MOUND VIEW CEMETERY;
AUTHORIZING THE FINAL DISPOSITION OF CERTAIN INDIGENT
CREMATED REMAINS THEREIN; AND ESTABLISHING PROCEDURES FOR
THE CARE AND DISPOSITION OF SUCH REMAINS.

Parks & Recreation: Hager, Jacklin

ORDINANCES FOR FIRST READING

ORDINANCE NO. 2026-28

AN ORDINANCE AMENDING CERTAIN MUNICIPAL FUNDS AND
APPROPRIATION LINES RELATED TO THE CITY'S PUBLIC SAFETY
CAPITAL IMPROVEMENT PROGRAM, RENAMING FUND 407, CREATING
FUND 409, REALLOCATING MUNICIPAL INCOME TAX DISTRIBUTIONS
AND AUTHORIZING CERTAIN TRANSFERS.

Finance & Budget: Mahan, Severns

REMARKS FROM THE ADMINISTRATION

REMARKS FROM COUNCIL

ADJOURN AT THE CALL OF THE PRESIDENT



PRESS RELEASE

Mount Vernon Municipal Center
236 S Main Street
Mount Vernon, OH 43050

FOR MORE INFORMATION, CONTACT:

Zac Sherman, Clerk of Council
740-393-9517 Fax: 740-397-6595
zsherman@mtvernonoh.gov

FOR IMMEDIATE RELEASE

July 22, 2026

Mount Vernon City Council Committee Meeting Schedule July 27, 2026

Time	Topic Under Discussion	Committee
6:15 – 6:30 p.m.	Automated License Plate Readers (ALPR) (FLOCK)	Police, Fire, & Civil Defense - Miller
6:30 – 7:00 p.m.	Public Hearing on Arista Villas Joining the Mount Vernon New Community Authority (NCA)	Land Use & Development - Jacklin
7:00 – 7:05 p.m.	Resolution 2026-78 Disposing of Properties Owned by the City	Land Use & Development - Jacklin
7:05 – 7:15 p.m.	Ordinance 2026-27 Establishing a Cremation Scattering Garden	Parks & Recreation - Hager

The above listed meeting will be held to discuss the above items; but will not be limited to those listed.
Mount Vernon News - WMVO - WNZR – City Hall Bulletin Board

**City Council Minutes
Legislative Session**



July 13, 2026

VIDEO BROADCASTING & RECORDING

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<https://www.youtube.com/@cityofmountvernon3369>

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
July 13, 2026

Time	Topic Under Discussion	Committee
5:50 – 6:10 p.m.	Executive Session to Discuss Employee Discipline	Employee & Comm. Relations - Keener
6:10 – 6:20 p.m.	GMP-1 for Mount Vernon Police Station	Finance & Budget - Mahan
6:20 – 6:40 p.m.	Proposed Arista Villas Incentives (Ordinances 2026-24 & 26)	Land Use & Development - Jacklin
6:40 – 6:45 p.m.	Resolution 2026-69 Lease for 9 E High St.	Streets & Public Buildings - Severns
6:45 – 6:50 p.m.	Resolution 2026-74 A Final Resolution Regarding PID 116840	Streets & Public Buildings - Severns
6:50 – 6:55 p.m.	Resolution 2026-75 Construction Manager at Risk for Mount Vernon Justice Center	Streets & Public Buildings - Severns
6:55 – 7:05 p.m.	Update on streets completed in 2025-2026, and those to be completed in 2026-2027	Streets & Public Buildings - Severns
7:05 – 7:15 p.m.	Resolution 2026-73 Renaming Fund & Creating New Budget Lines	Finance & Budget - Mahan

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

Present	Excused
Fourth Ward LeNan Hager At-Large Amber Keener First Ward James Mahan At-Large Mel Severns (President Pro Tem) Second Ward John Ruckman At-Large Dale Miller 3rd Ward Taylor Jacklin	Council President Bruce Hawkins

Others in Attendance: Mayor Matt Starr, Safety Service Director Tanner Salyers, Deputy Auditor Amberly Frye, Treasurer David Stuller, City Clerk Zac Sherman, Interim Engineer Quentin Platt, Public Utilities Director Aaron Reinhart, Police Chief Morgan, David Hall, Maureen Hall, PIO Madison Sarver, Cherly Splain, Cigarette Parks, Darby Dooley, Sam Filkins, Greg Yashnyk, John Holland, Dylan Foster, Robert Beck, Don Durbin, Jennifer Shoman

INVOCATION

Rev. Doug Pummell, Mulberry Global Methodist Church and MVPD Chaplain

PLEDGE OF ALLEGIANCE

All recited in unison.

ACCEPTANCE OF MINUTES

Minutes City Council June 22, 2026

Keener made a motion to approve the June 22, 2026 City Council Legislative Session minutes. Hager seconded. Approved by unanimous voice vote.

RECEIVE PETITIONS AND COMMUNICATIONS

RECEIVE COMMITTEE REPORTS

Employee and Community Relations Committee Minutes June 22, 2026
Streets & Public Buildings Committee Minutes June 22, 2026

LIQUOR CONTROL LICENSE

PROCLAMATION

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

Robert Beck spoke regarding the Arista Villas TIF and NCA. He asked why the Developer doesn't pay for the streets. He stated that these new areas do not pay for their share to the school, and wondered why the School Board would allow this to happen. He wanted to know why Council skips readings and declares emergencies. He ended by noting that people don't want their money to go to developers.

John Holland spoke regarding the Clinton Water & Sewer District. He is the former president of the Clinton Water & Sewer District. He noted that when the district started, there were a lot of things that the City of Mount Vernon was supposed to do. He stated that the City is going to make the residents of Clinton Township close their wells, and will put a financial burden on residents. He said the City already did this with what he refers to as "Dog Town." He stated that the only protection between Clinton Township and the City is the Clinton Water & Sewer District. He said that \$15 per resident isn't that much, and wanted to know where all the money that has come to the City has gone.

Dylan Foster spoke regarding Flock Cameras. He asked that Council formally review the Flock Camera Contracts and Policies. He noted that the Flock Cameras are currently only reviewed and approved by the Law Director, Police Chief, and Safety Service Director. These cameras are shared nationwide, with vague parameters on their usage. Foster asked that Council do three things:

1. Place a formal item on a future agenda to review Flock Cameras.
2. Hold a Public Hearing on the same.
3. Review the use policy.

Don Durbin spoke regarding the Clinton Water & Sewer District. He is the current president of the same. He stated that no one in the City talked to anyone on his board. He stated that the Board will not be dissolved. Durbin requested a meeting with the City. He said that the stuff that has been printed about the Clinton Water & Sewer District is not true. Salyers clarified that he had spoken with Terry King from the Clinton Water & Sewer District. Durbin noted that that was news to him.

RESOLUTIONS FOR THIRD READING

RESOLUTION NO. 2026-69

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE
DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO
CONTRACT WITH TOP FLIGHT REAL ESTATE (DBA BO LACEY) TO
LEASE THE PROPERTY WITH THE STREET ADDRESS OF 9 EAST HIGH
STREET; AND DECLARING AN EMERGENCY.

Streets & Public Buildings: Severns, Mahan

Mahan made a motion to adopt Resolution 2026-69. Keener seconded. Salyers noted that the emergency clause on the legislation does not necessarily mean there is an emergency, but rather indicates that the legislation will take immediate effect upon receiving the Mayor's signature.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [7 TO 0]
MOVER:	First Ward James Mahan
SECONDER:	At-Large Amber Keener
AYES:	LeNan Hager, Amber Keener, James Mahan, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

RESOLUTIONS FOR SECOND READING

RESOLUTION NO. 2026-73

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE
CITY OF MOUNT VERNON TO RENAME AN EXISTING FUND AND TO
CREATE ADDITIONAL LINES PURSUANT TO O.R.C. 5705.09(F) & O.R.C.
5705.40.

Finance & Budget: Mahan, Severns

James Mahan made a motion to amend RESOLUTION 2026-73 to remove Section 1 and amend Section 2 to remove all items except line items D & E, which will be renamed A & B. Jacklin seconded. Amended by unanimous roll call vote. Mahan made a motion to suspend the rules and take RESOLUTION 2026-73 to its third and final reading. John Ruckman seconded. Mahan noted that the reason for the suspension was to create lines for the Mount Vernon Municipal Center construction that are from Utilities' portion of the cost. Construction cannot move forward until that occurs. Rules suspended by unanimous roll call vote. James Mahan made a motion to adopt as amended. John Ruckman seconded. Adopted by unanimous roll call vote.

ROLL CALL VOTE	Motion to Adopt as Amended
RESULT:	Adopted [7 TO 0]
MOVER:	First Ward James Mahan
SECONDER:	Second Ward John Ruckman
AYES:	LeNan Hager, Amber Keener, James Mahan, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

RESOLUTION NO. 2026-72

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE
CITY OF MOUNT VERNON TO MAKE SUPPLEMENTAL APPROPRIATIONS.

Finance & Budget: Mahan, Severns

James Mahan made a motion to suspend the rules and take RESOLUTION 2026-72 to its third and final reading. John Ruckman seconded. Rules suspended by unanimous roll call vote. James Mahan made a motion to adopt. John Ruckman seconded. Adopted by unanimous roll call vote.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [7 TO 0]

MOVER:	First Ward James Mahan
SECONDER:	Second Ward John Ruckman
AYES:	LeNan Hager, Amber Keener, James Mahan, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

RESOLUTION NO. 2026-74

A FINAL RESOLUTION ENACTED BY THE CITY OF MOUNT VERNON, OHIO, HEREINAFTER REFERRED TO AS THE LEGISLATIVE AUTHORITY/LOCAL PUBLIC AGENCY OR "LPA", IN THE MATTER OF THE STATED DESCRIBED PROJECT.

Streets & Public Buildings: Severns, Mahan

Mahan gave Resolution 2026-74 its second reading.

RESOLUTION NO. 2026-75

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO SEEK AND SELECT A QUALIFICATIONS-BASED CONSTRUCTION MANAGER-AT-RISK FOR THE MOUNT VERNON JUSTICE CENTER PROJECT; AND DECLARING AN EMERGENCY.

Streets & Public Buildings: Severns, Mahan

James Mahan made a motion to suspend the rules and take RESOLUTION 2026-75 to its third and final reading. Taylor Jacklin seconded. Mahan noted that this had been discussed in Committee Meeting earlier that day. Rules suspended by unanimous roll call vote. James Mahan made a motion to adopt. Taylor Jacklin seconded. Adopted by unanimous roll call vote.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [7 TO 0]
MOVER:	First Ward James Mahan
SECONDER:	3rd Ward Taylor Jacklin
AYES:	LeNan Hager, Amber Keener, James Mahan, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2026-76

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO TRANSFER CERTAIN FUNDS AND PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.

Finance & Budget: Mahan, Severns

James Mahan made a motion to suspend the rules and take RESOLUTION 2026-76 to its third and final reading. John Ruckman seconded. The reason for the suspension is to pay for outstanding bills. Some of the delay for the legislation coming before Council was in regards to determining which line to pull from. Rules suspended by unanimous roll call vote. James Mahan made a motion to adopt. John Ruckman seconded. Adopted by unanimous roll call vote.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [7 TO 0]
MOVER:	First Ward James Mahan
SECONDER:	Second Ward John Ruckman
AYES:	LeNan Hager, Amber Keener, James Mahan, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin

NAYS:	None
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RESOLUTION NO. 2026-77

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH CROWNED RADIANCE AND BEAUTY, LLC TO LEASE THE PROPERTY WITH THE STREET ADDRESS OF 49 PUBLIC SQUARE; AND DECLARING AN EMERGENCY.

Streets & Public Buildings: Severns, Mahan

James Mahan made a motion to suspend the rules and take RESOLUTION 2026-77 to its third and final reading. John Ruckman seconded. Salyers noted that this was the space that Moonlit Soul had been using. The reason for suspension and emergency clause is so the new business can start paying rent immediately, occupy the space, and begin operations in September. Rules suspended by unanimous roll call vote. James Mahan made a motion to adopt. John Ruckman seconded. Adopted by unanimous roll call vote.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [7 TO 0]
MOVER:	First Ward James Mahan
SECONDER:	Second Ward John Ruckman
AYES:	LeNan Hager, Amber Keener, James Mahan, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

RESOLUTION NO. 2026-78

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF PROPERTY NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

Jacklin gave Resolution 2026-78 its second reading and requested a 5-minute committee meeting on July 27.

RESOLUTION NO. 2026-79

A RESOLUTION SETTING A TAX REVENUE BUDGET FOR THE CITY OF MOUNT VERNON, STATE OF OHIO, PURSUANT TO SECTION 5705.28 OF THE OHIO REVISED CODE.

Finance & Budget: Mahan, Severns

James Mahan made a motion to suspend the rules and take RESOLUTION 2026-79 to its third and final reading. John Ruckman seconded. Amberly Frey, Deputy Auditor, noted that this is a formal process with the Knox County Auditor. If the rules aren't suspended, the City would need to ask for an extension from the County, which could have consequences. Milelr asked why, if this is a routine and recurring piece of legislation, it didn't come to Council sooner. Frye noted that the Auditor's Office will work to get these items to Council sooner in the future. Rules suspended by vote of 6-to-1, with Miller voting no. James Mahan made a motion to adopt. John Ruckman seconded. Adopted by unanimous roll call vote.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [7 TO 0]
MOVER:	First Ward James Mahan

SECONDER:	Second Ward John Ruckman
AYES:	LeNan Hager, Amber Keener, James Mahan, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

RESOLUTION NO. 2026-80

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ACCEPT GUARANTEED MAXIMUM PRICE (GMP) PACKAGE NO.1 FOR CERTAIN COMPONENTS OF THE MOUNT VERNON POLICE STATION PROJECT AS SET FORTH IN EXHIBIT A, PURSUANT TO THE CITY'S AGREEMENT WITH THE CONSTRUCTION MANAGER AT RISK; AND DECLARING AN EMERGENCY.

Finance & Budget: Mahan, Severns

James Mahan made a motion to suspend the rules and take RESOLUTION 2026-80 to its third and final reading. John Ruckman seconded. Mahan noted that there was a committee meeting to discuss this earlier in the evening. Jacklin noted that this is approving a GMP for funds that are part of a total which was already approved in the Fall. Rules suspended by unanimous roll call vote. James Mahan made a motion to adopt. John Ruckman seconded. Adopted by unanimous roll call vote.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [7 TO 0]
MOVER:	First Ward James Mahan
SECONDER:	Second Ward John Ruckman
AYES:	LeNan Hager, Amber Keener, James Mahan, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

ORDINANCES FOR THIRD READING

ORDINANCE NO. 2026-23

AN ORDINANCE CONSENTING TO AND APPROVING THE EXECUTION OF A TIF AGREEMENT BETWEEN THE CITY OF MOUNT VERNON AND RESIDENCES AT FOUNDERS GROVE, LLC FOR THE BENEFIT OF A DEVELOPMENT LOCATED AT 12050 UPPER GILCHRIST ROAD.

Land Use & Development: Jacklin, Keener

Jacklin made a motion to postpone Ordinance 2026-23 to July 27. Keener seconded. Postponed by unanimous roll call vote.

ORDINANCES FOR SECOND READING

ORDINANCE NO. 2026-24
APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO
THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT AND
TO AMEND THE PETITION FOR ESTABLISHMENT OF THE MOUNT
VERNON NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; AND
DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

Jacklin gave Ordinance 2026-24 its second reading.

ORDINANCE NO. 2026-26
AN ORDINANCE ESTABLISHING TWO INCENTIVE DISTRICTS AND
DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN
THE INCENTIVE DISTRICTS TO BE A PUBLIC PURPOSE, AND EXEMPT
FROM REAL PROPERTY TAXATION; IDENTIFYING CERTAIN PUBLIC
INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, OR IN THE
PROCESS OF BEING MADE, THAT WILL BENEFIT OR SERVE THE
PARCELS IN THE INCENTIVE DISTRICTS; REQUIRING THE OWNERS OF
THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF REAL
PROPERTY TAXES; ESTABLISHING A MUNICIPAL PUBLIC
IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT
OF SUCH SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES;
APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A
TAX INCREMENT FINANCING AGREEMENT WITH ARISTA VILLAS
MOUNT VERNON, LLC AND OTHER AGREEMENTS AND APPROVING
RELATED MATTERS AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

Jacklin gave Ordinance 2026-26 its second reading.

ORDINANCES FOR FIRST READING

ORDINANCE NO. 2026-27
AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A CREMATION
SCATTERING GARDEN WITHIN MOUND VIEW CEMETERY;
AUTHORIZING THE FINAL DISPOSITION OF CERTAIN INDIGENT
CREMATED REMAINS THEREIN; AND ESTABLISHING PROCEDURES FOR
THE CARE AND DISPOSITION OF SUCH REMAINS.

Parks & Recreation: Hager, Jacklin

Hager gave Ordinance 2026-27 its first reading, and requested a 10-minute committee meeting on July 27.

REMARKS FROM THE ADMINISTRATION

Mayor Starr thanked President Pro Tem Severns for chairing the Council meeting. He thanked those who came to recent City events, and noted that the Council is already on its 80th Resolution of the year, which reflects how much the City is getting done.

Salyers echoed the Mayor's sentiment that a lot is getting done in the City, and that it could not be possible without Council's support and work.

Stuller noted that interest for the City is at half-a-million for the year. He noted that this positive change is reflective of his and Auditor Brinkman's work. He clarified that some of the money which is currently in Money Markets can be reworked when he has an updated maturity schedule.

REMARKS FROM COUNCIL

Ruckman thanked everyone who worked through the agenda, and noted that the Knox County Fair is at the end of the month.

Jacklin remarked on earlier resident comments regarding the TIF and NCA for Arista Villas. He noted that he took a class on the matter, but it is still a confusing topic. First, no funds which would otherwise go to schools are being diverted. Schools will be whole. Second, last time Council met, Jacklin pushed to suspend the rules to accept the application for Arista Villas incentives because Ohio law required that conversations around incentives be held in executive session. Passing the application allows those conversations to be held in public, making them a part of the process sooner. He noted that he has received emails regarding Flock Cameras, and agreed that people voted in should be accountable for how they are used in a municipality.

Keener noted that the Front Porch Concert is coming up on Friday. The car show and fireworks from the past weekend were amazing. She encouraged residents to keep getting out and enjoying Mount Vernon events.

Hager echoed that Mount Vernon does have it going on. On 7/18 there will be Jurassic Park in the Park, with pre-movie activities for all ages from 6-8, and the movie at 8 p.m.

President Pro Tem Severns wished Council President Hawkins a speedy recovery. He thanked the media, the audio/visual team, and resident speakers for their participation.

ADJOURN AT THE CALL OF THE PRESIDENT

Hager made a motion to adjourn. Keener seconded. Adjourned by unanimous voice vote at 8:28 p.m.

Bruce E. Hawkins, President of Council

Zac Sherman, Clerk of Council



Mount Vernon

2026-2027

**Land Use and Development Committee Meeting Minutes
July 13, 2026 – 6:23 p.m. to 6:36 p.m.**

COUNCIL PRESENT:

Mel Severns, President Pro Tem
James Mahan, First Ward
John Ruckman, Second Ward
Taylor Jacklin, Third Ward
LeNan Hager, Fourth Ward
Amber Keener, At-Large
Dale Miller, At-Large

COUNCIL ABSENT:

Bruce Hawkins, President

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
David Stuller, Treasurer
Quentin Platt, Interim Engineer
Amberly Frye, Assistant Auditor
Aaron Reinhart, Public Utilities Director
Robert Morgan, Police Chief
Cheryl Splain, Knox Pages
Zachary Sherman, Clerk
Sam Filkins
Darbey Dooley

Proposed Arista Villas Incentives (Ordinances 2026-24 & 26)

Darbey Dooley of Bricker Grader spoke, noting that the previously approved legislation regarding Arista Villas incentives merely started the process to discuss and consider for ultimate approval the various incentives related to that area. The Tax-Increment Financing (TIF) will keep the schools whole and not divert any funding from them. A TIF freezes the base property tax value for a set amount of time, diverting those funds to project costs and infrastructure improvements.

The New Community Authority is an instrument that levies charges for infrastructure improvements. The property owner has requested 8 mills, which will leave 2 leftover for the City.

Respectfully submitted,

Taylor Jacklin, Chair
Land Use and Development Committee
Mount Vernon City Council
TJ/zs



2026-2027

**Finance & Budget Committee Meeting Minutes
July 13, 2026 – 6:10 p.m. to 6:22 p.m.**

COUNCIL PRESENT:

Mel Severns, President Pro-Tem
James Mahan, First Ward
John Ruckman, Second Ward
Taylor Jacklin, Third Ward
LeNan Hager, Fourth Ward
Amber Keener, At-Large
Dale Miller, At-Large

COUNCIL ABSENT:

Bruce Hawkins, President

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
David Stuller, Treasurer
Amberly Frye, Assistant Auditor
Quentin Platt, Interim Engineer
Aaron Reinhart, Public Utilities Director
Robert Morgan, Police Chief
Cheryl Splain, Knox Pages
Zachary Sherman, Clerk
Cigarette Parks

GMP-1 for Mount Vernon Police Station

Cigarette Parks, Pizzuti Management, noted that there are typically multiple guaranteed maximums prices (GMPs) for projects of this scale and complexity. There will be two for this project. GMP-1 regards site work and ground work and early procurement. It accounts for about 28% of the total project. Scoping has occurred for the project as a whole so as not to exceed the City's ceiling. It is important to take the GMP-1 legislation (Resolution 2026-80) to its final reading so the site can be activated by July 20, 2026, that way the ground work can be finished before winter. Those contractors who have submitted pricing will hold that pricing for the City, in regards to GMP-1. GMP-2 will come in August, most likely.

Respectfully submitted,

Jay Mahan, Chair
Finance & Budget
Mount Vernon City Council
JM/zs



2026-2027

**Finance & Budget Committee Meeting Minutes
July 13, 2026 – 7:05 p.m. to 7:10 p.m.**

COUNCIL PRESENT:

Mel Severns, President Pro-Tem
James Mahan, First Ward
John Ruckman, Second Ward
Taylor Jacklin, Third Ward
LeNan Hager, Fourth Ward
Amber Keener, At-Large
Dale Miller, At-Large

COUNCIL ABSENT:

Bruce Hawkins, President

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
David Stuller, Treasurer
Amberly Frye, Assistant Auditor
Quentin Platt, Interim Engineer
Aaron Reinhart, Public Utilities Director
Robert Morgan, Police Chief
Cheryl Splain, Knox Pages
Zachary Sherman, Clerk

Resolution 2026-73 Renaming Fund & Creating New Budget Line

Mahan noted that the majority of the legislation will be amended to cut out everything except items D & E in Section 2. These portions are Utilities' share of the building renovation cost for the Mount Vernon Municipal Center. The portions of Resolution 2026-73 that have been cut may return, when Auditor Brinkman is able to explain the rationale for the renaming of the fund and creation of new lines in all its particulars.

Respectfully submitted,

Jay Mahan, Chair
Finance & Budget
Mount Vernon City Council
JM/zs



2026-2027

**Streets & Public Buildings Committee Meeting Minutes
July 13, 2026 – 6:36 p.m. to 6:37 p.m.**

COUNCIL PRESENT:

Mel Severns, President Pro Tem
James Mahan, First Ward
John Ruckman, Second Ward
Taylor Jacklin, Third Ward
LeNan Hager, Fourth Ward
Amber Keener, At-Large
Dale Miller, At-Large

COUNCIL ABSENT:

Bruce Hawkins, President

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
David Stuller, Treasurer
Quentin Platt, Interim Engineer
Amberly Frye, Assistant Auditor
Aaron Reinhart, Public Utilities Director
Robert Morgan, Police Chief
Cheryl Splain, Knox Pages
Zachary Sherman, Clerk

Resolution 2026-69 Lease for 9 E High St.

Salyers noted that the lease for 9 E High St. has been split between two entities, Bo Lacey and Advocates for Children. This Resolution adjusts the rate Bo Lacey is paying, since they are using less of the building.

Respectfully submitted,

Jay Mahan, Vice-Chair
Streets & Public Buildings Committee
Mount Vernon City Council
JM/zs



2026-2027

**Streets & Public Buildings Committee Meeting Minutes
July 13, 2026 – 6:37 p.m. to 6:38 p.m.**

COUNCIL PRESENT:

Mel Severns, President Pro Tem
James Mahan, First Ward
John Ruckman, Second Ward
Taylor Jacklin, Third Ward
LeNan Hager, Fourth Ward
Amber Keener, At-Large
Dale Miller, At-Large

COUNCIL ABSENT:

Bruce Hawkins, President

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
David Stuller, Treasurer
Amberly Frye, Assistant Auditor
Quentin Platt, Interim Engineer
Aaron Reinhart, Public Utilities Director
Robert Morgan, Police Chief
Cheryl Splain, Knox Pages
Zachary Sherman, Clerk

Resolution 2026-74 A Final Resolution Regarding PID 116840

This is the final step in a project related to State Route 13. There were no lingering questions regarding it.

Respectfully submitted,

Jay Mahan, Vice-Chair
Streets & Public Buildings Committee
Mount Vernon City Council
JM/zs



2026-2027

**Streets & Public Buildings Committee Meeting Minutes
July 13, 2026 – 6:38 p.m. to 6:52 p.m.**

COUNCIL PRESENT:

Mel Severns, President Pro Tem
James Mahan, First Ward
John Ruckman, Second Ward
Taylor Jacklin, Third Ward
LeNan Hager, Fourth Ward
Amber Keener, At-Large
Dale Miller, At-Large

COUNCIL ABSENT:

Bruce Hawkins, President

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
David Stuller, Treasurer
Amberly Frye, Assistant Auditor
Quentin Platt, Interim Engineer
Aaron Reinhart, Public Utilities Director
Robert Morgan, Police Chief
Cheryl Splain, Knox Pages
Zachary Sherman, Clerk
Cigarette Parks

Resolution 2026-75 Construction Manager at Risk for the Mount Vernon Justice Center
Salyers reported the CMAR model has been working well for the City in various other projects.
This is a request for qualifications only.

Cigarette Parks, Pizzuti Solutions, explained that a CMAR transfers the risk away from the owner. The CMAR holds all sub-contracts. If the City chose to be the General Contractor for the project, they would have to establish contracts for every component of the project. Having one central entity streamlines the process and assists with cost containment.

Salyers noted that the design for the MVJC would likely be finalized in the fall.

Respectfully submitted,

Jay Mahan, Vice-Chair
Streets & Public Buildings Committee
Mount Vernon City Council
JM/zs



2026-2027

Streets & Public Buildings Committee Meeting Minutes July 13, 2026 – 6:52 p.m. to 7:03p.m.

COUNCIL PRESENT:

Mel Severns, President Pro Tem
James Mahan, First Ward
John Ruckman, Second Ward
Taylor Jacklin, Third Ward
LeNan Hager, Fourth Ward
Amber Keener, At-Large
Dale Miller, At-Large

COUNCIL ABSENT:

Bruce Hawkins, President

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
David Stuller, Treasurer
Amberly Frye, Assistant Auditor
Quentin Platt, Interim Engineer
Aaron Reinhart, Public Utilities Director
Robert Morgan, Police Chief
Cheryl Splain, Knox Pages
Zachary Sherman, Clerk

Update on streets completed in 2025-2026, and those to be completed in 2026-2027
Platt shared a spreadsheet (attached) regarding projects completed and under contract. He noted that most 2026 have been moved to 2027. Edgewood Road will need a partial repair. Engineering has applied for a grant for Federal Aid routes, which if granted, could go towards Edgewood, South Division, and West Chestnut repairs in 2030.

Respectfully submitted,

Jay Mahan, Vice-Chair
Streets & Public Buildings Committee
Mount Vernon City Council
JM/zs

2025										
Street/Road	Project Type	From	To	Project Year	Project Status	Completion Year	Estimated Cost	Bid Cost	Final Cost	Revenue Source
Gay St. Parking Lot	Full depth replacement	Vine St	Gambier St	2025	Completed	2025	N/A	\$ 202,317.00	TBD	Cap. Improvements/Stormwater
Spice Alley	Full depth replacement	Gambier St	Vine St	2025	Completed	2025	N/A	\$ 47,663.50	TBD	Cap. Improvements
Venture Dr	Full depth replacement / Curb & gutter	Upper Gilchrist Rd	Ollie's Parking Lot	2025	Completed	2026	\$ 1,054,310.00	\$ 690,747.50	TBD	Coshocton Ave TIF
Vernonview Dr	Mill & fill	Coshocton Ave	Marita Dr	2025	Completed	2026	\$ 171,516.00	\$ 152,849.50	TBD	Coshocton Ave TIF
Teryl Dr	Mill & fill	Marita Dr	New Gambier Rd	2025	Completed	2026	\$ 133,802.00	\$ 108,572.80	TBD	Cap. Improvements/Permissive Tax
Highland Dr	Mill & fill	Marita Dr	Hillcrest Dr	2025	Completed	2026	\$ 95,537.80	\$ 85,784.60	TBD	Cap. Improvements
Northridge Dr	Mill & fill	Mansfield Ave	Dead End of Northridge Dr	2025	Completed	2026	\$ 67,566.20	\$ 51,355.40	TBD	Cap. Improvements
Clearview Dr	Mill & fill	Northridge Dr	Oakway Dr	2025	Completed	2026	\$ 32,019.80	\$ 22,227.20	TBD	Cap. Improvements
Oakway Dr	Mill & fill	Mulberry St	Dead End of Oakway Dr	2025	Completed	2026	\$ 49,796.20	\$ 35,991.00	TBD	Cap. Improvements
E Chestnut St	Mill & fill	Gay St	Park St	2025	Completed	2026	\$ 268,326.60	\$ 215,341.80	TBD	Cap. Improvements
Martinsburg Rd	Mill & fill	100' N of Delano Run Bridge	100' S of Delano Run Bridge	2025	Completed	2026	\$ 29,191.00	\$ 28,666.70	TBD	Cap. Improvements
W Burgess St	Full depth replacement	Sandusky St	Greenwood Ave	2025	Under Contract	2026*	N/A	\$ 359,269.70	TBD	ODOT
Greenwood Ave	Full depth replacement	W Burgess St	Railroad Tracks							ODOT

							\$ 1,902,065.60	\$ 2,000,786.70	\$ -	
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2026							
Street/Road	Project Type	From	To	Project Year	Project Status	Completion Year	Estimated Cost
Edgewood Rd	Partial mill & fill (7-ft, east side only)	Gambier Rd / SR 229	Chestnut St	2026	Pending Proposal	TBD	\$ 79,000.00
2027							
Street/Road	Project Type	From	To	Project Year	Project Status	Completion Year	Estimated Cost
Mansfield Ave	Mill & fill	Belmont Ave	City Limits on Mansfield Ave	2027	In design	2027*	\$ 500,000.00
Nash St	Mill & fill	Mulberry St	Mansfield Ave	2027	In design	2027*	\$ 70,000.00
Taylor Rd	Mill & fill	Decatur Dr / Nuce Rd	Wooster Rd	2027	In design	2027*	\$ 250,000.00
Emmett Dr	Full depth replacement / Curb & gutter	Nuce Rd	Northgate Dr	2027	In design	2027*	\$ 500,000.00
Decatur Dr	Full depth replacement / Curb & gutter	Nuce Rd	Marcia Dr	2027	In design	2027*	\$ 500,000.00
Marcia Dr	Full depth replacement / Curb & gutter	Decatur Dr	Dead end of Marcia Dr	2027	In design	2027*	\$ 250,000.00
Yauger Rd	Mill & fill / Curb & gutter	Vernonview Dr	Upper Gilchrist Rd	2027	In design	2027*	\$ 1,500,000.00
							\$ 3,570,000.00
Mansfield Ave	Mill & fill	Belmont Ave	City Limits on Mansfield Ave	2027	In design	2027*	\$ 500,000.00



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 6/22/26 7:30 PM
Dept: Streets & Public Buildings
Severns, Mahan
Category: Finance
Prepared By: Zac Sherman
Initiator: Dan Brinkman

RESOLUTION 2026-74

**A FINAL RESOLUTION ENACTED BY THE CITY OF MOUNT VERNON, OHIO,
HEREINAFTER REFERRED TO AS THE LEGISLATIVE AUTHORITY/LOCAL PUBLIC
AGENCY OR "LPA", IN THE MATTER OF THE STATED DESCRIBED PROJECT.**

WHEREAS, on the 26th day of September 2022, the LPA enacted legislation proposing cooperation with the Director of Transportation for the described project:

The project consists of rehabilitation improvements to Mulberry Street (S.R. 13D), Phillips Drive (M.R. 273), and Sandusky Street (M.R. 307); the creation of new three-lane roadway on new alignment from South Main Street (S.R. 13) to Ohio Avenue to replace Phillips Drive (M.R. 273), and re-route S.R. 13; and the reconstruction and widening of S. Sandusky Street from Ohio Avenue to High Street, including asphalt concrete surfacing, pavement planing, curb, new curb and gutter, drainage upgrades, water line and sanitary sewer line upgrades, sidewalk, shared-use path, lighting upgrades, traffic signal upgrades, and pavement markings, lying within the City of Mount Vernon; and

WHEREAS, the LPA shall cooperate with the Director of Transportation in the above described project as follows:

The City agrees to assume and bear one hundred percent (100%) of the entire cost of the improvement within the city limits, less the amount of Federal-Aid funds set aside by the Director of Transportation for the financing of this improvement from funds allocated by the Federal Highway Administration, U. S. Department of Transportation.

The share of the cost of the LPA is now estimated in the amount of **Six Hundred Twenty-five Thousand and - - - 00/100 Dollars, (\$625,000.00)**, but said estimated amount is to be adjusted in order that the LPA's ultimate share of said improvement shall correspond with said percentages of actual costs when said actual costs are determined; and

WHEREAS, The Director of Transportation has approved said legislation proposing cooperation and has caused to be made plans and specifications and an estimate of cost and expense for improving the above described highway and has transmitted copies of the same to this legislative authority; and

WHEREAS, The LPA desires the Director of Transportation to proceed with the aforesaid highway improvement.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the estimated sum, of **Six Hundred Twenty-Five Thousand and - - 00/100 Dollars, (\$625,000.00)** is hereby appropriated for the improvement described above and the fiscal officer is hereby authorized and directed to issue an order on the treasurer for said sum upon the requisition of the Director of Transportation to pay the cost and expense of said improvement. We hereby agree to assume in the first instance, the share of the cost and expense over and above the amount to be paid from **Federal** funds.

SECTION 2: That the LPA hereby requests the Director of Transportation to proceed with the aforesaid highway improvement.

SECTION 3: That the LPA enter into a contract with the State, and that the Safety Service Director be, and is hereby authorized to execute said contract, providing for the payment of the LPA the sum of money set forth herein above for improving the described project.

SECTION 4: That the LPA transmit to the Director of Transportation a fully executed copy of this Resolution.

SECTION 5: This is to certify that we have compared the foregoing copy of Resolution with the original record thereof, found in the record of the proceedings of the LPA, and which Resolution was duly passed by the LPA on the 26th day of September, 2022 , and that the same is a true and correct copy of the record of said Resolution and the action of said LPA thereon.

We further certify that said Resolution and the action of said LPA thereon is recorded in the journal of said LPA in Volume 13, at Page 305, and under date of 9/26/2026.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 7/13/26 7:30 PM
Dept: Land Use & Development
Jacklin, Keener
Category: Finance
Prepared By: Zac Sherman
Initiator: Tanner Salyers

RESOLUTION 2026-78

**A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF
PROPERTY NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON; AND
DECLARING AN EMERGENCY.**

WHEREAS, Ohio Revised Code Sections 721.01 and 721.03 authorize municipalities to dispose of real property no longer needed for municipal use.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

Section 1: That the Council finds that the City of Mount Vernon owns the following real properties that is no longer needed for public use.

1) Parcel number 66-00725001 and street address 10 S Monroe Street, Mount Vernon, OH 43050

2) Parcel number 66-00136002 and street address 101 Delaware Ave, Mount Vernon, OH 43050

3) Parcel number 66-01461002 and street address 0 Delaware Ave, Mount Vernon, OH 43050

Section 2: That the Safety-Service Director for the City of Mount Vernon be authorized and directed to sell or dispose of the properties pursuant to Ohio Revised Code Section 721.03.

Section 3: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason of expediting the sale or trade of this real property to return the proceeds to constructive use by the City, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 7/27/26 7:30 PM
Dept: Police, Fire, and Civil Defense
Miller, Hager
Category: Donation
Prepared By: Rob Broeren
Initiator: Robert Morgan

RESOLUTION 2026-81

**A RESOLUTION TO DONATE SURPLUS MOUNT VERNON POLICE DEPARTMENT
PROPERTY TO ANOTHER PUBLIC ENTITY; AND DECLARING AN EMERGENCY.**

WHEREAS, the Ohio Constitution grants certain Home Rule powers to municipalities, including the ability to donate municipal property to another public body if the donation would constitute a public municipal purpose.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Council finds that the City of Mount Vernon Police Department owns the following repeaters and related components that are no longer needed for public use:

- 1) S/N: 6803470
- 2) S/N: 6802999
- 3) S/N: 6802945
- 4) S/N: 6802990
- 5) S/N: 6802950
- 6) S/N: 6802948
- 7) S/N: 6802974
- 8) S/N: 6803009
- 9) S/N: 6803000
- 10) S/N: 6802949

Council also finds that the value of the equipment is in excess of \$1,000.00.

SECTION 2: That the Council finds that donating this equipment to another public body would constitute a public municipal purpose, and that the Knox County Sheriff's Office is a public body.

SECTION 3: That the Safety Service Director for the City of Mount Vernon be authorized and directed to donate the listed repeaters and related components to the Knox County Sheriff's Office.

SECTION 3: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason of expediting the transfer of this equipment will assist another public body in securing the safety of the people of Knox County, Ohio, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor,

provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 7/27/26 7:30 PM
Dept: Finance and Budget
Mahan, Severns
Category: Finance
Prepared By: Zac Sherman
Initiator: Daniel Brinkman

RESOLUTION 2026-82

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO MAKE SUPPLEMENTAL APPROPRIATIONS AND TO PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.

WHEREAS, the Safety-Service Director for the City of Mount Vernon did make the necessary inquiries that these billed amounts as indicated are legitimate and proper and did approve payment in the amounts shown; and

WHEREAS, at the time of the making of such contract or order and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract or order was in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances.

NOW, THEREFORE, BE IT RESOLVED by the City of Mount Vernon, State of Ohio:

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to make supplemental appropriations as follows:

1. To account 201.3600.51111 (Street Fund - Employee Final Payoff) in the amount of \$45,649.27 (Unappropriated balance within the Street Fund).

SECTION 2: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to pay bills as follows:

1. To The Treasurer of the State of Ohio : Department of Transportation in the amount of \$625,000.00 from line numbers: 401.2900.55514, Capital Improvement Fund - Street Paving (\$575,000.00), 703.2700.55511, Water Improvement Fund - Water Replacement & Improv (\$25,000.00), and 707.2800.55513, Wastewater Improvement Fund – Services Received (\$25,000.00).

2. To Wayne T. Zollars in the amount of \$16,474.42 from line number 101.2640.53112, General Fund - Pool - Concession Expenses

3. To Bricker Graydon LLP in the amount of \$3,500.00 from line number 101.2300.54111, General Fund - Safety Service - Services Received

SECTION 3: This Resolution provides for appropriations for the current expenses of the City, and therefore, pursuant to Revised Code Section 731.30, it shall become effective upon its date of passage and approval by the Mayor.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 6/08/2026 7:30 PM
Dept: Land Use & Development
Jacklin, Keener
Category: Contract
Prepared By: Zac Sherman
Initiator: Darby Dooley

Ordinance 2026-23

AN ORDINANCE CONSENTING TO AND APPROVING THE EXECUTION OF A TIF AGREEMENT BETWEEN THE CITY OF MOUNT VERNON AND RESIDENCES AT FOUNDERS GROVE, LLC FOR THE BENEFIT OF A DEVELOPMENT LOCATED AT 12050 UPPER GILCHRIST ROAD.

WHEREAS, the Residences at Founder Grove, LLC (the “Developer”) has acquired certain real property located at 12050 Upper Gilchrist Road (the “Project Site”) situated in the City of Mount Vernon, Ohio (the “City”) and desires to construct thereon approximately six 8-housing unit apartment buildings and 156 housing units composed of 2-unit, 4-unit, and 6-unit villas, together with appurtenances thereto (the “Project”); and

WHEREAS, pursuant to Ohio Revised Code Section (“R.C.”) 5709.40(B) and Ordinance No. 2024-37, adopted September 9, 2024 (the “TIF Resolution”), the City Council of the City (the “Council”) declared that improvements to the Project Site are a public purpose and City Council exempted 100% of the improvement from real property taxation for a period of 30 years; and

WHEREAS, the TIF Resolution authorizes service payments from the Project Site to be used (i) to make payments to the Mount Vernon City School District and the Knox Area Career Center; (ii) to make payments to the Developer for certain developer public improvements; (iii) to make payments to the City as authorized under law; and (iv) for deposit into a general fund of the City, pursuant to R.C. 5709.43; and

WHEREAS, the City now desires to approve and consent to a certain Tax Increment Financing and Development Agreement (the “TIF Agreement”), attached hereto as Exhibit A, to provide for the collection and disbursement of the service payments and to enable the construction of the developer public improvements within the Project Site.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, OHIO THAT:

Authorization of the TIF Agreement. Council hereby consents to and approves the execution of the TIF Agreement among the City and Developer.

Open Meeting Compliance. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were passed 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 Section 121.22 of the Ohio Revised Code.

Effective Date. This ordinance shall take effect and be in force at the earliest date permitted by law.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor

TAX INCREMENT FINANCING AND DEVELOPMENT AGREEMENT

This Tax Increment Financing and Development Agreement (this “Agreement”) is made and entered into as of _____, 2026 by and amongst the CITY OF MOUNT VERNON, OHIO (the “City”), a municipal corporation under the laws of the State of Ohio (the “State”), and RESIDENCES AT FOUNDERS GROVE, LLC (the “Developer”), an Ohio limited liability company.

RECITALS:

A. The Developer has acquired fee title to certain real property situated in the City, a depiction of which real property is attached to this Agreement as Exhibit A (the “Project Area”) and incorporated into this Agreement by reference, with each parcel of real property within the Project Area referred to in this Agreement as a “Parcel” (whether as presently appearing on Knox County tax duplicates or as subdivided or combined and appearing on future tax duplicates). The increase in assessed value of each Parcel subsequent to the adoption of the TIF Resolution (as defined below) shall be referred to in this Agreement as the “Improvement.”

B. Provided appropriate economic development incentives are available, the Developer desires to construct approximately six 8-housing unit apartment buildings and 156 housing units composed of 2-unit, 4-unit, and 6-unit villas, together with appurtenances thereto in the Project Area (the “Development”).

C. In connection with the Development, the Developer intends to cause certain public infrastructure improvements to be constructed that will directly benefit the Project Area, as described in Exhibit B, which is attached to and incorporated into this Agreement (the “Developer Public Improvements”).

D. Pursuant to Ohio Revised Code Section (“R.C.”) 5709.40(B) and Ordinance No. 2024-37, adopted September 9, 2024 (the “TIF Resolution”), the City Council of the City (the “City Council”) declared that the Improvement is a public purpose and exempted 100% of the Improvement to each Parcel from real property taxation for a period of 30 years.

E. The TIF Resolution will require the Developer and all future owners of the Project Area (each individually an “Owner” and collectively the “Owners”) to make annual service payments in lieu of real property taxes equal to the amount of real property taxes that would have been payable had the Improvement not been exempt from real property taxation under the TIF Resolution, together with any penalties and interest at the then current rate established under R.C. 323.121 and R.C. 5703.47 and other payments with respect to each Improvement that are received by the Knox County Treasurer (the “County Treasurer”) in connection with the reduction required by Ohio Revised Code Sections 319.302, 321.24, 323.152 and 323.156, as the same may be

amended from time to time, or any successor provisions, as the same may be amended from time to time (collectively, the “Service Payments”).

F. The City has determined, and the TIF Resolution provides, that a portion of the Service Payments shall be used to pay each of the Mount Vernon City School District and the Knox County Career Center (collectively, the “School Districts”), pursuant to R.C. 5709.42 and 5709.82, amounts equal to the real property taxes that each of the School Districts would have received if the Improvement had not been exempted from real property taxation pursuant to the TIF Resolution.

G. The TIF Resolution authorizes the Service Payments to be used (i) to make payments to the School Districts; (ii) to make payments to the Developer for the Developer Public Improvements; (iii) to make payments to the City as authorized under law; and (iv) for deposit into a general fund of the City, pursuant to R.C. 5709.43.

H. The parties desire to enter into this Agreement on its terms and conditions to provide for the collection and disbursement of the Service Payments and to enable the construction of the Developer Public Improvements within the Project Area.

I. In consideration of the premises and covenants contained in this Agreement, and to induce the Developer to proceed with the construction of the Developer Public Improvements, the Developer and the City agree as follows.

Section 1. Construction of Developer Public Improvements.

A. Authorization, Cooperation, Dedication, and Maintenance. The Developer shall design and construct or cause to be constructed the Developer Public Improvements within the Project Area, adjacent to the Project Area, or both within and adjacent to the Project Area acquired by the Developer. The City hereby authorizes the design and construction of the Developer Public Improvements by the Developer or its representatives for and on behalf of the City. The City agrees to provide timely cooperation in connection with the design and construction of the Developer Public Improvements, including, without limitation, completing inspections, providing reasonable approvals, and granting permits.

The City agrees that it will accept the Developer Public Improvements dedicated to the City, when and as constructed and dedicated by the Developer, subject to reasonable review by the City Engineer or the City Engineer’s designee in accordance with City standards and requirements. The City and the Developer hereby agree that such dedication and acceptance process shall be complete no later than one year following notice to the City of completion of the Developer Public Improvements, absent other regulatory requirements.

The City also agrees to maintain, operate, repair, and replace as necessary the Developer Public Improvements and any additional public infrastructure improvements dedicated by the Developer to the City in a commercially reasonable manner after dedication to the City.

B. Prevailing Wages. The Developer and the City acknowledge and agree that the Developer Public Improvements are subject to the prevailing wage requirements of Ohio Revised Code Chapter 4115, and all wages paid to laborers and mechanics employed on the development of the Developer Public Improvements that are dedicated to a public authority shall be paid at not less than the prevailing rates of wages of laborers and mechanics for the classes of work called for by the Developer Public Improvements, which wages shall be determined in accordance with the requirements of Ohio Revised Code Chapter 4115. The Developer and the City shall comply, and the Developer shall require compliance by all contractors developing the Developer Public Improvements, with all applicable requirements of Ohio Revised Code Chapter 4115 including, without limitation, (i) obtaining from the Ohio Department of Industrial Relations its determination of the prevailing rates of wages to be paid for all classes of work required for the construction of the Developer Public Improvements; and (ii) ensuring that all subcontractors receive notification of changes in prevailing wage rates as required by Ohio Revised Code Chapter 4115. The City, and not the Developer, shall be responsible to designate and appoint a prevailing wage coordinator for the Developer Public Improvements, as provided in R.C. 4115.071. As further described below, the City shall be entitled to reimbursement for its costs associated with serving in the prevailing wage coordinator role (the “City PW Costs”).

C. City Costs. In addition to the above-described costs associated with serving as prevailing wage coordinator, the City also expects to incur administrative and legal fees from time to time related to ongoing TIF management and other matters related to the administration of the TIF (the “City Administrative Costs”). The City shall be entitled to receive reimbursement for reasonable City Administrative Costs as further described below. The City PW Costs and City Administrative Costs are collectively referred to herein as the “City Costs.”

D. Approval of Plans. The Developer Public Improvements shall be constructed in accordance with construction plans approved by the City prior to commencement of construction. The Developer shall submit proposed construction plans to the City. Within 60 calendar days following such submission or any resubmission, the City shall either provide written approval of the plans, or written comments detailing any needed changes.

E. Selection of Contractors. Contractors for construction of the Developer Public Improvements shall be selected by the Developer in a manner determined by the Developer. Construction contracts shall be entered into in the name of the Developer or the Developer’s construction manager or general contractor.

F. Reimbursement from Service Payments. The City shall use the Service Payments in the “TIF Fund” (as defined in the TIF Resolution) to reimburse the Developer or the

Developer's designee(s) for the cost of constructing the Developer Public Improvements (the "Costs of Developer Public Improvements"). The Costs of Developer Public Improvements shall include any and all costs the Developer incurred in order to construct the Developer Public Improvements, including the items of "costs of permanent improvements" set forth in R.C. 133.15(B). Such costs include but are not necessarily limited to: (i) cash paid; (ii) review and inspection fees incurred in connection with the construction of the Developer Public Improvements; (iii) financing costs; (iv) professional fees; and (v) manager, construction management and supervisory fees. Notwithstanding anything to the contrary contained herein, the total Costs of Developer Improvements that may be used to reimburse the Developer shall be limited to a total reimbursement of \$1,600,000.00 (the "Maximum Amount"), as shown on the Cost Budget attached hereto as Exhibit D. No more than seven percent of the Maximum Amount may be reimbursement for (i) review and inspection fees incurred in connection with the construction of the Developer Public Improvements; (ii) professional fees; and (iii) manager, construction management and supervisory fees. The City and the Developer agree that the reimbursement pursuant to this Section 1(F) is offered by the City to the Developer in consideration of the Developer's investment in the Developer Public Improvements.

G. From time to time after the Developer substantially completes portions of the Developer Public Improvements, the Developer shall provide a certified statement to the City setting forth and providing reasonable evidence concerning Costs of Developer Public Improvements substantially in the form attached hereto as Exhibit C and incorporated herein by this reference (each a "Certified Statement," and collectively, the "Certified Statements"). At least twice each year, subsequent to submission of the first Certified Statement by the Developer and contingent upon (i) the City's prior review and approval of the cost budget for each portion of the Developer Public Improvements for which reimbursement is requested, and (ii) the City having received funds in the TIF Fund, subject to the Maximum Amount, the City shall pay to Developer, within 30 business days following the City's receipt of a Certified Statement, the lesser of (i) the Costs of Developer Public Improvements, or part of the Costs of Developer Public Improvements, as shown in the Certified Statements, or (ii) the funds available pursuant to Section 6 of this Agreement for payment of Costs of Developer Public Improvements at that time in the TIF Fund. The City and the Developer agree that all Service Payments received into the TIF Fund shall be paid in the order of priority set forth in Section 6 of this Agreement.

Should insufficient funds available pursuant to Section 6 of this Agreement to pay the Costs of Developer Public Improvements exist in the TIF Fund at the time of submission of a Certified Statement to reimburse the Developer for the Costs of Developer Public Improvements, then the City shall maintain a record of such unpaid amounts, and the City shall pay to Developer such amounts within 30 business days after such funds exist in the TIF Fund, provided that such payment shall not exceed the available balance in the TIF Fund. The City shall submit an accounting or record of all amounts paid to Developer out of the TIF Fund along with each payment to Developer, including payments made by the City within 30 business days of the receipt of a Certified Statement and payments made by the City within 30 business days of funds

being deposited into the TIF Fund with respect to any unpaid amounts, but subject to the limitations described in this Section 1(G).

Section 2. TIF Exemption and Related Agreements.

A. In connection with the construction of the Developer Public Improvements by the Developer, the City, in accordance with the TIF Resolution, will grant, among other things, with respect to the Improvement, a 100% exemption from real property taxation, commencing with respect to each of the Parcels, on the first day of the first tax year following the adoption of the TIF Resolution in which the Improvement attributable to that Parcel would have first appeared on the tax list and duplicate of real and public utility property had the exemption not been provided under the TIF Resolution, and ending for each Parcel thirty (30) years after such date.

B. The City shall file or cause to be filed a completed application for an exemption from real property taxation (DTE Form 24 or its successor form) with the Knox County Auditor (the "County Auditor") for the Improvement to each Parcel. The City and the Developer agree to cooperate with each other for this purpose, and to cooperate with the County Auditor, the Ohio Department of Taxation, and other public officials and governmental agencies in the performance by the public officials and governmental agencies of their duties in connection with the TIF Resolution and this Agreement including, without limitation, by executing Ohio DTE Form 23N and such other documents as may be appropriate should the Project Area cease to qualify for real property tax exemption. The Developer and the City agree that this paragraph and this Agreement do not constitute consent by an owner to the filing by the City of an application for exemption within the meaning of R.C. 5709.911(B). The Developer and its successors and assigns agree that no ownership interest of the Project Area shall be converted to a condominium for residential purposes during the period of real property tax exemption described in this Agreement.

C. The City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain the exemptions from real property taxation granted under the TIF Resolution and this Agreement, including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 3. Service Payments. As provided in R.C. 5709.42, the Owners are required under this Agreement and under the TIF Resolution to make annual service payments in lieu of taxes to the County Treasurer on or before the final dates for payment of real property taxes. Each such payment (including any interest and penalties) shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not exempt from real property taxation. Any late payments shall be subject to penalty and bear interest at the then-current rates established

under R.C. 323.121 and R.C. 5703.47, as may be amended from time to time, or any successor provisions, as the same may be amended from time to time. No Owner shall, under any circumstances, be required with respect to any tax year both to pay Service Payments with respect to an Improvement and to reimburse local taxing authorities for the amount of real property taxes that would have been payable had the Improvement not been exempted from taxation pursuant to the TIF Resolution.

Section 4. School District Payments. Under the TIF Resolution and in accordance with R.C. 5709.43, the County Treasurer is requested to distribute a portion of the Service Payments to each of the School Districts, each in an amount equal to the real property tax payments that the School Districts would have received with respect to the Improvement had the Improvement not been exempted from real property taxation under the TIF Resolution.

Section 5. Municipal Public Improvement Tax Increment Equivalent Fund. Under the TIF Resolution, the City shall establish the TIF Fund as a municipal public improvement tax increment equivalent fund under R.C. 5709.43. The TIF Fund shall be maintained in the custody of the City. The TIF Fund shall receive all Service Payments distributed by the County Treasurer to the City pursuant to R.C. 5709.43 from Improvements to the Parcels.

The TIF Fund shall remain in existence so long as Service Payments are collected and used for the purposes described in this Agreement and the TIF Resolution. Then the TIF Fund shall be dissolved in accordance with R.C. 5709.43. Further, except as otherwise provided in this Agreement or the TIF Resolution, moneys deposited in the TIF Fund shall be used as described in Section 6 of this Agreement.

Section 6. Use of Service Payments Deposited Into the TIF Fund.

A. The City agrees that the Service Payments deposited into the TIF Fund (being the net Service Payments after the County Treasurer's required payments to the School Districts) shall be used exclusively as described by this Section.

B. The Service Payments deposited into the TIF Fund shall be used on a semi-annual basis for the following purposes, in the following order of priority:

FIRST, the Service Payments shall be used to reimburse the City for the City Costs;

SECOND, until the Developer is paid in full for the Costs of Developer Public Improvements, up to the Maximum Amount, including, (a) cash paid; (b) review and inspection fees incurred in connection with the construction of the Developer Public Improvements; (c) financing costs; (d) professional fees; and (e) construction management and supervisory fees, 100% of the available Service Payments shall be used to pay the

Developer for the Costs of Developer Public Improvements in accordance with Section 1, until the all such Costs have been paid in full, subject to the Maximum Amount; and

THIRD, after the Developer is paid 100% of the available Service Payments for the Cost of Developer Public Improvements up to the Maximum Amount, the City shall use any incidental surplus remaining in the TIF Fund as provided by law.

C. Notwithstanding any other provision of this Agreement, the City's payment obligations under this Agreement shall be limited to the monies actually on deposit or payable to the TIF Fund, and do not constitute an indebtedness of the City within the provisions and limitations of the laws and the Constitution of the State of Ohio.

Section 7. Release. Upon satisfaction of the Developer's obligations under this Agreement and expiration of the periods of exemption under the TIF Resolution, or other termination of the obligations of the Owners to make the Service Payments, the City shall, upon the request of the Developer, execute an instrument in recordable form evidencing such satisfaction or termination.

Section 8. Estoppel Certificate. Upon request of the Developer, the City shall execute and deliver to the Developer or any proposed purchaser, mortgagee or lessee of any Parcel, a certificate stating: (a) that the Agreement is in full force and effect, if the same is true; (b) that the Developer is not in default under any of the terms, covenants or conditions of the Agreement, or, if the Developer is in default, specifying same; and (c) such other matters as the Developer reasonably requests; provided, however, that the City shall not be obligated to execute and deliver any such certificate if the Developer has failed to perform any of its obligations under this Agreement.

Section 9. Representations of the Parties. The Developer hereby represents that it has full power and authority to enter into this Agreement and carry out its terms and the persons whose names appear on this Agreement are duly authorized and empowered to make and execute this Agreement on behalf of the Developer. The City hereby represents that (i) the Original Commercial TIF Resolution was passed by the Board of Commissioners on December 23, 2019 and remains in full force and effect; (ii) this Agreement is authorized by the TIF Resolutions; (iii) the City has full power and authority to enter into this Agreement, to carry out its terms and to perform its obligations under this Agreement and under the TIF Resolutions; (iv) the persons whose names appear on this Agreement are duly authorized and empowered to make and execute this Agreement on behalf of the City; (v) the City will not amend, modify, or repeal the TIF Resolutions in any way that would affect the amount of Service Payments payable to the City, except as required by law; and (vi) the City will not use or encumber any Service Payments other than as provided in the TIF Resolutions and this Agreement.

Section 10. Remedies.

A. Any one or more of the following constitutes an “Event of Default” under this Agreement:

(i) The Developer or the City fails to perform or observe any material obligation punctually and as due under this Agreement, provided that if a Force Majeure (as such term is defined below) event causes the failure, the Developer or City may receive an additional period of time as is reasonably necessary to perform or observe the material obligation in light of the event if it notifies the other of the potential event and the extent of the delay promptly after becoming aware of the event;

(ii) The Developer or the City makes a representation or warranty in this Agreement that is materially false or misleading at the time it is made;

(iii) The Developer files a petition for the appointment of a receiver or a trustee with respect to it or any of its property;

(iv) The Developer makes a general assignment for the benefit of creditors;

(v) A court enters an order for relief pursuant to any Chapter of Title 11 of the U.S. Code, as the same may be amended from time to time, with the Developer as debtor; or;

(vi) The Developer files an insolvency proceeding with respect to itself or any proceeding with respect to itself for compromise, adjustment or other relief under the laws of any country or state relating to the relief of debtors.

As used in this Section, “Force Majeure” means any event that is not within the control of a party or its affiliates, employees, contractors, subcontractors or material suppliers that delays performance of any obligation under this Agreement including, but not limited to, the following acts: acts of God; fires; epidemics; pandemics; landslides; floods; strikes; lockouts or other industrial disturbances; acts of public enemies; acts or orders of any kind of any governmental authority; insurrections; riots; civil disturbances; arrests; explosions; breakage or malfunctions of or accidents to machinery, transmission pipes or canals; partial or entire failures of utilities; shortages of labor, materials, supplies or transportation; lightning, earthquakes, hurricanes, tornadoes, storms or droughts; periods of unusually inclement weather or excessive precipitation; or orders or restraints of any kind of the government of the United States or of the State (and in the case of a Force Majeure claim by a Developer, the City or any departments, agencies, political subdivisions or officials that are not in response to a violation of law or regulations).

B. General Right to Cure. In the event of any Event of Default in or breach of this Agreement, or any of its terms or conditions, by any party hereto, the defaulting party will, upon

written notice from the other, proceed, as soon as reasonably possible, to cure or remedy such Event of Default or breach, and, in any event, within 30 calendar days after receipt of such notice. In the event such Event of Default or breach is of such nature that it cannot be cured or remedied within said 30 calendar-day period, then in such event the defaulting party will upon written notice from the other commence its actions to cure or remedy said breach within said 30 calendar-day period, and proceed diligently thereafter to cure or remedy said breach.

C. Remedies. If a defaulting party fails to cure any Event of Default pursuant to paragraph (B) of this Section, a party may institute such proceedings against the defaulting party as may be necessary or desirable in its opinion to cure and remedy such default or breach. Such remedies include, but are not limited to: (i) instituting proceedings to compel specific performance by the defaulting party, (ii) suspending or terminating the obligations of the non-defaulting party under this Agreement, provided the aggrieved party must provide 30 calendar days' notice of any termination to the defaulting party and provided further that the aggrieved party must rescind the termination notice and not terminate the Agreement if the defaulting party cures all Events of Default within a reasonable time thereafter, and (iii) any other rights and remedies available at law, in equity or otherwise to collect all amounts then becoming due or to enforce the performance of any obligation under this Agreement. The obligations of the City may be enforced to the extent permitted by law by mandamus or any suit or proceeding in law or equity.

Section 11. Agreement Binding on Parties; No Personal Liability; City Consents. All covenants, obligations, and agreements of the City and the Developer contained in this Agreement shall be effective to the extent authorized and permitted by applicable law. No such covenant, obligation, or agreement shall be deemed to be a covenant, obligation, or agreement of any present or future member, official, officer, agent, or employee of the City in other than their official capacity or of any individual person who is a partner, shareholder, director, member, manager, employee, officer, or agent of the Developer other than in their capacity as a partner, shareholder, director, member, manager, employee, officer, or agent, and neither the members of the City Council nor any City official executing this Agreement, or any individual person executing this Agreement on behalf of the Developer, shall be liable personally by reason of the covenants, obligations, or agreements of the City or the Developer contained in this Agreement. The City is a political subdivision of the State of Ohio and is entitled to all of the immunities and defenses provided by law.

Any consent of the City to be given under this Agreement may be given by the Authorized City Representative and shall be given in writing.

Section 12. Merger and Amendments. This Agreement supersedes any and all other agreements, either oral or in writing, between the City and the Developer with respect to the matters contained in this Agreement and contains all of the covenants, agreements, and other terms and conditions between the City and the Developer with respect to the same. No waivers, alterations,

or modifications of this Agreement or any agreements in connection with this Agreement shall be valid unless in writing and duly executed by both the City and the Developer.

Section 13. Waivers. All waivers of the provisions of this Agreement must be in writing and signed by the City Mayor (together with any other officer from time to time designated in writing by the City Mayor, the “Authorized City Representative”) and the Managing Member of the Developer (together with any other officer from time to time designated in writing by the Managing Member of the Developer, the “Authorized Developer Representative”). No consent or waiver, express or implied, by either party to or of any breach of any covenant, condition, or duty of the other party shall be construed as a consent or waiver to or of any other breach of the same or any other covenant, condition or duty to be observed by the other party.

Section 14. Notices. Except as otherwise specifically set forth in this Agreement, all notices, certificates, demands, requests, consents or approvals given, required or permitted to be given hereunder shall be in writing and shall be deemed sufficiently given if actually received or if hand-delivered or sent by recognized overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to the other party at the address set forth in this Agreement, or to such other address as the recipient shall have previously notified the sender of in writing, and shall be deemed received upon actual receipt, unless sent by certified mail, in which event such notice shall be deemed to have been received when the return receipt is signed or refused. The parties, by notice given hereunder, may designate any further or different addresses to which subsequent notices, certificates, demands, requests, consents or approvals, or other communications shall be sent. The present notice addresses of the parties follow:

(a) To the Developer at: Residences at Founders Grove, LLC
821 S. Main Street
North Canton, Ohio 44720
Attention: Justin Logan

With a Copy to: Jamie Minor, Esq.
Winkhart Law Group, LLC
825 S. Main Street
North Canton, Ohio 44720

(b) To the City at: City of Mount Vernon, Ohio
5 North Gay Street, Suite 222
Mount Vernon, Ohio 43050
Attention: Director of Law

With a Copy to: J. Caleb Bell
Bricker Graydon Wyatt LLP
100 South Third Street

Section 15. Counterparts. This Agreement may be signed in one or more counterparts or duplicate signature pages with the same force and effect as if all required signatures were contained in a single original instrument. Any one or more of such counterparts or duplicate signature pages may be removed from any one or more original copies of this Agreement and annexed to other counterparts or duplicate signature pages to form a completely executed original instrument.

Section 16. Severability and Cooperation Clause. In the event that any portions, sections or subsections of this Agreement are rendered invalid by the decision of any court or by the enactment of any law, resolution or regulation, such provision of this Agreement will be deemed to have never been included therein and the balance of the Agreement shall continue in full force and effect. If the terms of this Agreement, or any amendment or amendments to any provision of the City's laws are required to be enacted or amended as a consequence of this Agreement, are challenged by either referendum or administrative appeal to the courts or such other legal or equitable remedies sought by those who may oppose this Agreement, the parties agree to cooperate with each other to uphold the validity and enforceability of this Agreement, because the parties recognize that it is within the discretion of the City under the laws and Constitution of the State of Ohio to provide for agreements between landowners and municipalities to further what is in the best interest of the public health, safety and welfare of a municipality and the other rights of private property there under. This cooperation clause only pertains to the decisions of City Council relating to this Agreement, and this cooperation clause cannot be used to attempt to force the City Council to override other legislative or administrative decisions relating to the Development.

Section 17. Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed, either by the parties to this Agreement or by any third party, to create the relationship of principal and agent or to create any partnership, joint venture or other association between Developer and the City.

Section 18. Captions. The captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

Section 19. City's Right to Access Records. The Developer agrees to maintain records pertaining to this Agreement in compliance with R.C. 149.43 (the "Public Records Law"). Notwithstanding anything to the contrary contained in this Agreement or within any other document supplied to the City by the Developer, the Developer understands and acknowledges that the City is a governmental entity subject to the laws of the State of Ohio and that this Agreement, and any reports, data or other information supplied to the City by the Developer relating to the Agreement or the Development, may be subject to disclosure as a public record in

accordance with the laws of the State of Ohio, including the Public Records Law. In the event of a public record request made to the City pursuant to and in accordance with the Public Records Law, the Developer agrees to cooperate with the City so the City can comply with any such public record request.

Section 20. Governing Law and Choice of Forum. This Agreement shall be governed exclusively by and construed in accordance with the laws of the State of Ohio, without regard to its conflict of law provisions that would cause the application of the laws of another jurisdiction. Each of the City and the Developer irrevocably consents to the jurisdiction of any state court located within City of Mount Vernon, Ohio in connection with any matter based upon or arising out of this Agreement, agrees that process may be served upon them in any manner authorized by the laws of the State of Ohio, and waived and covenants not to assert or plead any objection which they might otherwise have under such jurisdiction or such process.

Section 21. Assignments. This Agreement shall be binding upon and inure to the benefit of the Developer and its beneficiaries, successors and assigns, including successive as well as immediate successors and assigns, and shall be binding upon and inure to the benefit of the City, and its successors and assigns. Except as otherwise provided in this Section, the Developer agrees not to assign this Agreement without the prior written consent of the City, which consent shall not be unreasonably withheld (and shall not, in any event, be withheld to stop or delay development consistent with zoning already in effect). Notwithstanding any provisions to the contrary in this Agreement and without the consent of the City: (i) the Developer may assign its interest in this Agreement to an entity controlled by or under common control with the Developer; (ii) the Developer, in a written instrument signed by the Developer and approved by the City, may designate an authorized designee to receive all or any portion of the Service Payments payable to the Developer pursuant to this Agreement, upon which designation such designee shall receive the portion of Service Payments specified by the Developer as if it was the Developer under this Agreement; and (iii) the Developer, as security for the payment of all or any portion of the Service Payments payable to the Developer pursuant to this Agreement to a designee, may collaterally assign its right, title, and interest in and to this Agreement.

Section 22. Further Actions. The City and the Developer agree to execute such additional documents and take such further actions as may reasonably be required to carry out the provisions and intent of this Agreement.

Section 23. Language. The language in all parts of this Agreement shall in all cases be construed as a whole according to its fair meaning and not strictly for nor against either the City or the Developer. Section headings in this Agreement are for convenience only and are not to be constructed as part of this Agreement or in any way defining, limiting or amplifying the provisions of this Agreement.

Section 24. Litigation Notice; Management. The Developer shall give the City prompt notice of any action, suit or proceeding by or against the Developer, at law or in equity, or before any governmental instrumentality or agency, of which the Developer has notice, which, if adversely determined, would materially impair the right or ability of the Developer to implement, operate, maintain and develop the Development or would materially and adversely affect any of its business, operations, properties, assets or condition (financial or otherwise) together with a written statement setting forth the details and any actions taken or proposed to be taken by Developer in response.

Section 25. Term. The City and the Developer agree that except as expressly set forth in this Agreement, following the payment of all Service Payments due pursuant to the TIF Resolution and this Agreement, this Agreement, and all obligations of the parties under this Agreement (except as otherwise set forth in this Agreement) shall terminate and be of no further force or effect.

[Remainder of the Page Intentionally Left Blank]

As evidence of their intent to be bound by this Agreement, the authorized representatives of each of the City and the Developer have executed this Agreement for and on behalf of the City and the Developer as of the date first set forth above.

CITY OF MOUNT VERNON, OHIO,
as City

By: _____

Name: Matthew T. Starr

Title: Mayor

Approved as to Form:

By: _____

Name: P. Robert Broeren, Jr.

Title: Law Director

RESIDENCES AT FOUNDERS GROVE,
LLC,
as Developer

By: _____

Name: _____

Title: _____

EXHIBIT A

PROJECT AREA

The Project Area, as described and depicted in the TIF Resolution and including Knox City Auditor parcel identification number 71-00050.000, is within the blue boundary lines in the map below:



EXHIBIT B

DEVELOPER PUBLIC IMPROVEMENTS

The Developer Public Improvements consist generally of acquiring and constructing the infrastructure described below:

- Water and sewer lines

The Developer Public Improvements specifically include the costs of financing the Developer Public Improvements, including the items of “costs of permanent improvements” set forth in R.C. 133.15(B), and incurred with respect to the Developer Public Improvements, which “costs” specifically include any reimbursement payments for the reimbursement of the costs of the Developer Public Improvements and the debt service on, and other expenses relating to the issuance of, any bonds, notes, or other obligations issued to finance the Developer Public Improvements.

The City Council, in the TIF Resolution, have determined that all of the Developer Public Improvements described above are “public infrastructure improvements” (as defined in R.C. 5709.40(A)(8) and are intended to directly benefit the parcels of the Project Area).

EXHIBIT C

FORM OF CERTIFIED STATEMENT

To: City of Mount Vernon, Ohio

Attention: Mayor; City Auditor

Subject: Request for Reimbursement from the TIF Fund for Developer Public Improvements pursuant to the terms of the Tax Increment Financing and Development Agreement dated _____, 2026 (the “Agreement”), by and between City of Mount Vernon, Ohio, and Residences at Founders Grove, LLC (the “Developer”).

You are hereby requested to approve the amount of \$ _____ as Costs for the purposes set forth in Item I attached hereto. Unless otherwise defined herein, all capitalized terms set forth but not defined in this Certified Statement have the respective meanings assigned to them in the Agreement.

The undersigned authorized representative of the Developer does hereby certify on behalf of the Developer that:

- (i) I have read the Agreement and definitions relating thereto and have reviewed appropriate records and documents relating to the matters covered by this Certified Statement;
- (ii) The disbursement herein requested is for an obligation properly incurred, is a proper charge as a cost of the Developer Public Improvements (as defined in the Agreement), and has not been the basis of any previous reimbursement request;
- (iii) The Developer is in material compliance with all provisions and requirements of the Agreement;
- (iv) The reimbursement requested hereby does not include any amount which is being retained under any holdbacks or retainages provided for in any applicable agreement;
- (v) The Developer has, or the appropriate parties on the Developer’s behalf has, asserted its entitlement to all available manufacturer’s warranties to date upon acquisition of possession of or title to the Developer Public Improvements or any part thereof which warranties have vested in the Developer;
- (vi) The Developer is not aware of any mechanic’s or materialman’s liens (excluding those for which a bond or other form of security has been posted) from any contractors, subcontractors and suppliers (which would not include sellers of machinery and equipment) who have provided services or materials for the Public Infrastructure Improvements for which reimbursement is requested pursuant to this Certified Statement.

- (vii) The Developer has obtained lien releases from any contractors, subcontractors and suppliers who have provided services or materials for the Developer Public Improvements for which reimbursement is requested pursuant to this Certified Statement.

EXECUTED this ____ day of _____, 20__.

By: _____

Printed: _____

Title: _____

APPROVED this ____ day of 20__:

City Auditor
City of Mount Vernon, Ohio

Mayor
City of Mount Vernon, Ohio

ITEM I

Requisition No. _____ for Developer Public Improvements

Pay to _____

Amount \$ _____

For Account of:

Account Number:

Wiring Instructions:

For the purpose of reimbursing the following payments previously paid by the Developer for the Developer Public Improvements:

Name of Vendor	Service Rendered	Time Period	Cost of Service Rendered
----------------	------------------	-------------	--------------------------

1.

2.

EXHIBIT D

COST BUDGET

[See Attached]



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 6/22/2026 7:30 PM
Dept: Land Use & Development
Jacklin, Keener
Category: Contract
Prepared By: Zac Sherman
Initiator: Darby Dooley

Ordinance 2026-24

APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE MOUNT VERNON NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, the City of Mount Vernon, Ohio, as statutory developer within the meaning of R.C. Section 349.01(E) (the “Developer”), together with Arista Villas Mount Vernon LLC (the “Property Owner”), as owner of the Additional Property (Arista Villas Development Site) as described in that certain application (the “Application”) filed on June 3, 2026 with the City Council of the City of Mount Vernon, Ohio (the “Council”) to add real property to the territory comprising the Mount Vernon New Community Authority District (the “District”), and to amend the petition (the “Petition”) as originally filed with the Clerk of Council of the City for the establishment of the Mount Vernon New Community Authority; and

WHEREAS, this Council is the “organizational board of commissioners,” as that term is defined in R.C. Section 349.01(F), for the Authority; and

WHEREAS, this Council determined that the Application complies with the requirements of R.C. Section 349.03 as to form and substance by its Ordinance No. 2026-____, adopted on _____, 2026; and

WHEREAS, on _____, 2026 and pursuant to R.C. Section 349.03(A), this Council held a public hearing on the Application after public notice was duly published in accordance with R.C. Section 349.03.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon that:

SECTION 1: Council finds and determines that the addition of property to the District, as described in the Application, will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the continued development of a new community as defined in R.C. Section 349.01(A).

SECTION 2: The Application is hereby accepted by this Ordinance and shall be recorded, along with this Ordinance, in the journal of Council, as the organizational board of commissioners.

SECTION 4: The existing boundary of the District shall be amended to include the territory set forth in Exhibit A attached to this Ordinance.

SECTION 5: Council finds and determines that all formal actions of Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that result in those formal actions were in meetings open to the public in compliance with the law.

SECTION 6: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the expansion of the City's New Community Authority to aid the construction of infrastructure for new development without delay, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to this Council; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 6/22/2026 7:30 PM
Dept: Land Use & Development
Jacklin, Keener
Category: Contract
Prepared By: Zac Sherman
Initiator: Darby Dooley

Ordinance 2026-24

APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE MOUNT VERNON NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, the City of Mount Vernon, Ohio, as statutory developer within the meaning of R.C. Section 349.01(E) (the “Developer”), together with Arista Villas Mount Vernon LLC (the “Property Owner”), as owner of the Additional Property (Arista Villas Development Site) as described in that certain application (the “Application”) filed on June 3, 2026 with the City Council of the City of Mount Vernon, Ohio (the “Council”) to add real property to the territory comprising the Mount Vernon New Community Authority District (the “District”), and to amend the petition (the “Petition”) as originally filed with the Clerk of Council of the City for the establishment of the Mount Vernon New Community Authority; and

WHEREAS, this Council is the “organizational board of commissioners,” as that term is defined in R.C. Section 349.01(F), for the Authority; and

WHEREAS, this Council determined that the Application complies with the requirements of R.C. Section 349.03 as to form and substance by its Ordinance No. 2026-22, adopted on June 22, 2026; and

WHEREAS, on July 27, 2026 and pursuant to R.C. Section 349.03(A), this Council held a public hearing on the Application after public notice was duly published in accordance with R.C. Section 349.03.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon that:

SECTION 1: Council finds and determines that the addition of property to the District, as described in the Application, will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the continued development of a new community as defined in R.C. Section 349.01(A).

SECTION 2: The Application is hereby accepted by this Ordinance and shall be recorded, along with this Ordinance, in the journal of Council, as the organizational board of commissioners.

Amended: 7/27/2026

Updated: 6/16/2026 11:10 AM by Zac Sherman

Page 1

SECTION 4: The existing boundary of the District shall be amended to include the territory set forth in Exhibit A attached to this Ordinance.

SECTION 5: Council finds and determines that all formal actions of Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that result in those formal actions were in meetings open to the public in compliance with the law.

SECTION 6: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the expansion of the City's New Community Authority to aid the construction of infrastructure for new development without delay, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to this Council; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor

BEFORE THE CITY COUNCIL
OF THE CITY OF MOUNT VERNON, OHIO

APPLICATION TO ADD PROPERTY TO THE MOUNT VERNON NEW COMMUNITY
AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF
THE MOUNT VERNON NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Submitted by:

CITY OF MOUNT VERNON, OHIO

As the Developer

BEFORE THE CITY COUNCIL
OF THE CITY OF MOUNT VERNON, OHIO

APPLICATION TO ADD PROPERTY TO THE MOUNT VERNON NEW COMMUNITY
AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF
THE MOUNT VERNON NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

The undersigned, City of Mount Vernon, Ohio (the “Developer”), is a municipal corporation under the Constitution and laws of the State of Ohio (the “State”) and is the “developer” within the meaning of Ohio Revised Code Section 349.01 for the Mount Vernon New Community Authority (the “Authority”), a new community authority established under and operating pursuant to Ohio Revised Code Chapter 349 (the “Act”).

On June 12, 2023, the City Council (the “Council”) of the City of Mount Vernon, Ohio (the “City”) received a petition (the “Original Petition”) filed by the Developer under the Act to create the Authority. The Council approved the Original Petition pursuant to its Ordinance 2023-30 dated June 26, 2023 and approved the creation of the Authority on August 14, 2023 pursuant to its Ordinance 2023-31.

Pursuant to this application (the “Application”) and Ohio Revised Code Section 349.03(B), the Developer hereby applies to add property to the territory of the Mount Vernon New Community Authority District (as constituted as of the date of this application, the “Original District,” and as altered by the approval of this application, the “District”), and to amend the Original Petition (the Original Petition as amended by approval of this Application, as may be supplemented or amended by subsequent petitions or applications to add property from time to time, the “Petition”).

Arista Villas Mount Vernon LLC, an Ohio limited liability company (the “Property Owner”), is the owner of real property to be added to the District by this application (the “Application”).

Pursuant to that certain New Community Authority Expansion Application Development Program Plan Narrative submitted to the Authority by the Property Owner in January, 2026 (the “Property Owner Request”), the Property Owner has expressed its desire that the Authority add such real property to the District.

As authorized by Ohio Revised Code Section 349.03, and in response to the Property Owner Request, the Developer now seeks approval from the Council to add certain real property described below to the District and to amend the Original Petition as necessary to accomplish the same, all pursuant to this Application. Exhibit A attached hereto is a map showing the Original District as well as the real property that the Developer now seeks to add to the District. To that end, with respect to the real property at issue in this Application, the Developer hereby applies as follows:

1. Additional Property (Arista Villas Development Site). The Developer, with the consent of the Property Owner, seeks the addition to the District of certain real property consisting of approximately 39.916 acres in the City (the “Additional Property (Arista Villas Development Site)”), which Additional Property (Arista Villas Development Site) is identified in the records of the Knox County Auditor at the time of this Application with parcel number 66-07961.000. The Additional Property (Arista Villas Development Site) is situated in the City with Vernonview Drive running along its Western boundary, as described more particularly in the legal descriptions attached hereto as Exhibit B and as depicted in the map attached hereto as Exhibit C, which identifies the location of the Additional Property (Arista Villas Development Site) and outline the initial plan of development for the Additional Property (Arista Villas Development Site). The Additional Property (Arista Villas Development Site) is owned by or is under the control of the Property Owner, Arista Villas Mount Vernon LLC. The Developer hereby confirms that the addition of the Additional Property (Arista Villas Development Site) will be conducive to the public health, safety, and convenience and welfare, will be consistent with the development of the District, and will further the plan of development for the District.
2. Zoning. The Additional Property (Arista Villas Development Site) is zoned as a Single-Family Residential District (abbreviated “R-1”) pursuant to Section 1104.01(a)(1) of the City’s Codified Ordinances, which designation encourages the creation and preservation of moderate-density single-family residential neighborhoods and limits the establishment of non-residential uses to those that are compatible with the intended neighborhood character, all as described more particularly in Section 1105.01(a)(7)(B) and related provisions of the City’s Codified Ordinances. The designation will foster the necessary comprehensive development of the Additional Property (Arista Villas Development Site) and the District as one functionally-interrelated single-family residential community. The City of Mount Vernon, Ohio, Zoning Ordinance, as amended, appears as Exhibit D hereto.
3. Development Program. The development of the Additional Property (Arista Villas Development Site) will consist of approximately 100 single-family houses and appurtenances thereto. Consistent with the overall plan for the District, the Developer will provide for the District certain improvements constituting “community facilities” under the Act, including certain Community Facilities (as defined herein) in support of the Additional Property (Arista Villas Development Site). The Property Owner will agree with the Authority to construct certain Community Facilities in support of the Additional Property (Arista Villas Development Site). Exhibits E and F hereto provide additional details regarding the development program and anticipated improvements to the Additional Property (Arista Villas Development Site).
4. Community Development Charge. The Developer proposes, through the levy and collection of a community development charge (the “Community Development Charge” or the “Charge”) that will be paid by owners of real property within the Additional Property (Arista Villas Development Site) pursuant to Ohio Revised Code Section 349.07, to (i) cause the Authority to pay or reimburse certain costs of the Community Facilities, and/or (ii) cause the Authority or another governmental issuer of bonds to issue revenue bonds to

finance certain costs of the Community Facilities and to secure said revenue bonds. The Charge shall not exceed 10 mills of assessed valuation with respect to any portion of the Additional Property (Arista Villas Development Site) without the consent of the Authority, the City, and the Property Owner or any successor owner of such portion of the Additional Property (Arista Villas Development Site). Pursuant to the Declaration of Covenants and Restrictions for the Authority (the “Declaration”), the amount of the Community Development Charge collected pursuant to a resolution of the Board of Trustees of the Mount Vernon New Community Authority levying such Charge shall be allocated and applied as determined by the Authority with the approval of the City. The Authority, the City, and the Property Owner may enter into one or more cooperative agreements to cause the Authority to use the Charge for the purposes approved by the Authority and the City.

5. Economic Feasibility. The preliminary economic feasibility analysis for the District, including the area development pattern and demand, location and territory size, present and future socio-economic conditions, public services provision, financial plan, and the Developer’s management capability, were attached to the Original Petition as Exhibit E (Development Program; demographic information; management capability) and Exhibit F (Financial Plan). The Statement of Economic Feasibility with respect to the Additional Property (Arista Villas Development Site) is attached as Exhibit G hereto.
6. Environmental Compliance. The Authority, the Developer, and the Property Owner shall comply with all applicable environmental laws and regulations with respect to the District. To the knowledge of the Developer and the Property Owner, the District does not include any conditions qualifying as a recognized environmental condition and no evidence of actual or potential releases of hazardous substances exists with the District. Property Owner shall comply with all applicable environmental laws and regulations. As evidenced of such anticipated compliance by the Developer and the Property Owner, a Phase I Environmental Site Assessment relating to the Additional Property (Arista Villas Development Site) has been shared with the Developer and is attached to this Application as Exhibit H.
7. Amendments to Petition. For purposes of this Application, the Petition is hereby amended to include the Additional Property (Arista Villas Development Site) within the District. The Additional Property (Arista Villas Development Site) will be made subject to the existing Declaration, and a Supplemental Declaration will be recorded by the Property Owner to implement the provisions of the Petition as amended by this Application, applicable to the Additional Property (Arista Villas Development Site).
8. Approvals. For the purposes of the establishment of the Authority as well as the expansion of the District, the City is the only municipality that can be defined as a “proximate city” as that term is defined in Ohio Revised Code Section 349.01(M).
9. Exhibits. Attached Exhibits A, B, C, D, E, F, G, and H are part of this Application, and the Original Petition and the exhibits thereto are incorporated herein as part of this Application.

10. Definitions. Words and terms not defined herein shall have the meanings given in Ohio Revised Code Section 349.01, unless context requires a different meaning.

The Developer consents to the addition of the Additional Property (Arista Villas Development Site) as provided by this Application and the amendment of the Petition as provided by this Application, and the Developer waives its right to object to the addition of such territory as provided in Ohio Revised Code Section 349.03(B). Therefore, the Developer hereby requests the Council, as the organizational board of commissioners under Ohio Revised Code Section 349.03, to determine that this Application complies as to form and substance with the requirements of Ohio Revised Code Section 349.03 and further requests that the Council fix the time and place of a hearing on this Application. Pursuant to Ohio Revised Code Section 349.03(A), that hearing must be held not less than thirty, nor more than forty-five days after the filing of this Application with the Clerk of the Council. This Application is filed with the Clerk of the Council this 22nd day of June, 2026.

The City by ordinance number 2026-____, adopted by the City Council of the City on _____, 2026 (a copy of which is attached hereto) approves the foregoing Application to add certain real property to the District of the Authority and has authorized the Mayor to sign this Application, and the Application is herewith signed as evidence of that approval. Pursuant to the Declaration, the community development charge with respect to any parcel within the District, including the Additional Property (Arista Villas Development Site) to be added to the District by means of the instant current Application, is chargeable and may be assessed by the Authority subject to the exceptions provided in the Declaration.

Respectfully submitted,

THE CITY OF MOUNT VERNON, OHIO, as Developer

By: _____

Name: Matthew T. Starr

Title: Mayor

Approved as to form and correctness:

P. Robert Broeren, Jr., Director of Law

State of Ohio :
 : ss
County of Knox :

The foregoing instrument was acknowledged before me this __ day of _____, 2026 by Matthew T. Starr, the Mayor of the City of Mount Vernon, Ohio, an Ohio municipal corporation, on behalf of the City of Mount Vernon, Ohio.

Notary Public

My term expires:

This Instrument was prepared by:

J. Caleb Bell, Esq.
Bricker Graydon Wyatt LLP
100 South Third Street
Columbus, Ohio 43215
(614) 227-2300

The Property Owner consents to the addition of the Additional Property (Arista Villas Development Site) as provided by this Application and the amendment of the Petition as provided by this Application.

Arista Villas Mount Vernon LLC, as Property Owner

By: _____

Name: Clint Huhra

Title: Managing Member

@ Florida
State of ~~Ohio~~ :
County of Sarasota ss

The foregoing instrument was acknowledged before me this 20 day of may, 2026 by Clint Huhra of Arista Villas Mount Vernon LLC, an Ohio limited liability company, on behalf of the company, its Managing Member.

Cara Lane
Notary Public

My term expires:

12/20/2026



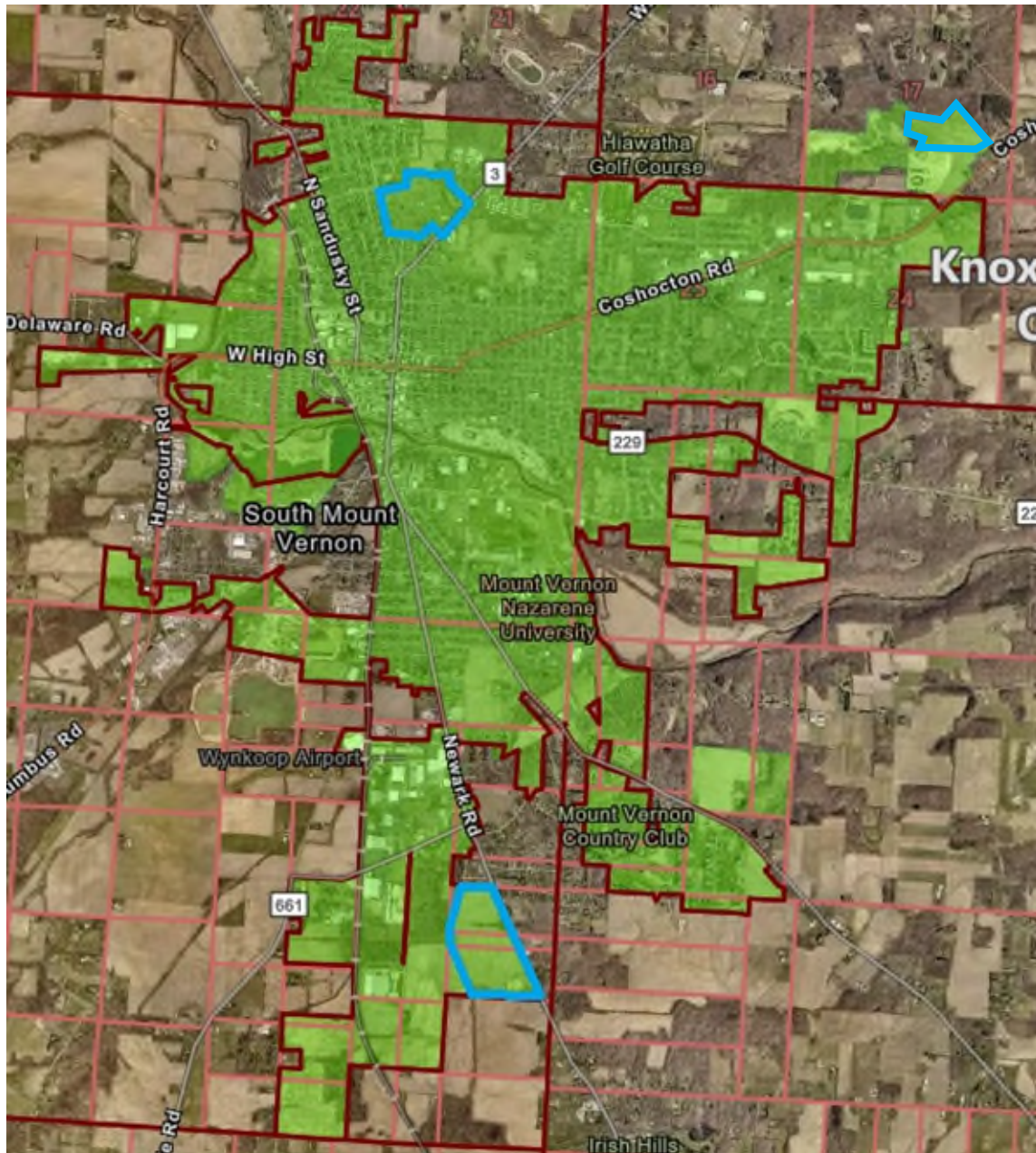
This Instrument was prepared by

J. Caleb Bell, Esq.
Bricker Graydon Wyatt LLP
100 South Third Street
Columbus, Ohio 43215
(614) 227-2300

EXHIBIT A

ORIGINAL DISTRICT

The Original District appears as the parcels outlined in blue below.



ADDITIONAL PROPERTY (ARISTA VILLAS DEVELOPMENT SITE)

The Additional Property (Arista Villas Development Site) appears as the parcel outlined in blue below. Vernonview Drive runs along the Western boundary of the Additional Property (Arista Villas Development Site).



EXHIBIT B

Legal Description

Situated in the State of Ohio, County of Knox, City of Mount Vernon, being part of the Northeast Quarter, Section 25, Quarter 3, Township 7 North, Range 12 West, of the US Military Lands, being a 39.916 acre tract conveyed to MCR Drake – Mount Vernon, LLC & Lenor R. Cochran of record in Official Record 1819, Page 782, also known as Parcel Number 66-07961.000, records refer to the County Recorder's Office, Knox County, Ohio and being more particularly described as follows:

Beginning at an iron pin found on the East right-of-way line of State Route 768 – Vernon View Drive (60 feet in width), a Northwest corner of Colonial Heights Additions NO. 1, a Northwest corner of Lot 1 of said Colonial Heights Additions, and a Southwest corner of said MCR Drake Tract;

Thence North $03^{\circ} 09' 20''$ East, a distance of 340.75 feet with the East right-of-way line of said State Route 768 and a West line of said MCR Drake tract, to a point referenced by an iron pin found South $86^{\circ} 59' 02''$ East, a distance of 4.37 feet;

Thence South $86^{\circ} 59' 02''$ East, a distance of 224.58 feet with a North line of said MCR Drake tract and a South line of a tract conveyed to Randy Canterbury and Cloyd McMannis of record in Official Record 1945, Page 501, to an iron pin found at a corner of said MCR Drake tract and a Southeast corner of said Canterbury and McMannis tract;

Thence North $58^{\circ} 03' 35''$ East, a distance of 150.84 feet with a Northwest line of said MCR Drake tract, a Southeast line of said Canterbury and McMannis tract, and also a Southeast line of a tract conveyed to Michael A. and Carol R. Rednour of record in Official Record 1626, Page 907, passing an iron pin found at 87.27 feet, to an iron pin found at a Northwest corner of said MCR Drake tract and a corner of said Rednour tract;

Thence South $86^{\circ} 59' 16''$ East, a distance of 541.97 feet with a North line of said MCR Drake tract, a South line of said Rednour Tract, a South line of a tract conveyed to Robert K. and Linda K. Beck of record in Official Record 1732, Page 903, and a South line of Cherry Hill Subdivision Lot 6 conveyed to John, Gregory, Mark, and David McMillan of record in Official Record 1887, Page 910, passing an iron pin found at 167.23 feet and passing an iron pipe found at 347.03 feet, to an iron pin found at a corner of said MCR Drake tract and a Southeast corner of said Cherry Hill Subdivision Lot 6;

Thence North 03° 06' 37" East, a distance of 209.98 feet with a West line of said MCR Drake tract, and East line of said Cherry Hill Subdivision Lot 6, and the East Terminus of Woodside Drive (60 feet in width), to an iron pin found at a Northwest corner of said MCR Drake tract, the Northeast Terminus of said Woodside Drive, and a South line of a tract conveyed to David F. and Juliann M. McCoy of record in Official Record 845, Page 698, and also Official Record 1032, Page 557;

Thence South 86° 58' 51" East, a distance of 130.53 feet with a north line of said MCR Drake tract and a South line of said McCoy tract, to an iron pin found at a corner of said MCR Drake tract and a Southeast corner of said McCoy tract;

Thence North 03° 07' 41" East, a distance of 150.58 feet with a West line of said MCR Drake tract and an East line of said McCoy tract, to an iron pin found on the North line of the corporation limit, a South line of Monroe Township, the North line of said Northeast Quarter, a Northwest

corner of said MCR Drake tract, a Northeast corner of said McCoy tract, and a South line of a tract conveyed to Michael L. Kepple of record in Official Record 1579, Page 792;

Thence South 86° 47' 14" East, a distance of 1668.58 feet with the north line of said corporation limit, a South line of said Monroe Township, a North line of said Northeast Quarter, and a North line of said MCR Drake tract, to an iron pin found at a Northeast corner of said Northeast Quarter, a Northeast corner of said MCR Drake tract, a Southwest corner of a tract conveyed to Schlabach Builders, Ltd. of record in Official Record 1872, Page 725, and a Northwest corner of a tract conveyed to D and S Properties of Mount Vernon, LLC. of record in Official Record 1617, Page 135;

Thence South 03° 25' 42" West, a distance of 775.86 feet with the East line of said Northeast Quarter and an East line of said MCR Drake tract, to an iron pin set at a Southeast corner of said MCR Drake tract of record in Official Record 1579, Page 792 and a corner of a tract conveyed to Corisa Properties MTV, LLC. of record in Official Record 1657, Page 820;

Thence North 87° 05' 34" West, a distance of 696.27 feet with a South line of said MCR Drake tract and a North line of said Corissa Properties tract, to an iron pin found at a Northwest corner of said Corissa Properties tract and a Northeast corner of a tract conveyed to Levering Management, Inc. of record in Deed Volume 404, Page 425;

Thence North 87° 12' 01" West, a distance of 549.99 feet with a South line of said MCR Drake tract and a North line of said Levering Management tract, to an iron pipe found at a Northwest corner of said Levering Management tract and a Northeast corner of replat of Reserve "A" Colonial Heights Addition No. 1;

Thence North 87° 05' 43" West, a distance of 1438.92 feet with a South line of said MCR Drake tract, a North line of said replat of Reserve "A" Colonial Heights Addition, and also a North line of said Colonial Heights Addition, passing an iron pipe found at 235.91 feet and an iron pin found at 1008.92 feet, to the iron pin found at the point of beginning, containing 39.916 acres of land, more or less.

The above description was based on a survey prepared by Makeever and Associates, Inc. under the direct supervision of Isaac L. King, P.S. Professional Surveyor Number 8318, Dated December 2022, and is subject to all highways, easements, and restrictions of record.

All bearings shown herein are based upon the Ohio State Plane Coordinate System, North Zone, (NAD83 2011).

All iron pins set are 5/8" O.D. x 30" Long reinforcing rods with yellow plastic caps stamped "Makeever and Assoc." unless otherwise noted.

Prior Deed References: Official Record 1579, Page 792.

Parcel Number: 66-07961.000

EXHIBIT C

Map

The attached map shows the anticipated development of the Additional Property (Arista Villas Development Site).

[Attached]

EXHIBIT D

The City of Mount Vernon, Ohio, Zoning Ordinance, As Amended

[Attached]

**The Zoning Code of the City is omitted from this
abbreviated copy of this Application**

EXHIBIT E

Development Program

Proposed Location and Elements of the Development

The Additional Property (Arista Villas Development Site) is approximately 39.916 acres, with Vernonview Drive running along its Western boundary. All improvements will comply with requirements of the City of Mount Vernon, Ohio, Zoning Ordinance, as amended, with respect to properties zoned Single-Family Residential District (abbreviated “R-1”) pursuant to Section 1104.01(a)(1) of the City’s Codified Ordinances, which requirements are described in Exhibit D to the Application.

Community Facilities

The community facilities (the “Community Facilities”) in support of the Additional Property (Arista Villas Development Site) include, but are not limited to, those Community Facilities approved by City Council in the Original Petition. Community Facilities shall include, but are not limited to: (i) “community facilities” as defined in the Act; (ii) “land acquisition” as defined in the Act; (iii) “land development” as defined in the Act; and (iv) all costs related to land acquisition and land development, the acquisition, construction, maintenance, and operation of community facilities and offices of the community authority, and of providing furnishings and equipment therefor, financing charges including interest prior to and during construction and for the duration of the new community development program, planning expenses, engineering expenses, administrative expenses including working capital, and all other expenses necessary and incident to the carrying forward of the new community development program.

Additional details regarding certain planned Community Facilities in support of the Additional Property (Arista Villas Development Site), which may include, but are not limited to, the public dedication of certain right-of-way access; sewer infrastructure; storm water pipes; storm water retention ponds; and other necessary water infrastructure, appear in Exhibit F to the Application. The Developer or a designated construction manager or other agent of the Authority, which may be the Property Owner, will construct the Community Facilities.

Proposed Traffic Circulation Pattern

The development of the Additional Property (Arista Villas Development Site) is located to the East of Vernonview Drive and north of Coschocton Road. There is one full access point proposed onto Vernonview Drive.

Plan of Finance

The Developer proposes to finance the Community Facilities through private equity, commercial loans, and potentially revenue bonds issued by the Authority.

Projected Population

The Petition is hereby amended to amend the projected total population of the District. The projected population of the District prior to this amendment was between 1,225 and 1,325 residents. The projected population of the Additional Property (Arista Villas Development Site) is 250 residents. Therefore, the total projected population of the District is between 1,475 and 1,575.

The foregoing development program for the Additional Property (Arista Villas Development Site) is in addition to, and consistent with, the Development Program identified in Exhibit C to the Original Petition.

EXHIBIT F

Additional Development Program Details

The attached development program for the Additional Property (Arista Villas Development Site) outlines certain planned Community Facilities, which may include, but are not limited to, public roadway, water, and sewer improvements.

[Attached]

ARISTA VILLAS - PRELIMINARY LAND DEVELOPMENT COST ESTIMATE

Mount Vernon, Knox County, Ohio

100-Lot Residential Subdivision | 39.92 Acres | January 2026

PLANNING-LEVEL ESTIMATE - FOR BUDGETING PURPOSES ONLY

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST
SITE PREPARATION			
Mobilization & General Conditions	1	LS	\$75,000.00
Clearing & Grubbing (wooded areas)	5	AC	\$6,000.00
Demolition of Existing Structures	1	LS	\$15,000.00
Topsoil Stripping & Stockpiling	39.92	AC	\$1,500.00
Erosion & Sediment Control	1	LS	\$35,000.00
Construction Entrance	2	EA	\$3,500.00
EARTHWORK & GRADING			
Mass Site Grading	100000	CY	\$4.50
Fine Grading - Lots	100	LOT	\$1,200.00
Fine Grading - ROW	6000	LF	\$3.00
ROADWAY CONSTRUCTION			
Aggregate Base (6" depth)	6000	LF	\$18.00
Asphalt Pavement (4" - 30' wide)	6000	LF	\$85.00
Concrete Curb & Gutter	12000	LF	\$32.00
Concrete Sidewalk (4' wide)	12000	LF	\$26.00
ADA Ramps	40	EA	\$1,800.00
Pavement Markings	1	LS	\$8,500.00
Street Signs	25	EA	\$450.00
Concrete Driveway Aprons	100	EA	\$2,500.00
WATER DISTRIBUTION SYSTEM			
8" DIP Water Main	6500	LF	\$65.00
Gate Valves (8")	30	EA	\$2,200.00
Fire Hydrants	22	EA	\$6,000.00
Water Service Connections (1")	100	EA	\$2,200.00
Connection to Existing Main	2	EA	\$8,500.00
Testing & Disinfection	1	LS	\$12,000.00
SANITARY SEWER SYSTEM			
8" PVC Sanitary Sewer Main	6500	LF	\$72.00
Sanitary Manholes (4' dia.)	45	EA	\$4,500.00
Sewer Service Connections (4")	100	EA	\$2,800.00
Connection to Existing System	2	EA	\$12,000.00
Testing (CCTV & Mandrel)	1	LS	\$15,000.00
STORM DRAINAGE SYSTEM			

12-18" RCP Storm Sewer	2500	LF	\$65.00
24-36" RCP Storm Sewer	1200	LF	\$110.00
Storm Manholes/Junction Boxes	20	EA	\$4,200.00
Curb Inlets (Type A)	55	EA	\$3,800.00
Headwalls & Endwalls	6	EA	\$4,500.00
Yard Drains (rear lot)	50	EA	\$650.00

STORMWATER MANAGEMENT PONDS			
Pond A Excavation & Grading	1.52	AC	\$35,000.00
Pond B Excavation & Grading	0.65	AC	\$35,000.00
Pond C Excavation & Grading	0.34	AC	\$35,000.00
Outlet Control Structures	3	EA	\$18,000.00
Pond Riprap & Erosion Control	1	LS	\$25,000.00
Emergency Spillways	3	EA	\$8,000.00
Pond Fencing (if required)	3500	LF	\$18.00

LANDSCAPING & RESTORATION			
Street Trees (2.5-3" cal)	220	EA	\$475.00
Pond Perimeter Trees	56	EA	\$525.00
Screening Evergreens (6-8' ht)	70	EA	\$425.00
Homesite Trees - Front Yard	100	EA	\$375.00
Homesite Trees - Rear Yard	200	EA	\$425.00
Shrubs (various)	83	EA	\$85.00
Entrance Monument/Signage	1	LS	\$45,000.00
Sod - Common Areas	50000	SF	\$0.85
Seeding & Mulch - Lots	35	AC	\$2,200.00
Mulch for Landscape Beds	1	LS	\$8,500.00

SITE LIGHTING			
Street Lights (LED)	35	EA	\$4,800.00
Electrical Conduit & Wiring	6000	LF	\$8.50
Transformer Pads	4	EA	\$3,500.00

MISCELLANEOUS SITE ITEMS			
Mailbox Clusters (CBU)	8	EA	\$3,200.00
Survey Monuments	1	LS	\$8,000.00
Final Cleanup & Punchlist	1	LS	\$25,000.00

SUBTOTAL - DIRECT CONSTRUCTION COSTS			
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SOFT COSTS & PROFESSIONAL FEES			
Engineering & Design (Civil, Survey, Landscape)	3%		
Geotechnical Investigation	LS		\$25,000
Permit & Review Fees	3%		
Construction Inspection & Testing	2%		
Legal & Administrative	1%		

Utility Company Fees	LS		\$45,000
Project Management	2%		
SUBTOTAL - SOFT COSTS			

CONTINGENCY (12%)	12%		
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TOTAL ESTIMATED PROJECT COST			
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COST PER LOT (100 lots)			
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ESTIMATED PHASE BREAKDOWN

Phase 1 (72 lots) - Estimated	72%
Phase 2 (28 lots) - Estimated	28%

IMPORTANT NOTES & ASSUMPTIONS:

1. This is a PLANNING-LEVEL estimate for budgeting purposes only - NOT a bid or construction estimate.
2. Quantities are estimated from preliminary plans and should be verified with final engineering.
3. Unit costs are based on 2024-2025 Central Ohio market data and may vary.
4. Does NOT include: land acquisition, home construction, tap/impact fees (varies by jurisdiction), financing costs.
5. Retention ponds sized as typical for Ohio - final sizing by engineer per local stormwater requirements.
6. Rock excavation, unsuitable soils, or dewatering would add significant cost - recommend geotech study.
7. Utility connection fees to City of Mount Vernon are NOT included - verify with municipality.
8. Costs are in 2025 dollars; adjust for inflation if construction is delayed.
9. Phase 1/2 split is approximate; actual phasing may affect infrastructure costs.
10. Recommend obtaining contractor bids for accurate pricing before final budgeting.

Prepared: January 2026 / For: KNG Equity / Project: Arista Villas, Mount Vernon, OH

MATE

TOTAL COST	NOTES
\$75,000	Contractor setup, temp facilities, insurance
\$30,000	Existing wooded area to be demolished
\$15,000	Per plan notes - structures to be removed
\$59,880	Strip & stockpile for restoration
\$35,000	Silt fence, inlet protection, stab. entrance
\$7,000	Stabilized construction entrances
\$450,000	Cut/fill, rough grading - estimate
\$120,000	Final grade prep for building pads
\$18,000	Road subgrade preparation
\$108,000	Compacted aggregate road base
\$510,000	2" base + 2" surface course
\$384,000	Both sides of roadway
\$312,000	Both sides of roadway
\$72,000	Accessible curb ramps at intersections
\$8,500	Stop bars, crosswalks, center lines
\$11,250	Stop signs, street name signs
\$250,000	Curb cut, apron to lot line (12-16' wide)
\$422,500	Ductile iron with fittings, looped system
\$66,000	At intersections and branches
\$132,000	Spaced @ 300' per plan
\$220,000	Corp stop, curb stop, box - to lot line
\$17,000	Tapping sleeve and valve
\$12,000	Pressure testing, chlorination, sampling
\$468,000	SDR-35 with fittings
\$202,500	Precast concrete w/ frame & cover
\$280,000	To lot line with cleanout
\$24,000	Tie-in to existing mains
\$15,000	Video inspection, deflection testing

\$162,500	Reinforced concrete pipe
\$132,000	Main trunk lines to ponds
\$84,000	Precast structures
\$209,000	Catch basins with frame & grate
\$27,000	Concrete outlet structures
\$32,500	Lot drainage - allowance

\$53,200	66,127 SF - wet retention
\$22,750	28,421 SF - wet retention
\$11,900	15,007 SF - wet retention
\$54,000	Riser/weir structures with trash racks
\$25,000	Inlet/outlet protection, slopes
\$24,000	Grass-lined emergency overflow
\$63,000	4' chain link - verify local requirement

\$104,500	Per landscape plan - various species
\$29,400	Baldcypress, Swamp Oak, etc.
\$29,750	Green Giant Arborvitae perimeter
\$37,500	Redbud, Serviceberry
\$85,000	Hackberry, Baldcypress, Sassafras, etc.
\$7,055	Viburnum, Serviceberry, Snowberry
\$45,000	Entry feature with landscaping
\$42,500	ROW, pond perimeters, entrances
\$77,000	Hydroseed disturbed areas
\$8,500	3" depth at all planting areas

\$168,000	Decorative poles @ ~175' spacing
\$51,000	Underground to lights
\$14,000	Pad-mount transformer bases

\$25,600	Centralized cluster boxes
\$8,000	Iron pins, benchmarks
\$25,000	Site restoration, cleanup

\$5,958,285

\$178,749	Construction drawings, stormwater design
\$25,000	Soil borings, pavement design
\$178,749	City, county, OEPA, NPDES
\$119,166	Third party QA/QC, compaction, concrete
\$59,583	Plat recording, easements, HOA docs

\$45,000	Electric, gas, telecom coordination
\$119,166	Owner's rep, coordination
\$725,411	

\$802,044	Unforeseen conditions, price escalation
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\$7,485,740

\$74,857

\$5,389,733

\$2,096,007

EXHIBIT G

Economic Feasibility of the Additional Property (Arista Villas Development Site)

Area Development Pattern and Demand

The City of Mount Vernon, Ohio has identified a significant need for entry-level housing stock. Property Owner has designed the Arista Villas development to meet this need by:

- Targeting price points accessible to first-time homebuyers and young families;
- Designing efficient floor plans that maximize value without sacrificing quality; and
- Building inventory to provide move-in ready options for buyers.

By structuring the financing so that revenue bonds fund a portion or all of the public infrastructure, the Property Owner can allocate its capital entirely toward home construction. This approach accelerates delivery of the housing Mount Vernon needs while ensuring homes remain attainably priced.

Socio-Economic Conditions

The following indicators of socio-economic conditions can be found regarding the City on the website of the U.S. Census Bureau (www.census.gov – accessed on May 12, 2026):

- Population Estimate (as of July 1, 2024): 17,329
- Owner-Occupied Housing Unit Rate (between 2020-2024): 55.1%
- Median Value of Owner-Occupied Housing Units (between 2020-2024): \$174,000
- Median Gross Rent (between 2020-2024): \$948
- Households (between 2020-2024): 7,100
- Persons Per Household (between 2020-2024): 2.21
- High School Graduate or Higher, Percent of Persons Age 25 years + (between 2020-2024): 90.9%
- Bachelor's Degree or Higher, Percent of Persons age 25 years + (between 2020-2024): 23.5%
- Median Households Income (in 2024 dollars) (between 2020-2024): \$53,845
- Persons in Poverty, Percent of Persons: 21.9%

Public Services

The City will provide the District, including the Additional Property (Arista Villas Development Site), with fire and EMS, police, refuse, water, sanitary sewer and storm sewer services. The Authority is not expected to directly provide any public services or utilities. The District is served by the Mount Vernon City School District. Gas and communications services are available from various providers.

Developer's Management Capability

The Developer's management capability was attached as Exhibit E to the Original Petition.

Anticipated Charge Revenue

The following chart describes charge revenue that is anticipated to be collected by the Authority from owners of real property within the Additional Property (Arista Villas Development Site):

[Attached]

**MOUNT VERNON NEW COMMUNITY AUTHORITY
ARISTA VILLAS
DRAFT REVENUE STUDY**

SUMMARY OF RESULTS

Schedule II-B: Total Projected NCA Revenues

Tax Year	Collection Year	City NCA Charges (2 Mills)	Assigned NCA Charges (8 Mills)	Total NCA Charges (10 Mills)
2024	2025	\$0	\$0	\$0
2025	2026	\$0	\$0	\$0
2026	2027	\$0	\$0	\$0
2027	2028	\$0	\$0	\$0
2028	2029	\$4,463	\$17,850	\$22,313
2029	2030	\$10,241	\$40,966	\$51,207
2030	2031	\$16,386	\$65,545	\$81,932
2031	2032	\$22,759	\$91,035	\$113,794
2032	2033	\$23,214	\$92,856	\$116,070
2033	2034	\$23,214	\$92,856	\$116,070
2034	2035	\$23,214	\$92,856	\$116,070
2035	2036	\$23,678	\$94,713	\$118,391
2036	2037	\$23,678	\$94,713	\$118,391
2037	2038	\$23,678	\$94,713	\$118,391
2038	2039	\$24,152	\$96,607	\$120,759
2039	2040	\$24,152	\$96,607	\$120,759
2040	2041	\$24,152	\$96,607	\$120,759
2041	2042	\$24,635	\$98,539	\$123,174
2042	2043	\$24,635	\$98,539	\$123,174
2043	2044	\$24,635	\$98,539	\$123,174
2044	2045	\$25,127	\$100,510	\$125,637
2045	2046	\$25,127	\$100,510	\$125,637
2046	2047	\$25,127	\$100,510	\$125,637
2047	2048	\$25,630	\$102,520	\$128,150
2048	2049	\$25,630	\$102,520	\$128,150
2049	2050	\$25,630	\$102,520	\$128,150
2050	2051	\$26,143	\$104,571	\$130,713
2051	2052	\$26,143	\$104,571	\$130,713
2052	2053	\$26,143	\$104,571	\$130,713
2053	2054	\$26,666	\$106,662	\$133,328
2054	2055	\$26,666	\$106,662	\$133,328
2055	2056	\$26,666	\$106,662	\$133,328
2056	2057	\$27,199	\$108,795	\$135,994
2057	2058	\$27,199	\$108,795	\$135,994
Total		\$705,980	\$2,823,919	\$3,529,899

EXHIBIT H

Environmental Compliance

The attached environmental study relates to the Additional Property (Arista Villas Development Site) and is included as evidence of the Developer's commitment to comply with all applicable environmental laws and regulations with respect to the Project. In addition, the Property Owner agrees to comply with all applicable environmental laws and regulations with respect to the Project.

[Attached]

**The Phase I Environmental Assessment provided by the
Property Owner to the City is omitted from this
abbreviated copy of this Application**



Mount Vernon

**City Council
City of Mount Vernon
Mount Vernon, OH 43050**

SCHEDULED

Meeting: 6/22/2026 7:30 PM
Dept: Land Use & Development
Jacklin, Keener
Category: Contract
Prepared By: Zac Sherman
Initiator: Darby Dooley

Ordinance 2026-26

AN ORDINANCE ESTABLISHING TWO INCENTIVE DISTRICTS AND DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE INCENTIVE DISTRICTS TO BE A PUBLIC PURPOSE, AND EXEMPT FROM REAL PROPERTY TAXATION; IDENTIFYING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, OR IN THE PROCESS OF BEING MADE, THAT WILL BENEFIT OR SERVE THE PARCELS IN THE INCENTIVE DISTRICTS; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TAX INCREMENT FINANCING AGREEMENT WITH ARISTA VILLAS MOUNT VERNON, LLC AND OTHER AGREEMENTS AND APPROVING RELATED MATTERS AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code (“R.C.”) Sections 5709.40, 5709.42, 5709.43, 5709.82 and 5709.83 (the “TIF Statute”) provide that this City Council (the “Council”) of the City of Mount Vernon, Knox County, Ohio (the “City”) may, under certain circumstances, authorize one or more incentive districts within the City, and declare the Improvements (as defined below) to real property located within those incentive districts, to be a public purpose, exempt a percentage of such Improvements from real property taxation, identify certain public infrastructure improvements made, to be made, or in the process of being made, that will benefit or serve that real property, identify one or more specific projects being, or to be, undertaken in the incentive districts that place additional demand on the designated public infrastructure improvements, provide for payments in lieu of real property taxes by the owners of the real property, and establish a public improvement tax increment equivalent fund and accounts and subaccounts therein; and

WHEREAS, the real property comprising each of the Incentive Districts, defined below and described on Exhibit A attached hereto and incorporated herein (the “Property” with each parcel comprising the Property being referred to individually as a “Parcel”) is located within the City and is (i) not more than three hundred (300) total acres in size, (ii) enclosed by a continuous boundary, and (iii) not currently subject to another real property tax exemption authorized pursuant to R.C. Section 5709.40(B) nor included within an existing incentive district established under R.C. Section 5709.40(C); and

WHEREAS, Arista Villas Mount Vernon, LLC (the “Developer”) intends to construct or cause to be constructed what is currently anticipated to include one hundred (100) single-family homes and appurtenances related thereto to be conveyed to future owners in fee simple (the “Project”) upon the Property, all as further described pursuant to that certain Development Agreement executed between the City and the Developer on [_____, 2026] and approved by this Council pursuant to Ordinance [_____] on [_____, 2026]; and

WHEREAS, the public infrastructure improvements described by Exhibit B attached hereto and incorporated herein (the “Public Infrastructure Improvements”) will benefit or serve the Parcels comprising each of the Incentive Districts, and as required by R.C. Section 5709.40(C)(3)(a), this Council has determined that the Project will place additional demand on the Public Infrastructure Improvements to be located at the Property and within each of the Incentive Districts; and

WHEREAS, as required by R.C. Section 5709.40(A)(5)(f), this Council has approved a written Economic Development Plan (the “Plan”) for each of the Incentive Districts and delineated an “overlay” (as defined by R.C. Section 5709.40(A)(6)) upon a map of the proposed Incentive Districts pursuant to its adoption of Resolution [] on [], 2026]; and

WHEREAS, as required by R.C. Section 5709.40(A)(5)(f), the Engineer for the City has certified, effective [], 2026], that the public infrastructure serving each of the Incentive Districts is inadequate to meet the development needs of the Incentive Districts, all as further evidenced by the Plan; and

WHEREAS, pursuant to R.C. Section 5709.40(C)(2)(a), the City held a public hearing on [], 2026], which such hearing occurred not later than thirty (30) days prior to the date on which this Council considered adoption of this Ordinance, notice of the public hearing was sent by first-class mail to each owner of each Parcel to be located within the boundaries of the proposed Incentive Districts not later than thirty (30) days prior to the public hearing, and this Council has not received any written request for any Parcel to be excluded from inclusion in any Incentive District from any owner pursuant to R.C. Section 5709.40(C)(2)(a); and

WHEREAS, this Council has determined that it is in the best interest of the City to establish [two (2)] Incentive Districts (each an individual “Incentive District” and collectively, the “Incentive Districts”) inclusive of the Property, declare the Improvements to the Property to be a public purpose, and to exempt a percentage of such Improvements from real property taxation as provided in this Ordinance; and

WHEREAS, pursuant to the TIF Statute, the boundaries of the Incentive Districts are coextensive with the boundaries of, and will include only, the respective portions of one or more Parcels comprising the Property, as specifically identified and depicted by Exhibit A attached hereto and incorporated herein; and

WHEREAS, under R.C. Section 5709.42, this Council has determined to require the owner or owners of each Parcel comprising the Property within each Incentive District, together with their successors and assigns (each an “Owner”, and collectively the “Owners”), to make service payments in lieu of real property taxes on the portion of the Improvements exempted from real property taxation pursuant to this Ordinance; and

WHEREAS, under R.C. Section 5709.43, this Council has determined to establish a municipal public improvement tax increment equivalent fund for the deposit of service payments in lieu of real property taxes (the “Arista Villas Incentive District TIF Fund”); and

WHEREAS, this Council desires that the Treasurer of Knox County, Ohio (the “County Treasurer”) forward service payments in lieu of real property taxes in the manner prescribed by Section 4 of this Ordinance, all in accordance with R.C. Sections 5709.42 and 5709.43; and

WHEREAS, it is the intention of this Council to pay to the Mount Vernon City School District and the Knox County Career Center (the “School Districts”) certain compensation payments in the amount of the real property taxes that would have been payable to each of the School Districts if the Improvements had not been exempted from real property taxation pursuant to this Ordinance; and

WHEREAS, the City sent notice of this Council’s intention to exempt the Improvements from real property taxation to the Boards of Education of each School District in accordance with R.C. Sections 5709.40(D) and 5709.83 and hereby ratifies the giving of such notice by the City; and

WHEREAS, the City desires that the Public Infrastructure Improvements be constructed in conjunction with the Project and desires to enter into the tax increment financing agreement (the “TIF Agreement”) substantially in the form attached hereto as Exhibit C and incorporated herein, including as may be amended from time to time, all in order to set forth the manner in which the costs of the Public Infrastructure Improvements shall be paid; and

WHEREAS, the City has provided a forty-five (45) business day notice to the Board of Commissioners of Knox County, Ohio (the “County”) pursuant to R.C. Section 5709.40(E) prior to taking formal action to adopt this Ordinance and has determined to pay to the County, if applicable, certain compensation payments pursuant to R.C. Section 5709.40(E) either pursuant to one or more County Compensation Agreements (as defined herein) or the compensation payments that would be otherwise due to the County pursuant to R.C. Section 5709.40(E).

NOW, THEREFORE, Be It Ordained by the Council of the City of Mount Vernon, Ohio that:

SECTION I.

This Council hereby establishes each of the following Incentive Districts: Arista Villas Incentive District No. 1 and Arista Villas Incentive District No. 2. Each Incentive District consists of a portion of one or more Parcels comprising the Property. The boundaries of each Incentive District are depicted on Exhibit A hereto and incorporated herein.

Pursuant to R.C. Section 5709.40(C), this Council finds and determines that it is in the best interest of the City to declare the increase in the assessed value of each Parcel comprising the Property within each Incentive District after the effective date of this Ordinance (the “Improvements”) to be a public purpose and to authorize an exemption from real property taxation equal to one hundred percent (100%) of such Improvements (the “TIF Exemptions”). The TIF Exemption shall commence with respect to each Incentive District on the earlier of (i) the first tax year following the effective date of this Ordinance for which

Improvements attributable to the construction of one or more structures totaling at least two million five hundred thousand dollars (\$2,500,000.00) in true value first appear on the tax list and duplicate of real and public utility property within the boundaries of the individual Incentive District or (ii) tax year 2035 (the “Commencement Date”). The TIF Exemption shall end, with respect to each Incentive District, on the earlier of (i) thirty (30) years after the Commencement Date or (ii) the date on which the Public Infrastructure Improvements are paid in full and the City can no longer require Service Payments from the Owners, all in accordance with the requirements of the TIF Statute.

The Public Infrastructure Improvements described in Exhibit B hereto, made, to be made, or in the process of being made, are hereby designated as public infrastructure improvements that benefit or serve, or that will benefit or serve, the Incentive Districts. As required by R.C. Section 5709.40(C)(3)(a), this Council hereby determines that the Project will place additional demand on the Public Infrastructure Improvements to be located at the Property and within each of the Incentive Districts.

SECTION II.

Pursuant to R.C. Section 5709.42, this Council directs and requires each Owner of each Parcel comprising the Property included within each Incentive District to make annual service payments in lieu of real property taxes with respect to the Improvements allocable to each Parcel to the County Treasurer on or before the final dates for payment of real property taxes. Service payments in lieu of real property taxes, including any penalties and interest at the then current rate established under R.C. Sections 323.121 and R.C. 5703.47, will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements if they were not subject to the TIF Exemptions authorized by this Ordinance. Such service payments in lieu of taxes, penalties, and interest, and any other payments with respect to Improvements that are received by the County Treasurer in connection with the reduction required by R.C. Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions, as the same may be amended from time to time (the “Property Tax Rollback Payments,” and together with the service payments in lieu of real property taxes, penalties, and interest described above, the “Service Payments”), will be allocated and distributed in accordance with Section 4 of this Ordinance.

SECTION III.

This Council hereby establishes, pursuant to and in accordance with the provisions of the TIF Statute, the Arista Villas Incentive District TIF Fund into which the City shall deposit all Service Payments collected with respect to the Property and received from the County Treasurer. Within the Arista Villas Incentive District TIF Fund, the Fiscal Officer of the City is hereby authorized to establish one or more accounts or sub-accounts associated with the applicable Incentive District, as may be required from

time to time in the sole discretion of the Fiscal Officer, including the following separate sub-accounts:

1. Arista Villas Incentive District No. 1 TIF Fund Sub-Account; and
2. Arista Villas Incentive District No. 2 TIF Fund Sub-Account

The City, in its sole discretion, may utilize Service Payments deposited into the Arista Villas Incentive District TIF Fund and its associated accounts and sub-accounts for the purposes authorized by the TIF Statute, this Ordinance, and other generally applicable Ohio law, including, but not limited to, paying costs of the Public Infrastructure Improvements in a manner consistent with the TIF Agreement and, if applicable, one or more County Compensation Agreements. The Arista Villas Incentive District TIF Fund shall exist so long as Service Payments are collected and used for the purposes described above, after which the Arista Villas Incentive District TIF Fund and its associated accounts and sub-accounts are to be dissolved and any surplus funds remaining in the Arista Villas Incentive District TIF Fund shall be transferred to the City's general fund, all as set forth under R.C. Section 5709.43.

SECTION IV.

At the same time and in the same manner as real property tax distributions, the City requests that the County Treasurer distribute the Service Payments applicable to each Incentive District as follows:

FIRST, to the appropriate taxing authorities the portion of the Service Payments that represent payments required under R.C. 5709.40(F), as required by the County Treasurer pursuant to R.C. Section 5709.43(C); and

SECOND, to each of the School Districts the amount of the real property taxes that would have been payable to each of the School Districts if the Improvements had not been exempted from taxation pursuant to this Ordinance; and

THIRD, the remainder to the City for deposit into the Arista Villas Incentive District TIF Fund.

The City shall then use the Service Payments for the following purposes, as identified and approved by the City from time to time:

FIRST, to the City on the date which is 30 business days after each semi-annual date on which the County Auditor settles real property taxes with the City (each, a "Payment Date") to reimburse the City's reasonable legal fees and administrative costs associated with administering the TIF Exemptions and carrying out its ongoing obligations under the TIF Agreement (the "City's Administrative Costs"), including without limitation any payment

to third party administrators assisting the City in its administration of the tax increment financing program created by this Ordinance;

SECOND, to the Developer, to reimburse the Developer for all remaining costs associated with the Public Infrastructure Improvements constructed by, or on behalf of, the Developer until the Developer's expenses have been reimbursed in full (the "Developer Reimbursement Amount"), all on the terms and conditions further provided in and described by the TIF Agreement; and

THIRD, payment of the costs of any Public Infrastructure Improvements defined by R.C. Section 5709.40(A)(8) and selected in the sole discretion of the City, made, to be made, or in the process of being made that will benefit or serve the Parcels of the Property included within the Incentive Districts, all as authorized under Ohio Revised Code Section 5709.40 and more particularly defined by Exhibit B attached hereto and incorporated herein, and

FOURTH, for any other lawful purpose pursuant to this Ordinance, the TIF Statute, its related laws and rules, and other generally applicable Ohio law.

SECTION V.

This Council hereby approves (i) the TIF Agreement to be executed by and among the City and the Developer, in substantially the form attached hereto as Exhibit C and incorporated herein and (ii) one or more County Compensation Agreements, if applicable, to be executed between the City and the County pursuant to R.C. Section 5709.40(E)(2). The Mayor and the Fiscal Officer, together with their designees, are hereby authorized to execute and deliver the TIF Agreement and, if applicable, the one or more County Compensation Agreements authorized by this Ordinance, together with such changes as are not inconsistent with this Ordinance and as are not materially adverse to the City as may be approved by the Mayor, which such approval shall be evidenced conclusively by the execution of the TIF Agreement and the County Compensation Agreements authorized by this Ordinance by the Mayor and the Fiscal Officer. The Mayor and the Fiscal Officer, together with their designees, are authorized and directed to sign any other agreement, document, instrument, amendment, or certificate and to take such actions as are necessary or appropriate to consummate or implement the transactions described in or contemplated by this Ordinance, the TIF Agreement, and, if applicable, the County Compensation Agreements.

SECTION VI.

This Council further authorizes and directs the Mayor and the Fiscal Officer, or their designees, and other appropriate officers of the City to: (i) make such arrangements as are necessary and proper for the collection of Service Payments from the Owners of any of the Parcels comprising the

Property and included within any of the Incentive Districts, (ii) facilitate the payment of the Service Payments from the County Treasurer to the City for deposit into the Arista Villas Incentive District TIF Fund, (iii) prepare and sign all agreements, documents, instruments, amendments, or certificates as may be necessary to implement this Ordinance from time to time, including, but not limited to, any applications for real property tax exemption and remission (Form DTE-24) that may be required with respect to each Incentive District; and (iv) take all other actions as may be appropriate to implement this Ordinance.

For the avoidance of doubt, R.C. Section 5709.911 shall govern the priority status of the TIF Exemptions authorized pursuant to this Ordinance. Pursuant to R.C. 5709.40(C), 5709.911, and the TIF Agreement, the City may apply for the TIF Exemptions authorized pursuant to this Ordinance.

SECTION VII.

Pursuant to R.C. Section 5709.40(I), the Mayor and the Fiscal Officer, together with their designees, are authorized and directed to deliver a copy of this Ordinance to the Director of the Ohio Department of Development (“ODOD”) within fifteen (15) days of its adoption. On or before March 31st of each year that a TIF Exemption authorized pursuant to this Ordinance remains in effect, the Mayor and the Fiscal Officer, together with their designees, are authorized to prepare and submit the status report required under R.C. Section 5709.40(I) to the Director of ODOD.

SECTION VIII.

In accordance with R.C. Section 5709.832, this Council hereby determines that no entity doing business upon any Parcel or any portion of any Parcel comprising the Property and included within any Incentive District shall deny any individual employment based on considerations of race, religion, sex, disability, color, national origin, or ancestry.

SECTION IX.

The City acknowledges that it has created, or has joined, an applicable Tax Incentive Review Council (the “TIRC”) with the membership of the TIRC constituted in accordance with R.C. Section 5709.85. The TIRC shall, in accordance with R.C. Section 5709.85, annually review all TIF Exemptions resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before the TIRC, all in accordance with R.C. Section 5709.85.

SECTION X.

This Council finds and determines that all formal actions of this Council and any of its committees 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 any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including R.C. Section 121.22.

SECTION XI.

That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, property, health, and safety in the City, and to specifically allow for the timely development of the Project at the Property, it shall take effect immediately upon its adoption.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor

EXHIBIT A

Description of Parcels

The parcels to be included within the Arista Villas Incentive Districts pursuant to the TIF Ordinance include those parcels of real property identified by the County Auditor of Knox County, Ohio as having the Permanent Parcel Identification Number 66-07961.000, as such parcels may be further sub-divided, combined, re-combined, re-numbered, or re-platted from time to time.

For ease of reference, the following maps of the parcels to be included within the Arista Villas Incentive Districts are provided below with the relevant portion of the parcels comprising the real property outlined in red as well as the respective overlays associated with the Arista Villas Incentive Districts.

The real property located within the Arista Villas Incentive Districts is estimated to include 39.92 acres of real property.

[See Attached]

Description of Incentive Districts

It is presently expected that the Developer will complete the Project in a series of one or more phases and sub-phases. Each of the Incentive Districts is composed of the portion of the Parcels comprising the Property, as follows:

[See Attached]

Arista Villas Incentive District 1

The Arista Villas Incentive District 1 is composed of the following Parcels of the Property that are, or will be, located within the area labeled Phase 1, below:

Arista Villas Incentive District 2

The Arista Villas Incentive District 2 is composed of the following Parcels of the Property that are, or will be, located within the area labeled Phase 2, below:

EXHIBIT B

Public Infrastructure Improvements

The Public Infrastructure Improvements consist generally of acquiring and constructing the Public Infrastructure Improvements described below in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law, including, but not limited to, the following:

- Any costs of the Public Infrastructure Improvements identified by, and on the terms of, the TIF Agreement attached hereto as Exhibit C and incorporated herein.
- Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing, or changing of, as well as the continued maintenance of, the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), traffic calming devices, sidewalks, bikeways, medians, and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto; and
- Construction, reconstruction, or installation of, as well as the continued maintenance of, public utility improvements (including any underground publicly owned utilities), storm and sanitary sewers (including necessary site grading therefor), water and fire protection systems, and all other appurtenances thereto; and
- Construction, reconstruction, or installation of publicly owned gas, electric, and communication service facilities, and all other appurtenances thereto; and
- Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, and all other appurtenances thereto; and
- Construction or installation of streetscape and landscape improvements including trees and shrubs, landscaping mounds and fencing, tree grates, planting beds, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, and all other appurtenances thereto; and
- Construction of one or more public parking facilities, including public surface parking and public parking structures and related improvements, and all other appurtenances thereto; and
- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes; and

- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements; and
- Any ongoing administrative expenses relating to the Public Infrastructure Improvements as well as maintaining the Service Payments in the Arista Villas Incentive District TIF Fund, including, but not limited to, engineering, architectural, legal, and other consulting and professional services; and
- All inspection fees and other governmental fees related to the foregoing; and
- Any and all other costs of the Public Infrastructure Improvements, as determined by the City in its sole discretion and in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law.

The Public Infrastructure Improvements specifically include the costs of financing the Public Infrastructure Improvements, including the items of “costs of permanent improvements” set forth in Ohio Revised Code Section 133.15(B), and incurred with respect to the Public Infrastructure Improvements. “Costs” specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements and the debt service on any bonds or other obligations issued to finance the Public Infrastructure Improvements (including fees and administrative expenses of, and reserve funds necessary to pay or service any bonds or other obligations) (the “Debt Service”), all as determined by the City in its sole discretion and in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law.

EXHIBIT C

Form of TIF Agreement

[See Attached]



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Ordinance 2026-27

Meeting: 7/13/2026 7:30 PM
Dept: Parks & Recreation
Hager, Jacklin
Category: Contract
Prepared By: Rob Broeren
Initiator: Tanner Salyers

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A CREMATION
SCATTERING GARDEN WITHIN MOUND VIEW CEMETERY; AUTHORIZING THE FINAL
DISPOSITION OF CERTAIN INDIGENT CREMATED REMAINS THEREIN; AND
ESTABLISHING PROCEDURES FOR THE CARE AND DISPOSITION OF SUCH REMAINS.**

WHEREAS, Ohio Revised Code § 1721.21 authorizes cemetery authorities to establish and maintain scattering grounds or gardens for the dignified disposition of cremated remains; and

WHEREAS, Ohio Revised Code § 4717.27 recognizes scattering within a cemetery scattering garden as a lawful method of final disposition of cremated remains; and

WHEREAS, Ohio Revised Code § 9.15 requires municipalities to provide for the disposition of indigent or otherwise unclaimed deceased persons when required by law but does not require that cremated remains be individually interred following cremation; and

WHEREAS, The City of Mount Vernon owns and operates Mound View Cemetery and desires to establish a dedicated scattering ground for the dignified, permanent, and respectful disposition of cremated remains; and

WHEREAS, City Council finds that establishing a scattering garden will provide a lawful, respectful, and fiscally responsible method of final disposition for indigent cremated remains while preserving cemetery space and ensuring an opportunity for family members to claim the remains prior to final disposition.

NOW, THEREFORE, Be It Ordained by the Council of the City of Mount Vernon, Ohio that:

SECTION 1: Establishment of Scattering Garden. A cremation scattering garden is hereby established within Mound View Cemetery pursuant to Ohio Revised Code § 1721.21. The Safety-Service Director shall designate the location of the scattering garden.

SECTION 2: Purpose. The scattering garden shall serve as a permanent location for the dignified final disposition of cremated human remains in accordance with Ohio law. The scattering garden may be utilized for:

1. Persons whose cremated remains are authorized for scattering by the individual legally entitled to control disposition under Ohio law;
2. Persons whose cremated remains are lawfully entrusted to the City for final disposition;

3. Indigent persons whose cremation and disposition are provided at public expense pursuant to Ohio Revised Code § 9.15; and
4. Any other lawful disposition authorized by the City's Safety-Service Director.

SECTION 3: Disposition of Indigent Cremated Remains When the City has lawfully cremated an indigent or otherwise unclaimed decedent pursuant to Ohio Revised Code § 9.15, the cremated remains shall be retained by the City for a period of not less than ninety (90) days following cremation before any final disposition by scattering. During this ninety-day period, any person legally authorized to control the disposition of the decedent's remains may claim the cremated remains upon:

1. Providing satisfactory proof of identity and legal authority to receive the remains; and
2. Reimbursing the City for its actual costs incurred in connection with the cremation and disposition of the decedent, to the extent permitted by law.

If no legally authorized person claims the cremated remains within ninety (90) days, the City may provide final disposition by scattering the cremated remains within the Mound View Cemetery scattering garden. Such scattering shall constitute the City's complete and final disposition of the cremated remains unless otherwise required by law. Nothing in this Ordinance shall require the City to purchase or provide an individual burial lot, grave, niche, urn vault, or other place of interment when lawful scattering has been selected as the method of final disposition.

SECTION 4: Dignified Disposition. All scattering conducted pursuant to this Ordinance shall be performed in a respectful and dignified manner consistent with Ohio Revised Code § 4717.27 and the rules and regulations governing Mound View Cemetery. Scattering of indigent cremated remains may occur individually or as part of a scheduled communal memorial service conducted periodically by the City.

SECTION 5: Permanent Records and Memorialization. The City of Mount Vernon's Department of Public Works shall maintain a permanent record identifying every individual whose cremated remains are scattered within the scattering garden. Such record shall include, when known:

- Name of the decedent;
- Age;
- Date of death;
- Date of cremation;
- Date of scattering; and
- Any additional identifying information deemed appropriate by the City.

The City may establish and maintain a common memorial monument, memorial wall, or memorial register recognizing those individuals whose remains have been scattered. Nothing herein shall require the installation of individual monuments or grave markers.

SECTION 6: Administration. The Safety-Service Director is authorized to adopt reasonable administrative rules governing:

- Eligibility for use of the scattering garden;
- Scheduling of scattering ceremonies;
- Maintenance and preservation of the area;
- Memorialization;
- Access by the public;
- Recordkeeping; and
- Other matters necessary for the orderly administration of the scattering garden.

SECTION 7: Fees. The Board of Control shall establish fees for use of the scattering garden by persons other than indigent descendants whose disposition is provided at public expense.

No fee shall be charged to the estate of an indigent decedent for scattering authorized under this Ordinance.

SECTION 8: No Property Interest. Use of the scattering ground shall not create an ownership interest, burial right, easement, or other property interest in any portion of Mound View Cemetery.

SECTION 9: Severability. If any provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 7/27/2026 7:30 PM
Dept: Finance & Budget
Mahan, Severns
Category: Finance
Reviewed By: Rob Broeren
Initiator: Daniel Brinkman

Ordinance 2026-28

AN ORDINANCE AMENDING CERTAIN MUNICIPAL FUNDS AND APPROPRIATION LINES RELATED TO THE CITY'S PUBLIC SAFETY CAPITAL IMPROVEMENT PROGRAM, RENAMING FUND 407, CREATING FUND 409, REALLOCATING MUNICIPAL INCOME TAX DISTRIBUTIONS AND AUTHORIZING CERTAIN TRANSFERS.

WHEREAS, the City of Mount Vernon is proceeding with the construction of a new Mount Vernon Police Station and the planning and future reconstruction of the existing municipal facilities located at 40 Public Square for use as the Mount Vernon Justice Center; and

WHEREAS, City Council finds it appropriate to establish separate accounting funds for these distinct capital improvement projects in order to promote transparency, sound fiscal management, and accurate financial reporting; and

WHEREAS, Council further finds it necessary to amend the allocation of municipal income tax revenues and authorize appropriate fund transfers to properly account for bond proceeds and related revenues associated with these projects.

NOW, THEREFORE, Be It Ordained by the Council of the City of Mount Vernon, Ohio that:

SECTION 1: Fund 407, currently designated as the Municipal Facilities Improvement Fund, is hereby renamed the New Police Station Capital Improvement Fund. All references in the City's accounting records, financial reports, budgets, and appropriations shall henceforth reflect this new designation.

SECTION 2: The Auditor is hereby authorized and directed to establish within Fund 407 the following additional appropriation line item:

- 407.3600.53111 - Fees and Incidentals

This line shall be utilized for miscellaneous costs, administrative expenses, financing costs, professional fees, and other incidental expenditures related to the planning, financing, design, construction, furnishing, and completion of the Mount Vernon Police Station project.

SECTION 3: There is hereby created a special revenue/capital project fund to be known as:

Fund 409 – Justice Center Capital Improvement Fund

The purpose of Fund 409 shall be to account for all revenues and expenditures associated with the planning, acquisition, design, reconstruction, renovation, furnishing, equipping, and

related improvements to the property located at 40 Public Square, together with the surrounding grounds and appurtenances, for the development of the Mount Vernon Justice Center.

SECTION 4: The Auditor is hereby authorized and directed to establish the following appropriation line items within Fund 409:

- 409.3600.55514 - Facilities Design
- 409.3600.55515 - Facilities Improvements
- 409.3600.55516 - Contract Services
- 409.3600.53111 - Fees and Incidentals

Such line items may be utilized for architectural and engineering services, construction management, professional services, legal services, environmental studies, furnishings, equipment, construction costs, financing costs, contingencies, and all other expenditures reasonably related to the Justice Center project.

SECTION 5: The income tax revenue allocation established for Fund 407 under Ordinance No. 2026-10, presently set at eleven percent (11%), is hereby reduced to zero percent (0%).

Effective upon the effective date of this Ordinance, the eleven percent (11%) municipal income tax allocation previously directed to Fund 407 shall instead be allocated to Fund 301 – Bond Retirement Fund, where such revenues shall be used for the payment of principal, interest, and other lawful debt service obligations associated with the City's capital improvement financing.

All other allocations established by Ordinance No. 2026-10 shall remain unchanged unless specifically modified.

SECTION 6: The City Auditor is hereby authorized and directed to make all accounting entries, transfers, and adjustments necessary to implement the intent of this Ordinance, including but not limited to:

Depositing into Fund 407 – New Police Station Capital Improvement Fund all bond proceeds and other financing revenues received for the construction of the new Mount Vernon Police Station;

Transferring from Fund 407 to Fund 301 – Bond Retirement Fund any municipal income tax revenues deposited into Fund 407 pursuant to Ordinance No. 2026-10 prior to the effective date of this Ordinance, to ensure such revenues are properly accounted for within the Bond Retirement Fund

Making such additional accounting entries as may be necessary to carry out the purposes and intent of this Ordinance.

SECTION 7: This Ordinance shall take effect and be in force at the earliest time permitted by law.

Bruce E. Hawkins, President of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor