



**City Council
Legislative Session**

Agenda

**June 22, 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
June 22, 2026

Time	Topic Under Discussion	Committee
6:20 – 6:45 p.m.	Proposed Arista Villas Incentives (Res. 2026-67, Ord. 2026-21 &22)	Land Use & Development - Jacklin
6:45 – 6:55 p.m.	Ordinance 2026-23 Founder’s Grove TIF	Land Use & Development - Jacklin
6:55 – 7:05 p.m.	Ordinance 2026-25 Fixing the Number of Employees in the Police Department	Employee & Comm. Relations - Keener
7:05 – 7:15 p.m.	Res 2026-68 Urban Renewal Area	Streets & Public Buildings - Severns

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

INVOCATION

Invocation: Pastor Rich Graumlich, Proclamation Church

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES

Minutes City Council Legislative Session June 8, 2026

RECEIVE PETITIONS AND COMMUNICATIONS

RECEIVE COMMITTEE REPORTS

Employee and Comm Relations Committee Minutes May 26, 2026 a
Employee and Comm Relations Committee Minutes May 26, 2026 b
Streets & Public Buildings Committee Minutes May 26, 2026
Streets & Public Buildings Committee Minutes June 8, 2026

LIQUOR CONTROL LICENSE

PROCLAMATION

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

RESOLUTIONS FOR THIRD READING

RESOLUTION NO. 2026-60

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH ADVOCATES FOR CHILDREN TO LEASE THE PROPERTY WITH THE STREET ADDRESS OF 9 ½ EAST HIGH STREET; AND DECLARING AN EMERGENCY.

Streets & Public Buildings: Severns, Mahan

RESOLUTION NO. 2026-63

A RESOLUTION SUPPORTING THE ABOLITION OF THE CLINTON TOWNSHIP WATER & SEWER DISTRICT AND RELATED UTILITY GOVERNANCE AND INFRASTRUCTURE MATTERS.

Utilities: Ruckman, Miller

RESOLUTIONS FOR SECOND READING

RESOLUTION NO. 2026-67

A RESOLUTION DELINEATING AN OVERLAY IN RELATION TO THE PROPOSED ARISTA VILLAS INCENTIVE DISTRICTS WITHIN THE CITY OF MOUNT VERNON, OHIO; AND ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE MOUNT VERNON CITY SCHOOL DISTRICT, THE KNOX COUNTY CAREER CENTER AND THE BOARD OF COUNTY COMMISSIONERS OF KNOX COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

RESOLUTION NO. 2026-68

A RESOLUTION DESIGNATING PROPERTY WITHIN THE CITY AS AN URBAN RENEWAL AREA AND AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO RELEASE A REQUEST FOR QUALIFICATIONS FOR IDENTIFYING AND SELECTING A QUALIFIED FIRM OR FIRMS TO DRAFT AN URBAN RENEWAL PLAN FOR THE DESIGNATED URBAN RENEWAL AREA, AND IDENTIFY AND ENTER INTO CONTRACT WITH THE SELECTED FIRM OR FIRMS.

Streets & Public Buildings: Severns, Mahan

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

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2026-70

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

Finance & Budget: Mahan, Severns

RESOLUTION NO. 2026-71

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

Finance & Budget: Mahan, Severns

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

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

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

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.

Police, Fire, and Civil Defense: Miller, Hager

ORDINANCES FOR THIRD READING

ORDINANCE NO. 2026-20

AN ORDINANCE FIXING THE COMPENSATION, HOURS AND BENEFITS
OF CERTAIN EMPLOYEES OF THE CITY OF MOUNT VERNON.
Employee & Community Relations: Keener, Ruckman

ORDINANCES FOR SECOND READING

ORDINANCE NO. 2026-21
AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN
APPLICATION TO ADD PROPERTY TO THE MOUNT VERNON NEW
COMMUNITY AUTHORITY DISTRICT UNDER OHIO REVISED CODE
CHAPTER 349; AND DECLARING AN EMERGENCY.
Land Use & Development: Jacklin, Keener

ORDINANCE NO. 2026-22
AN ORDINANCE DETERMINING THAT AN APPLICATION TO ADD
PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY
DISTRICT IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF
SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND
SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE
APPLICATION AND AUTHORIZING THE NOTICE BY PUBLICATION OF
SUCH HEARING; AND DECLARING AN EMERGENCY.
Land Use & Development: Jacklin, Keener

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. 2026-25
AN ORDINANCE FIXING THE NUMBER OF HOURLY EMPLOYEES OF THE
CITY OF MOUNT VERNON IN THE POLICE DEPARTMENT; AND
DECLARING AN EMERGENCY.
Employee & Community Relations: Keener, Ruckman

ORDINANCES FOR FIRST 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

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

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

June 17, 2026

Mount Vernon City Council Committee Meeting Schedule June 22, 2026

Time	Topic Under Discussion	Committee
6:20 – 6:45 p.m.	Proposed Arista Villas Incentives (Res. 2026-67, Ord. 2026-21 &22)	Land Use & Development - Jacklin
6:45 – 6:55 p.m.	Ordinance 2026-23 Founder’s Grove TIF	Land Use & Development - Jacklin
6:55 – 7:05 p.m.	Ordinance 2026-25 Fixing the Number of Employees in the Police Department	Employee & Comm. Relations - Keener
7:05 – 7:15 p.m.	Res 2026-68 Urban Renewal Area	Streets & Public Buildings - Severns

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**



June 8, 2026

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
 June 8, 2026

Time	Topic Under Discussion	Committee
6:30 – 6:50 p.m.	Resolution 2026-63 Clinton Township Water & Sewer District Abolition	Utilities - Ruckman
6:50 – 6:55 p.m.	Resolution 2026-56 & 57 Utilities Aggregation	Utilities - Ruckman
6:55 – 7:00 p.m.	Ordinance 2026-16 Reclassifying Exempt Professional Positions	Employee & Comm. Relations - Keener
7:05 – 7:10 p.m.	Ordinance 2026-20 Changes to Three City Positions	Employee & Comm. Relations - Keener
7:10 – 7:15 p.m.	Res 2026-60 Lease 9 ½ E High Street	Streets & Public Buildings - Severns

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

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

Others in Attendance: Mayor Matt Starr, Safety Service Director Tanner Salyers, Auditor Dan Brinkman, Treasurer David Stuller, Law Director Rob Broeren, City Clerk Zac Sherman, City Inspector Scott Zimmerman, Interim Engineer Quentin Platt, Public Utilities Director Aaron Reinhart, Police Chief Morgan, Maureen Hall, David Hall, Madison Sarver, Greg Yashnyk, Matt Jenkins

Severns made a motion to excuse Keener and Mahan. Hager seconded. Excused by unanimous voice vote.

INVOCATION

Pastor Rick Graumlich, Proclamation Church

PLEDGE OF ALLEGIANCE

All recited in unison.

ACCEPTANCE OF MINUTES

Minutes City Council Legislative Meeting 5/26/2026
Minutes City Council Special Meeting 6/2/2026

Severns made a motion to accept the presented minutes. Ruckman seconded. Minutes accepted by unanimous voice vote.

RECEIVE PETITIONS AND COMMUNICATIONS

RECEIVE COMMITTEE REPORTS

LIQUOR CONTROL LICENSE

PROCLAMATION

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

RESOLUTIONS FOR THIRD READING

RESOLUTION NO. 2026-56

A RESOLUTION AUTHORIZING THE KNOX COUNTY COMMISSIONERS
TO ACT AS THE PURCHASING AGENT AND GOVERNMENTAL
AGGREGATOR FOR NATURAL GAS FOR THE CITY OF MOUNT VERNON,
OHIO.

Utilities: Ruckman, Miller

Ruckman noted that there have been two committee meetings on this Resolution, and that it sounds like a positive arrangement.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [5 TO 0]
MOVER:	Second Ward John Ruckman
SECONDER:	At-Large Dale Miller
AYES:	LeNan Hager, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

RESOLUTION NO. 2026-57

A RESOLUTION AUTHORIZING THE KNOX COUNTY COMMISSIONERS TO
ACT AS THE PURCHASING AGENT AND GOVERNMENTAL AGGREGATOR
FOR ELECTRIC POWER FOR THE CITY OF MOUNT VERNON, OHIO.

Utilities: Ruckman, Miller

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [5 TO 0]
MOVER:	Second Ward John Ruckman
SECONDER:	At-Large Dale Miller
AYES:	LeNan Hager, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

RESOLUTIONS FOR SECOND READING

RESOLUTION NO. 2026-60

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH ADVOCATES FOR CHILDREN TO LEASE THE PROPERTY WITH THE STREET ADDRESS OF 9 ½ EAST HIGH STREET; AND DECLARING AN EMERGENCY.

Streets & Public Buildings: Severns, Mahan

Severns gave Resolution 2026-60 its second reading.

RESOLUTION NO. 2026-63

A RESOLUTION SUPPORTING THE ABOLITION OF THE CLINTON TOWNSHIP WATER & SEWER DISTRICT AND RELATED UTILITY GOVERNANCE AND INFRASTRUCTURE MATTERS.

Utilities: Ruckman, Miller

Ruckman gave Resolution 2026-63 its second reading.

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2026-67

A RESOLUTION DELINEATING AN OVERLAY IN RELATION TO THE PROPOSED ARISTA VILLAS INCENTIVE DISTRICTS WITHIN THE CITY OF MOUNT VERNON, OHIO; AND ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE MOUNT VERNON CITY SCHOOL DISTRICT, THE KNOX COUNTY CAREER CENTER AND THE BOARD OF COUNTY COMMISSIONERS OF KNOX COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

Jacklin gave Resolution 2026-67 its first reading, and requested a 15-minute committee meeting on June 22.

RESOLUTION NO. 2026-68

A RESOLUTION DESIGNATING PROPERTY WITHIN THE CITY AS AN URBAN RENEWAL AREA AND AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO RELEASE A REQUEST FOR QUALIFICATIONS FOR IDENTIFYING AND SELECTING A QUALIFIED FIRM OR FIRMS TO DRAFT AN URBAN RENEWAL PLAN FOR THE DESIGNATED URBAN RENEWAL AREA, AND IDENTIFY AND ENTER INTO CONTRACT WITH THE SELECTED FIRM OR FIRMS.

Jacklin gave Resolution 2026-68 its first reading, and requested a 10-minute committee meeting on June 22.

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 ADVOCATES FOR CHILDREN TO LEASE THE PROPERTY WITH THE STREET ADDRESS OF 9 EAST HIGH STREET; AND DECLARING AN EMERGENCY.

Streets & Public Buildings: Severns, Mahan

Severns gave Resolution 2026-69 its first reading.

ORDINANCES FOR THIRD READING

ORDINANCE NO. 2026-16

AN ORDINANCE RECLASSIFYING THE EXEMPT PROFESSIONAL POSITIONS OF CITY INSPECTOR, HUMAN RESOURCES DIRECTOR, AND PUBLIC WORKS DIRECTOR.

Employee & Community Relations: Keener, Ruckman

Ruckman noted that this cleans up the classification of several City positions, and that there have been committee meetings to discuss the Ordinance.

ROLL CALL VOTE	Motion to Adopt
RESULT:	Adopted [5 TO 0]
MOVER:	Second Ward John Ruckman
SECONDER:	At-Large Mel Severns
AYES:	LeNan Hager, Mel Severns, John Ruckman, Dale Miller, Taylor Jacklin
NAYS:	None

ORDINANCES FOR SECOND READING

ORDINANCE NO. 2026-20

AN ORDINANCE FIXING THE COMPENSATION, HOURS AND BENEFITS OF CERTAIN EMPLOYEES OF THE CITY OF MOUNT VERNON.

Employee & Community Relations: Keener, Ruckman

Ruckman gave Ordinance 2026-20 its second reading.

ORDINANCES FOR FIRST READING

ORDINANCE NO. 2026-21

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN APPLICATION TO ADD PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT UNDER OHIO REVISED CODE

CHAPTER 349; AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

Jacklin gave Ordinance 2026-21 its first reading, and requested a 10-minute committee meeting on June 22.

ORDINANCE NO. 2026-22

AN ORDINANCE DETERMINING THAT AN APPLICATION TO ADD PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE APPLICATION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING; AND DECLARING AN EMERGENCY.

Land Use & Development: Jacklin, Keener

Jacklin gave Ordinance 2026-22 its first 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 gave Ordinance 2026-23 its first reading, and requested a 10-minute committee meeting on June 22.

ORDINANCE NO. 2026-25

AN ORDINANCE FIXING THE NUMBER OF HOURLY EMPLOYEES OF THE CITY OF MOUNT VERNON IN THE POLICE DEPARTMENT; AND DECLARING AN EMERGENCY.

Employee & Community Relations: Keener, Ruckman

Ruckman gave Ordinance 2026-25 its first reading, and requested a 10-minute committee meeting on June 22.

REMARKS FROM THE ADMINISTRATION

Mayor Starr noted that due to Ohio Law changes, any incentives discussed by Council must be discussed in Executive Session. Starr noted that the Blue Star Family Bell circle is underway and has recently reached a milestone. The Paddle for Heroes event is underway, with members of the City's Firefighter team participating. The critical infrastructure grant the City was considering applying for will be pursued next year, due to time constraints and changes in the Engineering department. The MVMC renovations have gone out to bid and will be coming soon. The City is almost ready to accept a bid for the demolition of the buildings north of 40 Public Square. The Mayor thanked the street department for their hard work during clean-up following the storm. Hiawatha Pool staff did a great job in getting patrons to safety when the storm came.

Safety Service Director Salyers thanked the lifeguard staff at the Hiawatha Pool, Police Department, Fire Department, and Streets crews for their hard work during the storm. He thanked Madison Sarver for being on the scene during the storm as well to make sure information was communicated in a timely manner. There is not as much person-power for post-storm clean up as there was during

the last storm because many Public Works employees are already assigned to other projects throughout the City. The Blue Star Family Bell Circle stone is coming to American Heritage Park soon.

Auditor Brinkman welcomed Quentin Platt as Interim City Engineer. He thanked Brian Ball for his years of service.

REMARKS FROM COUNCIL

Hager noted that Saturday (June 13) is Hellbender Day at Ariel Foundation Park. A Hellbender is a salamander that is a sign of a healthy ecosystem in the Appalachian area.

Miller thanked all involved in the recent First Friday. Also noted that the Knox County Fishing Derby is on June 20.

Ruckman wished all a Happy Father's Day. He noted that the French Porch Concert series will kick off on June 19.

Severns thanked City crews, police, and fire department for their work during and following the storm. It was clarified that if a tree is resting on a live power line, City crews cannot touch it, but must instead wait for AEP.

Hawkins stated that his heart goes out to all those who suffered damage during the storm.

ADJOURN AT THE CALL OF THE PRESIDENT

Severns made a motion to adjourn. Ruckman seconded. Adjourned by unanimous voice vote at 7:56 p.m.

Bruce E. Hawkins, President of Council

Zac Sherman, Clerk of Council



2026-2027

**Streets & Public Buildings Committee Meeting Minutes
May 26, 2026 – 7:00 p.m. to 7:16 p.m.**

COUNCIL PRESENT:

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

COUNCIL ABSENT:

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
Rob Broeran, Law Director
David Stuller, Treasurer
Dan Brinkman, Auditor
Brian Ball, City Engineer
Aaron Reinhart, Public Utilities Director
Scott Zimmerman, City Inspector
Cheryl Splain, Knox Pages
Amber Swain, Acting Clerk

Updates on Road Construction Projects

Engineer Ball provided updates on 2025 and 2026 road projects.

For the State Rout 13 project, various funds are in play, some from streets, stormwater, grants, and related to the TIF district.

Dry Creek Bridge was delayed because gaskets were not delivered on time.

He noted that Resolution 2026-59 will allow the City to apply for funds from ODOT that could go towards roads on a federal aid route. The potential award would be up to \$2 million. It would need to be passed by the first meeting in June.

Ball emphasize that his department is working with Madison Sarver to get notifications of road closures out in a timely manner.

Respectfully submitted,

Mel Severns, Chair
Streets & Public Buildings Committee
Mount Vernon City Council
MS/zs



Mount Vernon

2026-2027

Streets & Public Buildings Committee Meeting Minutes

June 8, 2026 – 7:12 p.m. to 7:14 p.m.

COUNCIL PRESENT:

Bruce Hawkins, President
John Ruckman, Second Ward
Taylor Jacklin, Third Ward
LeNan Hager, Fourth Ward
Dale Miller, At-Large
Mel Severns, At-Large

COUNCIL ABSENT:

James Mahan, First Ward
Amber Keener, At-Large

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
Rob Broeran, Law Director
David Stuller, Treasurer
Dan Brinkman, Auditor
Quentin Platt, Interim City Engineer
Aaron Reinhart, Public Utilities Director
Scott Zimmerman, City Inspector
Robert Morgan, Police Chief
Cheryl Splain, Knox Pages
Zac Sherman, Clerk

Resolution 2026-60 Lease for 9 ½ E High Street
Salyers noted that Bo Lacey is currently leasing the space at 9 E High Street. They do not require the entire area, so Advocates for Children will lease the top portion of the building. The rent for Bo Lacey will then be adjusted to reflect the change in usage. There were no questions from Council, and it was determined that a Public Hearing is not required.

Respectfully submitted,

Mel Severns, Chair
Streets & Public Buildings Committee
Mount Vernon City Council
MS/zs



2026-2027

**Employee & Community Relations Committee Meeting Minutes
May 26, 2026 – 6:28 p.m. to 6:32 p.m.**

COUNCIL PRESENT:

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

COUNCIL ABSENT:

OTHERS IN ATTENDANCE:

- Matt Starr, Mayor
- Tanner Salyers, Safety-Service Director
- Rob Broeran, Law Director
- David Stuller, Treasurer
- Dan Brinkman, Auditor
- Brian Ball, City Engineer
- Aaron Reinhart, Public Utilities Director
- Scott Zimmerman, City Inspector
- Cheryl Splain, Knox Pages
- Amber Swain, Acting Clerk

Ordinance 2026-16 Reclassifying Exempt Professional Positions
 Salyers explained that there are certain pay grades for various positions throughout the city.
 Given the job descriptions and responsibilities of the listed positions, all of them should be at
 level 10, which will create consistency with all director level positions throughout the city.

Respectfully submitted,

Amber Keener, Chair
 Employee & Community Relations
 Mount Vernon City Council
 AK/zs



Mount Vernon

2026-2027

**Employee & Community Relations Committee Meeting Minutes
May 26, 2026 – 6:32 p.m. to 6:40 p.m.**

COUNCIL PRESENT:

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

COUNCIL ABSENT:

OTHERS IN ATTENDANCE:

Matt Starr, Mayor
Tanner Salyers, Safety-Service Director
Rob Broeran, Law Director
David Stuller, Treasurer
Dan Brinkman, Auditor
Brian Ball, City Engineer
Aaron Reinhart, Public Utilities Director
Scott Zimmerman, City Inspector
Cheryl Splain, Knox Pages
Amber Swain, Acting Clerk
Olivia Toth, KCCVB

Updates from Olivia Toth, Knox County Convention and Visitors' Bureau
Toth provided an update regarding America 250. Murals in Knox County are aligned with the murals across Ohio program. Quilt Mural and further electric box art are also coming. Ariela Foundation Park is part of Ohio's Creativity Trail. A Trail Pass program through the park will be coming this center. KVB will be pursuing picnic in the park programs this Summer. In the Fall, KVB will work with the Shade Tree Commission to identify a place to plant a heritage tree. They are working with the Public Library to do Knox Voices, which is a digital time capsule. This will continue into 2028. Working on banner program across Knox County.

Respectfully submitted,

Amber Keener, Chair
Employee & Community Relations
Mount Vernon City Council
AK/zs



City Council
City of Mount Vernon
Mount Vernon, OH 43050

Meeting: 5/26/2026 7:30 PM
Dept: Streets & Public Buildings
Severns, Mahan
Category: Contract
Prepared By: Rob Broeren
Initiator: Brian Ball

SCHEDULED

RESOLUTION 2026-60

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH ADVOCATES FOR CHILDREN TO LEASE THE PROPERTY WITH THE STREET ADDRESS OF 9 ½ EAST HIGH STREET; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon, State of Ohio owns the property located at the street address of 9 ½ East High Street in the City of Mount Vernon; and

WHEREAS, the property is vacant, when the previous tenant ended its lease for this property.

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

SECTION 1: That the Safety-Service Director for the City of Mount Vernon be and herewith authorized and directed to enter into a contract with Advocates for Children, for lease of the property with the street address of 9 and 9 ½ East High Street in the City of Mount Vernon, Ohio.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and to allow the tenant to immediately use the property, pay the utilities on the property, and pay rent to 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.

Resolution 2026-60

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

RESOLUTION 2026-63

Meeting 6/22/2026 7:30 PM

Utilities

Ruckman, Miller

Category: Resolution

Prepared By:

Zac Sherman, City Clerk

Doc ID: 2026-215

**A RESOLUTION SUPPORTING THE ABOLITION OF THE CLINTON TOWNSHIP
WATER & SEWER DISTRICT AND RELATED UTILITY GOVERNANCE AND
INFRASTRUCTURE MATTERS.**

WHEREAS, the City of Mount Vernon, Ohio provides water and wastewater utility services to residents and businesses located within Clinton Township; and

WHEREAS, the Clinton Township Water & Sewer District was established for the purpose of facilitating and supporting the extension and administration of water and sewer infrastructure and services within Clinton Township; and

WHEREAS, the Mount Vernon City Council recognizes the longstanding financial contributions made by Clinton Township ratepayers through district surcharges and related assessments; and

WHEREAS, Council further recognizes the importance of ensuring equitable utility rates, transparency in utility governance, and the continued investment in infrastructure improvements serving residents of Clinton Township; and

WHEREAS, Council finds that the eventual abolition of the Clinton Township Water & Sewer District, upon satisfaction of all lawful debts and obligations, would promote administrative efficiency and eliminate unnecessary surcharge burdens upon district ratepayers; and

WHEREAS, Council further finds it to be in the best interests of the residents of Clinton Township and the City of Mount Vernon to preserve and dedicate utility-related revenues collected from out-of-city customers toward the continued maintenance, development, and improvement of utility infrastructure serving Clinton Township.

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

SECTION 1. The Mount Vernon City Council hereby expresses its support for the abolition and dissolution of the Clinton Township Water & Sewer District upon the satisfaction of all lawful financial obligations, debts, encumbrances, contractual commitments, and other liabilities of the district.

SECTION 2. Council supports the elimination in its entirety of all district-specific surcharges imposed upon Clinton Township water and wastewater ratepayers following the lawful abolition of the Clinton Township Water & Sewer District.

SECTION 3. Prior to dissolution of the district, all outstanding loans, bonds, contractual obligations, encumbrances, administrative expenses, and any lawful compensation or reimbursement due to district board members or officers shall be fully satisfied in accordance with applicable Ohio law and governing agreements.

SECTION 4. Upon satisfaction of all debts and obligations associated with the abolition of the district, Council supports the surrender and transfer of any remaining balances, reserves, or surplus funds held by the Clinton Township Water & Sewer District to the Clinton Township Board of Trustees.

Such transferred funds shall be used exclusively for one or more of the following public utility purposes within Clinton Township:

- 1. Water line improvements and maintenance;
- 2. Wastewater line improvements and maintenance;
- 3. Utility infrastructure expansion and development;
- 4. Cost-share participation for public utility projects; and
- 5. Programs or initiatives intended to offset or reduce utility tap fees and related connection costs for residents and businesses within Clinton Township.

SECTION 5. Council hereby supports the continued retention of out-of-city water and wastewater charges within the City of Mount Vernon enterprise utility funds, provided that such revenues be utilized for the expressed purpose of supporting utility line development, infrastructure improvement, repair, replacement, maintenance, and operational reliability benefiting customers and ratepayers located within Clinton Township.

SECTION 6. Council encourages continued cooperation between the City of Mount Vernon, the Clinton Township Board of Trustees, the Utilities Commission, and the Clinton Township Water & Sewer District Board to ensure an orderly and lawful transition process that protects utility customers and maintains uninterrupted utility service.

Bruce E. Hawkins, Presidents 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

Meeting: 5/26/26 7:30 PM
Dept: Land Use & Development
Jacklin, Keener
Category: Contract
Prepared By: Zac Sherman
Initiator: Darby Dooley

SCHEDULED

RESOLUTION 2026-67

A RESOLUTION DELINEATING AN OVERLAY IN RELATION TO THE PROPOSED ARISTA VILLAS INCENTIVE DISTRICTS WITHIN THE CITY OF MOUNT VERNON, OHIO; AND ADOPTING A WRITTEN ECONOMIC DEVELOPMENT PLAN AS TO SAME; SETTING THE TIME AND PLACE OF A PUBLIC HEARING; AUTHORIZING AND RATIFYING THE GIVING OF NOTICE TO THE MOUNT VERNON CITY SCHOOL DISTRICT, THE KNOX COUNTY CAREER CENTER AND THE BOARD OF COUNTY COMMISSIONERS OF KNOX COUNTY, OHIO, ALL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(C) AND ITS RELATED RULES AND LAWS; AND DECLARING AN EMERGENCY.

WHEREAS, this Council (the “Council”) of the City of Mount Vernon, Ohio (the “City”) is contemplating the creation of an incentive districts for parcels in the City, as authorized under Division (C) of Ohio Revised Code Section (“R.C.”) 5709.40; and

WHEREAS, pursuant to Division (C)(2) of R.C. 5709.40, this Council must conduct a public hearing on a Resolution proposed under R.C. 5709.40(C)(1) creating incentive districts, which such public hearing must be preceded by sufficient notice to every real property owner whose property is located within the boundaries of such incentive districts, here the “Arista Villas Incentive District #1” and “Arista Villas Incentive District #2” (together, the “Arista Villas Incentive Districts”), and such notice must include a map of the Arista Villas Incentive Districts on which this Council must have delineated an overlay; and

WHEREAS, this Resolution is not an ordinance proposed under R.C. 5709.40(C)(1) creating incentive districts, but is a Resolution delineating an overlay and adopting a written economic development plan such that this Council may, in the future, consider an ordinance proposed under R.C. 5709.40(C)(1) establishing the Arista Villas Incentive Districts (the “Proposed Incentive District TIF Ordinance”); and

WHEREAS, such an overlay must satisfy Division (A)(6) of R.C. 5709.40, namely an area of not more than three hundred (300) acres that is a square, or that is a rectangle having two (2) longer sides that are not more than twice the length of the two (2) shorter sides; and

WHEREAS, the overlay depicted in EXHIBIT A attached hereto and incorporated herein by reference (the “Overlay”) is drawn in accordance with the foregoing; and

WHEREAS, pursuant to Division (A)(5)(f) of R.C. 5709.40, the City Engineer, or the individual acting as the City Engineer (the “City Engineer”), is contemplating whether the adequacy of the existing public infrastructure serving the Arista Villas Incentive District is sufficient to meet the residential, commercial or industrial development needs of said incentive districts; and

WHEREAS, the City Engineer is required to consider a written economic development plan for the Arista Villas Incentive Districts as has been adopted for such purposes by this Council; and

WHEREAS, this Council has determined that it is necessary and appropriate and in the best interests of the City to adopt a written economic development plan for the Arista Villas Incentive Districts, a copy of which is provided in EXHIBIT B attached hereto and incorporated herein by reference (the “Economic Development Plan”); and

WHEREAS, in order to consider the Proposed Incentive District TIF Ordinance, the City must comply with the public hearing and notice provisions of R.C. 5709.40(C) and 5709.40(D), and the City intends to (i) set a time and place for a public hearing to occur not later than thirty (30) days prior to adopting the Proposed Incentive District TIF Ordinance, (ii) ratify the City’s transmittal of notice of the public hearing and the Proposed Incentive District TIF Ordinance to every real property owner whose property is located within the boundaries of the proposed Arista Villas Incentive Districts, and (iii) authorize the City to transmit notice to the Board of County Commissioners of Knox County, the Mount Vernon City School District Board of Education, and the Knox County Career Center Board of Education of the City’s intention to adopt the Proposed Incentive District TIF Ordinance; and

WHEREAS, this Council has determined to approve this Resolution and dispense with the rule that this Resolution shall be read on three (3) different days pursuant to R.C. 731.17(A).

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

SECTION I. Pursuant to Division (A)(6) of R.C. 5709.40, this Council hereby delineates the Overlay as it relates to and serves to further describe the proposed Arista Villas Incentive Districts.

SECTION II. Under Division (A)(5)(f) of R.C. 5709.40, this Council hereby adopts the Economic Development Plan in furtherance of its contemplation of the Arista Villas Incentive Districts.

SECTION III. This Council hereby provides the following authorizations and ratifications pursuant to the requirements of R.C. 5709.40, each required in order to establish the Arista Villas Incentive Districts pursuant to the Proposed Incentive District TIF Ordinance, as follows:

- (i) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby determines that a public hearing with respect to this Council’s formal adoption of the Proposed Incentive District TIF Ordinance shall occur on July 13, 2026, at a regularly scheduled meeting of this Council at 7:30 p.m. at Council Chambers, 236 South Main Street, Mount Vernon, Ohio 43050, which such public hearing shall occur not later than thirty (30) days prior to this Council’s formal adoption of the Proposed Incentive District TIF Ordinance.

- (ii) Pursuant to R.C. 5709.40(C)(2)(a), this Council hereby ratifies the City's giving of notice to every real property owner whose property is located within the boundaries of the Arista Villas Incentive Districts that is the subject of the Proposed Incentive District TIF Ordinance, which such notice was given not later than thirty (30) days prior to the public hearing set by this Resolution in Section 3(i) above.
- (iii) Pursuant to R.C. 5709.40(D), this Council hereby authorizes the City Mayor, the Clerk of this Council, and their designees, to send proper and timely notice to the Mount Vernon City School District Board of Education and the Knox County Career Center Board of Education of this Council's intention to formally adopt the Proposed Incentive District TIF Ordinance following all required notice periods.
- (iv) Pursuant to R.C. 5709.40(E), this Council hereby authorizes the City Mayor, the Clerk of this Council, and their designees, to send proper and timely notice to the Board of County Commissioners of Knox County, Ohio of this Council's intention to formally adopt the Proposed Incentive District TIF Ordinance.

SECTION IV.

It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any decision-making bodies of the City that resulted in such formal actions were in meetings open to the public and in compliance with Ohio's Sunshine Laws, including R.C. 121.22.

SECTION V.

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 that an emergency exists in the usual daily operation of the various departments of municipal government, 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 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

EXHIBIT A

The Arista Villas Incentive Districts are intended to include the real property situated in the City of Mount Vernon, Ohio, County of Knox, and State of Ohio consisting of the real property identified by the Knox County Auditor’s Permanent Parcel Identification Number: 66-07961.000 (including any subsequent combinations or subdivisions) as identified in the records of the Knox County Auditor from time to time.

For ease of reference, the following map of the real property comprising the Arista Villas Incentive Districts and adjoining property is provided with the relevant portion of the real property contained within the Arista Villas Incentive Districts outlined in **red**. The real property located within the Arista Villas Incentive Districts are estimated to include 39.92 acres of real property. The anticipated layout of the Arista Villas Incentive Districts is depicted on the site plan included with the economic development plan attached as Exhibit B of this Resolution.

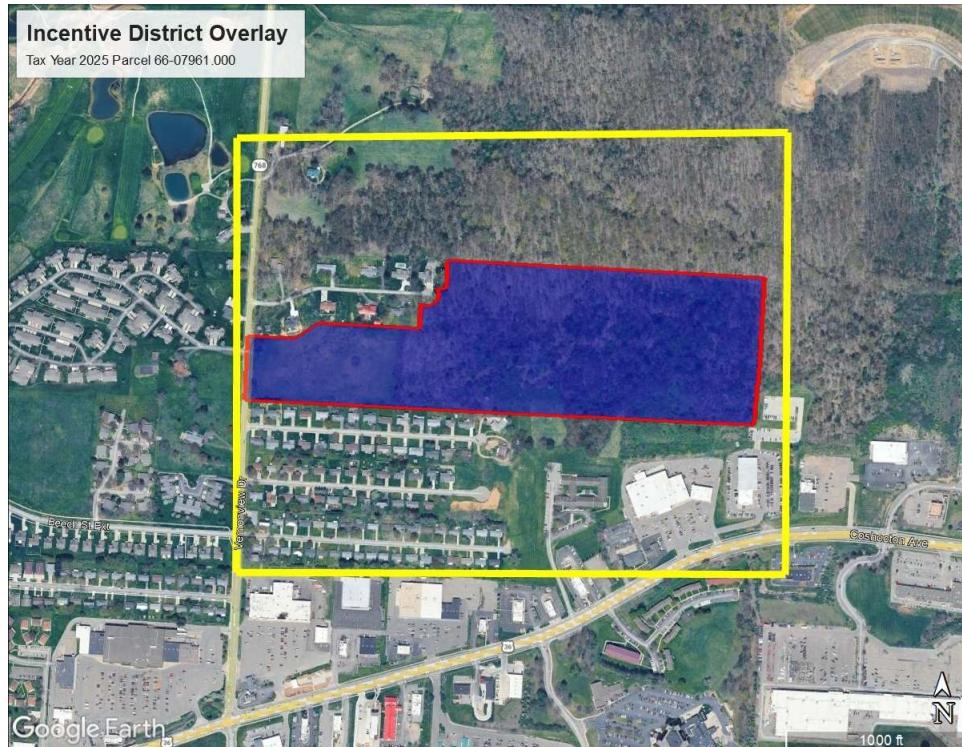


EXHIBIT B

City of Mount Vernon, Ohio

Economic Development Plan for the “Arista Villas Incentive District” Development Area

June 8, 2026

OVERVIEW OF PROPOSED DEVELOPMENT

Arista Villas Mount Vernon, LLC owns approximately 39.92 acres of real property generally situated along Vernonview Road within the City of Mount Vernon, Ohio. It is currently anticipated that Arista Villas Mount Vernon will develop a 100-lot single-family residential subdivision focused on entry-level and affordable housing for Mount Vernon families, otherwise known as the “Mount Vernon Arista Villas Project.” Such units are expected to be conveyed by Arista Villas Mount Vernon, LLC to future owners in fee simple. The Mount Vernon Arista Villas Project is expected to occur upon Knox County Auditor’s Permanent Parcel Identification Number 66-07961.000 (including any subsequent combinations or subdivisions) as identified in the records of the Knox County Auditor from time to time.

LAND USE CONTROLS

As currently described by the Knox County Auditor’s Permanent Parcel Identification Number 66-07961.000, such real property is zoned, according to the Zoning Ordinance of the City of Mount Vernon, Ohio pursuant to Ordinance 2024-032 effective July 22, 2024, as may be amended from time to time, as Single-Family Residential District (“R-1”). Pursuant to Section 1105.01 of the Codified Ordinances of the City of Mount Vernon, Ohio, the permitted uses of the R-1 zoning designation are single-family and two-family units and accessory uses incidental to these uses. To meet such demands, the City intends to preserve and enhance the health, safety, and general welfare of City residents, while considering unique natural features, contemporary land use concepts, and a balanced residential environment.

The general ordinances and resolutions of the City of Mount Vernon, Ohio shall apply except as otherwise provided within this Exhibit B. All references to the City of Mount Vernon, Ohio general ordinances and resolutions refer to the version of such general ordinances and resolutions in force at the time of their adoption. Whenever there is a conflict or difference between the provisions of this Mount Vernon Arista Villas Economic Development Plan text and exhibits, and the general ordinances and resolutions of the City, the provisions of the Mount Vernon Arista Villas Economic Development Plan’s text and exhibits shall prevail. Where the Mount Vernon Arista Villas Economic Development Plan text and exhibits are silent, the provisions of the general ordinances and resolutions of the City of Mount Vernon, Ohio and the Zoning Ordinance of the City of Mount Vernon, Ohio shall prevail.

DEVELOPMENT MIX

Constructed in one or more phases, the entire Development is presently anticipated to consist of 100 single-family homes, the development of public infrastructure improvements needed to service the Development, and necessary appurtenances thereto. Specifically, the City of Mount Vernon and Arista Villas Mount Vernon, LLC currently anticipate that various public infrastructure improvements, including, but not limited to, the construction of water lines, sewer lines, and streets, may be undertaken to support such development and to provide an overall benefit to the City, its residents, and future development patterns.

ANALYSIS AND ASSESSMENT

To promote the flexibility of residential land development that is necessary to meet the demands of increased urbanization, population growth, and the demand for well-organized residential areas within the City of Mount Vernon, Ohio, the proposed Development is intended to be designed using smart-growth principles fostering a human scale, pedestrian-friendly community, with the volume of single-family housing types necessary to serve multi-generational needs.

The Mount Vernon Arista Villas Project is intended to be designed to encourage walkability within the City of Mount Vernon, Ohio. Road networks within Arista Villas are intended to include gently curving roads, houses arranged on walkable blocks, and anticipated connections to Vernonview Road to the east, all fostering a more integrated transportation and development pattern within the City of Mount Vernon, Ohio. Roads within Arista Villas are anticipated to include sidewalks or trails and thereby encourage pedestrian mobility.

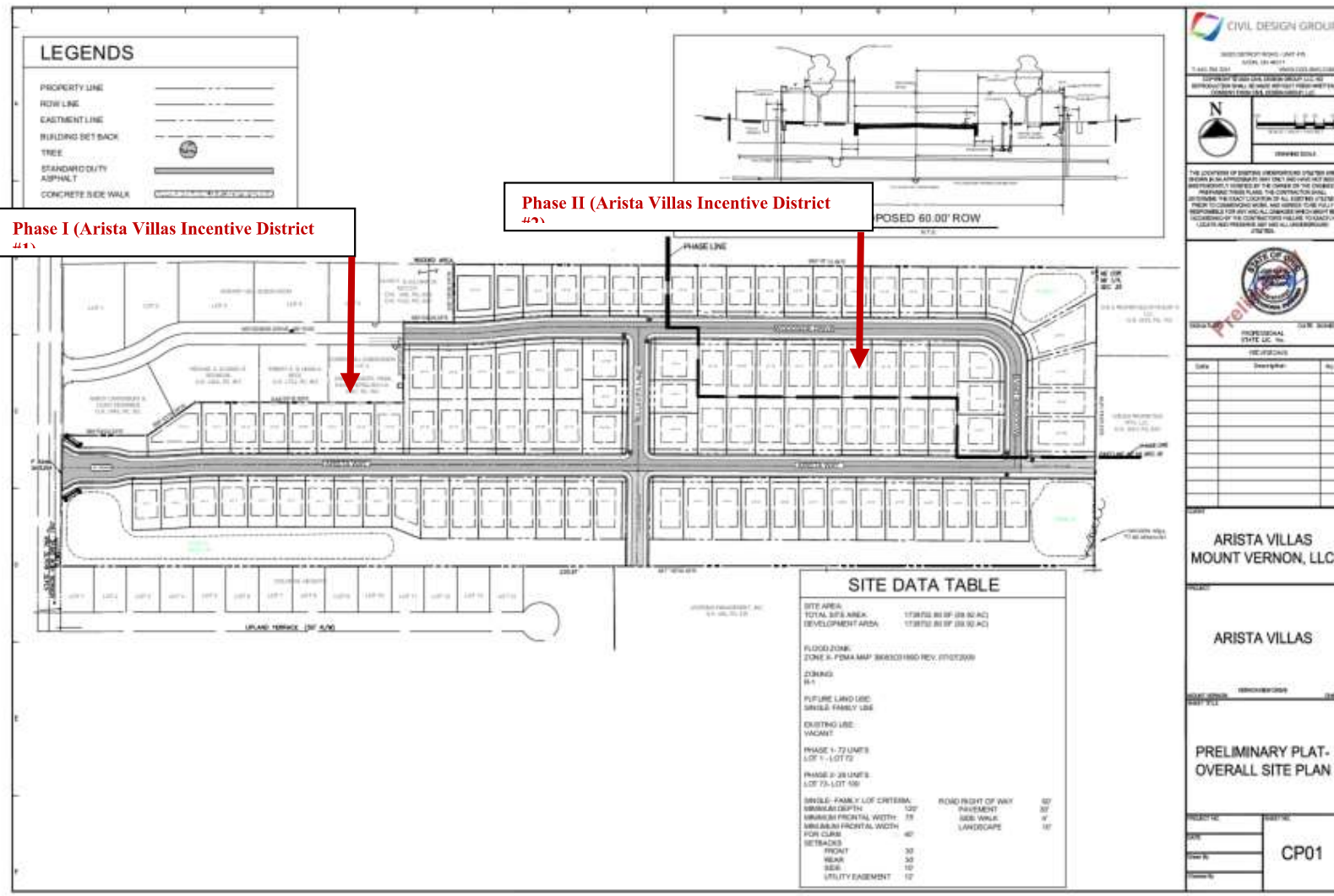
Landscape elements in view of public rights-of-way, entry features, project identity signage, street trees, other landscaping, as well as trails and pedestrian-friendly connectivity, are anticipated features of the Development intended to operate in a cohesive manner complementary to the surrounding areas of the City of Mount Vernon, Ohio.

CONCLUSION

It is the conclusion of the City of Mount Vernon, Ohio and its staff that it is in the interests of the City of Mount Vernon, Ohio to proceed with the approval of an “Engineer’s Certificate” and this Economic Development Plan so as to provide for the further approval, by the City Council of the City of Mount Vernon, Ohio, of the Arista Villas Incentive District pursuant to Ohio Revised Code Section 5709.40(C).

ATTACHMENTS

[Development Plan Attached]





City Council
City of Mount Vernon
Mount Vernon, OH 43050

Scheduled

RESOLUTION 2026-68

Meeting 6/22/2026 7:30 PM
Streets & Public Buildings
Severns, Mahan
Category: Resolution
Prepared By:
Zac Sherman, City Clerk
Doc ID: 2026-233

A RESOLUTION DESIGNATING PROPERTY WITHIN THE CITY AS AN URBAN RENEWAL AREA AND AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO RELEASE A REQUEST FOR QUALIFICATIONS FOR IDENTIFYING AND SELECTING A QUALIFIED FIRM OR FIRMS TO DRAFT AN URBAN RENEWAL PLAN FOR THE DESIGNATED URBAN RENEWAL AREA, AND IDENTIFY AND ENTER INTO CONTRACT WITH THE SELECTED FIRM OR FIRMS.

WHEREAS, the Council of the City of Mount Vernon may designate property within the City as an Urban Renewal Area pursuant to RC §725.01; and

WHEREAS, to redevelop the Urban Renewal Area, the City must adopt an Urban Renewal Plan.

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

SECTION 1: That Council finds that the following parcels within the City of Mount Vernon, 66-50088.000, 66-50087.000, 66-50086.000, 66-50085.000, 66-50084.000, 66-07516.000, 66-00499.000, 66-50445.000 (as shown on Ex. A), are eligible to be designated as an Urban Renewal Area as defined in RC §725.01 and designates the listed parcels as an Urban Renewal Area.

SECTION 2: That the Safety-Service Director for the City of Mount Vernon is hereby authorized and directed to release a Request for Qualifications for identifying and selecting a qualified firm or firms to draft an Urban Renewal Plan for the designated Urban Renewal Area.

SECTION 3: That the Safety-Service Director is hereby further authorized, upon identifying and selecting a qualified firm or firms, to negotiate and enter into contract to draft an Urban Renewal Plan for the designated Urban Renewal Area with the selected firm or firms.

PASSED: _____, 2026
Bruce E. Hawkins, Presidents of Council

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor





City Council
City of Mount Vernon
Mount Vernon, OH 43050

Scheduled

RESOLUTION 2026-69

Meeting 6/22/2026 7:30 PM
Streets & Public Buildings
Severns, Mahan
Category: Resolution
Prepared By:
Zac Sherman, City Clerk
Doc ID: 2026-235

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.

WHEREAS, the City of Mount Vernon, State of Ohio owns the property with the street address of 9 East High Street in the City of Mount Vernon; and

WHEREAS, the tenant agreed to amend their lease to allow the City to lease 9 ½ East High Street to another tenant.

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

SECTION 1: That the Safety-Service Director for the City of Mount Vernon be and herewith is authorized and directed to enter into a revised contract with Top Flight Real Estate LLC (dba Bo Lacey) to lease the property with the street address of 9 East High Street in the City of Mount Vernon, Ohio.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and to allow the tenant to immediately use the property, pay the utilities on the property, and pay rent to 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, Presidents of Council

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Mathew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

Scheduled

RESOLUTION 2026-70

Meeting 6/22/2026 7:30 PM

Finance & Budget
Mahan, Severns

Category: Resolution

Prepared By:

Zac Sherman, City Clerk

Doc ID: 2026-246

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

WHEREAS, Ohio Revised Code Sections 721.01 and 721.15 authorize municipalities to dispose of personal property and vehicles 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 Police Department owns the following vehicles that are no longer needed for public use. Council also finds that the value of each vehicle is in excess of \$1,000.00.

- 1) 2023-White-Ford-Explorer VIN-1FM5K8AB9PGB38342
- 2) 2023-White-Ford-Explorer VIN-1FM5K8AB2PGB38313
- 3) 2022-White-Ford-Explorer VIN-1FM5K8AB9NGC06619
- 4) 2005-White-Dodge-Durango VIN-1D4HB48D75F561038
- 5) 2010-Black-Toyota-Camry VIN-4T4BF3EK2AR047335
- 6) 2001-Gray-Dodge-Ram VIN-3B7HC13Y01G714578

Section 2: That the Safety-Service Director for the City of Mount Vernon be authorized and directed to sell or dispose of the vehicles pursuant to any method authorized by Revised Code Section 721.15.

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 these items 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, Presidents 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

Meeting: 6/22/26 7:30 PM
Dept: Finance and Budget
Mahan, Seaverns
Category: Finance
Prepared By: Zac Sherman
Initiator: Dan Brinkman

SCHEDULED

RESOLUTION 2026-71

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON 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 pay bills as follows:

1. To Adgators.com LLC in the amount of \$3,640.00 from line number 214.1700.54451, Muni Court Computer Fund – Court Computer Maintenance.
2. To Civic Plus. in the amount of \$6,601.77 from line number 101.3600.554494, General Fund – Networking Systems.

SECTION 2: 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

Meeting: 6/22/26 7:30 PM
Dept: Finance and Budget
Mahan, Severns
Category: Finance
Prepared By: Zac Sherman
Initiator: Dan Brinkman

SCHEDULED

RESOLUTION 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.

WHEREAS, Ohio Revised Code § 5705.09(F) requires each subdivision to establish a special fund for each class of revenues derived from a source other than the general property tax, which the law requires to be used for a particular purpose; and

WHEREAS, it is necessary to rename this fund in order to use a previously unused Fund for a necessary purpose in building the new police station

NOW THEREFORE, BE IT RESOLVED by the Council of 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 rename the following fund: 225 Fund—currently known as the LOCAL CORONAVIRUS RELIEF FUND—shall be renamed to be the NEW POLICE STATION CAPITAL PROJECT FUND

SECTION 2: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to create the following lines:

- A: 225.3600.91101 – Police Station Construction
- B: 225.3600.91102 – Police Station Consulting
- C: 225.3600.91103 – Police Station Incidental Fees
- D: 701.2740.53314 – General Construction – Water Fund
- E: 720.2740.53314 – General Construction – Sewer System Revenue Fund
- F: 201. 2900.55512 – Income Tax Refund Reimbursement Transfer to General Fund – Street Fund
- G: 204.3100.55512 - Income Tax Refund Reimbursement Transfer to General Fund – Cemetery Fund

Resolution 2026-73

H: 208.1900.55512 - Income Tax Refund Reimbursement Transfer to General Fund – Public Safety Salary

I: 224.2100.55512 - Income Tax Refund Reimbursement Transfer to General Fund – Public Safety Fund

J: 401.3600.55512 - Income Tax Refund Reimbursement Transfer to General Fund – Capital Improvement Fund

K: 405.3600.55512 - Income Tax Refund Reimbursement Transfer to General Fund – Roads & Bridges Capital Improvement Fund

L: 407.3600.55512 - Income Tax Refund Reimbursement Transfer to General Fund – Municipal Facilities Improvement Fund

M: 901.3600.55512 - Income Tax Refund Reimbursement Transfer to General Fund – Police Pension Fund

N: 902.3600.55512 - Income Tax Refund Reimbursement Transfer to General Fund – Fire Pension Fund

SECTION 3: This Resolution provides for appropriations for the current expenses of the City, and therefore, pursuant to Revised Code Section 731.20, 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



RESOLUTION 2026-72

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

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 101.1510.53111– Dues/Supplies/Incidentals – Law Director – Victim Advocate - General Fund -in the amount of \$4,410.00 (from money approved in a grant the city is receiving)
2. To account 101.1510.54311 – Training / Travel / Expenses – Law Director – Victim Advocate - General Fund in the amount of \$4,493.00 (from money approved in a grant the city is receiving)
3. To account 701.2740.53314 – General Construction – Water Fund - in the amount of \$50,570.24 (via unappropriated funds within the Water Fund)
4. To account 720.2740.53314 – General Construction – Sewer System Revenue Fund in the amount of \$50,570.24 (via unappropriated funds within the Waste Water Fund)
5. To account 224.1900.53111 – Training / Travel / Expenses – Police -Public Safety Fund in the amount of \$22,979.00 (via dollars already received from sales of seized vehicles by police on GovDeals)

SECTION 2: This Resolution provides for appropriations for the current expenses of the City, and therefore, pursuant to Revised Code Section 731.20, it shall become effective upon its date of passage and approval by the Mayor.

Resolution 2026-72

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

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

SCHEDULED

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

Meeting: 6/22/26 7:30 PM
Dept: Police, Fire, & Civil Defense
Miller, Hager
Category: Contract
Prepared By: Zac Sherman
Initiator: Tanner Salyers

SCHEDULED

RESOLUTION 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.

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

SECTION 1: That the Safety-Service Director for the City of Mount Vernon is hereby authorized and directed to seek and select a qualifications-based construction manager-at-risk for the Mount Vernon Justice Center project, and enter into contract with the same.

SECTION 2: 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 to allow the project to proceed as quickly as possible while conditions are ideal for construction, 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
ORDINANCE 2026-20

Meeting 6/22/2026 7:30 PM
Employee & Community
Relations
Keener, Ruckman
Category: Ordinance
Prepared By: Zac Sherman, City
Clerk
Doc ID: 2026-214

**AN ORDINANCE FIXING THE COMPENSATION, HOURS AND BENEFITS OF
CERTAIN EMPLOYEES OF THE CITY OF MOUNT VERNON.**

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

SECTION 1: That the following part-time hourly positions are hereby authorized within the salary range and upon the appropriation times listed below:

	<u>Starting Hourly Rate</u>
Administrative Assistant to the Mayor (no more than 30 hours per week)	\$18.00
Administrative Assistant to the Safety-Service Director (no more than 30 hours per week)	\$18.00
Recreation Coordinator (no more than 30 hours per week)	\$20.00
Custodian (5 positions) (no more than 25 hours per week)	\$17.00

The wages authorized by this Ordinance shall be payable bi-weekly.

SECTION 2: These positions shall be entitled to the benefits provided to part-time employees as outlined in the Mount Vernon Employee Handbook, effective January 1, 2025, as amended.

SECTION 3: The changes to the position of the Administrative Assistant to the Mayor shall go into effect on September 1, 2026. The Recreation Coordinator position shall become effective on September 1, 2026.

SECTION 4: That Ord. 2024-17, establishing the position of Recreation Director, is repealed.

SECTION 5: That sections 139.01, 931.05 931.07, 931.08, and 931.09 of the Codified Ordinances of the City of Mount Vernon be amended to replace all instances of Recreation Director with Recreation Coordinator.

SECTION 6: Any provision in legislation previously adopted which is in conflict with this Ordinance is repealed.

PASSED: _____, 2026
Bruce E. Hawkins, Presidents of Council

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026
Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

Scheduled

ORDINANCE 2026-21

Meeting 6/22/2026 7:30 PM
Land Use & Development
Jacklin, Keener
Category: Ordinance
Prepared By: Zac Sherman, City
Clerk
Doc ID: 2026-226

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN APPLICATION TO ADD PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT UNDER OHIO REVISED CODE CHAPTER 349; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon, Ohio (the “City”), as owner of certain real property located in the territory of the City and thereby a “developer” with respect to said property within the meaning of Ohio Revised Code Section 349.01(E), established the Mount Vernon New Community Authority by Ordinance 2023-31 for the purposes of encouraging and supporting well-balanced and diversified land use patterns within the territory of the City, including facilities for the conduct of industrial, commercial, residential, cultural, educational, and recreational activities, all as described in Ohio Revised Code Chapter 349; and

WHEREAS, Arista Villas Mount Vernon LLC has acquired certain real property which is located within the jurisdiction of the City, consisting of approximately 39.916 acres know as parcel number 66-07961.000 in the records of the Office of the Auditor of Knox County, Ohio (the “Property”) on which Arista Villas Mount Vernon LLC plans to construct approximately 100 single-family houses and appurtenances thereto; and

WHEREAS, in support of such efforts, City staff and legal counsel have prepared an 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 “Application”), a copy of which Application is on file with the City, and which Application proposes the addition of the Property to the Mount Vernon New Community Authority as authorized by Ohio Revised Code Chapter 349; and

WHEREAS, the District, as described in the Application, is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners for purposes of this Application; and

WHEREAS, this Council has reviewed the Application as prepared by City staff and legal counsel, and by this Ordinance desires to legislatively authorize the execution of the Application by the Mayor and the Director of Law and the delivery of the same to this Council in its capacity as “organizational board of commissioners” as defined in Ohio Revised Code Section 349.01(F).

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

SECTION 1. Mayor to Represent Developer. This Council hereby authorizes the Mayor to serve as the representative of the City in its capacity as a “developer” for the purposes of filing the Application with this Council.

SECTION 2. Execution and Delivery of Application. This Council hereby authorizes and directs the Mayor and the Director of Law to execute and deliver the Application to add the Property to the Mount Vernon New Community Authority under Ohio Revised Code Chapter 349. Upon such execution and delivery, the Mayor and the Director of Law, or such other City staff as they may determine, shall file the Application with this Council, in its capacity as “organizational board of commissioners” as defined in Ohio Revised Code Section 349.01(F).

SECTION 3. Open Meetings. 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 Ohio Revised Code Section 121.22.

SECTION 4. Emergency. 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 aid the financing 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.

PASSED: _____, 2026

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Bruce E. Hawkins, Presidents of Council

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

Scheduled

ORDINANCE 2026-22

Meeting 6/22/2026 7:30 PM
Land Use & Development
Jacklin, Keener
Category: Ordinance
Prepared By: Zac Sherman, City
Clerk
Doc ID: 2026-229

AN ORDINANCE DETERMINING THAT AN APPLICATION TO ADD PROPERTY TO THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE APPLICATION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon, Ohio, in its capacity as a “developer” within the meaning of Ohio Revised Code Section 349.01(E) (the “City”) established the Mount Vernon New Community Authority by Ordinance 2023-31 for the purposes of encouraging and supporting well-balanced and diversified land use patterns within the territory of the City, including facilities for the conduct of industrial, commercial, residential, cultural, educational, and recreational activities, all as described in Ohio Revised Code Chapter 349; and

WHEREAS, on June 3, 2026, the City, in its capacity as a developer, submitted to the Council of the City (“Council”), pursuant to Ohio Revised Code Section 349.03, an 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 “Application”), a copy of which Application is on file with the City; and

WHEREAS, the District, as described in the Application, is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and the original petition to establish the Mount Vernon New Community Authority was filed with this Council; therefore, this Council, as the legislative authority of the City, is the organizational board of commissioners for purposes of this Application; and

WHEREAS, this Council has reviewed the Application, and by this Ordinance desires to legislatively determine, pursuant to Ohio Revised Code Section 349.03, that the Application complies with the requirements of that section as to form and substance; pursuant to Ohio Revised Code Section 349.03, to set the time and place of a hearing on the Application; and further pursuant to Ohio Revised Code Section 349.03, authorize the notice by publication of the hearing on the Application.

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

SECTION 1. Organizational Board of Commissioners. This Council hereby acknowledges and determines that, pursuant to Ohio Revised Code Section 349.01(F)(3), it is the “organizational board of commissioners” of the Mount Vernon New Community Authority for the proceedings associated with this Application and for all other purposes of Ohio Revised Code Chapter 349.

SECTION 2. Application’s Sufficiency and Compliance with Ohio Revised Code Section 349.03. This Council has examined the Application and finds and determines that the Application is sufficient and complies with the requirements of Ohio Revised Code Section 349.03 in form and substance.

SECTION 3. Time and Place of Hearing. Pursuant to Ohio Revised Code Section 349.03, this Council hereby determines to hold a hearing on the Application on July 13, 2026, at the offices of the City, 40 Public Square, Suite 206, Mount Vernon, Ohio 43050, at 7:30 p.m., and this Council hereby authorizes the Clerk of Council to cause notice of the hearing to be published once a week for three consecutive weeks, or as provided in Ohio Revised Code Section 7.16, in a newspaper of general circulation within Knox County, Ohio, pursuant to Ohio Revised Code Section 349.03(A).

SECTION 4. Open Meetings. 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 Ohio Revised Code Section 121.22.

SECTION 5. Emergency. 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 aid the financing 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.

PASSED: _____, 2026

Bruce E. Hawkins, Presidents of Council

ATTEST: _____
Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

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

SCHEDULED

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.

Ordinance 2026-23

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
ORDINANCE 2026-25

Meeting 6/22/2026 7:30 PM
Employee & Community
Relations
Keener, Ruckman
Category: Ordinance
Prepared By: Zac Sherman, City
Clerk
Doc ID: 2026-234

**AN ORDINANCE FIXING THE NUMBER OF HOURLY EMPLOYEES OF THE
CITY OF MOUNT VERNON IN THE POLICE DEPARTMENT; AND
DECLARING AN EMERGENCY.**

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

SECTION 1: That the following positions are hereby authorized as indicated:

POLICE DEPARTMENT:

11 Supervisors (Lieutenants and Sergeants)

Not more than ~~22~~ 23 Police Officers

One Records Clerk

Use of all above mentioned said personnel is authorized as required to meet the work
demands of the Police Department as appropriated.

The authorized number of positions in the Police Department shall revert to 10 Supervisors
and 24 Police Officers upon one of the following: (1) promotion of a Supervisor to Chief or
Assistant Chief, (2) demotion of a Supervisor to Police Officer or (3) separation (resignation
or retirement) of a Supervisor from service with the Mount Vernon Police Department.

SECTION 2: This Ordinance is hereby declared to be an emergency measure
necessary for the immediate preservation of the public peace, health and safety, and to allow
necessary staffing in the City's Police Department 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 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.

PASSED: _____, 2026

Bruce E. Hawkins, Presidents of Council

ATTEST: _____

Zachary Sherman, Clerk of Council

APPROVED: _____, 2026

Matthew T. Starr, Mayor



City Council
City of Mount Vernon
Mount Vernon, OH 43050

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

SCHEDULED

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

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

SCHEDULED

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]