

**URBANA CITY COUNCIL
REGULAR SESSION MEETING**

March 17, 2026

(To be held in the Champaign County Community Center – 1512 S US Hwy 68)

Urbana City Council meetings are streamed via Facebook Live. These live streams can be found by visiting the City Council of Urbana, Ohio Facebook page via clicking on the link on the City Council’s website: <https://www.urbanaohio.com/city-council.html>

All comments must be made in person. Due to this, the ability to comment on City Council Facebook streams will be disabled.

- **Call to Order**
- **Roll Call**
- **Pledge of Allegiance**
- **Approval of Minutes:** Urbana City Council Regular Meeting Minutes of March 3, 2026
- **Communications:**
 1. City of Urbana 2025 Curbside Recycling Report (See Attached)
 2. GoBus Press Release and Map (See Attached)
 3. Data Center Proposal Letter from Joe Buckalew dated March 10, 2026 (See Attached)

Board of Control:

1. (Mr. Mitchell) The Board of Control recommends Council authorize a purchase order to Public Entities Pool in the amount of \$345,392 for one year to cover the cost of property and casualty insurance. This is an 18% increase over the 2025 premium. This expense will be charged to the various departmental insurance accounts and is in the 2026 budget (See BOC attachment #1). **VOTE: 3-0**
2. (Mr. Bumbalough) The Board of Control recommends Council authorize the Director of Administration to enter into a contract with MD Miller Concrete Inc. in the amount of \$287,942 (bid amount of \$261,765.50 plus 10% contingency of \$26,176.50) for the 2026 Sidewalk, Curb and Gutter Replacement Program. The Engineer’s estimate for this project was \$301,030. The expense will be divided among the Neighborhood Curb Gutter & Sidewalk Fund, the Stormwater Improvement Fund and the Capital Improvement fund. All are in the 2026 budget. (See BOC Attachment #2). **VOTE: 3-0**

Citizen Comments: (In Person Only; Must Sign-in)

(The President shall recognize any members of the public who have signed in to address Council at the allotted time unless specified otherwise in the agenda. Members of the public must use the microphone at the podium and state their name and address for the minutes. Each member of the public has a time limit of 5 minutes)

to address council, unless granted an extension by motion and vote of Council members or prior scheduling with the Clerk to be included on the agenda.

The public comment period is not a question-and-answer or debate session, but is intended as an opportunity for members of the public to address Council directly. For any issues outside the scope of Council’s functions in legislation and appropriation, the Council President may refer citizens to speak with the administration or another appropriate City department and ask for a follow-up report from the administration.)

Ordinances and Resolutions

Old Business:

Third Reading: None

Second Reading: None

New Business:

First Reading:

Resolution 2709-26: (Mr. Mitchell) A resolution accepting the report of the Tax Incentive Review Council (TIRC) from their March 5, 2026 meeting regarding the status of the Enterprise Zone and Community Reinvestment Area agreements and to accept the recommendations of the TIRC concerning said agreements, and declaring an emergency (One reading required)

Resolution 2729-26: (Mr. Mitchell) A resolution authorizing the Director of Administration to apply for, accept, and enter into a water supply revolving loan account for the 2026-2027 program year on behalf of the City of Urbana, Ohio for the construction of the Phase 3 Water Main Replacement Program (Grimes Neighborhood/Subdivision) and designating a repayment source for the loan, and declaring an emergency. (One reading required)

• **Department Liaison Reports:**

• **Miscellaneous Business:**

- 1. Council
- 2. City Staff
 - Mayor Bill Bean
 - Director of Administration Spencer Mitchell
 - Fire Chief Dean Ortlieb
 - Interim Police Chief Josh Jacobs
 - Community Development Manager Doug Crabill

3. Council Clerk

- Reminder Council Ethics disclosures are due May 15th via ethics.ohio.gov

• **Next Meeting:** Tuesday, April 7, 2026

Executive Session: Pursuant to Ohio Revised Code section 121.22(G)(2) to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code.

- **Adjourn**

**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, MARCH 3, 2026**

President Paul called the City of Urbana Regular Session Meeting to order at 6:06 pm at the Champaign County Community Center.

City Staff attending: Director of Law Mark Feinstein, Director of Administration Spencer Mitchell, Mayor Bill Bean, Director of Finance Matt Wellbaum, Fire Chief Dean Ortlieb, Interim Police Chief Josh Jacobs, and Superintendent of Public Works Chad Hall

President Called Roll: Ms. Jumper, present; Mr. Scott, present; Mr. Davis, present; Ms. Truelove, present; Mr. Thackery, present; Mrs. Collier, present; and Mrs. Bean, present.

Mr. Scott moved to walk-in Resolution 2727-26 and place it on the agenda before Citizen Comments. Ms. Jumper seconded. Voice vote on walking-in Resolution 2727-26: all ayes, nays none.

Minutes

Mr. Thackery moved to put the minutes of February 17, 2026 on the floor for discussion and possible approval. Ms. Truelove seconded.

Council did not have any comments/questions regarding the minutes.

Voice vote on approval of the minutes: all ayes; nays none.

Communications:

1. Champaign Countywide Public Safety Communications System 2025 Report (See Attached)
2. Champaign County Municipal Court 2025 Annual Report (See Attached)
3. City of Urbana Shade Tree Commission Meeting Minutes from November 2025 (See Attached)
4. City of Urbana's Response to Allegations of Lack of Transparency to Council (See Attached)

Council did not remove any communications from the consent agenda.

Administrative Reports – Board of Control:

1. The Board of Control recommends Council authorize a purchase order to Integrity Ford of Bellefontaine in the amount of \$89,381.36 for the purchase of two (2) 2026 Ford Utility Police vehicles for the Police Division. Also needed in this transaction is purchase order to P&R Communications in the amount of \$49,736 for the outfitting of both cruisers. The combined expenses total \$139,117.36. The expenses will be charged to the Police & Fire Levy Capital Improvement Fund and are included in the 2026 Budget. (See attached). **VOTE: 3-0**

Mrs. Bean moved to put this request on the floor for discussion and possible approval. Mr. Thackery seconded.

Mr. Wellbaum stated the City budgeted \$150,000 for cruisers, with this request coming in under budget.

Mr. Thackery asked if these cruisers were to replace other cruisers. Mr. Wellbaum confirmed they would, with the City's intention to sell the old ones on GovDeals, due to a better resale value.

Mrs. Bean asked why other businesses didn't submit bids. Interim Chief Jacobs stated SVG does not deal with fleet and Statewide declined due to the wording of the bid.

Roll call on approval: Mr. Scott, yes; Mr. Davis, yes; Mr. Thackery, yes; Ms. Truelove, yes; Mrs. Collier, yes; Mrs. Bean, yes; and Ms. Jumper, yes.

BOC #1 passes 7-0.

Data Center Presentation from Thor Equities/Highland Real Estate

Raj Vohra from Thor Equities stated he wanted to take the time to let the City know more about project. He stated that Thor designs a wide array of projects. He stated that Highland, a Columbus area developer is assisting in the project.

Mr. Vohra stated the proposed project would be next to Rittal. He added that Thor was already examining the West Side of Columbus and working with AEP power to look at places that wouldn't require upgrades.

He stated he believed that this could be developed with minimal impact to the community.

Chris O'Grady introduced himself from Cyrus One, which is a data center owner based in Dallas Texas with sixty data centers globally. He stated there are currently locations in Cincinnati & Lebanon, and his company has invested over one billion dollars in the State.

Mr. O'Grady also estimated that this project would raise three million dollars annually to Urbana in taxes.

Mr. O'Grady stated that the water consumption would utilize closed loop technologies, with a daily usage similar to twelve residences. He also claimed that noise levels would be regulated by acoustic areas and setbacks, which would meet and exceed local regulations.

Mr. O'Grady stated in terms of power, the company would pay directly for all grid infrastructure updates. He also stated that in terms of air quality, the backup generators are only used fifteen to twenty hours a year roughly.

He indicated that constructions would create hundreds of jobs that prioritized local. He also indicated the project would create permanent jobs too. He said the facilities are built for longevity, with original centers still working.

Mr. Vohra indicated that the project would be hosting community events.

Ms. Truelove asked what would happen if the moratorium is approved. Mr. Vohra stated that the project has followed all steps and protocols by the community to date, and he was hoping there

would be no need for a moratorium. Ms. Truelove asked further if there was, what direction would they take, as her concerns didn't make her very comfortable. She further asked if the project has bothered to look at all the concerns, including the concerns of Cedar Bog.

Mr. O'Grady stated that they were here to meet with community so they can address the issues directly. Mr. Vohra stated that a general concern seems to be water use, with the direction the project is going would be for more eco-conscious technologies.

Ms. Jumper asked why they were here now, as opposed to holding meetings sooner if they were concerned.

Mr. Vohra stated that there was a public process for the zoning with no community concern at that time.

Mr. Thackery asked at what time they decided to move here.

Mr. Vohra stated that the property was bought in 2025 with general ideas. He added that after broader evaluations, around the end of year was when they start thinking of real potential.

Mr. Thackery stated that the constituents think it has been over a year.

Mr. Vohra stated that Highland got involved a couple of years ago. He added that towards the end of 2025, Thor got a high level of confidence of location. At that time, they then worked on customers and probably within the last month, the plan became more solidified

Mr. Vohra also asked Council to give them time to work with community, as they would love the chance to continue engagement.

Resolution 2727-26: A resolution imposing a temporary moratorium on the establishment or conversion of other structures or buildings into a data center, including the development and construction of any building, structure, use or change of use, that would allow data centers, and for a period of twelve (12) months from the effective date of this resolution, in order to allow the City administration and City Council time to investigate the findings of the State of Ohio legislature's evaluation of impact that a data center would have on local community, ie; water, electric, environment, critical infrastructure and future community planning, to investigate the impact of a data center on city resources and property values and to better understand any noise or pollution generated thereby, and the impact on safety, the power grid, and water usage, and to further review applicable federal codes, Ohio statutes, codes and regulations along with the City's codified ordinances relative to such activity, and declaring an emergency. (One reading required).

Mr. Thackery moved to place this resolution on the floor for discussion and possible passage. Ms. Jumper seconded.

Mr. Feinstein stated this resolution would impose a twelve-month moratorium on data centers while the City would evaluate the impact on the local community. He stated the resolution could go back on the agenda if the Law Director declared it an emergency, which he had.

Ms. Jumper stated that Council was elected to make thoughtful decisions for our community, as the community has placed its trust in them. She added voting in favor of the moratorium reflects their duty to the community.

Ms. Truelove stated she asked what direction the data center people would take if the resolution was passed, and they avoided answering. She stated that bugged her.

Roll call on passage: Mr. Davis, yes; Mr. Thackery, yes; Ms. Truelove, yes; Mrs. Collier, yes; Mrs. Bean, no; Ms. Jumper, yes; and Mr. Scott, yes.

Resolution passes 6-1.

Citizen Comments:

Brad Winner – 670 E. Ward St.

Mr. Winner stated that on April 22, 2025, there were a flurry of ordinances that included allowin computing infrastructure. He stated that it wasn't presented as data center and he begs to differ that Council new what they were voting on. He added that those ordinances were framed as from time-to-time the legislation needed housekeeping. Mr. Winner stated that Council was guilty of trusting that City. He added that the City is facing a federal lawsuit for picking and choosing zoning rights. He closed by saying Council needed to study this project.

Bryce Carafa – 104 Lafayette

Mr. Carafa stated that Highland is key piece of the two largest development projects in City history. He stated that the housing project has been going on for the past five years without any progress. Mr. Carafa stated that Highland was being rewarded for their five years with a data center package. He also stated that buying advocacy in eyes of Christ is highly unethical.

Nick Gwartz – 137 E. Church St.

He explained that his son is learning about mods via Minecraft. Mr. Gwartz stated that when he first came with concerns, they fell upon deaf ears. He added that the La Grange moratorium requires surveys and testing.

Erin Patton – 944 S. Main St.

Ms. Patton stated Mayor Bean completely insulted the City. She told Council she was very sorry they lied to you.

She stated that at a meeting on February 24th, Mayor Bean stated he didn't know until April 2025, and the community didn't know until January 2026.

She claimed that there is one person who has a lot of influence to appoint a lot of people.

Ms. Patton commented that if you bring a deal to Mayor Bean, who stated no one shows up to these meetings, these are the standard business practices.

Ms. Patton stated that when the land was purchased, the buyer used multiple LLCs. She stressed the importance of knowing who you're dealing with.

Summer Woodburn - 780 Campground Rd

Ms. Woodburn stated she moved to the area with family and the land has been incorporated to the community.

She stated she got wind in data center different way, and immediately began to dig in transcripts.

Ms. Woodburn stated she saw the concern from citizens regarding CRAs. She pointed to a comment from Mr. Thackery in November 2025, where he said he doesn't believe that a project could get this far and then Council can turn it down.

She also doesn't understand how the ordinances could have been passed as an emergency. With the passing of the moratorium, her plea has changed to getting independent experts to determine how a data center will affect the community.

Judy Page – Cedar Bog

Ms. Page thanked everyone for their support of Cedar Bog. She stated she is the President of Cedar Bog Association, with the goal of preserving Cedar Bog in its natural state.

She stated Cedar Bog has been designated a National Natural landmark, and had over 8,000 visitors from 42 states last year.

She stated that a nature preserve depends on quality and quantity of aquifer, and Cedar Bog's is the most vulnerable in the State of Ohio. She added that there are no redos and once it's gone, it's gone.

Ms. Page stated the research is still coming in, and the City can't afford to have a data center happen now. She closed by saying thank you for the moratorium and there was going to be a big party at the Bog.

Nathan Johnson – Ohio Environmental Council Action Fund

He thanked Council for passing moratorium.

He explained HB 646, which would provide for a statewide study commission to look at impacts of data center.

Mr. Johnson added that the State can't afford to lose Cedar Bog, as it was the first state designated nature preserve in Ohio. He added that there is more botanical biodiversity than any place in Ohio.

Jim McCormac – Botanist

He described his book. Wild Ohio, and stated Cedar Bog is highly prominent. He stated Cedar Bog was much larger many years ago, which led to it being the first State nature preserve, all of which was done to prevent destruction.

Mr. McCormac stated that of the Peatlands, 98% have been destroyed. He stated that there are rare plants and wildlife, with Cedar Bog being synonymous with Urbana. He closed by saying it was everyone's obligation to protect Cedar Bog.

Marilyn Welker – Cedar Bog

She appreciates the water we have. She stated we live in a community privy to the most productive sand and gravel aquifer in the Country. Ms. Welker presented a map that shows the thirteen counties of Greater Miami Sole Source Aquifer and stated we must protect the water.

Ms. Welker stated she was so proud of everyone who has done research. She stated that AI is technology on steroids. She also claimed they are the middle people to the high-tech companies. She closed by saying there is more regulation if you sell a sandwich than a data center.

Sharlon Conrad – 134 River Rd.

Ms. Conrad thanked Council for the yes votes and noted the developers had already left.

She introduced herself as the assistant director of Vancrest and spoke on their behalf.

Ms. Conrad stated the Ohio Department of Health regulates the inside, but questioned who was there to regulate the outside.

Amy Knueven – 4076 Urbana Moorefield Rd.

Ms. Knueven stated the response of community has been overwhelming. She stated that a petition started that started 10 days ago has received 7979 signatures. She stated that the project is being rushed into our best hometown and thanked Council for the moratorium.

Leslie Hoylman – 301 Scioto St.

Ms. Hoylman thanked Council for the yes vote and for moving the location into a facility better suited. She stated that eighteen municipalities are enacting or considering data center moratorium. She suggested maybe reaching out Council to Council.

Ms. Hoylman also stated there was a draft of the new Ohio EPA permit which allows data centers more leniency in water quality discharges. She wanted to know what the plans are for wastewater discharge. She also wanted Council to make meetings available to all with accessibilities and requested a change of venue.

Robert Woodburn – 780 Campground Rd

Mr. Woodburn stated he has been concerned with the process all along. He added that a company in Springfield claims to have already been hired for steel for the data center.

Madison Woodburn – 780 Campground Rd

Ms. Woodburn stated her family lived here for generations. She added that once she moved here, it only took a matter of months to appreciate living here. She stated that it is important to not only care for people, but also for environment. She expressed her concerned about a data center on the environment.

John Woodburn – 671 Campground Rd

He stated he was born in the hospital down the road in 1934. He wished to give a point of view that other people might reach someday. Mr. Woodburn talked about growing up in Urbana. He thanked everyone that came and stated the moratorium makes sense.

Landry Stallcup – 4258 Urbana Moorefield

Ms. Stallcup stated she is thirteen years old. She stated that Urbana is where she grew up and outside groups don't understand what this town means to us.

Justin Rutan – 720 Concord Street

Mr. Rutan stated four years ago, he was getting ready to graduate and leave Urbana. He stated he is still here because of his family and community. He added that he has bought rental properties and invested here. Mr. Rutan that there may be rotten apples but the people here care.

He also stated he is grateful he is not in Mayor Bean's position. He stated that local governance can be complex, but this is why citizens elect representatives. He added that the City risks losing citizens if the project progresses.

Mr. Rutan stated that if the project is truly in our best interests, it will withstand the heightened scrutiny. He wants the City to prove that staying here was the right decision.

Terry Rittenhouse – 1906 N. Ludlow

He thanked Council and the Urbana Daily Citizen. He stated that twenty years ago, wind turbines came, which provides him with the voice of experience. He said it is the same situation when the wind turbines came. Mr. Rittenhouse said they think we're poor and think we can't fight. He

also added that they want to get the project in before there even is any state legislation. Mr. Rittenhouse said that Council is good people. He added that those companies have buildings full of lawyers and it takes money to fight. He also called them out on their claims of utilities.

James Cropper - 527 Railroad St.

Mr. Cropper stated this is a beautiful area for us to utilize. He added that it takes sixteen years for the lady slipper to bloom. He stated that people come here to see that flower to bloom. Mr. Cropper also apologized to what was said to Ms. Jumper two weeks ago. He stated elected officials are supposed to work for us.

Andi Grow – 120 Hitt St.

Ms. Grow stated that Cyrus One is not Cyrus One. She said it was owned by KKR from India, with the largest shareholders being Vanguard and Black Rock. She added that they built one in Aurora Illinois, and the residents now have a 30 to 40% increase in electric bill. She also claimed the noise from generators are said to sound like helicopters landing on rooftops.

Ms. Grow did not appreciate forever chemicals being next to a school, and once it is built, it is too late.

Steven Case – 128 Berwick Dr.

Mr. Case stated that the internet not possible without data centers. He added that he is not anti-data centers, but that this project causes concern.

He stated there were three areas for concern. The first is reliability, when companies who push the project too fast. He stated there is resemblance to the Dot Com bubbles. He expressed his concern that Urbana may end up holding the bill.

Mr. Case's second concern is accountability. He believes that larger amounts of electricity always mean an increased usage of resources. He wanted to know what mechanisms were in place to hold the project accountable. He added that a fine is an operating cost to these companies.

He stated his third concern is transparency. He added the way project has been acted on has not given the public confidence. He used Jerome Township as an example, which has made data centers as a conditional zoning use.

Mr. Case stated passing a moratorium is a good first step, but he asked for an increase in transparency.

Monica Thomas – 4111 W US 36

Ms. Thomas stated she has lived in the community for 53 years. She wants to make sure what we leave behind for grandchildren and great-grandchildren is a safe place to live. She added that people are making decisions that don't calculate environmental costs.

Ms. Thomas stated that data centers in the north could potentially affect us eventually. She indicated the need to stop them all in Ohio. She also didn't believe constituents are getting true transparency. She expressed concerned about an abatement, as she believes tax breaks don't benefit us.

Logan Pelfrey – 126 W. Market St.

He stated he has lived in Urbana for the last twenty years. He thanked Council members for the ability for the community to address their concerns. He informed Council he graduated with a

bachelor's degree in environmental biology. He expressed concern with a data center and Cedar Bog and mentioned how a data center would affect local species.

Al Evans – 868 Amherst Drive.

Mr. Evans stated he was on Council for twelve years. He indicated he faced tough decisions, but none like this one. He mentioned he was happy he was not sitting up there.

Mr. Evans stated he came to talk to Council to ask why they passed all the prior legislation. He informed everyone that he was educated by hearing all the prior speakers. He understood how hard it was for Mrs. Bean to sit there and he sympathized with her. He also apologizes to Ms. Jumper.

Mr. Evans stated he would like to tell everyone to not be like the federal government, where they automatically hate people they disagree with. He said he wanted to quote Rodney King to close by saying “can't we all get along”.

Connie Flanly – 92 Heritage Drive

Ms. Flanly stated she the Olde Towne Neighborhood felt like they were ignored and overlooked. She thanked Council for the moratorium and stated the water situation will be critical.

Ms. Flanly added that Olde Towne would like to be better informed and better respected. She also expressed concerns about light pollution.

She stated that she installed hundreds of miles of data wire in her technological jobs prior and the scale of this project is frightening.

Kathleen Seeley – 7928 Mound Street

She stated her father was a professor at UU. She indicated she came back to the area and lives near Orient. Ms. Seeley stated that she has seen them go through the process where they lost the trust of the community. She would like to see the City increase transparency requirements for this type of zoning.

Cheryl Erwin – 1521 Co. Rd. 10, Bellefontaine

Ms. Erwin stated that the population of Urbana is 11,115 according to the 2020 census. She added that people come from all over the world to see Cedar Bog.

She also gets questions all the time from visitors about other Urbana sites.

She provided anecdotes about photography and visitors.

Max Jenks – Talbot Avenue

Mr. Jenks stated he was here last time about data centers, but the flock cameras already here.

He indicated that UPD is going to sign another agreement for two years. He claimed he has filed seven requests for public records that have been denied.

Mr. Jenks reports that he was told there were no records, but Flock says there is an audit log. Mr. Jenks showed evidence of UPD using the Flock system.

He claimed the cameras aren't for stolen cars, but rather linked in with data centers. He doesn't want these in his town.

ORDINANCES AND RESOLUTIONS

Third Reading: None

Second Reading: None

First Reading:

Ordinance 4552-26: An ordinance to revise the Codified Ordinances by adopting current replacement pages. (One reading required)

Ms. Truelove moved to put this ordinance on the floor for discussion and possible passage. Mrs. Bean seconded.

Mr. Feinstein stated this was an annual housekeeping matter. He stated that Walter Drane publishes our local ordinances and this was legislation that adopted the changes from the State code to match our City code.

Council did not have any comments/questions.

Roll call on passage: Ms. Truelove, yes; Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, yes; Mr. Scott, no; and Mr. Davis, yes.

Ordinance passes 6-1.

Resolution 2416-26: A resolution to approve the appointment of Spencer Mitchell as substitute for Mayor Bill Bean at the upcoming Champaign Health District Advisory Council Meeting, and declaring an emergency. (One reading required)

Mr. Thackery moved to put this resolution on the floor for discussion and possible passage. Mrs. Collier seconded.

Mr. Mitchell stated the Mayor serves on the committee. He added that due to a scheduling issue, Mayor Bean would not be able to attend. Mr. Mitchell stated he would be willing to serve in that role, as the committee requires a voting presence from the City.

Mayor Bean stated he has done this for a number of years. He added that he was asked nine months ago to give a talk to veterans in Troy, which ended up being for the same day.

Council did not have any comments/questions.

Roll call on passage: Mr. Thackery, yes; Mrs. Collier, yes; Mrs. Bean, yes; Ms. Jumper, yes; Mr. Scott, yes; and Mr. Davis, yes; and Ms. Truelove, yes.

Resolution passes 7-0.

Department Liaison Reports:

Mrs. Bean stated that TIRC would be meeting Thursday, March 5th at 9:00 am.

Mrs. Collier stated that Safety Committee would meet March 19th at 1:00 pm in the training room.

Miscellaneous Business:

Mrs. Bean apologized to the city that the City annual review did not get talked about last meeting.

Ms. Truelove stated she had a lot of e-mails that came. She wished she could have responded to each and every one. She also appreciated hearing how Cedar Bog could have been influenced by a data center.

Mr. Scott stated he has been friends with Mayor Bean for decades. He added that he may be on different sides of some issues, but they continue to be friends. He also thanked everyone for coming.

Ms. Jumper thanked the community for continued support, stating that it is important that everyone be heard.

Mayor Bean asked how many people knew Ms. Clara May Frederick. He stated that she was Queen of the bog, would lead walks through the bog with boots on and no boardwalk. He stated he cares about the bog as he grew up down there.

Council Clerk Steffan explained the Council Video archive system. He also informed everyone that he would not be present at the next meeting.

President Paul stated he has this room already reserved for March 17th. He also thanked everyone for coming out.

Ms. Jumper moved to adjourn. Ms. Truelove seconded. Voice vote on approval: all ayes, nays none.

ADJOURNED AT 9:05 p.m.

NEXT SCHEDULED MEETING

March 17, 2026 at 6:00 p.m.

Council Clerk

Council President

City of Urbana, Ohio

2025 Curbside Recycling Report

	Recycle	Recycle	Recycle	Recycle	Recycle	Recycle	Recycle	Recycle	Change (Tons)	Change (%)
	Ttl (2025)	Ttl (2024)	Ttl (2023)	Ttl (2022)	Ttl (2021)	Ttl (2020)	Ttl (2019)	Ttl (2018)	(2025 vs. 2024)	(2025 vs. 2024)
Jan.	59.15	57.19	58.58	48.23	62.12	48.70	53.47	61.81	1.96	3.43%
Feb.	45.13	52.18	47.37	54.81	43.85	43.59	49.67	49.20	-7.05	-13.51%
Mar.	48.67	53.39	60.05	63.02	61.96	58.86	56.24	62.35	-4.72	-8.84%
Apr.	59.23	56.71	52.15	57.57	57.53	71.06	63.18	52.58	2.52	4.44%
May	61.03	59.65	62.66	60.54	46.06	70.17	60.16	68.30	1.38	2.31%
June	50.01	52.15	55.57	59.64	59.43	63.70	55.00	61.54	-2.14	-4.10%
July	61.53	57.07	53.92	61.70	65.05	62.19	65.16	53.02	4.46	7.81%
Aug.	49.2	53.97	64.38	60.76	57.20	54.88	55.76	60.46	-4.77	-8.84%
Sept.	47.01	45.77	50.22	58.04	56.71	60.82	56.80	47.31	1.24	2.71%
Oct.	52.57	56.01	51.80	49.51	54.92	56.05	54.06	53.30	-3.44	-6.14%
Nov.	44.81	50.77	53.94	57.73	55.34	56.80	61.78	63.76	-5.96	-11.74%
Dec.	57.23	68.11	58.52	54.27	63.56	67.52	63.29	56.24	-10.88	-15.97%
	635.57	662.97	669.16	685.82	683.73	714.34	694.57	689.87	-27.40	-4.13%

2025 Program Highlights

4.13% decrease in total tonnage of recyclables collected in 2025 vs. 2024

27.40 less tons of recyclables collected in 2025 vs. 2024

FOR IMMEDIATE RELEASE

New GoBus Routes Launch March 2, 2026, Expanding Rural Intercity Transportation Across Ohio

COLUMBUS, Ohio — The Ohio Department of Transportation (ODOT), in partnership with Hocking Athens Perry Community Action (HAPCAP), today announced that the new GoBus intercity bus service will begin on Monday, March 2, 2026, with ticket sales opening February 11, 2026.

This major expansion will add 26 new stop locations and double the size of Ohio's GoBus intercity transit network. The four new routes will expand primary access across Western and Northern Ohio as well as service between Columbus and Pittsburgh, connecting more communities than ever before. New stop locations include Dayton, Findlay, Lima, Ashtabula, Sandusky, Zanesville, Toledo, and Springfield, as well as many other rural locations.

In addition to expanding service within Ohio, the new routes will strengthen connections to major regional airports. GoBus riders will have expanded access to Cincinnati/Northern Kentucky International Airport (CVG) and Pittsburgh International Airport (PIT), as well as Cleveland Hopkins International Airport (CLE), through a connection with the Greater Cleveland Regional Transit Authority's Red Line train.

The expansion improves access to employment, healthcare, education, and essential services while providing safe, reliable, and affordable transportation options for residents of rural and underserved communities. Improved transportation access plays a critical role in enhancing quality of life, particularly for vulnerable populations such as seniors, individuals with disabilities, students, and individuals without access to a personal vehicle.

GoBus operates modern 56-passenger wheelchair accessible motor coaches equipped with free wireless internet, power outlets at every seat, additional legroom, onboard restrooms, and seat belts, ensuring a comfortable and accessible travel experience. Fares start as low as \$5 (plus sales tax and service fees), and no one-way trip is more than \$40 per-person (plus sales tax and service fees).

GoBus is funded through the federal Intercity Bus Program and administered by ODOT in partnership with HAPCAP. The program works closely with local transit agencies and community partners to strengthen regional connectivity and deliver transportation that is safe, affordable, and responsive to local needs.

Now in its 15th year, GoBus has grown from approximately 10,000 annual riders in 2010 to more than 123,000 riders in 2025. With the new routes, GoBus will operate nine total routes with stops in 64 cities and towns, provide 27 local transit connections and 32 university connections.

In celebration of the GoBus 15th Anniversary and the upcoming route expansion, all ticket orders from February 11th through the end of March will be discounted with the use of the promo code **GOBUS15**, while purchasing tickets online at ridegobus.com or using our mobile app RideGoBus. Tickets may be purchased up to 120 days in advance. Enter this coupon code before the checkout page.

For route details, schedules, and ticket information, visit ridegobus.com or call **888-95-GOBUS**.



Network Map



Legend

- **Green Line:** Columbus // Athens // Parkersburg
- **Orange Line:** Cincinnati // Athens
- **Blue Line:** Cleveland // Marietta // Athens
- **Pink Line:** Columbus // Wooster // Akron
- **Lime Line:** Van Wert // Columbus
- **Red Line:** Cincinnati // Dayton // Toledo

- **Gray Line:** Toledo // Ashtabula
- **Yellow Line:** Columbus // Pittsburgh
- **Purple Line:** Toledo // Columbus
- **Stop** (City level, not exact location)
- ⊗ **Reservation Only Stop:** Must call in advance

Joe Buckalew
540 East Lawn Avenue
Urbana, Ohio 43078
(614) 282-2828 | joseph.buckalew@gmail.com
March 10, 2026

Members of Urbana City Council
City of Urbana
225 South Main Street
Urbana, Ohio 43078

Re: Data Center Proposal: Unanswered Questions, the Cost of Answering Them, and Who Should Pay

Dear Council Members,

I want to be clear at the outset: I have not formed a position on whether a data center belongs in Urbana. I am neither for it nor against it at this point, and I think that is the only honest position anyone can hold right now, because the information needed to reach a responsible conclusion simply is not yet available. I will say this much: most of the concerns I have heard raised about this project Noise, water, infrastructure, revenue can be addressed, but they are only solvable if the developer is required to address them directly. We need answers that are independently verified and codified in binding agreements rather than simply offered as assurances. The escrow mechanism I am describing is not a roadblock. It is integral to the process by which this project either earns the confidence of the City Council, the Administration, and the community or fails to do so.

Getting to that point is going to cost real money and require substantial effort. The independent acoustic engineers, environmental engineers, electrical engineers, and specialized legal counsel to get there do not come cheap and cutting corners on any part of this process could be devastating.

What concerns me is this: if the city invests that time and money in good faith, doing the work necessary to determine whether and how this project could be approved responsibly, and the developer ultimately backs out, the city will have spent taxpayer resources and staff effort with nothing to show for it. That outcome is not hypothetical. Developers walk away from projects. It happens. And without a mechanism that places the financial burden of review on the developer rather than the city, Urbana's residents would be left absorbing that cost.

I am writing to suggest a mechanism that could address exactly that problem.

Why Independent Review Seems Worth Considering

A data center development typically involves technical, legal, and regulatory questions that go beyond routine municipal permitting in a town of our size. If the project being discussed for this area is as large as the developer has suggested (a reported \$1 billion investment), there are many aspects that would benefit from independent expert evaluations and recommendations. Here are a few:

- Types and impacts of available cooling system technology and impacts on the environment in general and on Cedar Bog specifically.
- Standard dB(A) AND Low-frequency dB(Z) noise measurement standards and acoustic modeling.
- Industrial wastewater handling and contingencies.
- Electric grid interconnection requirements and ratepayer cost exposure. (we do not have the same protections AEP customers have)
- Development agreement language establishing binding, enforceable, and independently monitorable permit conditions across all of the above
- Projected tax revenue, verified by an analyst with experience in large-scale development agreements. (This is not a reflection on the city's staff; it is simply a recognition that deals of this scale benefit from advisors who have seen how revenue projections in similar agreements have played out elsewhere.)

Any developer submitting a proposal of this scale will arrive with experienced legal and technical representation. It seems reasonable for the city to have access to independent expertise as well, not to be adversarial, but simply to make sure the city and community have a thorough understanding of the appropriate stipulations that should be required for the project to go forward.

How This Kind of Arrangement Typically Works

An applicant-funded independent review, sometimes called a peer review escrow, is used in other municipalities facing complex development agreements.

This is not a novel concept. Augusta Township in Michigan required exactly this of a large solar energy developer, mandating an upfront escrow deposit to cover attorney, planner, and engineering review fees, with a requirement to replenish within 30 days if the balance fell short. Palmer Township in Pennsylvania requires every complex development applicant to establish a similar escrow account before review begins. Lafayette County in Missouri does the same for any application that requires outside professional consultants due to project complexity. And in New Jersey, applicant-funded municipal review escrows are codified in state law. The mechanism is routine. It simply has not yet been widely applied to data center proposals, which is part of why establishing it now seems worth considering.

- The developer deposits a defined sum into a city-controlled escrow account before any substantive review begins
- The city draws from that escrow to pay its independently selected consultants directly
- The developer has no role in selecting the city's consultants and no influence over their conclusions
- If the balance falls below a defined threshold at any point, the developer replenishes it within a set number of days, so the city is never left short at a critical point in negotiations
- Any unused balance is returned to the developer at the conclusion of the process. The escrow is a deposit against actual costs, not a fee.

Setting this up during the moratorium period and advising the developer of our requirements ahead of time seems like it would give us more leverage than negotiating after a proposal has arrived.

From the on the cost estimates detailed in Appendix A (which are based on prevailing rates for specialized consultants), \$175,000 to \$200,000 seems a reasonable starting point for the escrow account, though I would expect the city's counsel to refine that figure.

What It Would Signal

A developer with a genuinely strong proposal, confident in what they are bringing to this community, would have little reason to resist. The cost of funding it is negligible relative to a \$1 billion investment.

If the developer were to resist funding independent reviews, I think that would tell us something worth knowing about how the relationship might proceed and indicate we should not continue.

Respectfully,

Joe Buckalew

cc: Mayor Bill Bean | bill.bean@ci.urbana.oh.us
Spencer Mitchell, Director of Administration | spencer.mitchell@ci.urbana.oh.us
Mark M. Feinstein, Director of Law | mark.feinstein@ci.urbana.oh.us
Clerk of Council (for distribution to all members) | clerksoffice@ci.urbana.oh.us

Appendix A: Escrow Amount: Potential Cost Breakdown

The following information is based on prevailing rates for specialized consultants in Ohio municipal development review contexts. The figures suggest possible costs from initial review through completion of a development agreement. Unused escrow funds are returned to the developer at conclusion of the process.

Independent Acoustic Engineer Reviewing pre-construction dB(Z) modeling for a facility this size, evaluating proposed mitigation technology, and providing a written opinion the city can rely on in permit negotiations. This is specialized work. Firms that do this at the industrial/municipal level typically charge \$150 to \$250 per hour. Expect 40 to 80 hours for initial review plus ongoing consultation during negotiation. **Estimate: \$15,000 to \$25,000**

Independent Environmental Engineer Cooling system design review, water consumption analysis, flush water chemistry evaluation, disposal plan assessment, Cedar Bog watershed implications. Similar billing rates, similar scope. **Estimate: \$15,000 to \$20,000**

Independent Electrical Engineer AES Ohio interconnection assessment, ratepayer cost exposure analysis, review of developer's grid impact claims. **Estimate: \$10,000 to \$15,000**

Specialized Municipal Development Agreement Counsel This is the largest line item. Attorneys with utility and environmental permit experience in Ohio municipal law bill \$300 to \$500 per hour. A development agreement of this complexity, with binding noise conditions, wastewater obligations, cooling technology specifications, financial assurance requirements, and monitoring provisions, will require significant hours. Negotiations with a sophisticated developer's legal team typically run longer than anticipated. **Estimate: \$50,000 to \$100,000**

Independent Municipal Financial Analyst Independent review and verification of the developer's projected tax revenue figures, including analysis of the CRA2 abatement impact on net city receipts, income tax contribution given the facility's projected permanent employment, and long-term assessed value trajectory accounting for IT equipment depreciation. **Estimate: \$10,000 to \$20,000**

Contingency Reserve Unanticipated technical questions, additional consultant hours, potential disputes requiring additional expert input. **Estimate: \$20,000 to \$30,000**



SM 3/4/26
BB 3/4/26
MW 3/4/26

PUBLIC ENTITIES POOL OF OHIO
Service Center
315 S. Kalamazoo Mall
Kalamazoo, MI 49007-4806

INVOICE

Date: 2/23/2026

City of Urbana, Champaign County
205 South Main Street
P.O. Box 747
Urbana, OH 43078-0747

Effective Date	Description	Amount
4/1/2026	2026-2027 Anniversary Contribution	\$328,455

Please check the appropriate box for any options you would like to purchase and write the additional amount in the space provided to calculate your new invoice balance.

Increased Liability Limits to \$3,000,000	\$9,352	<input type="checkbox"/> _____
Increased Liability Limits to \$4,000,000	\$14,296	<input type="checkbox"/> _____
Increased Liability Limits to \$5,000,000	\$16,937	<input type="checkbox"/> _____

INVOICE BALANCE \$ _____

Payment due upon receipt.

Public Entities Pool
2021 - 2026 Insured Values and Annual Premiums

Item (description)	2021	2022	2023	2024	2025	2026	% +/-
	1 Building (all city properties...parks, Taft Ave., Municipal Bldg, etc.)	\$68,013,715	\$68,695,861	\$75,100,550	\$82,610,609	\$102,510,179	\$106,405,289
2 Personal Property (desks, phones, carpeting, etc.)	\$1,786,400	\$1,606,400	\$1,603,400	\$1,763,740	\$1,680,015	\$1,747,216	4.00%
3 EDP - Hardware (computer hardware, equipment)	\$183,680	\$183,680	\$183,680	\$202,048	\$212,150	\$220,636	4.00%
4 Fine Arts (Monument Square, Cemetery)	\$180,000	\$180,000	\$180,000	\$198,000	\$207,900	\$216,216	4.00%
5 Misc Property Scheduled (mowers, gators, backhoe, etc.)	\$1,644,581	\$1,570,265	\$1,727,902	\$1,943,099	\$2,065,533	\$2,220,139	7.49%
6 Misc Property Unscheduled (lower valued items not specifically listed)	\$165,106	\$165,106	\$165,106	\$181,617	\$190,698	\$198,326	4.00%
Total Insured Value	\$71,973,482	\$72,401,312	\$78,960,638	\$86,899,113	\$106,866,475	\$111,007,822	3.88%
7 Annual Premium	\$166,359	\$194,142	\$210,165	\$231,752	\$291,933	\$345,392	
	4%	17%	8%	10%	26%	18%	

The majority of City vehicles have an insured value of actual cash value (replacement cost less depreciation); however, Fire Dept vehicles are insured either for a specific dollar amount or replacement cost.

*Vehicle valuation increased from \$5,664,322 to \$6,275,913 (\$611,591 or 10.8%)

Notes:

2020 - 18% increase in value for Misc Property (line 5)...new heavy equipment/replacement

2021 - increased deductibles to \$2,500 to lower the 9% renewal increase to 4% increase

2022 - insurance industry rate increase, specifically on property & auto physical damage

2023 - 10% value increase on property & buildings (industry standard is 20%), plus 5% rate increase

2024 - 10% premium increase mirrors the 10% increase in valuation

2025 - 26% premium increase due to increase in building valuation, as the result of the 2024 appraisal conducted by PEP

2026 - 18 % total premium increase; 13% for higher valuation of buildings, replacement cost for Fire vehicles & inflation, additional 5% to increase liability coverage from \$2M to \$5M



Engineering Department • 205 S. Main Street • Urbana, Ohio 43078 • <http://www.urbanaohio.com> •

March 9, 2026

Board of Control
205 S. Main St.
Urbana, Ohio 43078

RE: 2026 Sidewalk, Curb and Gutter Replacement Program

Dear Board of Control,

On Friday, February 27, 2026 bids were accepted for the 2026 Sidewalk, Curb and Gutter Replacement Program. The work focuses on piecemeal sidewalk, curb and gutter replacements along streets within the Bon Air and Parmore Estates Subdivisions. In addition, some catch basin and curb ramp work will occur. A total of six bids were received. MD Miller Concrete Inc. was the low bidder (see bid tabulation, totaling \$261,765.50) at roughly \$40,000 under the engineer's estimate.

MD Miller Concrete Inc. is from South Vienna, Ohio, and has worked in Urbana multiple times as a subcontractor or as a privately-employed contractor. They have poured the concrete floor for the new park maintenance building as well as the parking lot of the Cobblestone Hotel. Our inspections of their previous curb work and flatwork were positive.

It is my opinion that the City should accept MD Miller Concrete's bid and proceed with the project.

Tyler L. Bumbalough 3/9/26
Tyler L. Bumbalough, P.E. Date
Urbana City Engineer

OB 3/11/26
EM 3/11/26
MW 3/11/26

City of Urbana, OH - 2026 Sidewalk, Curb and Gutter Replacement Program													
Bid Opening: 2/27/2026 2:00 PM													
Item List	Quantity	MD Miller Concrete		Proflex Construction		Newcomer Concrete		D.L. Smith Concrete		Strawser Paving		A&B Asphalt, Corp	
		Price	Extension	Price	Extension	Price	Extension	Price	Extension	Price	Extension	Price	Extension
202 - CURB AND/OR GUTTER REMOVED - FEET	2,787.0000	\$16.50	\$45,985.50	\$9.00	\$25,083.00	\$17.75	\$49,469.25	\$15.00	\$41,805.00	\$14.25	\$39,714.75	\$21.00	\$58,527.00
202 - WALK REMOVED - S.F.	1,328.0000	\$9.00	\$11,952.00	\$2.50	\$3,320.00	\$3.00	\$3,984.00	\$15.00	\$19,920.00	\$6.75	\$8,964.00	\$9.00	\$11,952.00
202 - PAVEMENT REMOVED, AS PER PLAN - S.Y.	390.0000	\$35.00	\$13,650.00	\$11.00	\$4,290.00	\$31.50	\$12,285.00	\$20.00	\$7,800.00	\$32.00	\$12,480.00	\$36.50	\$14,235.00
253 - 6" ASPHALT PAVEMENT REPAIR, AS PER PLAN - S.Y.	348.0000	\$115.00	\$40,020.00	\$150.00	\$52,200.00	\$119.50	\$41,586.00	\$20.00	\$6,960.00	\$110.00	\$38,280.00	\$97.00	\$33,756.00
253 - 9" ASPHALT PAVEMENT REPAIR, AS PER PLAN - S.Y.	12.0000	\$475.00	\$5,700.00	\$198.00	\$2,376.00	\$169.00	\$2,028.00	\$25.00	\$300.00	\$500.00	\$6,000.00	\$137.00	\$1,644.00
452 - 6" PLAIN CONCRETE PAVEMENT, AS PER PLAN - S.Y.	18.0000	\$149.00	\$2,682.00	\$200.00	\$3,600.00	\$95.00	\$1,710.00	\$125.00	\$2,250.00	\$136.00	\$2,448.00	\$125.00	\$2,250.00
608 - 4" CONCRETE WALK - S.F.	1,138.0000	\$8.50	\$9,673.00	\$8.50	\$9,673.00	\$9.50	\$10,811.00	\$15.00	\$17,070.00	\$14.00	\$15,932.00	\$11.00	\$12,518.00
608 - CURB RAMP, AS PER PLAN - S.F.	1,018.0000	\$16.50	\$16,797.00	\$29.00	\$29,522.00	\$16.00	\$16,288.00	\$20.00	\$20,360.00	\$14.00	\$14,252.00	\$40.50	\$41,229.00
609 - COMBINATION ROLL CURB & GUTTER, TYPE 1, AS PER PLAN - FEET	2,434.0000	\$24.50	\$59,633.00	\$43.25	\$105,270.50	\$36.00	\$87,624.00	\$40.00	\$97,360.00	\$42.00	\$102,228.00	\$63.00	\$153,342.00
609 - COMBINATION CURB AND GUTTER, TYPE 2, AS PER PLAN - FEET	110.0000	\$45.00	\$4,950.00	\$40.00	\$4,400.00	\$45.00	\$4,950.00	\$45.00	\$4,950.00	\$42.00	\$4,620.00	\$63.00	\$6,930.00
609 - BARRIER CURB, TYPE 6, AS PER PLAN - FEET	353.0000	\$36.00	\$12,708.00	\$30.00	\$10,590.00	\$36.00	\$12,708.00	\$30.00	\$10,590.00	\$48.00	\$16,944.00	\$60.00	\$21,180.00
611 - CATCH BASIN, REPAIRED TO GRADE, AS PER PLAN - EACH	12.0000	\$775.00	\$9,300.00	\$300.00	\$3,600.00	\$1,500.00	\$18,000.00	\$3,500.00	\$42,000.00	\$900.00	\$10,800.00	\$2,100.00	\$25,200.00
611 - CATCH BASIN, REPLACED, TYPE 1, AS PER PLAN - EACH	5.0000	\$5,200.00	\$26,000.00	\$1,850.00	\$9,250.00	\$5,500.00	\$27,500.00	\$4,000.00	\$20,000.00	\$4,000.00	\$20,000.00	\$3,900.00	\$19,500.00
659 - SEEDING AND MULCHING, CLASS 1 - S.Y.	362.0000	\$7.50	\$2,715.00	\$10.50	\$3,801.00	\$4.50	\$1,629.00	\$5.00	\$1,810.00	\$6.50	\$2,353.00	\$7.14	\$2,584.68
14 Items	Totals		\$261,765.50		\$266,975.50		\$290,572.25		\$293,175.00		\$295,015.75		\$404,847.68

RESOLUTION NO. 2709-26

A RESOLUTION ACCEPTING THE REPORT OF THE TAX INCENTIVE REVIEW COUNCIL (TIRC) FROM THEIR MARCH 5, 2026 MEETING REGARDING THE STATUS OF THE ENTERPRISE ZONE AND COMMUNITY REINVESTMENT AREA AGREEMENTS AND TO ACCEPT THE RECOMMENDATIONS OF THE TIRC CONCERNING SAID AGREEMENTS, AND DECLARING AN EMERGENCY. (One (1) reading required, no public hearing required)

Department Requesting: Community Development Sponsor: Councilman Patrick Thackery

WHEREAS, the City of Urbana has designated areas as Enterprise Zone and Community Reinvestment Areas pursuant to Ohio Revised Code Sections 5709.61 through 5709.69, and Ohio Revised Code Sections 3735.65 through 3735.70; and

WHEREAS, the Ohio Enterprise Zone Act (the “Act”), under Ohio Revised Code Sections 5709.61 through 5709.69, authorizes counties, with the consent and agreement of affected municipalities and townships, to designate areas as Enterprise Zones and to execute agreements with certain enterprises for the purpose of establishing, expanding, renovating, or occupying facilities and hiring new employees and preserving jobs within said zones in exchange for specified local tax incentives; and

WHEREAS, the City Council of Urbana (the “City Council”), by Resolution, petitioned Champaign County (the “County”) to designate the City as an “Enterprise Zone” pursuant to Chapter 5709 of the Ohio Revised Code (“ORC”); and

WHEREAS, the County Board of Commissioners, by Resolution recorded in Commissioners Journal Volume 48, page 12245, as adopted April 29, 1993, and amended by Resolution recorded in Commissioners Journal Volume 48, page 12739, as adopted on August 18, 1994, designated the City as an Enterprise Zone pursuant to ORC Sections 5709.61, et sec; and

WHEREAS, on May 11, 1993 the Director of Development of the State of Ohio determined that the aforementioned area designated in the April 29, 1993 Resolution contains the characteristics set forth in ORC Section 5709.61(A) and certified said area as an Enterprise Zone under ORC Chapter 5709; and

WHEREAS, the council (the “Council”) of the City of Urbana, County of Champaign, State of Ohio (the “City”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, Council passed Ordinance 4348 in 2010, establishing Urbana Community Reinvestment Area 1 (“Urbana CRA- Area 1”), designated as CRA #021-04356-01 by the State of Ohio Department of Development; and

WHEREAS, Council amended Ordinance 4348 (“Ordinance 4348 as Amended”) on February 22, 2011 to expand the geographic boundaries of Urbana CRA-Area 1, designated as CRA #021-79072-01; and

WHEREAS, Council further amended Ordinance 4348 (“Ordinance 4348 as Amended”) by adopting Ordinance 4574-22 on July 19, 2022; and

WHEREAS, under the terms of Ordinance 4348 as Amended and Ordinance 4574-22, remodeling and new construction projects within Urbana CRA-Area 1 may qualify for tax exemptions on the increase of assessed valuation of the improvements to real property for under the Community Reinvestment Area (“CRA”) Act, Ohio Revised Code (“O.R.C.”) Sections 3735.65 through 3735.70; and

WHEREAS, the purpose of the Enterprise Zone and Community Reinvestment Area programs is to provide the community with an effective tool for managing and guiding economic development by enhancing the tax base, by encouraging and sustaining long term investment in the community, by enhancing the quality of life, and by preserving existing and attracting new business investment within said areas; and

WHEREAS, the duly appointed Tax Incentive Review Council (TIRC) met on March 5, 2026, and reviewed the status of each active Enterprise Zone agreement and Community Reinvestment Area agreement and made certain recommendations concerning action to either continue, modify or terminate said agreements; and

WHEREAS, the City of Urbana is required under Ohio Revised Code Sections 5709.68 and 3735.672 to submit an annual report regarding the status of each Enterprise Zone agreement and applicable area-wide reporting required for the city’s Community Reinvestment Area(s), and the applicable recommendations of the TIRC, by March 31, 2026, to the Director of the Ohio Department of Development.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Urbana, County of Champaign and State of Ohio:

SECTION ONE:

The review and recommendations made by the TIRC on March 5, 2026, as summarized on the attached “Enterprise Zone & Community Reinvestment Area Summary Report” for the City of Urbana, be accepted and that this report, and all other information required by the State of Ohio, be forwarded to the Director of the Ohio Department of Development, and all other appropriate entities, as noted in Ohio Revised Code Sections 5709.68 and 3735.672.

SECTION TWO:

That all formal actions of this City Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this City Council, and that all deliberations of the City Council and any decision-making bodies of the City of Urbana which resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Urbana, including Section 121.22 of the Ohio Revised Code.

SECTION THREE:

This Resolution is hereby declared to be an emergency measure, necessary for the preservation of the public welfare of the City of Urbana, and to ensure that the Resolution is effective ahead of certain deadlines for submission of Tax Incentive Review Council reports to the State of Ohio. This Resolution shall be effective immediately upon passage and signature.

President, City of Urbana Council

PASSED: _____

ATTEST: _____
Clerk of Council

This Resolution approved by me this ____ day of _____, 2026.

Mayor, City of Urbana

REVIEWED: *W. M. [Signature]* 3/9/2026
Director of Law Date

Jumper:	_____ Yay	_____ Nay	_____ N/A
Scott:	_____ Yay	_____ Nay	_____ N/A
Davis:	_____ Yay	_____ Nay	_____ N/A
Truelove	_____ Yay	_____ Nay	_____ N/A
Thackery:	_____ Yay	_____ Nay	_____ N/A
Collier:	_____ Yay	_____ Nay	_____ N/A
Bean:	_____ Yay	_____ Nay	_____ N/A

**ENTERPRISE ZONE & COMMUNITY REINVESTMENT AREA
TAX INCENTIVE REVIEW COUNCIL
SUMMARY REPORT**

TO: URBANA CITY COUNCIL MEMBERS
FROM: DOUG CRABILL; COMMUNITY DEVELOPMENT MANAGER,
 CRA HOUSING OFFICER
SUBJECT: TAX INCENTIVE REVIEW COUNCIL RECOMMENDATIONS
DATE: 3/17/2026
CC: BILL BEAN, SPENCER MITCHELL, MATT WELLBAUM

Intent of Memo & Recommendations

This memo provides Urbana City Council with the recommendations from the Tax Incentive Review Council (TIRC) from their recent meeting that was held on March 5, 2026.

The Tax Incentive Review Council (TIRC) meets annually to review the active Enterprise Zone Agreements and Community Reinvestment Area Agreements. Each of these agreements is different and each agreement is between the City and a respective company. Furthermore, any company receiving a property tax incentive from the City agreed to certain commitments, including real property investment, creation of jobs, and/or retention of jobs. As required by state law, the TIRC meets annually to ensure each company is fulfilling its obligations under these agreements.

At 9:00 AM on Thursday, March 5, 2026, the yearly TIRC meeting was held. The TIRC reviewed and evaluated the previous year's activities—2024 Taxes Paid in 2025—and job creation/retention metrics as of December 31, 2025 to determine if the companies receiving tax incentives are fulfilling their obligations under their respective Enterprise Zone or Community Reinvestment Area agreements. Based on the findings of the Tax Incentive Review Council from their recent meeting, the TIRC recommends the following action of Urbana City Council:

Company Name	Investment Commitment	Job Commitment	TIRC Recommendation
Urbana Hotel LLC	Commitment: \$5,750,000 Real	Commitment Create 12 Full-Time & Part-Time Job Opportunities	Continue – EZ (2033) 100% - 15 yrs \$306,478.43 created payroll (annual)
Cobblestone Hotel & Suites	Actual: \$5,810,975 Real	Actual: Created 2 Full-Time and 12 Part-Time Jobs (14 Total Jobs)(7 FTE)	Abated - \$282,130.00 (to date) Paid - \$0.00 (to date)
Agreement # 246-19-01			
Aldi Inc. (Ohio)	Commitment: \$5,100,000	Commitment Create 10 Full-Time & 6 Part-Time Job Opportunities	Continue – EZ (2029) 35% Average (60%-Year 1) - 6 years \$380,617.95 created payroll (annual)
Agreement # 246-22-01	Actual: \$5,100,000	Actual: Created 6 Full-Time and 4 Part-Time Jobs	Abated - \$15,290.00 (to date)/Paid - \$10,200.00 (to date)

<p>The Ultra-Met Company (15,000 Square Foot Manufacturing Addition)</p> <p>CRA # 021-79072-01</p> <p>Agreement # 20-000</p>	<p>Commitment: \$4,700,000 +/- 10% Real Property/Inventory</p> <p>Actual: \$4,762,858.00</p>	<p>Commitment Create 15; Retain 125</p> <p>Actual: Retained 115 Full-Time Employees & 2 Part-Time Employees as of 12/31/2025</p> <p>Note: Lower than anticipated job retention/creation. The company noted that the employment numbers have not fully rebounded after the Covid-19 pandemic. However, they noted that their business has picked up. In addition, the company noted that workforce retention has improved and overall payroll has increased.</p>	<p>Continue – CRA (2035) 75% - 15 yrs</p> <p>\$8,764,325.31 Annual payroll attributed to agreement.</p> <p>Abated - \$53,380.00 (to date) Paid - \$17,790.00 (to date)</p>
<p>The Ultra-Met Company (5,040 Square Foot Manufacturing Addition)</p> <p>CRA # 021-79072-01</p> <p>Agreement # 20-001</p>	<p>Commitment: \$8,335,000.00</p> <p>Actual: \$8,335,000.00</p>	<p>Commitment Create 10; Retain 102</p> <p>Actual: Retained 115 Full-Time Employees & 2 Part-Time Employees as of 12/31/2025</p>	<p>Continue – CRA (2036) 75% - 15 yrs</p> <p>\$8,764,325.31 Annual payroll attributed to agreement.</p> <p>Abated - \$15,120.00 (to date) Paid - \$5,040.00 (to date)</p>
<p>Phoenix BTS LLC; International Motors LLC DBA International Motors USA LLC (f/k/a Navistar, Inc.); Shippers Automotive Group LLC</p> <p>CRA # 021-79072-01</p> <p>Agreement # 17-000</p>	<p>Commitment: \$28,000,000</p> <p>Actual: \$28,000,000</p>	<p>Commitment: Retain 110 FTE</p> <p>Actual: Retained 95 FTE</p> <p>Note: CRA Agreement Amendment Signed in 2025; School Compensation Agreement Included (Yearly Payments Being Made to Local School Districts):</p> <p>Tax Year 2024, Payable in 2025: UCSD: \$13,387.70 OHP: \$741.80</p>	<p>Continue – CRA (2027) 100% - 10 yrs</p> <p>\$4,235,941.60 retained payroll (annual)</p> <p>Abated - \$1,588,310.00 (to date) Paid - \$0.00 (to date)</p>

<p>Weidmann Electrical Technology, Inc.</p> <p>CRA # 021-79072-01</p> <p>Agreement # 17-001</p>	<p>Commitment: \$2,665,000 +/- 10% Real Property/Machinery/Equipment</p> <p>Actual: \$2,635,855</p>	<p>Commitment Create 20; Retain 142</p> <p>Actual: Created 20+ FTE; Retained 142 FTE; 234 Full-Time Employees & 3 Part-Time Employed at the Project Site (as of 12/31/2025)</p>	<p>Continue – CRA (2032) 100% - 15 yrs</p> <p>\$1,627,718.82 created payroll (annual) (20 FTE)</p> <p>Total Payroll @ Project Site as of 12/31/2025: \$19,638,127.03</p> <p>*50% share agreement Urbana City School Dist.</p> <p>Abated - \$5,510 (to date) Paid - \$0.00 (to date)</p>
<p>Sutphen Corporation & Sutphen Realty Urbana LLC</p> <p>CRA # 021-79072-01</p> <p>Agreement # 21-000</p>	<p>Investment Commitment: \$11,000,000.00</p> <p>Actual: \$17,900,000.00 (\$17,000,000.00-Structure; \$900,000.00-Machinery/Equipment)</p>	<p>Commitment Create 25; Retain 120</p> <p>Actual: Created 25+ FTE; Retained 120+ FTE; 255 Full-Time Employees Employed at the Project Site (as of 12/31/2025); 17 Full-Time Jobs Created in 2025 Alone</p>	<p>Continue – CRA (2037) 90% - 15 yrs</p> <p>\$16,519,368.28 created payroll (annual) @ project site; \$707,200 in new payroll created in 2025 alone</p> <p>*50% share agreement Urbana City School Dist.</p> <p>Abated - \$274,670 (to date) Paid - \$30,510.00 (to date)</p>
<p>Orbis Corporation of Wisconsin</p> <p>CRA # 021-79072-01</p> <p>Agreement #22-001</p>	<p>Investment Commitment: \$46,300,000.00 (\$12,700,000.00 for construction and \$33,600,000.00 for machinery and equipment)</p> <p>Actual: \$46,300,000.00</p>	<p>Commitment Create 46; Retain 324</p> <p>Actual: Retained 324 FTE & Created 86 FTE; 410 Full-Time Employees Employed at the Project Site (as of 12/31/2025)</p>	<p>Continue – CRA (2033) 75% - 10 yrs</p> <p>\$8,957,000.00 created payroll (annual)</p> <p>Total Payroll @ Project Site as of 12/31/2025: \$28,469,040.00</p> <p>*50% share agreement Urbana City School Dist. & OHP Career Center</p> <p>Abated - \$32,330 (to date) Paid - \$10,780 (to date)</p>

<p>Phoenix Drive Properties LLC & ColePak LLC</p>	<p>Investment Commitment: \$4,250,000.00 Actual: \$4,250,000.00</p>	<p>Commitment Create 40; Retain 117 Actual: 146 Full-Time Employees & 6 Part-Time Employees Employed at the Project Site (as of 12/31/2025)</p>	<p>Continue – CRA (2031) 75% - 8 yrs \$1,177,600 created payroll (annual) (20 FTE Created Since Occupancy of New Expansion) Total Payroll @ Project Site as of 12/31/2025: \$7,960,442.00 *50% share agreement Urbana City School Dist. & OHP Career Center Abated - \$33,060 (to date) Paid - \$11,020 (to date)</p>
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RESOLUTION 2729-26

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER SUPPLY REVOLVING LOAN ACCOUNT FOR THE 2026-2027 PROGRAM YEAR ON BEHALF OF THE CITY OF URBANA, OHIO FOR THE CONSTRUCTION OF THE PHASE 3 WATER MAIN REPLACEMENT PROGRAM (GRIMES NEIGHBORHOOD/SUBDIVISION) AND DESIGNATING A REPAYMENT SOURCE FOR THE LOAN, AND DECLARING AN EMERGENCY. (One (1) reading required; no public hearing required).

Department Requesting: Administration

Sponsor: Edwin Davis

WHEREAS, in 2011, the City of Urbana developed a planned, systematic approach to the replacement of the City of Urbana's water main and transmission infrastructure; and

WHEREAS, a portion of this infrastructure is beyond its existing useful life; and

WHEREAS, a portion of this infrastructure needs replacement or upgrade due to its deteriorating and failing condition; and

WHEREAS, a multi-phase approach for the replacement of water mains for the rectification of this ongoing issue was determined to be the most reasonable solution to this issue; and

WHEREAS, the Phase 1 Water Main Replacement Program was started in 2014 and completed in 2015; and

WHEREAS, the Phase 2 Water Main Replacement Program was started in 2019 and completed in 2021; and

WHEREAS, the City of Urbana planned to complete a new phase of this program every five years; and

WHEREAS, the current project nomination requires that the project be scheduled to start construction by June 30, 2027, including loan approval and underwriting; and

WHEREAS, the Phase 3 Water Main Replacement Program (Grimes Neighborhood/Subdivision) is anticipated to fit within the current (2026-2027) program year for WSRLA; and

WHEREAS, the project has to be re-nominated in order to be eligible for loan funding awarded after July 1, 2026; and

WHEREAS, the City of Urbana desires to ensure that this project remains eligible for WSRLA loan funding through the Ohio Environmental Protection Agency; and

WHEREAS, the Champaign County Commissioners, on behalf of the City of Urbana, submitted two CDBG grant applications totaling \$602,000.00 to the Ohio Department of Development for the Phase 3 Water Replacement Project in the Grimes Neighborhood; and

WHEREAS, in addition, the City of Urbana submitted a separate grant request for \$600,000.00 and a separate loan request for \$1,000,000.00 to the Ohio Public Works Commission for this same project; and

WHEREAS, this proposed project involves the replacement of water mains, valves, hydrants, and water service lines due to extensive breakage history in the Grimes Subdivision/Neighborhood, which includes

portions of Grimes Circle, Grimes Avenue, North Main Street, and connecting streets within this subdivision; and

WHEREAS, these grant and loan applications were successful for both CDBG and OPWC funding. However, additional loan funding is anticipated to be required through the Ohio EPA DEFA and/or the Ohio Water Development Authority to move this project toward construction; and

WHEREAS, this project is estimated to exceed \$3.0 million in construction costs, and the goal is to get this project to construction by October 2026 with completion by August 2027; and

WHEREAS, the Ohio EPA has published the deadline of March 20, 2026 for the submission of a Water Supply Revolving Loan Account nomination;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF URBANA, OHIO:

SECTION ONE: That the Director of Administration shall be authorized to prepare and submit a nomination form to Ohio EPA, DEFA, for the Phase 3 Water Main Replacement Program (Grimes Neighborhood/Subdivision) for WSRLA loan funding for the program year of July 1, 2026 through June 30, 2027.

SECTION TWO: That the Director of Administration may sign all necessary documents related thereto and make necessary assurances contained in the application.

SECTION THREE: That the Director of Administration may sign all necessary documents for and enter into a Water Supply Revolving Loan Account (WSRLA) for construction of said project.

SECTION FOUR: That the dedicated source of repayment will be Water User Rates and/or Water Special Assessment.

SECTION FIVE: This resolution is hereby declared to be an emergency measure to take effect and be in force immediately upon passage to protect and promote public welfare and safety by promoting the timely submission of the WSRLA project nomination application to the Ohio EPA by the March 20, 2026.

President, City of Urbana Council

PASSED: _____

ATTEST: _____
Clerk of Council

This Ordinance approved by me this _____ day of _____, 2026.

Mayor, City of Urbana

REVIEWED: *Michael M. Pender* 3/9/2026
Director of Law Date



Jumper: _____ Yay _____ Nay _____ N/A

Scott: _____ Yay _____ Nay _____ N/A

Davis: _____ Yay _____ Nay _____ N/A

Truelove _____ Yay _____ Nay _____ N/A

Thackery: _____ Yay _____ Nay _____ N/A

Collier: _____ Yay _____ Nay _____ N/A

Bean: _____ Yay _____ Nay _____ N/A