



WHITEHALL CITY COUNCIL COMMITTEE MEETING  
AGENDA  
TUESDAY, JULY 28, 2026

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**ADMINISTRATION/COUNCIL OF THE WHOLE MATTERS:**

THERE IS ONE PIECE OF DRAFT LEGISLATION ON THE AGENDA.

**COMMITTEE OF THE WHOLE LEGISLATION/ISSUES:**

**STANDING COMMITTEES**

**ADMINISTRATION AND FINANCIAL MANAGEMENT - CHAIRPERSON ELMORE**

No drafts or pending legislation.

**COMMUNITY AND ELDER ADVOCACY– CHAIRPERSON HARCAR**

Members: Adkins, Dixon, Brown

No drafts or pending legislation.

**COMMUNITY STANDARDS AND ENFORCEMENT – CHAIRPERSON MCCANN**

Members: Dixon, Elmore, Harcar

No drafts or pending legislation.

**INFRASTRUCTURE, MAINTENANCE AND SERVICES - CHAIRPERSON BROWN**

No drafts or pending legislation.

**PUBLIC SAFETY – CHAIRPERSON MORRISON**

Members: Elmore, Adkins, Harcar

No drafts or pending legislation.

**PARKS AND RECREATION – CHAIRPERSON ADKINS**

Members: Elmore, Harcar, McCann

No drafts or pending legislation.

**ECONOMIC DEVELOPMENT – CHAIRPERSON DIXON**

Members: McCann, Morrison, Brown

**SECOND READING:**

**ORDINANCE NO. 064-2026 (Econ. Dev–3rd Reading-ADOPT 08/18/2026-Dixon/McCann )**

WPC 08/06/2026

Public Hearing 08/18/2026

AMENDING THE ZONING MAP ATTACHED TO CHAPTER 1101.06 OF THE 2023 CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO AND AS SUBSEQUENTLY AMENDED, CHANGING THE ZONING ON PROPERTY LOCATED AT 4870 POTH ROAD, PARCEL NUMBERS 090-008399 and 090-007555, FROM COMMUNITY CROSSROADS DISTRICT (CCD), TO INDUSTRIAL DISTRICT (INDD), PROPERTY OWNED BY THE WHITEHALL COMMUNITY IMPROVEMENT CORPORATION AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 065-2026 (Econ. Dev–3rd Reading-ADOPT 08/18/2026-Dixon/Morrison )**

WPC 08/06/2026

Public Hearing 08/18/2026

AMENDING THE ZONING MAP ATTACHED TO CHAPTER 1101.06 OF THE 2023 CODIFIED ORDINANCES OF THE CITY OF WHITEHALL, OHIO AND AS SUBSEQUENTLY AMENDED, CHANGING THE ZONING ON PROPERTY LOCATED AT 265 NORTH HAMILTON ROAD, PARCEL NUMBER 090-008397, FROM COMMUNITY CROSSROADS DISTRICT (CCD), TO INDUSTRIAL DISTRICT (INDD), PROPERTY OWNED BY BCORE DEFENDER OH1M05 LLC AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 066-2026 (Econ. Dev–3rd Reading-ADOPT 08/18/2026-Dixon/McCann)**

WPC 08/06/2026

Public Hearing 08/18/2026

AMENDING THE PLANNING AND ZONING CODE TO LIMIT THE CONSTRUCTION OR OPERATION OF GASOLINE STATIONS.

**RESOLUTION NO. 034-2026 (Econ. Dev–3rd Reading-ADOPT 09/02/2026-Dixon/ )**

AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY AND THE ASSOCIATED PLUMBING & HYDRONIC CONTRACTORS (APHC) OF CENTRAL OHIO, OR A DESIGNEE AND DECLARING AN EMERGENCY.

WHEREAS, this Council, by its Ordinance No. 58-98 (as amended by Ordinance Nos. 049-2011, 003-2016, and 056-2021) created the East Broad Street District Community Reinvestment Area (the “CRA”); and

WHEREAS, the Associated Plumbing & Hydronic Contractors of Central Ohio (“APHC”), an Ohio Corporation for Non-Profit purchased three parcels, totaling approximately three and a half acres of real property located at 4300 East Broad Street (the “Property” as further depicted in Exhibit A attached hereto), on which Property APHC intends to relocate their operation (the “Facility”) and make certain improvements in and around a portion of the Property; and

WHEREAS, APHC’s investment and relocation of its operation to the Property and the Facility will create new jobs in the City and improve the welfare of the residents of the City; and

WHEREAS, the City is committed to spurring the creation of new jobs and the retention of existing jobs within the City; and

WHEREAS, in order to induce APHC’s investment to complete renovations on the Facility and the creation of the related employment opportunities, this Council desires to grant to APHC a 15-year 100% CRA property tax abatement (the “Incentive”); and

WHEREAS, this Council desires to provide for the execution and delivery of a Community Reinvestment Area Agreement (the “CRA Agreement”) with APHC, to provide for the Incentive; and

WHEREAS, the City has complied with the terms of the School Compensation Agreement with the Board of Education of the Whitehall City School District, including the notice provisions set forth therein, pursuant

to Ohio Revised Code Sections 5709.82 and 5709.83; and

WHEREAS, the City has delivered notice of the CRA abatement to the Eastland-Fairfield Career & Technical Schools (EFCTS) District within the time periods required by Ohio Revised Code Section 5709.83; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WHITEHALL, OHIO:

SECTION 1: The City, assuming continuing compliance by the Company or its successors with the CRA Agreement (as described below), grants the CRA Exemption for real property improvements made to the Facility pursuant to the ORC 3735.67 which exemption shall be in the amount of 100% for a period of 15 years commencing in the first year for which the Project would first be taxable were that property not exempted from taxation. This Council finds and determines that the foregoing abatement terms are consistent with the requirements of the CRA Ordinance.

SECTION 2: This Council hereby authorizes the payment to the Whitehall City School District as outlined in the School Compensation Agreement, and authorizes any payment to the Eastland-Fairfield Career & Technical Schools (EFCTS) District of any payments required pursuant to ORC 5709.82.

SECTION 3: The CRA Agreement in the form presently on file with the Clerk of Council, providing for, among other things, the provision of the real property tax exemption for the Project and waiver of the fees provided for in Ohio Revised Code Section 3735.671, is hereby approved and authorized with changes therein and completions and amendments thereto not inconsistent with this resolution and not substantially adverse to this City and which shall be approved by the Mayor. The Mayor, for and in the name of this City, is hereby authorized to execute and deliver that CRA Agreement and any amendments thereto, provided further that the approval of changes and completions or amendments thereto by that official, and their character as not being substantially adverse to the City, shall be evidenced conclusively by the Mayor's execution thereof. This Council further hereby authorizes the Mayor, the Director of Development and the City Attorney, and other appropriate officers of the City, to sign those instruments and make those arrangements as are necessary to carry out the purposes of this ordinance.

SECTION 4: This Council agrees that, with respect to the Project, the City will comply to the extent required with ORC 5709.82 except as set forth herein.

SECTION 5: The Director of Development is authorized and directed to forward an executed copy of the CRA Agreement to the Director of the Ohio Development Services Agency within 15 days following the execution of the CRA Agreement.

SECTION 6: This Council finds and determines 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 any of its committees and that all deliberations of this Council or any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law, including RC 121.22.

SECTION 7: That this Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public health, peace, safety and welfare and for the further reason that legal agreements have been reached and must now be executed; WHEREFORE, this Resolution shall go into effect immediately upon its passage and approval by the Mayor.

Requested by: Jackie Russell, Director of Economic Development

Prepared by: Lara Jones, Economic Development Specialist

Approved to form by: Bradley S. Nicodemus, City Attorney BSN 7/27/26

## **PRESENTATION:**

Tracy Jefferies, Executive Director, Associated Plumbing and Hydronic Contractors of Central Ohio

## **EXECUTIVE SESSION:**

Motion to adjourn to executive session pursuant to Ohio Revised Code Section 121.22 (g)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance.

**ADJOURN**