

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

ORDINANCE NO. 064-2026

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 POTHS 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.

WHEREAS, Council has received an application from the Whitehall Community Improvement Corporation (WCIC) to rezone the property located on the west side of North Hamilton Road, north of Poth Road and east of Southern Wine and Glazers from CCD to INDD; and

WHEREAS, BCORE Defender desires to develop the site into a warehouse expansion development with an additional 35,500 square feet; and

WHEREAS, the WCIC Board of Trustees has authorized the sale of 4870 Poth Road to BCORE Defender OH1M05 LLC,

WHEREAS, this Ordinance was referred to the Planning Commission (Case No. 907), which reported a _____ recommendation, on said request; and

WHEREAS, Council has held a Public Hearing after due notice according to law; NOW, THEREFORE,

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

SECTION 1: That the Zoning Map attached to Chapter 1101.06 of the 2023 Codified Ordinances of the City of Whitehall, Ohio and as subsequently amended, be and the same is hereby amended by changing (CCD) to (INDD) for the sole purpose of being a warehouse facility expansion.

SECTION 2: That the City Director of Public Service be and is hereby authorized and directed to proceed with the prescribed ordinance directing the Whitehall Planning Division to change the Official Zoning Map of the City of Whitehall.

SECTION 3: That this Ordinance 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 this ordinance is required to be immediately effective in order to induce the applicant to develop the property, all in order to create housing opportunities and improve the economic welfare of the people of the City of Whitehall and the State of Ohio; WHEREFORE, this Ordinance shall go into full force and effect immediately upon its passage and approval by the Mayor.

PASSED this ____ day of _____, 2026.

ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2026.

Mayor

Requested by: Applicant
Prepared by: Curtis Nutter, Planning and Development
Approved as to form: Bradley S. Nicodemus, City Attorney bsn 07/10/2026

ORDINANCE NO. 065-2026

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.

WHEREAS, Council has received an application from BCORE Defender to rezone the property located on the west side of North Hamilton Road, north of Poth Road and east of Southern Wine and Glazers from CCD to INDD; and

WHEREAS, BCORE Defender desires to develop the site into a warehouse expansion development with an additional 35,500 square feet; and

WHEREAS, this Ordinance was referred to the Planning Commission (Case No. 908), which reported a _____ recommendation, on said request; and

WHEREAS, Council has held a Public Hearing after due notice according to law; NOW, THEREFORE,

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

SECTION 1: That the Zoning Map attached to Chapter 1101.06 of the 2023 Codified Ordinances of the City of Whitehall, Ohio and as subsequently amended, be and the same is hereby amended by changing (CCD) to (INDD) for the sole purpose of being a warehouse facility expansion.

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PASSED this ____ day of _____, 2026.

ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2026.

Mayor

Requested by: Applicant
Prepared by: Curtis Nutter, Planning and Development
Approved as to form: Bradley S. Nicodemus, City Attorney BSN 7/8/2026

ORDINANCE NO. 066-2026

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

WHEREAS, the City of Whitehall has a duty to enact policies that best utilize commercial space; and

WHEREAS, amending the Planning and Zoning Code to prohibit the construction or operation of gasoline stations without a special permit supports strategic land use; and

WHEREAS, the East Main Bus Rapid Transit line will alter the transportation environment of East Main Street limiting the utility of gasoline stations; NOW THEREFORE;

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

SECTION 1: Table 1104.02 BRD PERMITTED LAND USES & PERMIT REQUIREMENTS shall read as follows:

* * *

TABLE 1104.02: PERMITTED LAND USES & PERMIT REQUIREMENTS		
<u>LAND USE TYPE</u>	<u>PERMIT REQUIRED BY</u> <u>DISTRICT</u> <u>BRD</u>	<u>SPECIFIC USE</u> <u>REGULATIONS</u>
<u>COMMERCIAL</u>		
* * *		
Gasoline Stations	PSUP	
* * *		

SECTION 2: Table 1104.03 MAIN PERMITTED LAND USES & PERMIT REQUIREMENTS shall read as follows:

* * *

TABLE 1104.03: PERMITTED LAND USES & PERMIT REQUIREMENTS		
<u>LAND USE TYPE</u>	<u>PERMIT REQUIRED BY</u> <u>DISTRICT</u> <u>MAIN</u>	<u>SPECIFIC USE</u> <u>REGULATIONS</u>
<u>COMMERCIAL</u>		
* * *		
Gasoline Stations	PN/A	
* * *		

ORDINANCE NO. 066-2026

SECTION 3: Table 1108.01 COMPREHENSIVE USE TABLE shall read as follows:

* * *

TABLE 1108.01 PRINCIPLE USES BY ZONING DISTRICT											USE DEFINITION & STANDARDS
	STUR	MUR	BRD	MAIN	SH	YEAR	CCD	MIL O	INDD	FP	
* * *											
PUBLIC FACILITIES, INSTITUTIONS AND TRANSPORTATION											
Gasoline Stations	N/A	N/A	<u>P</u> SUP	<u>P</u> N/A	SUP	N/A	N/A	P	SUP	N/A	

P – Permitted

PC – Permitted Subject to Conditions

SUP – Special Use Permit

* * *

SECTION 12: This Ordinance shall be in full force and effect from and after the earliest time provided for by law.

PASSED this ____ day of _____, 2026

ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2026

Mayor

Requested by: Jackie Russell, Economic Development Director
Prepared by: Curtis Nutter, Planning and Development
Approved as to form: Bradley S. Nicodemus, City Attorney bsn 07/10/2026

RESOLUTION NO. 034-2026

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.

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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

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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

RESOLUTION NO. 034-2026

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.

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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.

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ATTEST:

Clerk of Council

President of Council

APPROVED this ____ day of _____, 2026.

Mayor