



LEGISLATIVE COVER MEMO

Introduction: June 1, 2026

Agenda Item: **Resolution 2026-40**

DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; 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; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW.

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. Consistent with the City’s approach to direct new development projects through the NCA, the application (“Application”) attached to this Resolution as Exhibit A is being submitted by the property owner for real property located within the City on 0 Commerce Center Drive and identified by parcel identification numbers 04-20-201-004 and 04-20-101-014. By adding the property to the NCA, the developer will benefit by being able to be reimbursed for a portion of certain costs it is committing to infrastructure improvements to such property that otherwise would have been needed to be constructed by the City. Additionally, the Application amends the Petition as previously approved by the City to include the new property and to allow the voluntary imposition of community development charges on the property.

Exhibits: Exhibit A: Application to Add 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

Recommendation: Approval

CITY OF FRANKLIN, OHIO
RESOLUTION 2026-40

DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; 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; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, on March 6, 2023, a petition (the “Petition”) for the establishment of the Franklin New Community Authority (the “Authority”) was filed with the Clerk of Council of the City of Franklin, Ohio (the “Council”), as “organizational board of commissioners” within the meaning of R.C. Section 349.01(F)(3) by the City of Franklin, Ohio (the “City”) in its capacity as statutory developer of the Authority under R.C. Section 349.01(E) (the “Statutory Developer”), which Petition the Council approved on April 17, 2023, pursuant to Ordinance Number 2023-10; and

WHEREAS, the Petition described the boundaries of the related new community district (the “District”); and

WHEREAS, on June 1, 2026 the Statutory Developer, together with Tway Columbus, LLC, an Ohio limited liability company (the “Property Owner”), filed an application (the “Application”) with this Council requesting that certain parcels of real property identified therein as the Additional Property (Interstate Utility Project Site) and owned by the Property Owner be added to the District; and

WHEREAS, pursuant to Section 4 of that certain Development Agreement, dated effective October 20, 2025 by and between Property Owner and the City (the “Development Agreement”), the Property Owner agreed, among other things, to consent to the addition of the Additional Property (Interstate Utility Project Site) to the District; and

WHEREAS, through its adoption of Resolution No. 2025-75, the City approved the Development Agreement and authorized the City Manager, or his or her designee, to implement the Development Agreement on behalf of the City; and

WHEREAS, with respect to the Application, the City is the only City that can be defined as a “proximate city,” as that term is defined in R.C. Section 349.01(M); this Council, as the organizational board of commissioners for the District, is the legislative authority of the only “proximate city”; pursuant to R.C. Section 349.03; and, therefore, the City is not required to approve or sign the Application as a “proximate city” prior to the approval of the Application by this Council; and

WHEREAS, the Application further provides that the addition of such real property will be conducive to the public health, safety, convenience and welfare of the District, will be consistent with the development of the District, and will not jeopardize the plan of development of the District; and, because the Developer is a municipal corporation, the Developer is not required to own or control all of the Additional Property (Interstate Utility Project Site) in connection with the addition of the Additional Property (Interstate Utility Project Site) to the District; and

WHEREAS, pursuant to R.C. Section 349.03(A), this Council, as the organizational board of commissioners for the determination of the sufficiency of the Application, upon finding the Application sufficient and in compliance with the required statutory requirements, must fix a time and place for a public hearing on the Application; and

WHEREAS, pursuant to R.C. Section 349.03(A), if determined to be sufficient, this Council shall hold the public hearing not less than thirty (30) days nor more than forty-five (45) days from the date the Application was filed by the Developer with this Council; and

WHEREAS, pursuant to R.C. Section 349.03(A), the Clerk of Council shall give notice of the public hearing on the Application by publication once each week for three consecutive weeks in a newspaper of general circulation prior to the hearing date.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Franklin, Warren County, Ohio, that:

Section 1. Sufficiency of Application. Council finds and determines that the Application complies with the requirements of R.C. Section 349.03 as to form and substance.

Section 2. Pursuant to R.C. Section 349.03, this Council hereby determines to hold a hearing on the Application on July 6, 2026 at the chambers of the City Council, One Benjamin Franklin Way, Franklin, Ohio 45005, at 5:30 p.m., and this Council hereby authorizes the City Manager to cause notice of the hearing to be published once a week for three consecutive weeks, or as provided in R.C. Section 7.16, in a newspaper of general circulation within Warren County, Ohio, pursuant to R.C. Section 349.03(A).

Section 3. 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 Resolution 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.

ADOPTED: June 1, 2026

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on June 1, 2026

Khristi Dunn, Clerk of Council

Exhibit A

Application to Add 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

(See attached.)

BEFORE THE CITY COUNCIL OF THE CITY OF FRANKLIN, OHIO

APPLICATION TO ADD 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:

CITY OF FRANKLIN, OHIO

As the Developer

BEFORE THE CITY COUNCIL OF THE CITY
OF FRANKLIN, OHIO

APPLICATION TO ADD 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

Pursuant to Section 349.04(B) of the Ohio Revised Code, the City of Franklin, Ohio (the “Developer”) hereby applies to add property to the Franklin New Community Authority District (as constituted as of the date of this application, the “Original District,” and as altered by the approval of this application, the “District”), and to amend the petition for establishment of the Franklin New Community Authority (the “Authority”), a new community authority established under and operating pursuant to Chapter 349 of the Ohio Revised Code (the “Act”), filed with the Clerk of the City Council (the “Council”) of the City of Franklin, Ohio (the “City”), as organizational board of commissioners under Chapter 349 of the Ohio Revised Code, on March 6, 2023 (the “Original Petition” and as amended by approval of this Application, and as may be supplemented or amended by subsequent petitions or applications to add property, from time to time, the “Petition”). The Council approved the Original Petition by its Ordinance Number 2023-10 dated April 17, 2023, establishing the Original District and the Authority.

Tway Columbus, LLC, an Ohio limited liability company (the “Property Owner”), is the owner of the Additional Property (Interstate Utility Project Site), as defined herein, to be added to the District by this application (the “Application”).

Pursuant to Section 4 of that certain Development Agreement, dated effective October 20, 2025, by and between Property Owner and the City (the “Development Agreement”), the Property Owner agreed, among other things, to consent to the addition of the Additional Property (Interstate Utility Project Site) to the District.

Pursuant to Section 3 of the Development Agreement, the Additional Property (Interstate Utility Project Site) is within that certain community reinvestment area designated as “Community Reinvestment Area #4,” and the Property Owner is entitled to apply for a 100% tax abatement on the increase of assessed value resulting from the construction of a new commercial or industrial structure, or structures, or the increased assessed valuation of an existing structure after remodeling began, for up to fifteen (15) years (the “CRA Exemption”).

Through its adoption of Resolution No. 2025-75, the City approved the Development Agreement and authorized the City Manager, or his or her designee, to implement the Development Agreement on behalf of the City.

As authorized by Ohio Revised Code Section 349.03, and in accordance with the Development Agreement, the Developer now seeks approval from the Council to add certain real property described below to the District and to amend the Original Petition as necessary to accomplish the same, all pursuant to this Application. To that end, with respect to the real property at issue in this Application, the Developer hereby applies as follows:

1. Additional Property (Interstate Utility Project Site). The Property Owner seeks the addition to the District of certain real property consisting of approximately 17.6768 acres in the City (the “Additional Property (Interstate Utility Project Site)”), which Additional Property (Interstate Utility Project Site) is identified in the records of the Warren County Auditor at the time of this Application being:
 - a. Approximately 2.3597 acres with the parcel identification number 04-20-201-004 (split from the old parent parcel 04-20-201-002 in 2025), currently owned by the Property Owner as evidenced by that certain Limited Warranty Deed identified as Document Number 2025-028536 as filed in the permanent land records of the Warren County Recorder on November 10, 2025, and as described more particularly in the legal description attached hereto as Exhibit A.1 and as depicted in the map attached hereto as Exhibit B.
 - b. Approximately 15.0801 acres with the parcel identification number 04-20-101-014, currently owned by the Property Owner as evidenced by that certain Limited Warranty Deed identified as Document Number 2025-028537 as filed in the permanent land records of the Warren County Recorder on November 10, 2025, and as described more particularly in the legal description attached hereto as Exhibit A.2 and as depicted in the map attached hereto as Exhibit B.

The Property Owner hereby confirms that the addition of the Additional Property (Interstate Utility Project Site) will be conducive to the public health, safety, and convenience and welfare, will be consistent with the development of the District, and will further the plan of development for the District.

2. Zoning. The Additional Property (Interstate Utility Project Site) is currently zoned as I-1 (Light Industrial District), the intent of which is to provide for industrial and office uses that are not of an intensity to produce objectionable impacts on adjacent development. A copy of the Council’s zoning resolution appears as Exhibit C hereto.
3. Development Plan. The Property Owner plans to develop and construct thereon approximately 53,000± sq. ft. large equipment and truck retail, rental, and repair facility, together with necessary appurtenances related thereto, on the Additional Property (Interstate Utility Project Site). Consistent with the overall plan for the District, the Property Owner will provide for the District certain improvements constituting “community facilities” under the Act, including certain Community Facilities (as defined in the Petition) in support of the Additional Property (Interstate Utility Project Site). Exhibit D hereto provides additional details regarding the development plan and anticipated improvements to the Additional Property (Interstate Utility Project Site).
4. Community Development Charge. The Property Owner proposes to pay the costs of the Community Facilities through the levy and collection of (i) a CRA Abatement Replacement Charge (as defined in the Declaration described below), during the term of the CRA Exemption, to be calculated annually by an authorized representative of the Authority and approved by the Developer to equal ninety percent (90%) of the total effective millage of the real property taxes attributable to the increase in assessed valuation

of the real property that would have been payable upon such real property but for the CRA Exemption, (ii) an Additional Charge (as defined in the Declaration), during and after the term of the CRA Exemption, equal to five (5) mills, and (iii) a Sales Charge (as defined in the Declaration) to be calculated annually by an authorized representative of the Authority and approved by the Developer to equal to one percent (1.0%) of gross receipts of any Sale (as defined in the Declaration) from operations on the Additional Property (Interstate Utility Project Site); provided, that such supplemental declaration(s) related to the inclusion of the Additional Property (Interstate Utility Project Site) in the District shall provide for an exclusion from the defined term “Sales” as used in the Declaration of those “Sales” which are exemption from Ohio sales taxes under Section 5739.02(B)(32) of the Ohio Revised Code, as it relates to the Additional Property (Interstate Utility Project Site), and (iv) a “Supplemental Community Development Charge”, during and after the term of the CRA Exemption, in an amount not to exceed fifty thousand dollars (\$50,000) per year; provided, that such supplemental declaration(s) related to the inclusion of the Additional Property (Interstate Utility Project Site) in the District shall provide that such Supplemental Community Development Charge shall only be imposed to the extent that the Sales Charge related to Sales from the operations on the Additional Property (Interstate Utility Project Site) described in item (iii) above is less than fifty thousand dollars (\$50,000) in any year. All Community Development Charges shall be paid by owners of real property within the Property pursuant to Ohio Revised Code Section 349.07 and the Declaration of Covenants and Restrictions for the Authority (the “Original Declaration”), and as may be supplemented, or amended from time to time as to the Property, including the Additional Property (Interstate Utility Project Site), by the recording of an additional declaration of covenants and restrictions for the Authority (and as to each such supplemented or amended declaration, each a “Supplemental Declaration,” together with all such Supplemental Declarations and the Original Declaration, the “Declaration”). Consistent with the Declaration, the community development charges with respect to any parcel within the District, including the Additional Property (Interstate Utility Project Site), is chargeable and may be assessed by the Authority if a structure or building is located on a parcel and is not owned, leased, or otherwise controlled by a governmental entity provided that the governmental entity’s use of the land, building, structure or improvement is exempt from real estate taxation under the laws of the State of Ohio.

5. Economic Feasibility. The economic feasibility analysis for the District, including the area development pattern and demand, location and territory size, present and future socio-economic conditions, public services provision, financial plan, and the Developer’s management capability, are attached to the Application as Exhibit B (Additional Property Map), Exhibit D (Development Program), Exhibit E (demographic information for the City of Franklin, Ohio), Exhibit F (Information about Property Owner), and Exhibit G (Environmental Compliance).
6. Environmental Compliance. The Authority, the City, and the Property Owner shall comply with all applicable environmental laws and regulations with respect to the District. To the knowledge of the City and the Property Owner, the District does not include any conditions qualifying as a recognized environmental condition and no evidence of actual or potential releases of hazardous substances or petroleum products in conjunction with the District, except as applicable to the Additional Property (Interstate Utility Project Site). Property

Owner shall comply with all applicable environmental laws and regulations. As evidenced of such anticipated compliance by the Property Owner, the Phase I Environmental Site Assessment relating to the Additional Property (Interstate Utility Project Site), or a summary thereof, is attached to this Application as Exhibit G.

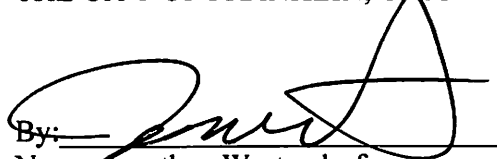
7. Amendments to Petition. For purposes of this Application, the Petition is hereby amended to include the Additional Property (Interstate Utility Project Site) within the District. The Additional Property (Interstate Utility Project Site) will be made subject to the existing Declaration, and a Supplemental Declaration will be recorded by the Property Owner to implement the provisions of the Petition as amended by this Application, applicable to the Additional Property (Interstate Utility Project Site).
8. Approvals. For the purposes of the establishment of the Authority as well as the expansion of the District, the City of Franklin, Ohio is the only city that can be defined as a “proximate city” as that term is defined in Ohio Revised Code Section 349.01(M).
9. Exhibits. Attached Exhibits A, B, C, D, E, F, and G, are part of this Application, and the Petition and the exhibits thereto, except as amended by this Application, are incorporated herein as part of this Application.
10. Definitions. Words and terms not defined herein shall have the meanings given in Ohio Revised Code Section 349.01, unless context requires a different meaning.

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The Developer consents to the addition of the Additional Property (Interstate Utility Project Site) as provided by this Application and the amendment of the Petition as provided by this Application, and the Developer waives its right to object to the addition of such territory as provided in Section 349.03(B) of the Ohio Revised Code. Therefore, the Developer hereby requests the Council, as the organizational board of commissioners, as that term is used in Ohio Revised Code Section 349.03, to determine that this Application complies as to form and substance with the requirements of Ohio Revised Code Section 349.03 and further requests that the Council fix the time and place of a hearing on this Application. Pursuant to Ohio Revised Code Section 349.03(A), that hearing must be held not less than thirty, nor more than forty-five days after the filing of this Application with the Clerk of the Council. This Application is filed with the Clerk of the Council this 1 day of June, 2026.


Respectfully submitted,

THE CITY OF FRANKLIN, OHIO

By: 
Name: Jonathan Westendorf
Title: City Manager

State of Ohio :
County of Warren : ss

The foregoing instrument was acknowledged before me this 28 day of May, 2026 by Jonathan Westendorf, the City Manager of the City of Franklin, Ohio, an Ohio municipal corporation, on behalf of the City of Franklin, Ohio.


Notary Public



Khristian Dunn
Notary Public, State of Ohio
My Commission Expires:
12/21/2030

This Instrument was prepared by:

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

The Property Owner consents to the addition of the Additional Property (Interstate Utility Project Site) as provided by this Application and the amendment of the Petition as provided by this Application.

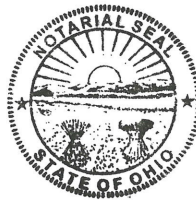
**Tway Columbus, LLC, as
Property Owner**

By: Marcus A. Hanna
Name: MARCUS A. HANNA
Title: Treasurer

State of Ohio :
County of Hamilton : SS

The foregoing instrument was acknowledged before me this 12 day of May, 2026 by Marcus A. Hanna of Tway Columbus, LLC, an Ohio limited liability company, on behalf of the company.

Jennifer L Irvine
Notary Public



Jennifer L Irvine
Notary Public, State of Ohio
My Commission Expires:
March 21, 2030

This Instrument was prepared by

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

EXHIBIT A

Legal Description of Additional Property

EXHIBIT A-1

The attached legal description relates to Parcel Number 04-20-201-004.

04-20-201-004

Property 2 - Commerce Park Drive, Franklin, OH 45005 (Parcel No. _____)

Legal Description

2.5967 Acres

Situated in Section 20, Town 2 East, Range 5 North, M.Rs., City of Franklin, Franklin Township, Warren County, Ohio and being a part of the original 67.20 acre (deed) parcel of land conveyed to Bunnell Hill Development Co., Inc. in D.N. 2025-001740 of the Warren County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at a 3/4" iron pin found at the southwest corner of Lot 1 of Dayton Daily News recorded in P.B. 37 Pg. 69;

Thence along the south line of said Lot 1, S83°39'54"E a distance of 410.04 feet to a 1/2" iron pin found in the west limited access right of way line of Interstate 75;

Thence along said west limited access right of way line and new division line, S42°14'25"W a distance of 681.13 feet to a 1/2" iron pin found at a southeasterly corner of Lot 9 of Franklin Commerce Center Section 3 as recorded in P.B. 32 Pg. 13;

Thence along the east line of said Lot 9, N05°14'07"E a distance of 551.81 feet to the Point of Beginning.

Containing 2.5967 acres of land more or less, and being subject to easements, restrictions and rights of way of record.

Bearings are based on the Ohio State Plane Coordinate System South Zone, as derived from the Ohio Department of Transportation's Real Time Network. (RTN)(NAD '83 – 2011)

The above description is based on a field survey performed by The Kleingers Group in October 2025 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611. A plat of survey is filed in Volume 163 Page 11 of the Warren County Engineer's Record of Land Surveys.

EXHIBIT A-2

The attached legal description relates to Parcel Number 04-20-101-014.

Property 1 - 0 Commerce Center Drive, Franklin, OH 45005 (Parcel No. 04-20-101-014)

WCF
CA
7/11/05

Situated in the City of Franklin, County of Warren, State of Ohio and being lot number 9 Franklin Commerce Center Section Three, as recorded in Plat Book 32 pages 13 and 14, including the replatting of lot #8 of Franklin Commerce Center Section 2 recorded in Plat Book 29, Page 59 of the plat records of Warren County Ohio.

Less and Except:

Situated in the City of Franklin, County of Warren, State of Ohio, and being lot numbered 9A Franklin Commerce Center Section Three A, as recorded in Plat Book 91 page 64, being a replat of part of lot 9, Franklin Commerce Center Section 3 as recorded in Plat book 32 pages 13 and 14 of the plat records of Warren County. *Containing 8.000 acres, leaving a remainder of 15.0801 acres.*

EXHIBIT B

Map

The Additional Property (Interstate Utility Project Site) is the real property located in the City of Franklin, County of Warren, consisting of tax year 2024 parcel numbers 04-201-101-014 and 04-20-201-004 (including any subsequent combinations and/or subdivisions of the current parcel number) and depicted on the below map (outlined in blue):

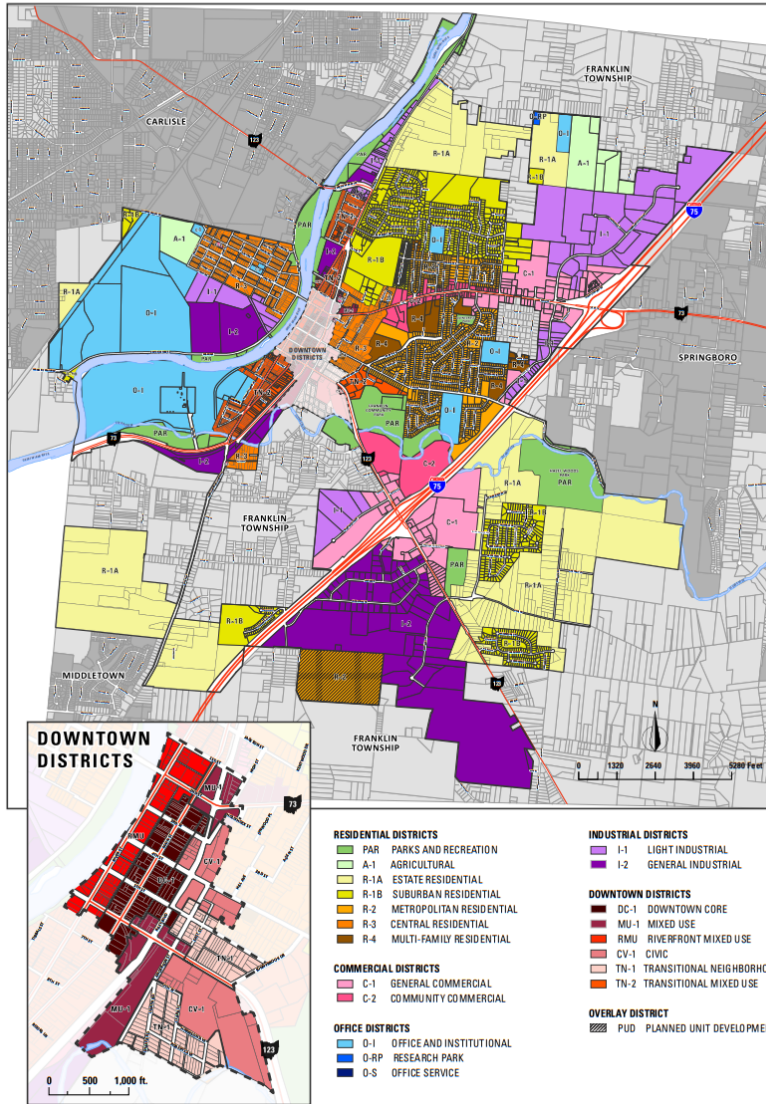


EXHIBIT C

City of Franklin, Ohio Zoning

CITY OF FRANKLIN OFFICIAL ZONING MAP

Ordinance 2025-04
Passed 02/03/2025
Effective Date 03/05/2025



I hereby certify that the preceding presents the applicable zoning regulations with respect to the Additional Property (Interstate Utility Project Site), as set forth in the City of Franklin Zoning Map, effective March 5, 2025.

Kristi Dunn
Clerk of Council
City of Franklin, Ohio

EXHIBIT D

Development Program

Proposed Location and Elements of the Development

The Property, upon approval of City Council, will be added to the District. The Property when developed will be situated on approximately 17.6768 acres generally located within the City of Franklin, Warren County, Ohio and generally situated at 0 Commerce Center Drive. The development will include an approximately 53,000± sq. ft. large equipment and truck retail, rental, and repair facility (the “Interstate Utility Project”), together with necessary appurtenances related thereto, and will comply with the City of Franklin, Ohio Zoning Resolution requirements with respect to properties zoned as I-1 (Light Industrial District), the intent of which is to provide for industrial and office uses that are not of an intensity to produce objectionable impacts on adjacent development. A copy of the Council’s zoning resolution appears as Exhibit C hereto.

Community Facilities

The community facilities (the “Community Facilities”) in support of the Property include, but are not limited to, those Community Facilities approved by the Council in “Exhibit D” of the Petition. In addition, the Community Facilities in support of the Additional Property (Interstate Utility Project Site) include the Interstate Utility Project Community Facilities (defined below).

The Property Owner, on behalf of the Developer, intends to construct certain Community Facilities related to improvements generally consisting of acquiring and constructing the infrastructure in support of the Interstate Utility Project (together, the “Interstate Utility Project Community Facilities”).

Plan of Finance

The community development charge revenues generated from the Property will be used to pay a portion of certain costs of the Community Facilities, the Interstate Utility Project Community Facilities and any other costs of the Authority.

“Exhibit F” of the Original Petition contains the Plan of Finance for the Property.

EXHIBIT E

The Area Development Pattern and Demand, Location and Proposed District Size, Present and Future Socio-Economic Conditions, Public Services Provision, Financial Plan, and Developer's Management Capability are substantially unchanged from the information contained in the Original Petition.

The Location and Proposed District Size and the Financial Plan will be supplemented with the following updates:

Location and Proposed District Size

As to the District's size, the Additional Property (Interstate Utility Project Site) is located entirely within the City and consists of approximately 17.6768 acres, which will increase the total District size to approximately 255.5592 acres.

Financial Plan

The City will utilize debt and equity, intergovernmental contracts, and development agreements to cause the construction of the Community Facilities, the Interstate Utility Project Community Facilities, and the costs of the Authority.

In accordance with Section 4 of the Development Agreement, the Additional Property (Interstate Utility Project Site) will be subject to (1) an Abatement Replacement Charge, only during the term of the CRA Exemption, in an amount equal to ninety percent (90%) of the total effective millage of the real property taxes attributable to the increase in assessed valuation of the real property that would have been payable but for the CRA Exemption, (2) an Additional Charge, during and after the term of the CRA Exemption, equal to five (5) mills, (3) Sales Charge in an amount not to exceed one percent (1.0%) of the gross receipts of any Sale from the operation on the Additional Property (Interstate Utility Project Site), and, if applicable, (4) a Supplemental Community Development Charge in an amount not to exceed fifty thousand dollars (\$50,000) per year.

EXHIBIT F

Information about the Developer and Property Owner

Developer's Management Capabilities

See City audit on file with Clerk.

Tway Columbus, LLC Management Capabilities:

Tway Columbus, LLC shares management personnel with Interstate-Truckway, Inc. dba Interstate Utility Trailer. This team is headquartered in Cincinnati, Ohio. The management team provides oversight of the Interstate Utility Project. In addition, this management team oversees the day-to-day operations and finances of Interstate Utility Trailer, the company which will operate the facility once completed. Interstate Utility is a large equipment and truck retail, rental, and repair company based in Cincinnati, Ohio.

EXHIBIT G
PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE ADDITIONAL
PROPERTY

That certain Phase I Environmental Site Assessment, dated July 10, 2025, prepared by Alt & Witzig Consulting Services for Interstate-Truckway, Inc. and pertaining to approximately 17.63 acres of real property located in Franklin, Ohio at Commerce Center Drive, which Phase I is identified by Project No. 25CN0198.