



LEGISLATIVE COVER MEMO

Meeting Date: October 20, 2025

Agenda Item: **Resolution 2025-70**

APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Submitted by: Karisa Steed, Assistant City Manager/Econ. Development

Scope/Description: In April of 2023, City Council approved the establishment of the Franklin New Community Authority (the “NCA”), pursuant to City Ordinance 2023-10. On September 11, 2025, Forestar (USA), the holder of an option to purchase that certain Additional Property (Shaker Farms Development Site), filed an application with this Council requesting that the Shaker Farms Development Site be added to the District; Additionally, the Application amends the Petition as previously approved by the City to include the Property and to allow the voluntary imposition of community development charges on the Property. By Resolution 2025-56 adopted by this City Council on September 15, 2025, this Council recognized the sufficiency of the Application for purposes of satisfying R.C. Section 349.03 as to form and substance.

Budget Impact: Unknown at this time

Exhibits: Exhibit A: Description of Property

Recommendation: Approval

RESOLUTION 2025-70
**APPROVING THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE FRANKLIN NEW
COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT
OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY
UNDER CHAPTER 349 OF THE OHIO REVISED CODE**

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, the City of Franklin, Ohio, as statutory developer within the meaning of R.C. Section 349.01(E) (the “Developer”), together with Forestar (USA) Real Estate Group Inc., the holder of an option to purchase that certain Additional Property (Shaker Farms Development Site) (the “Property Option Holder”), as described therein, filed an application (the “Application”) on September 11, 2025 with the City Council of the City of Franklin, Ohio (the “Council”) to add real property to the territory comprising the Franklin 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 Franklin 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 Resolution No. 2025-56, adopted on September 15, 2025; and

WHEREAS, on October 20, 2025 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 RESOLVED by the City Council of the City of Franklin, Ohio;

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 and shall be recorded, along with this Resolution, in the journal of Council, as the organizational board of commissioners.

SECTION 3. The existing boundary of the District shall be amended to include the territory set forth in Exhibit A attached to this Resolution.

SECTION 4. Council finds and determines that all formal actions of City Council concerning and relating to the adoption of this Resolution 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 5. This Resolution is effective immediately upon its adoption.

Passed this 20 day of October, 2025.

Brent Centers, Mayor of the City of Franklin, Ohio

ATTEST:

Clerk of Council, City of Franklin, Ohio

Approved as to form:

Director of Law

CERTIFICATE

The undersigned, Clerk of the Council of the City of Franklin, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution Number 2025-70, passed by the City Council of the City of Franklin, Ohio on the 20 day of October, 2025.

Khristi Dunn, Clerk of Council

EXHIBIT A

Legal Description

The attached legal descriptions (Description #1, Description #2, Description #3, Description #4, and Description #5) collectively describe the Additional Property (Shaker Farms Development Site) to be added to the Authority pursuant to this Application.

(See attached.)

Description #1

Description Containing 27.5349 Acres

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the north line of said Section 35 and the south line of said 91.2554-acre Bunnell Hill Development parcel, North 86°45'16" West, a distance of 989.41 feet to the **TRUE POINT OF BEGINNING**;

Thence through the aforementioned 109-acre Werline parcel for the following courses:

- **South 03°33'35" West**, a distance of **70.83 feet** to a point;
- **South 86°30'41" East**, a distance of **35.64 feet** to a point;
- **South 46°44'32" East**, a distance of **69.38 feet** to a point;
- **South 20°05'04" East**, a distance of **79.90 feet** to a point;
- **South 03°15'39" West**, a distance of **76.92 feet** to a point;
- **South 18°32'15" West**, a distance of **129.40 feet** to a point;
- **South 03°33'35" West**, a distance of **10.00 feet** to a point;
- **South 86°26'25" East**, a distance of **140.21 feet** to a point;
- **South 16°34'15" East**, a distance of **356.40 feet** to a point;
- **South 72°30'55" East**, a distance of **177.24 feet** to a point;
- **South 88°37'50" West**, a distance of **68.25 feet** to a point;
- **South 54°33'55" West**, a distance of **203.73 feet** to a point;
- **South 35°26'05" East**, a distance of **29.67 feet** to a point;
- **South 54°33'55" West**, a distance of **305.00 feet** to a point;
- **South 35°26'05" East**, a distance of **150.00 feet** to a point;
- **South 54°33'55" West**, a distance of **19.05 feet** to a point;
- **South 35°26'05" East**, a distance of **155.00 feet** to a point;
- **South 54°33'55" West**, a distance of **397.40 feet** to a point;
- **South 74°08'18" West**, a distance of **86.21 feet** to a point;
- **North 86°26'25" West**, a distance of **157.14 feet** to a point;
- **South 03°33'55" West**, a distance of **10.00 feet** to a point;
- along a tangent curve to the left, with a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90°00'00"** and subtended by a chord bearing South 41°26'25" East, a distance of 28.28 feet to a point;
- **South 03°33'55" West**, a distance of **40.00 feet** to a point in the centerline of Manchester Road;

Thence along said centerline of Manchester Road, **North 86°26'25" West**, a distance of **90.00 feet** to a point;

Thence through the aforementioned 109-acre Werline parcel for the following courses:

- **North 03°33'35" East**, a distance of **40.00 feet** to a point;
- along a non-tangent curve to the left, with a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90°00'00"** and subtended by a chord bearing North 48°33'35" East, a distance of 28.28 feet to a point;
- **North 03°33'35" East**, a distance of **6.75 feet** to a point;
- **North 86°26'25" West**, a distance of **80.00 feet** to a point;
- **North 03°33'35" East**, a distance of **155.00 feet** to a point;
- **North 86°26'25" West**, a distance of **18.57 feet** to a point;
- **North 03°33'35" East**, a distance of **155.00 feet** to a point;
- **North 86°26'25" West**, a distance of **43.98 feet** to a point;
- **North 06°44'43" West**, a distance of **271.78 feet** to a point;
- **North 86°26'25" West**, a distance of **8.84 feet** to a point;
- **North 03°33'35" East**, a distance of **157.60 feet** to a point;
- **South 86°26'25" East**, distance of **5.00 feet** to a point;
- **North 03°33'35" East**, a distance of **690.00 feet** to a point;
- **North 86°26'25" West**, a distance of **158.60 feet** to a point;
- **North 03°33'35" East**, a distance of **155.06 feet** to a point;
- **North 03°14'44" East**, a distance of **73.66 feet** to a point in the aforementioned north line of Section 35 and the south line of aforementioned 91.2554-acre Bunnell Hill Development parcel;



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Farms\Project Files\CESO\05-SURVEY\Documents\759884 District 1 Description.docx
4/11/2025

Thence along said north line of Section 35, the south line of 91.2554-acre Bunnell Hill Development parcel, and the south line of a 0.9183 acre parcel conveyed to the City of Franklin as recorded in Deed Book 4702, Page 722, **South 86°45'16" East**, distance of **695.99 feet** to the **TRUE POINT OF BEGINNING**.

Containing 27.5349 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.



759884 District 1 Description.docx
4/11/2025

Description #2

Description **Containing 41.5361 Acres**

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the north line of said Section 35 and the south line of said 91.2554-acre Bunnell Hill Development parcel, North 86°45'16" West, a distance of 1804.40 feet to the **TRUE POINT OF BEGINNING**;

Thence through the aforementioned 109-acre Werline parcel for the following courses:

- **South 03°14'44" West**, a distance of **73.02 feet** to a point;
- **South 03°33'35" West**, a distance of **155.05 feet** to a point;
- **North 86°26'25" West**, a distance of **42.40 feet** to a point;
- **South 03°33'35" West**, a distance of **595.00 feet** to a point;
- **South 86°26'25" East**, a distance of **320.00 feet** to a point;
- **South 03°33'35" West**, a distance of **95.00 feet** to a point;
- **North 86°26'25" West**, a distance of **5.00 feet** to a point;
- **South 03°33'35" West**, a distance of **157.60 feet** to a point;
- **South 86°26'25" East**, a distance of **8.84 feet** to a point;
- **South 06°44'43" East**, a distance of **271.78 feet** to a point;
- **North 86°26'25" West**, a distance of **96.02 feet** to a point;
- **North 69°24'08" West**, a distance of **260.53 feet** to a point;
- **South 70°25'01" West**, a distance of **135.50 feet** to a point;
- **South 31°10'04" West**, a distance of **135.50 feet** to a point;
- **South 08°04'54" East**, a distance of **135.50 feet** to a point;
- **South 47°19'51" East**, a distance of **127.31 feet** to a point;
- **South 86°26'25" East**, a distance of **6548.92 feet** to a point;
- **South 03°33'35" West**, a distance of **6.75 feet** to a point;
- along a tangent curve to the right, with a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90°00'00"** and subtended by a chord bearing South 48°33'35" West, a distance of 28.28 feet to a point;
- **South 03°33'35" West**, a distance of **40.00 feet** to a point in the centerline of Manchester Road and the north line of a 121.2592 acre parcel conveyed to Robi-Mont Farms LLC as recorded in Deed Book 5365, Page 165;

Thence along said north centerline of Manchester Road and north line of 121.2592 acre Robi-Mont Farms LLC parcel, **North 86°26'25" West**, a distance of **1322.81 feet** to a found mag nail in the centerline of Shaker Road and the easterly line of a 5.027 acre parcel conveyed to Danny N. and Jennifer N. Kingsley as recorded in Deed Volume 4926, Page 20;

Thence along said centerline of Shaker Road and easterly line of said 5.027 acre parcel, **North 23°09'39" West**, a distance of **360.53 feet** to a found 5/8" iron pin with no cap in the easterly line of a 24.0847 acre parcel conveyed to Steven F. Wertz, Trustee as recorded in Official Record 2019-029387;

Thence continuing along said centerline of Shaker Road, along the easterly line of said 24.0847 acre parcel, and along the easterly line of Willabeth Subdivision as recorded in Plat Book 3, Page 32, **North 05°03'44" East**, a distance of **1392.82 feet** to a set 5/8" iron pin at the northeast corner of said Willabeth Subdivision, and in the aforementioned north line of said Section 35 and the south line of said 91.2554-acre Bunnell Hill Development parcel;

Thence along said north line of Section 35 and the south line of 91.2554-acre Bunnell Hill Development parcel, **South 86°45'16" East**, a distance of **995.41 feet** to the **TRUE POINT OF BEGINNING**.

Containing 41.5361 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.

Description #3

Description **Containing 16.0479 Acres**

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the east line of said Section 35, the west line of said Lot 3 of Franklin Business Park Two Section One, and the west line of Lot 4 of Franklin Business Park Two Section One, South 05°57'39" West, a distance of 836.08 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along the east line of Section 35, the west line of Lot 4 of Franklin Business Park Two Section One, and the west line of a 8.721 acre parcel conveyed to Neil and Janet Amy Hoffman as recorded in Deed Book 946, Page 787, **South 05°57'39" West**, a distance of **895.16 feet** to a found 5/8" iron pin with no cap in the centerline of Manchester Road, said point being at the northwest corner of a 1.17 acre parcel conveyed to Matthew and Tiffani Sullivan as recorded in Official record 2021-029485, and the northeast corner of a 121.2592 acre parcel conveyed to Robi-Mont Farms LLC as recorded in Deed Book 5365, Page 165;

Thence along the centerline of Manchester Road and the north line of said 121.2592 acre Robi-Mont Farms LLC parcel, **North 86°26'25" West**, a distance of **1188.84 feet** to a point;

Thence through the aforementioned 109-acre Werline parcel for the following courses:

- **North 03°33'35" East**, a distance of **40.00 feet** to a point;
- along a non-tangent curve to the right, with a radius of **20.00 feet**, an arc length of **31.42 feet**, a delta angle of **90°00'00"** and subtended by a chord bearing North 41°26'25" West, a distance of 28.28 feet to a point;
- **North 03°33'35" East**, a distance of **10.00 feet** to a point;
- **South 86°26'25" East**, a distance of **157.14 feet** to a point;
- **North 74°08'18" East**, a distance of **86.21 feet** to a point;
- **North 54°33'55" East**, a distance of **397.40 feet** to a point;
- **North 35°26'05" West**, a distance of **155.00 feet** to a point;
- **North 54°33'55" East**, a distance of **19.05 feet** to a point;
- **North 35°26'05" West**, a distance of **150.00 feet** to a point;
- **North 54°33'55" East**, a distance of **305.00 feet** to a point;
- **North 35°26'05" West**, a distance of **29.67 feet** to a point;
- **North 54°33'55" East**, a distance of **203.73 feet** to a point;
- **North 88°37'50" East**, a distance of **68.25 feet** to a point;
- **South 72°30'55" East**, a distance of **95.04 feet** to a point;
- **South 36°37'05" East**, a distance of **135.61 feet** to a point;
- **South 06°05'44" West**, a distance of **135.58 feet** to a point;
- **North 55°03'17" East**, a distance of **309.06 feet** to a point;
- **North 46°24'13" East**, a distance of **23.31 feet** to the **TRUE POINT OF BEGINNING**.

Containing 16.0479 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.

Description #4

Description Containing 4.2927 Acres

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the east line of said Section 35, the west line of said Lot 3 of Franklin Business Park Two Section One, and the west line of Lot 4 of Franklin Business Park Two Section One, and the west line of a 8.721 acre parcel conveyed to Neil and Janet Amy Hoffman as recorded in Deed Book 946, Page 787, South 05°57'39" West, a distance of 1731.25 feet to a found 5/8" iron pin with no cap in the centerline of Manchester Road, said point being at the northwest corner of a 1.17 acre parcel conveyed to Matthew and Tiffani Sullivan as recorded in Official record 2021-029485, and the northeast corner of a 121.2592 acre parcel conveyed to Robi-Mont Farms LLC as recorded in Deed Book 5365, Page 165;

Thence along the centerline of Manchester Road and the north line of said 121.2592 acre Robi-Mont Farms LLC parcel, North 86°26'25" West, a distance of 1338.84 feet to a point;

Thence through aforementioned 109 acre Werline parcel, North 03°33'35" East, a distance of 66.75 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing through said 109 acre Werline parcel for the following courses:

North 86°26'25" West, a distance of **548.92 feet** to a point;
North 47°19'51" West, a distance of **127.31 feet** to a point;
North 08°04'54" West, a distance of **135.50 feet** to a point;
North 31°10'04" East, a distance of **135.50 feet** to a point;
North 70°25'01" East, a distance of **135.50 feet** to a point;
South 69°24'08" East, a distance of **260.53 feet** to a point;
South 86°26'25" East, a distance of **140.00 feet** to a point;
South 03°33'35" West, a distance of **155.00 feet** to a point;
South 86°26'25" East, a distance of **18.57 feet** to a point;
South 03°33'35" West, a distance of **155.00 feet** to the **TRUE POINT OF BEGINNING**.

Containing 4.2927 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.

Description #5

Description Containing 4.9949 Acres

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee of the Werline Family Revocable Living Trust dated June 3, 1997 by Affidavit of Surviving Trustee recorded Official Record 2853, Page 383, and being more particularly described as follows;

Beginning for reference at the northeast corner of Section 35, said corner monumented by a found 24" deciduous tree (witness a 5/8" iron pin with no cap South 54°46'41" West, a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88, and in the south line of a 91.2554-acre parcel of land conveyed to Bunnell Hill Development by deed recorded in Deed Book 5144, Page 639;

Thence along the north line of said Section 35, the south line of said 91.2554-acre Bunnell Hill Development parcel, and the south line of a 0.9183 acre parcel conveyed to the City of Franklin as recorded in Deed Book 4702, Page 722, North 86°45'16" West, a distance of 1685.40 feet to the **TRUE POINT OF BEGINNING**;

Thence through the aforementioned 109 acre Werline parcel for the following courses:

South 03°14'44" West, a distance of **73.66 feet** to a point;
South 03°33'35" West, a distance of **155.06 feet** to a point;
South 86°26'25" East, a distance of **158.60 feet** to a point;
South 03°33'35" West, a distance of **690.00 feet** to a point;
North 86°26'25" West, a distance of **320.00 feet** to a point;
North 03°33'35" East, a distance of **595.00 feet** to a point;
South 86°26'25" East, a distance of **42.40 feet** to a point;
North 03°33'35" East, a distance of **155.05 feet** to a point;
North 03°14'44" East, a distance of **73.02 feet** to a point in the north line of aforementioned Section 35, and the south line of aforementioned 91.2554-acre Bunnell Hill Development parcel;

Thence along the north line of said Section 35, the south line of said 91.2554-acre Bunnell Hill Development parcel, **South 86°45'16" East**, a distance of **119.00 feet** to the **TRUE POINT OF BEGINNING**.

Containing 4.9949 acres, more or less.

This description is a general description of the location of the property and not intended to be used for the transfer of real property.