AGENDA
ATHENS CITY COUNCIL
MONDAY, OCTOBER 23, 2023
7:00 PM
e-mail: dwalker@ci.athens.oh.us
Streaming is available at www.ci.athens.oh.us/video

COMMITTEE OF THE WHOLE:

- New Community Authority Community Reinvestment Area (CRA)

- New Community Authority Tax Increment Financing (TIF)

FINANCE & PERSONNEL COMMITTEE:

- 2024 Staffing

- Appropriations
  - ($80,000) to WWTP, services line, electricity generation rates increased

- Transfer
  - ($100,000) from Street Fund to Capital Improvements Fund, for West State Street Bus Garage

- Reduce 2023 Year-End Appropriations

TRANSPORTATION COMMITTEE:

- Leafer Truck (purchase)

CITY & SAFETY SERVICES:

- Easements (Stimson Fire Headquarters)

PLANNING & DEVELOPMENT COMMITTEE:

- Environment & Sustainability Commission (amend ACC 3.07.74)

Chris Knisely
President of Council

The City of Athens supports the Americans with Disabilities Act. Requests for reasonable accommodation may be made with the ADA Coordinator in the City Building or by calling 592-3367.

0--23

Introduced by All City Council Members

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF ATHENS, OHIO, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL.

WHEREAS, the City Council of the of the City of Athens, Ohio (the "City"), desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, the City, with the assistance of Community Building Partners, LLC, has conducted a housing survey of the area to be included in the proposed community reinvestment area, as required by Ohio Revised Code Section ("R.C.") 3735.66, a copy of such housing survey is on file, as part of Ordinance 77-23, in the office of the Clerk of Council (the "Clerk") and is incorporated herein by reference; and

WHEREAS, the construction of new structures for commercial, industrial, or residential uses in the proposed community reinvestment area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities within the proposed community reinvestment area; and

WHEREAS, the construction of new commercial, industrial, or residential structures in the proposed community reinvestment area constitutes a public purpose for which real property tax exemptions may be granted; and

WHEREAS, it is necessary to adopt this Ordinance as soon as practicable to provide economic stability, maintain real property values, and to generate new employment opportunities, thereby preserving the public peace, health, and safety of the City and its citizens.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATHENS, OHIO:

SECTION I: The proposed community reinvestment area hereby designated as the "Ridges Community Reinvestment Area" (the "Community Reinvestment Area") constitutes an area in which housing facilities or structures of historical significance are located, and in which new housing construction and repair of existing facilities or structures are discouraged.

SECTION II: Pursuant to R.C. 3735.66, the Community Reinvestment Area is hereby established in the area described in Exhibit A, attached hereto and incorporated herein by reference.

The community reinvestment area exemptions granted for real property within the Community Reinvestment Area shall be consistent with the applicable zoning regulations and Section 3 of this Ordinance.

SECTION III: Within the Community Reinvestment Area, exemptions from real property taxes on the assessed valuation of new structures or the increase in the assessed valuation of existing structures after remodeling as described herein and in R.C. 3735.67 may be granted for each parcel of real property on which a structure is remodeled or constructed to be used for commercial, industrial, or residential purposes. Exemptions granted for commercial and industrial purposes shall be negotiated on a case-by-case basis in advance of the effectiveness of any such tax exemption pursuant to R.C. 3735.671. The results of such negotiation as approved by this Council will be memorialized in writing in a community reinvestment area agreement and in approval legislation in accordance with R.C. 3735.671.

Pursuant to R.C. 3735.67, exemptions granted for the remodeling of a residential structure and upon which the cost of remodeling (i) is at least Two Thousand Five-Hundred Dollars ($2,500.00) if the residential structure is comprised of up to two family units or (ii) is at least Five Thousand Dollars ($5,000.00) if the residential structure is comprised of three family units or more, will be a fifteen (15) year tax exemption for one hundred percent (100%) of the amount by which the remodeling increased the assessed value of the property. Exemptions granted for the construction of a residential structure will be a fifteen (15) year tax exemption for one hundred percent (100%) of the amount by which the construction increased the assessed value of the property.

For the purposes of the Ridges Community Reinvestment Area and pursuant to R.C. 3735.66, the construction or remodeling of any structure composed of a single-family unit, duplexes, triplexes, or multi-family units will be classified as a "residential structure," as long as it complies with all applicable zoning regulations.

SECTION IV: To administer and implement the provisions of this Ordinance, the Service-Safety Director for the City of Athens, or any such person designated by the Service-Safety Director, is designated as the Housing Officer as described in R.C. 3735.65 through 3735.70.

SECTION V: Pursuant to R.C. Section 3735.69, the Athens Community Reinvestment Area Housing Council (the "Housing Council") is hereby created, which Housing Council shall consist of two members appointed by the Mayor of the City, two members appointed by this Council, and one member appointed by the Planning Commission of the City. Terms of the members of the Housing Council shall be for three (3) years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing

Council shall make an annual inspection of the properties within the Community Reinvestment Area for which an exemption has been granted under R.C. 3735.67. The council shall also hear appeals under R.C. 3735.70.

SECTION VI: A Community Reinvestment Area monitoring fund is hereby created to be used exclusively for the purpose of complying with R.C. 3735.672 and for the purposes of performing duties prescribed by R.C. Section 5709.85 by the applicable Tax Incentive Review Council.

SECTION VII: Pursuant to R.C. 5709.85, a Tax Incentive Review Council of Athens, Ohio (the "TIRC") has already been formed. The TIRC shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements within the Community Reinvestment Area under R.C. 3735.671 and make written recommendations to this Council as to continuing, modifying or terminating said agreement based upon the performance of such agreements.

SECTION VIII: The recitals to this Ordinance are hereby incorporated into and shall constitute a part of this Ordinance.

SECTION IX: Upon the adoption of this Ordinance, this Council shall send, by certified mail, one copy of the Ordinance and a map of the Community Reinvestment Area in sufficient detail to denote the specific boundaries of the area, to the Director of the Ohio Department of Development.

The Ordinance shall be published in a newspaper of general circulation in the City of Athens once a week for two consecutive weeks, or as provided in R.C. 7.16, immediately following its adoption.

SECTION X: The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including R.C. 121.22.

SECTION XI: This Ordinance shall be in full force and effect at the earliest moment permitted by law upon its passage and approval by the Mayor.

Christine Knisely
President of Council

ATTEST:

APPROVED:

Debra Walker, Clerk of Council

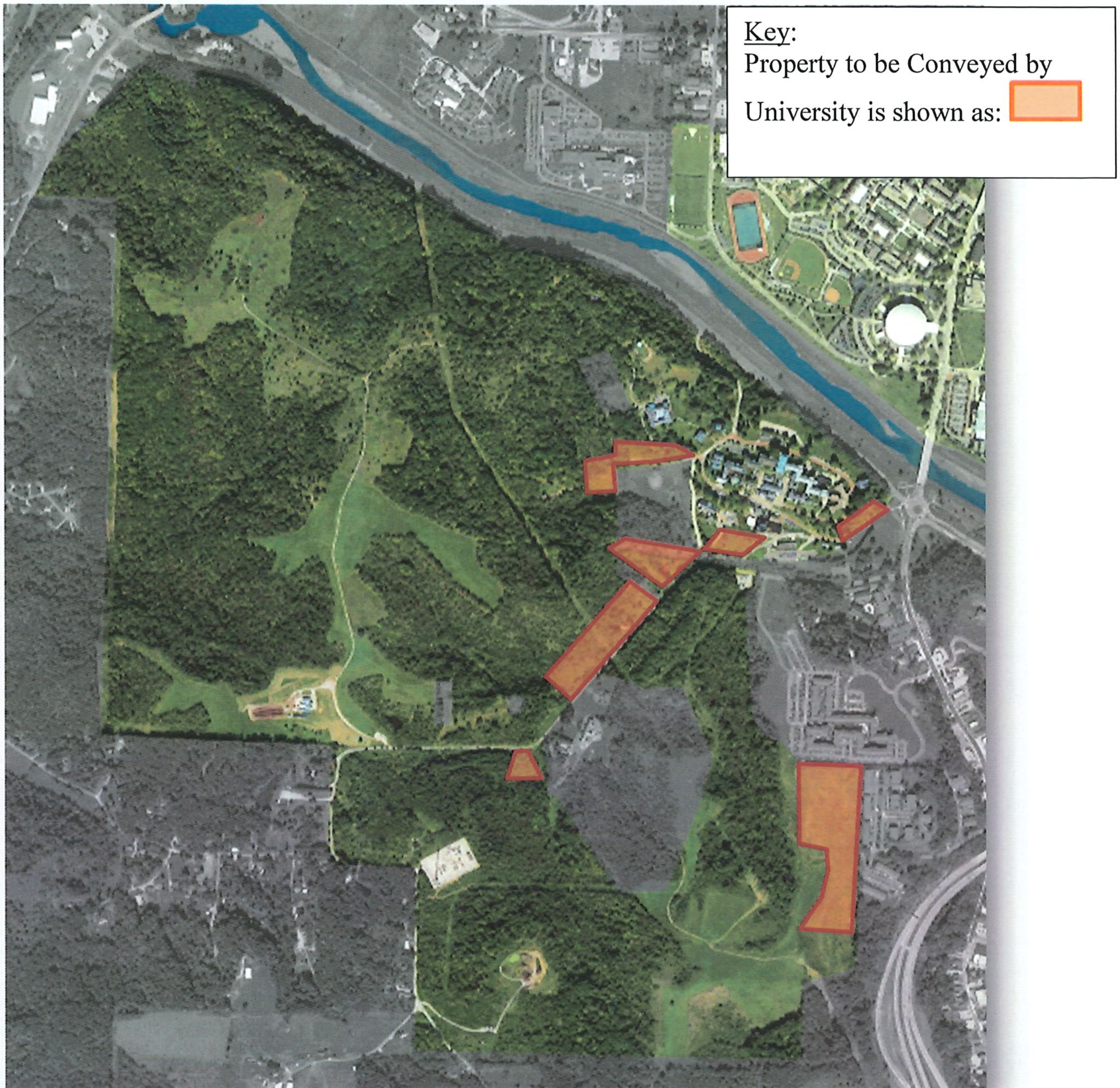
Steve Patterson, Mayor

EXHIBIT A

DESCRIPTION OF THE
RIDGES COMMUNITY REINVESTMENT AREA

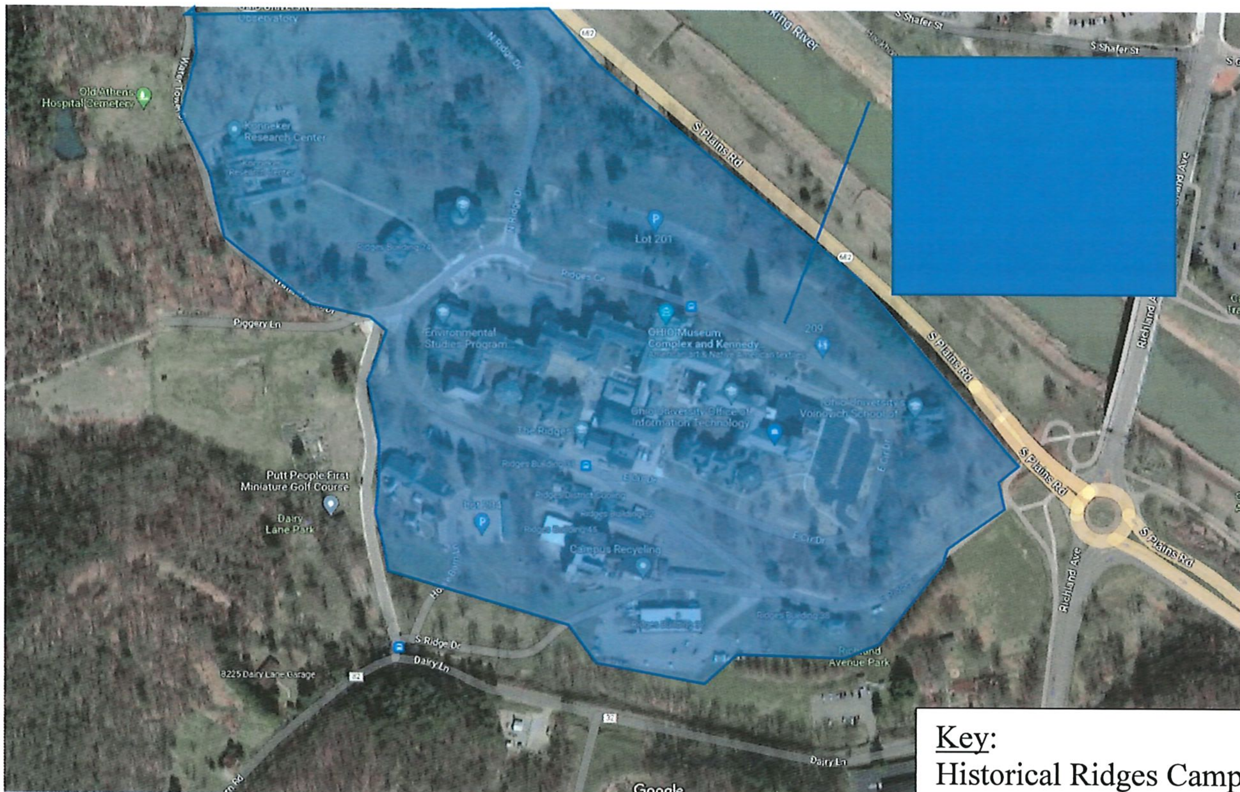
The Ridges Community Reinvestment Area is comprised of the three areas depicted in this Exhibit A, “Property to be Conveyed by University”, “Property to be Conveyed by City”, and the “Historical Ridges Campus”. The Ridges Community Reinvestment Area appears as outlined below in this Exhibit A on real property comprising approximately 87+/- acres located within the City of Athens. The area outlined in orange consists of the “Property to be Conveyed by University”. The area outlined in blue consists of the “Historical Ridges Campus”. The area outlined in hash-marked yellow consists of the “Property to be Conveyed by City”. The Ridges Community Reinvestment Area is comprised of all or portions of the ten (10) parcels depicted on pages A-2 and A-5 and currently listed as Athens County Tax Parcels: A029050100100, A029050100200, A029050100400, A029050100800, A029050100900, A029050101200, A029050101300, A029050101400, A029050101500, and A029050103000.

A-2



A-3

18956652v1



Key:
Historical Ridges Campus area is shown as:

A-4

18956652v1

The three regions in yellow designated by the hash marks denote the portions of the legal parcels that consist of the area "Property to be Conveyed by City."

ORDINANCE NO. [___]-23

Introduced by All City Council Members

AN ORDINANCE DECLARING THE IMPROVEMENTS TO CERTAIN REAL PROPERTY LOCATED IN THE CITY OF ATHENS, ATHENS COUNTY, OHIO TO BE A PUBLIC PURPOSE; DECLARING SUCH IMPROVEMENTS TO BE EXEMPT FROM REAL PROPERTY TAXATION PURSUANT TO OHIO REVISED CODE SECTION 5709.40(B); REQUIRING THE OWNERS THEREOF TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL DIRECTLY BENEFIT THE REAL PROPERTY; AND ESTABLISHING A PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SERVICE PAYMENTS, TOGETHER WITH RELATED AUTHORIZATIONS.

WHEREAS, the City of Athens, Ohio (the "City") in coordination with Community Building Partners LLC, and its affiliates and assigns (the "Developer"), has prepared a strategy to foster the development and redevelopment of certain real property located within the City and the Ridges New Community Authority new community district for various residential and commercial uses (the "Ridges Property"), all in an effort to contribute to the positive economic development of the Ridges Property, to enlarge and create a taxable property tax base underlying the Ridges Property, and to stimulate collateral development within the Ridges Property and the City; and,

WHEREAS, the Developer plans to contribute to the economic development of the City by developing and redeveloping a mixed-use development on the Ridges Property which plans include senior housing, artisan live-work units, commercial properties, owner-occupied business properties, and renewable energy resources, together with site improvements and appurtenances related thereto (the "Development"), all as described in the Petition to form the Ridges New Community Authority that was submitted by the Developer and approved by this Council via Ordinance No. 77-23, adopted on June 15, 2023, and as may be further described and defined pursuant to one or more development agreements that may be executed between the City and the Developer, along with such other agreements as may be required from time to time; and,

WHEREAS, the Ridges Property, the real property upon which the Development will be constructed, shall constitute the real property comprising the TIF Site (the "TIF Site" with each parcel comprising the TIF Site, whether as presently appearing on the Athens County tax duplicates or as appearing on future tax duplicates due to subsequent subdivisions, combinations, re-combinations, or re-numberings, being referred to individually as a "Parcel"), as is more fully depicted and described in **EXHIBIT A**, attached hereto and incorporated herein by reference; and,

WHEREAS, this Council has determined that it is necessary, appropriate and in the best interests of the City to utilize Division (B) of Ohio Revised Code Section ("R.C.") 5709.40, along with R.C. 5709.42, 5709.43, and any other related provisions (collectively, the "TIF Act") in order to: (i) authorize municipal tax increment financing to declare the Improvement (as defined herein) of any Parcel comprising the TIF Site to be a public purpose exempt from real property taxation, (ii) require annual service payments in lieu of real property taxes with respect to the Parcels comprising the TIF Site, pursuant to R.C. 5709.42, (iii) establish a public improvement tax increment equivalent fund into which such service payments shall be deposited, and (iv) provide a mechanism to facilitate and finance the construction of the public infrastructure improvements that will directly benefit the Parcels comprising the TIF Site, as described on **EXHIBIT B** attached hereto and incorporated herein by reference (the "Public Infrastructure Improvements"); and,

WHEREAS, the TIF Act provides for the use of municipal tax increment financing to pay the costs of Public Infrastructure Improvements, which costs may include, without limitation: (i) the payment for or reimbursement of costs of the Public Infrastructure Improvements incurred by the Developer, the City, the Ridges New Community Authority, or any other public or private party in cooperation with the City, and (ii) payment of debt service, required reserves, and administrative expenses on, and other expenses relating to the issuance of, any bonds, notes, or other obligations issued to finance the Public Infrastructure Improvements (collectively, the "Debt Service"); and,

WHEREAS, it is the intention of this Council to pay to the Athens City School District (the "Athens City Schools") and the Tri-County Career Center (the "Tri-County" and together with the Athens City Schools, the "School Districts") certain compensation payments to compensate the School Districts in the amount of the taxes that would have been payable (as defined herein) to the School Districts but for this Council's authorization of this Ordinance and the TIF Exemption (as defined herein); accordingly, certain compensation payments shall be paid to the School Districts as provided in this Ordinance, which provides that Tri-County shall receive compensation at the same rate and under the same terms received by the Athens City Schools; and,

WHEREAS, because this Ordinance provides that the School Districts shall receive compensation in the amount of the taxes that would have been payable to the School Districts but for this Council's authorization of this Ordinance and the TIF Exemption, notice of this proposed Ordinance was delivered to each of the School Districts at least fourteen (14) days prior to the day on which this Council intended to adopt this Ordinance, pursuant to R.C. 5709.40(D)(5) and 5709.83; and,

WHEREAS, pursuant to the compensation provided to the School Districts by the terms of this Ordinance, the percentage of the Improvement (as defined herein) that may be exempted from taxation may exceed seventy-five percent (75%) and the TIF Exemption may be authorized for up to thirty (30) years without the approval of the Board of Education of the Athens City Schools, all pursuant to R.C. 5709.40(D)(1); and,

WHEREAS, the City desires to grant a one hundred percent (100%) exemption from real property taxation for a period of thirty (30) years (the "TIF Exemption") for each Improvement to the TIF Site; and,

WHEREAS, by separate Ordinance (the "CRA Creation Ordinance") and pursuant to R.C. 3735.65 and 3735.66, this Council intends to designate a Community Reinvestment Area that is coterminous with the boundaries of the TIF Site to further encourage the positive economic development and redevelopment of the Ridges Property;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATHENS, STATE OF OHIO:

SECTION I: Authorization of TIF Exemption. Pursuant to and in accordance with the provisions of R.C. 5709.40(B), this Council hereby finds and determines that one hundred percent (100%) of the increase in the assessed value of each Parcel comprising the TIF Site that first appears on the tax list and duplicate of real and public utility property subsequent to the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the "Improvement" or "Improvements," as defined in R.C. 5709.40(A)(4)) is declared to be a public purpose. Pursuant to and in accordance with the TIF Act, the Improvement with respect to each Parcel shall be exempt from real property taxation (the "TIF Exemption") for a period commencing for each Parcel in the tax year in which the Athens County Auditor determines that there is an Improvement caused by any "Project" as such term is defined in R.C. 5709.40(A)(7) on that Parcel within the TIF Site (the "Commencement Date"); and ending, for each Parcel included within the TIF Site, on the date that is the earlier of (a) thirty (30) years after the Commencement Date, or (b) the date on which the City can no longer require service payments in lieu of taxes, either by law, or because the costs of all Public Infrastructure Improvements are paid for, in accordance with the requirements of R.C. 5709.40, 5709.42, and 5709.43. The TIF Exemption with respect to each Parcel shall be subordinate to any real property tax abatement provided under R.C. Chapter 3735, the CRA Creation Ordinance, and any future CRA Agreements entered into between the City and the Developer or any other property owner pursuant to R.C. 3735.65 through R.C. 3735.70, irrespective of who files the exemption application under R.C. 5709.911.

SECTION II: Payment of Service Payments. As provided in R.C. 5709.42, but only while the TIF Exemption for each Parcel is effective, this Council hereby directs and requires the Developer (to the extent that the Developer is the owner of such Parcel) and any other current or future owner, or owners, of each of the Parcels comprising the TIF Site (the "Owner" or "Owners") to make annual service payments in lieu of taxes with respect to the Improvement allocable to each Owner's Parcel to the County Treasurer of Athens County, Ohio (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then-current rate established under R.C. 323.121 and 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 Improvement if this Council had not authorized the TIF Exemption pursuant to this Ordinance. Such service payments in lieu of taxes, penalties and interest, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by R.C. 319.302, 321.24, 323.152, and 323.156, as the same may be amended from time to time, or any successor provisions thereto, as the same may be amended from time to time (the "Property Tax Rollback Payments," and together with the annual service payments in lieu of taxes and penalties and interest described above, the "Service Payments"). Such Service Payments will be allocated and distributed in accordance with Sections 3 and 4 of this Ordinance.

SECTION III: Creation of TIF Fund; Application of Service Payments. This Council hereby establishes, pursuant to and in accordance with the provisions of R.C. 5709.43, a Public Improvement Tax Increment Equivalent Fund (the "TIF Fund"). The City Treasurer may create one or more accounts or sub-accounts within such fund as appropriate to distinguish the Service Payments received with respect to the TIF Exemption established pursuant to this Ordinance from any other tax increment financing programs that may be established by the City in the future and as are necessary to account for payment of the costs of the Public Infrastructure Improvements, including any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements, Debt Service on, and other expenses relating to the issuance of any bonds, notes, or other obligations issued to finance the Public Infrastructure Improvements. As used in this Ordinance, TIF Fund shall refer to the specific fund or account that receives the Service Payments provided for in this Ordinance.

The TIF Fund shall be maintained in the custody of the City and shall receive all distributions of Service Payments required to be made to the City. Those Service Payments received by the City with respect to the TIF Exemption, shall be used solely for the purposes authorized in the TIF Act, its related rules and laws, and this Ordinance, including, but not limited to, paying any costs of the Public Infrastructure Improvements. For purposes of this Ordinance, "costs" of the Public Infrastructure Improvements payable from the TIF Fund shall specifically include, but are not limited to, the items of "costs of permanent improvements" set forth in R.C. Section 133.15(B) and incurred with respect to the Public Infrastructure Improvements, which "costs" specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements, Debt Service on, and other expenses relating to the issuance of, any bonds, notes, or other obligations issued to finance the Public Infrastructure Improvements. The TIF Fund shall remain in existence so long as such Service Payments are collected and used for the aforesaid purposes, after which time the TIF Fund shall be dissolved and any surplus funds remaining therein shall be transferred to the City's General Fund, all in accordance with the TIF Act.

SECTION IV: Payments to the School Districts. Pursuant to the TIF Act, the County Treasurer shall make semi-annual payments to Athens City Schools, solely from the Service Payments, collectively in the amount equal to the property tax payments that the Athens City Schools would otherwise have received from the Improvements had the Improvements not been exempted pursuant to the TIF Exemption authorized by this Ordinance. Pursuant to R.C. 5709.40(D)(1), the City is required to compensate Tri-County at the same rate and under the same terms received by the Athens City Schools. Therefore, the County Treasurer shall also make semi-annual payments to Tri-County, solely from the Service Payments, collectively in the amount equal to the property tax payments the Tri-County would otherwise have received from the Improvements had the Improvements not been exempted pursuant to the TIF Exemption authorized by this Ordinance. No such payments to the School Districts shall be made with respect to the Improvements exempted from real property taxation under R.C. Chapter 3735, the CRA Creation Ordinance, and any future CRA Agreements for the period, and to the extent that, the Improvements are exempt pursuant to R.C. Chapter 3735, the CRA Creation Ordinance, and any such CRA Agreements.

The County Treasurer shall remit all remaining Service Payments to the City for deposit in the TIF Fund established in Section 3 of this Ordinance. The City shall then distribute the Service Payments on deposit in the TIF Fund to pay, or reimburse, the City, the Developer, the Ridges New Community Authority, or any other designee identified by the City for the costs of Public Infrastructure Improvements constructed by the City, the Developer, or the Ridges New Community Authority, respectively, according to the terms and conditions of one or more separately negotiated agreements between the City, Developer, the Ridges New Community Authority, or any other designee identified by the City, as the case may require, provided that one hundred percent (100%) of the Service Payments on deposit in the TIF Fund are to be used to finance the Public Infrastructure Improvements designated in this Ordinance and for the purposes described in the TIF Act and its related laws and rules.

SECTION V: Public Infrastructure Improvements. This Council hereby designates the Public Infrastructure Improvements described in **EXHIBIT B** attached hereto as "public infrastructure improvements" (as such term is defined in R.C. 5709.40(A)(8)) made, to be made, or in the process of being made, and that, once made, will directly benefit the Parcels comprising the TIF Site.

SECTION VI: Application for Real Property Tax Exemption and Remission. This Council hereby authorizes and directs the City Planner, the City Treasurer, and other appropriate officers of the City, to prepare and sign any applications for real property tax exemption pursuant to R.C. 5709.911, the provisions of which govern the priority status of the exemptions provided under this Ordinance.

SECTION VII: Further Authorizations. This Council further hereby authorizes and directs the City Planner, the City Treasurer, and other appropriate officers of the City, to prepare and sign all agreements, and any amendments thereto such that the character of those changes is not substantially adverse to the City, which shall be established conclusively by their signatures thereon, and to prepare and sign all instruments and to take all other actions as may be necessary and appropriate to implement this Ordinance.

SECTION VIII: Notices. This Council hereby finds and determines that notice of this proposed Ordinance has been delivered to all affected school districts, including Athens City Schools and Tri-County, in accordance with R.C. 5709.40 and 5709.83, and hereby ratifies the giving of that notice.

SECTION IX: Tax Incentive Review Council. This Council hereby designates the Tax Incentive Review Council of Athens, Ohio (the "TIRC") as the tax incentive review council that shall annually review the TIF Exemption resulting from this Ordinance and any other matters as may properly come before the TIRC, in accordance with R.C. 5709.85.

SECTION X: Ohio Department of Development. Pursuant to R.C. 5709.40(I), the City Planner, the City Treasurer, or another appropriate officer of the City is hereby directed to deliver a copy of this Ordinance to the Director of the Department of Development of the State of Ohio within fifteen (15) days after its adoption. On or before March 31 of each year that the TIF Exemption set forth in Section 1 hereof remains in effect, the City Treasurer or another authorized officer of this City shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under R.C. 5709.40(I).

SECTION XI: Nondiscriminatory Hiring Practices. In accordance with R.C. 5709.832, this Council hereby determines that no employer located upon the Parcels comprising the TIF Site is to deny any individual employment based on considerations of race, religion, sex, disability, color, national origin, or ancestry.

SECTION XII: Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees 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 any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with Ohio's Sunshine Laws, including R.C. 121.22.

SECTION XIII: This Ordinance shall be in effect and full force upon passage and approval by the Mayor.

Christine Knisely
President of Council

ATTEST:

APPROVED:

Debra Walker
Clerk of Council

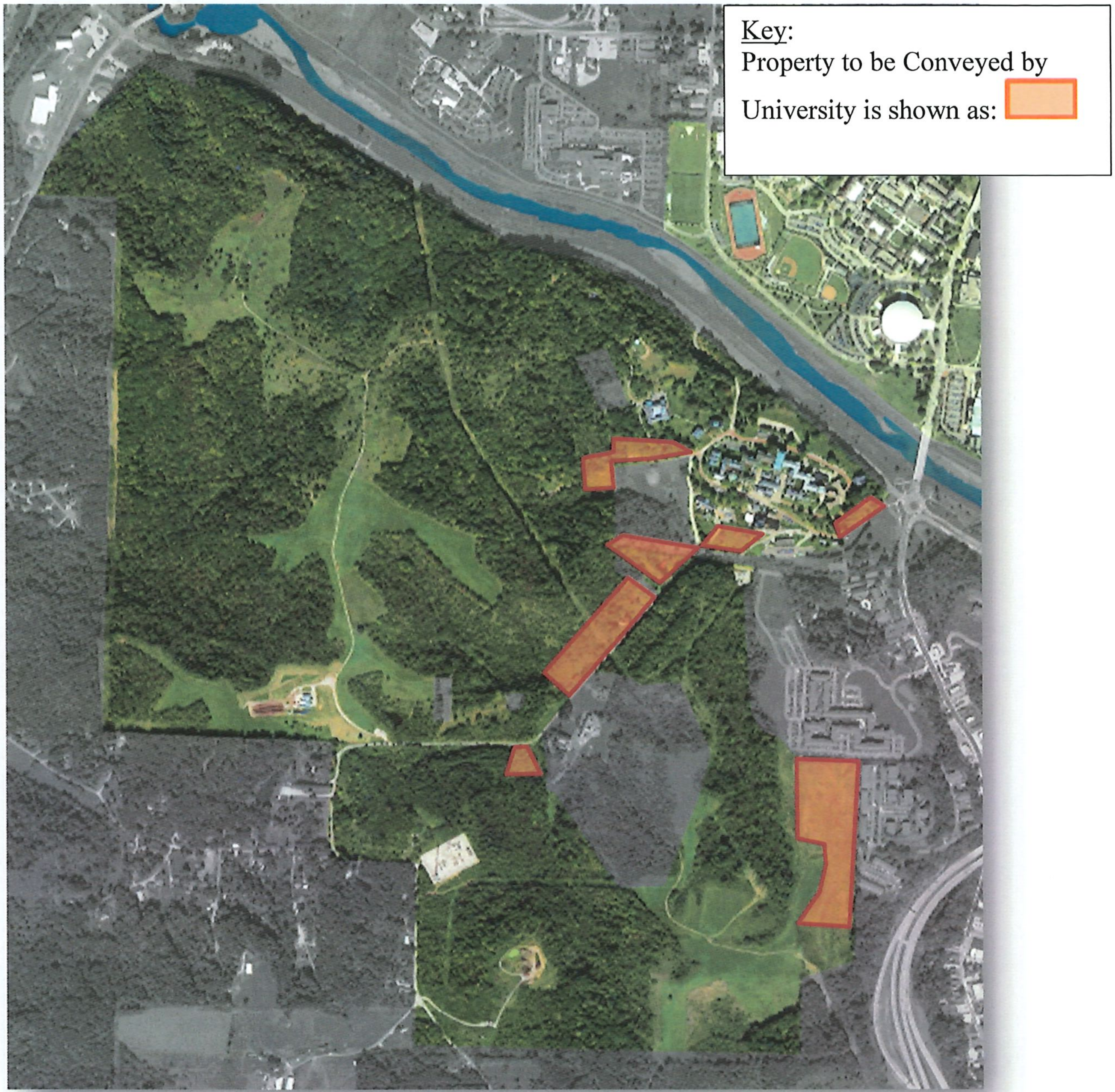
Steve Patterson
Mayor

EXHIBIT A

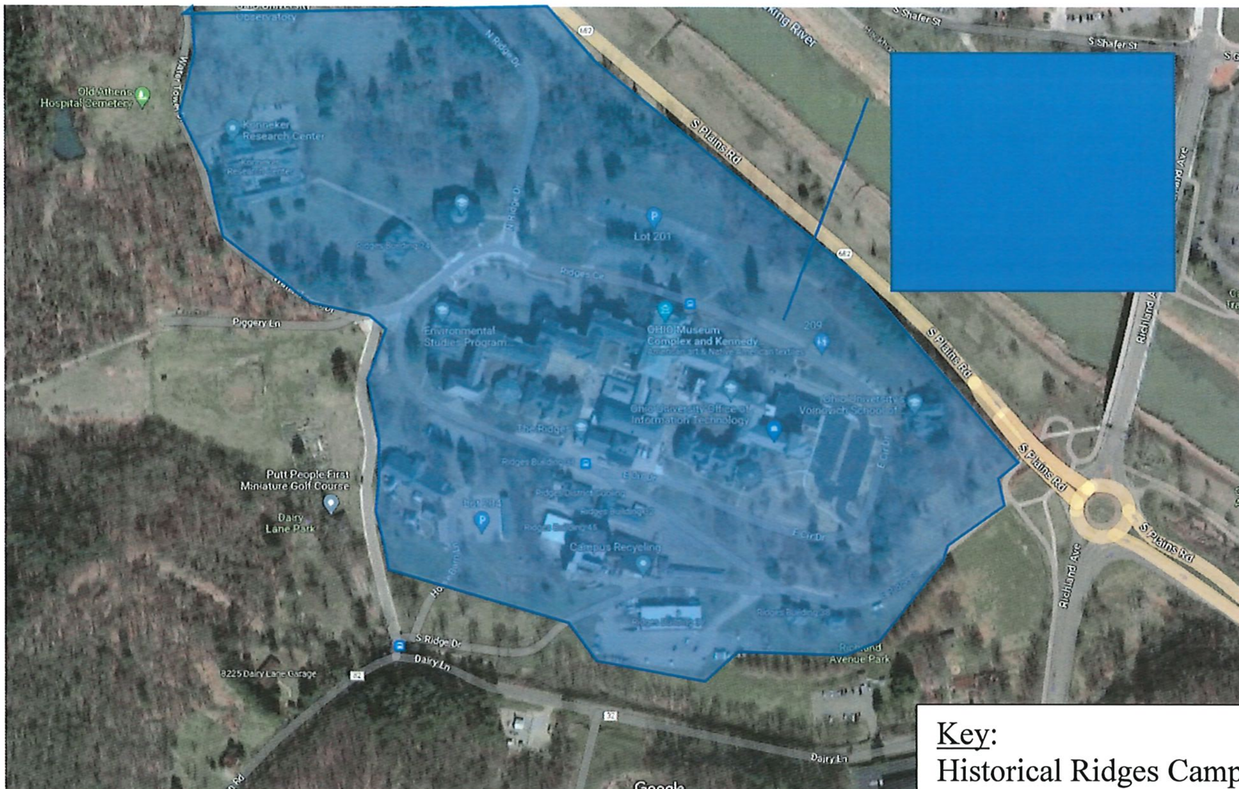
DESCRIPTION OF THE
RIDGES COMMUNITY REINVESTMENT AREA

The Ridges Community Reinvestment Area is comprised of the three areas depicted in this Exhibit A, "Property to be Conveyed by University", "Property to be Conveyed by City", and the "Historical Ridges Campus". The Ridges Community Reinvestment Area appears as outlined below in this Exhibit A on real property comprising approximately 87+/- acres located within the City of Athens. The area outlined in orange consists of the "Property to be Conveyed by University". The area outlined in blue consists of the "Historical Ridges Campus". The area outlined in hash-marked yellow consists of the "Property to be Conveyed by City". The Ridges Community Reinvestment Area is comprised of all or portions of the ten (10) parcels depicted on pages A-2 and A-5 and currently listed as Athens County Tax Parcels: A029050100100, A029050100200, A029050100400, A029050100800, A029050100900, A029050101200, A029050101300, A029050101400, A029050101500, and A029050103000.

A-2



A-3



Key:
Historical Ridges Campus area is shown as:

The three regions in yellow designated by the hash marks denote the portions of the legal parcels that consist of the area "Property to be Conveyed by City."

2023	FUND	DEPARTMENT	POSITION	F.T.E.
101.101	General	Mayor	Executive Asst.	1
101.101	General	Mayor	Administrative Coordinator	1
101.101	General	Mayor	Grants Administrator	1
101.101	General	Mayor	Human Resources Director	1
101.101	General	Mayor	Deputy Service-Safety Dir.	0.7
101.101	General	Mayor	Service-Safety Director	1
101.101	General	Mayor	City Planner	1
101.101	General	Mayor	DEIA/Training Coordinator	1
101.101	General	Mayor	Receptionist	0.73
101.102	General	Auditor	Executive Administrator	1
101.102	General	Auditor	Account Administrator I	1
101.102	General	Auditor	Deputy Auditor	1
101.102	General	Auditor	Income Tax Administrator	2
101.104	General	Law Director	Legal Sec'y I	1
101.104	General	Law Director	Legal Sec'y II	1
101.104	General	Law Director	Prosecutor	1
101.104	General	Law Director	Asst. Law Director/Part Time Prosecutor	1
101.104	General	Law Director	Chief City Prosecutor	1
101.105	General	Council	Government Channel Director	1
101.105	General	Council	Clerk of Council	1
101.105	General	Council	TGC Technician	1
101.105	**GENERAL**	**COUNCIL**	**PRODUCTION SPECIALIST**	**0.73**
101.106	General	Muni. Court	Clerk of Court	0.6
101.112	General	Lands & Bldgs.	Custodian	3
101.112	General	Lands & Bldgs.	Building Projects Supervisor	1
101.112	General	Lands & Bldgs.	Building Projects Technician	1
101.112	General	Lands & Bldgs.	Electician Trainee	0.5
101.112	General	Lands & Bldgs.	Electrician	0.5
101.112	General	Lands & Bldgs.	Groundskeeper	2
101.207	General	Police	Data Entry Operator	1
101.207	General	Police	Communication Officer	4
101.207	General	Police	Lieutenant	6
101.207	General	Police	Patrol Officer	19
101.207	General	Police	Social Worker (Grant)	1
101.207	General	Police	Police Captain	1
101.207	General	Police	Police Chief	1
101.207	General	Police	Administrative Assistant II	1
101.208	General	Fire	General Secretary	1
101.208	General	Fire	Fire Chief	1
101.208	General	Fire	Captain	1

2023	FUND	DEPARTMENT	POSITION	F.T.E.
101.208	General	Fire	Firefighter	18 sunset to 15 thru attrition
101.208	General	Fire	Lieutenant	6
101.351	General	Code	General Secretary	0.5
101.351	General	Code	Administrative Assistant	1
101.351	General	Code	Code Inspector	4
101.351	General	Code	Dir.Dev. Enforcement,Facilities	1
101.351	**GENERAL**	**CODE**	**ASSISTANT DIRECTOR OF DEVELOPMENT ENFORCEMENT**	**1**
101.718	General	Parking Enforcement	Parking Enforcement Officer	5
101.718	General	Parking Enforcement	Data Entry Operator, Parking	1
210.115	General	Cemetery	Cemetery Maintenance	0.73
210.115	General	Cemetery	Cemetery Maintenance	0.73
210.115	General	Cemetery	Cemetery Maintenance	0.365
210.115	General	Cemetery	Labor Supervisor	0.1
220.717	Street	Street	City Engineer/Dir. of Public Works	0.30
220.717	Street	Street	Asst. City Engineer	0.30
220.717	Street	Street	Asst. Director Public Works	0.30
220.717	Street	Street	~~Construction Coordinator~~ **PROJECT ASSISTANT**	0.30
220.717	Street	Street	Maint Tech/Trainee/Laborer	10
220.717	Street	Street	Labor Supervisor	1
220.717	Street	Street	Electrician Trainee	0.5
220.717	Street	Street	Electrician	0.5
220.717	Street	Street	~~Instrument Technician~~ **PROJECT INSPECTOR**	~~0.5~~ **0.35**
220.717	Street	Street	Administrative Coordinator	0.30
270.940	Recreation	Recreation	Director	0.5
270.940	Recreation	Recreation	Assistant Director	0.5
270.940	Recreation	Recreation	Program Specialist - APR	0.5
270.940	Recreation	Recreation	Program Specialist - Arts	~~1~~ **0.5**
270.940	Recreation	Recreation	Rec. Maint. Specialist	2
270.940	Recreation	Recreation	Custodian	0.25
270.940	Recreation	Recreation	Labor Supervisor	0.9
271.940	Community Center	Community Center	Director	0.5
271.940	Community Center	Community Center	Assistant Director	0.5
271.940	Community Center	Community Center	**PROGRAM SPECIALIST - CHILDCARE**	1
271.940	Community Center	Community Center	Program Specialist - APR	0.5
271.940	Community Center	Community Center	Program Specialist - Arts	~~1~~ **0.5**
271.940	Community Center	Community Center	Operations Specialist	2
271.940	Comm. Ctr.	Community Center	Custodian	1.75
740.635	Water	Maintenance	Maint Tech/Trainee/Laborer	5
740.635	Water	Maintenance	Labor Supervisor	1
740.636	Water	Administration	Deputy Service-Safety Dir.	0.1
740.636	Water	Administration	Account Admin. I (Util.Bill.)	0.35
740.636	Water	Administration	Account Admin. II (Util.Bill.)	0.35
740.636	Water	Administration	City Engineer/Dir. of Public Works	0.35
740.636	Water	Administration	Asst. City Engineer	0.35

2023	FUND	DEPARTMENT	POSITION	F.T.E.
740.636	Water	Administration	~~Construction Coordinator~~ **PROJECT ASSISTANT**	0.35
740.636	Water	Administration	Administrative Coordinator	0.35
740.636	Water	Administration	Asst.Dir. Of Public Works	0.35
740.636	Water	Administration	Meter Reader	1
740.637	Water	Treatment Plant	~~Instrument Technician~~ **PROJECT INSPECTOR**	~~0.5~~ **0.35**
740.637	Water	Treatment Plant	Lab Technician	1
740.637	Water	Treatment Plant	Oper/Pl Mech/Relief Oper/Pl Mech	~~7~~ **8**
740.637	Water	Treatment Plant	Master Mechanic	1
740.637	Water	Treatment Plant	Plant Manager	1
740.637	Water	Treatment Plant	Environmental Coordinator	0.25
750.635	Sewer	Maintenance	Maint Tech/Trainee/Laborer	5
750.635	Sewer	Maintenance	Labor Supervisor	1
750.636	Sewer	Administration	Adminstrative Coordinator	0.35
750.636	Sewer	Administration	Deputy Service-Safety Dir.	0.1
750.636	Sewer	Administration	Account Admin. I (Util.Bill.)	0.35
750.636	Sewer	Administration	Account Admin. II (Util.Bill.)	0.35
750.636	Sewer	Administration	City Engineer/Dir. of Public Works	0.35
750.636	Sewer	Administration	Asst. Dir. Of Public Works	0.35
750.636	Sewer	Administration	Asst. City Engineer	0.35
750.636	Sewer	Administration	~~Construction Coordinator~~ **PROJECT ASSISTANT**	0.35
750.636	Sewer	Administration	Meter Reader	1
750.637	Sewer	Treatment Plant	~~Instrument Technician~~ **PROJECT INSPECTOR**	~~0.5~~ **0.3**
750.637	Sewer	Treatment Plant	Lab Technician	1
750.637	Sewer	Treatment Plant	Oper/Pl Mech/Relief Oper/Pl Mech	7
750.637	Sewer	Treatment Plant	Master Mechanic	1
750.637	Sewer	Treatment Plant	Plant Manager	1
750.637	Sewer	Treatment Plant	Environmental Coordinator	0.25
755.637	Storm Sewer	Maintenance	Environmental Coordinator	0.5
760.636	Sanitation	Administration	Account Admin. I (Util.Bill.)	0.3
760.636	Sanitation	Administration	Account Admin. II (Util.Bill.)	0.3
760.636	Sanitation	Administration	Deputy Service-Safety Dir.	0.1
760.636	Sanitation	Administration	Solid Waste Control	2
760.636	Sanitation	Administration	General Secretary	0.5
865.645	Int. Service	Int. Service	Master Mechanic	2
865.647	Internal Svc.	Internal Svc.	IT Technician	1
865.647	Internal Svc.	Internal Svc.	System Admin.	1
		TOTAL		**171.89**

PART-TIME AND SEASONAL EMPLOYEES

FUND	DEPARTMENT	POSITION	NUMBER	HOURLY RATE
101.101 General	Mayor	Intern	5	$12.00- $2.50 above
101.102 General	Auditor	Intern	1	$12.00- $2.50 above
101.104 General	Law Director	Intern	2	$12.00- $2.50 above
270.940 Recreation	Recreation	Intern	1	$12.00- $2.50 above
101.105 General	Council	Aides	4	$12.00- $2.50 above
101.112 Lands & Bld.	Lands & Buildings	Lands & Building Maintenance	1	$12.00- $2.50 above
101.112 General	Lands & Buildings	Seasonal Worker	1	$12.00- $2.50 above
101.112 General	Lands & Buildings	Seasonal Landscaper	1	$12.00- $2.50 above
101.115 General	Cemetery	Seasonal Worker	1	$12.00- $2.50 above
101.207 General	Police	Aux. Officer Non-Sworn	2	Starting pay is $1.00 less than a FT Patrol Off.
101.207 General	Police	Aux.Officer "Active"	10	Starting pay for FT Patrol Off.
101.207 General	Police	Aux.Officer "Call-In"	10	Starting pay for FT Patrol Pff.
101.207 General	Police	Aux. Dare Officer	1	Starting pay for FT Patrol Off.
101.207 General	Police	Aux. Major Events	50	Up to $350 per event day
101.207 General	Police	Intern	1	$12.00- $2.50 above
101.208 General	Fire	Intern	1	$12.00- $2.50 above
220.717 Street	Street	Intern	2	$12.00- $2.50 above
220.717 Street	Street	Seasonal Worker	8	$12.00- $2.50 above
270.940 Recreation	Recreation	~~Seasonal Maintenance~~ **SEASONAL WORKER**	5	$12.00- $2.50 above
740.637 Water	Water	Seasonal Worker	1	$12.00- $2.50 above
740.637 Water	Treatment Plant	Seasonal Worker	1	$12.00- $2.50 above
740.637 Water	Treatment Plant	Intern	1	$12.00- $2.50 above
750.637 Sewer	Treatment Plant	Seasonal Worker	1	$12.00- $2.50 above
750.637 Sewer	Treatment Plant	Intern	1	$12.00- $2.50 above
865.647 Int.Service	Int.Service	IT Intern	1	$12.00- $2.50 above

Arts/Recreation Fund

RECREATION/COMMUNITY CENTER PROGRAM PERSONNEL

DEPARTMENT	POSITION	RATE
A,P & R	~~Cashiers~~ **POOL ATTENDANTS**, Preschool Aides,	$12.00- $2.50 above
	Day Care/Camp Instructors, Fitness	$12.00- $2.50 above
	Supervisor, Building & League Supvs.	$12.00- $2.50 above
	Youth Referee, Score Keepers	$12.00- $2.50 above
A,P & R	Lifeguards~~/Swim Instructors~~	$12.00- $2.50 above
~~A,P & R~~	~~Pool Manager~~	~~$16.00 - $4.00 above~~
A,P & R	Head Life Guard(s)	$13.00 - $2.50 above
A,P & R	**LEAD LIFE GUARD**	$13.00 - $2.50 above
A,P & R	**HEAD POOL ATTENDANT**	$13.00 - $2.50 above
A,P & R	**LEAD POOL ATTENDANT**	$13.00 - $2.50 above
A,P & R	Programs Coordinator	$12.00- $2.50 above
A,P & R	Personal Trainer	$14.00 - $3.00 above
A,P & R	Pre School Teacher	$12.00- $2.50 above
A,P & R	~~Program Instructors~~	$12.00- $2.50 above

Number of employees for each position will vary to meet program needs