

ORDINANCE NO. 1999-07*

Finance
Chapman
Kinnard

AN ORDINANCE MAKING FINDS AND DETERMINATIONS AS PERMITTED IN SECTIONS 5709.40, 5709.42 AND 5709.43 OF THE OHIO REVISED CODE, DECLARING CERTAIN PROPERTY AND PROPOSED IMPROVEMENTS TO SUCH PROPERTY TO BE A PUBLIC PURPOSE, ESTABLISHING AND DESCRIBING AN AREA WITHIN THE CITY OF MOUNT VERNON WHICH SHALL BE SUBJECT TO TAX INCREMENT FINANCING ESTABLISHING CERTAIN PUBLIC IMPROVEMENTS TO BE MADE TO BENEFIT SUCH PROPERTY; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND, CREATING A TAX INCENTIVE REVIEW COUNCIL, REQUIRING THE OWNER(S) OF THE PROPERTY TO MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Mount Vernon (the "Council") desires to pursue all reasonable and legitimate means to finance the widening of State Route 36 ("Coshocton Avenue") and related public improvements, because improvements to said road are necessary to the welfare and safety of people traveling in the area; and

WHEREAS, Section 5709.40 of the Ohio Revised Code authorizes the legislative authority of a municipal corporation, by ordinance, to declare improvements to a parcel of real property located in the municipal corporation to be a public purpose; and

WHEREAS, the real property shown on Exhibit A which is attached hereto is located in the State of Ohio, County of Knox and City of Mount Vernon (such property, together with any improvements now or hereafter constructed, developed or located thereon, is collectively hereinafter referred to as the "Property");

WHEREAS, owner(s) of portions of the Property and others are developing and/or have proposed developing certain improvements on the Property; and

WHEREAS, the City of Mount Vernon (the "City") has determined that such proposed improvements to the Property are, or upon completion, will be a public purpose; and

WHEREAS, the City has determined that it is necessary, appropriated and in the best interest of the City to exempt the Property and proposed improvements from taxation as permitted and provided in Section 5709.40(B) of the Revised Code; and

WHEREAS, in accordance with Section 5709.42 of the Revised Code, the City has elected to direct and require the current and future owner(s) of the Property and any improvements thereon to make annual service payments in lieu of taxes to the Knox County Treasurer on or before the final dates for payment of real property taxes; and

WHEREAS, Section 5709.43(A) of the Revised Code requires a municipal corporation that grants a tax exemption under Section 5709.40(B) of the Revised Code to establish a municipal public improvement tax increment equivalent fund, by ordinance of its legislative authority, into which the Knox County Treasurer shall deposit such service payments in lieu of taxes to be received by the City; and

WHEREAS, in accordance with Section 4709.43(A) of the Revised Code, the City desires to establish a municipal public improvement tax increment equivalent fund (the "Service Fund") to receive such service payments in lieu of taxes; and

WHEREAS, Section 5709.40(D) of the Revised Code provides that an ordinance adopted by the legislative authority of a municipal corporation pursuant to Section 4709.40(B) of the Revised Code shall designate specific public improvements made, to be made, or in the process of being made by the municipal corporation that directly benefit, or that once made will directly benefit, the Property located in the municipal corporation and identified in the ordinance; and

WHEREAS, attached hereto as Exhibit B is a list of public improvements made, to be made, or which are in the process of being made by, for or on behalf of the City that directly benefit or, once made, will directly benefit the Property (collectively, the "Public Improvements"), and

WHEREAS, the City has determined that the proposed improvements to the Property shall, during construction and upon completion, place direct, additional demand on the Public Improvements or, to the extent the Public Improvements have not been constructed, will place direct, additional demand on the Public Improvements when completed; and

WHEREAS, the City has determined that the estimated percentage of the incremental demand placed on the Public Improvements that is or will be directly attributable to the proposed improvements is or will be one hundred percent (100%); and

WHEREAS, Section 5709.40(B) of the Revised Code requires the legislative authority of a municipal corporation to specify, in the ordinance adopted pursuant to Section 5709.40(B) of the Revised Code, the percentage of the proposed improvements to be exempted from taxation; and

WHEREAS, the City has determined that it is appropriate and in the best interest of the City to exempt 100% of the Property and the proposed improvements from taxation to the extent permitted by Section 5709.40 of the Revised Code; and

WHEREAS, the City and the Board of Education of the Mount Vernon City School ("School District") have negotiated and reached an agreement upon terms and conditions whereby the School District is to be compensated for a portion of the tax revenue that the School District would have received had the Property and proposed improvements not been subject to the tax exemption (the "TIF and Compensation Agreement"); and

WHEREAS, the City and the Board of Education of the Knox County Career Center ("Career Center") have negotiated and reached an agreement upon terms and conditions whereby the Career Center is to be compensated for a portion of the tax revenue that the Career Center would have received had the Property and proposed improvements not been subject to the tax exemption (the "TIF and Compensation Agreement"); and

WHEREAS, notice of this proposed Ordinance has been delivered to the Boards of Education of the School District and the Career Center in Accordance with and within the time periods described in Sections 5709.40(B)(2) and 5709.83 of the Revised Code; and

WHEREAS, an emergency exists in the usual daily operation of the City, in that the process must continue in a timely manner to meet the deadlines and requirements which are typical of a large commercial project and it is necessary to preserve the public health, property, safety and welfare that the Exemption (as hereinafter defined) take effect at the earliest possible date.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Knox County, Ohio, that:

SECTION 1: In accordance with section 5709.40 of the Revised Code, the City hereby finds and determines that the increase in the assessed value of the Property subsequent to the effective date of this Ordinance is and shall be a public purpose, which increase in assessed value of the Property is hereinafter referred to as the "Improvement," as defined in Section 5709.40(A) of the Revised Code;

SECTION 2: The City hereby exempts one hundred percent (100%) of the Improvement from taxation (the "Exemption"), as and when the Improvement is made and an exemption claimed and allowed in the manner provided by law, for the period set forth in this Ordinance;

SECTION 3: Subject to any real property tax abatements in effect as of the Effective Date of this Ordinance or granted hereafter related to the Property, and as provided in Section 5709.42 of the Revised Code, the City hereby directs and requires the current and future owner(s) of the Property to make annual service payments in lieu of real property taxes to the Knox County Treasurer on or before the final dates for payment of real property taxes for one hundred percent (100%) of the real property taxes attributable to the Improvements;

SECTION 4: In accordance with Sections 5709.40 and 5709.42 of the Revised Code and this Ordinance, the Knox County Treasurer shall make payments to the School District in lieu of the real property taxes the district would have received from the Improvements in the amount of twenty-five percent (25%) of the Service Payments.

SECTION 5: In accordance with Sections 5709.40 and 5709.42 of the Revised Code and this Ordinance, the Knox County Treasurer shall make payments to the Career Center in lieu of the real property taxes the district

would have received from the Improvements in the amount of two and one-half percent (2 ½ %) of the Service Payments.

SECTION 6: The Public Improvement described in Exhibit B hereto made, to be made, or in the process of being made, by the City are hereby designated as Public Improvements that directly benefit, or that once made will directly benefit, the Property;

SECTION 7: The City hereby establishes a Municipal Public Improvement Tax Equivalent Fund (the "Special Fund") into which shall be deposited all of the service payments made in lieu of real property taxes to the Knox County Treasurer and distributed to the City with respect to the Improvement and hereby provides that all such payments in lieu of taxes deposited or to be deposited into the Special Fund shall be used solely for the following purposes:

- (a) to pay all reasonable, ordinary and customary costs of designing, financing, constructing and maintaining the Public Improvements;
- (b) as security for and to pay the costs of issuance and interest on and principal of bonds or notes issued in order to finance the Public Improvements.

That portion of the Service Payments to be paid to the School District pursuant to this Ordinance and Sections 5709.40 and 5709.42 of the Revised Code shall be paid directly to the School District by the Knox County Treasurer;

The Special Fund shall remain in existence so long as such service payments are collected and used for the aforesaid purposes, except as provided in Section 7, after which the Fund shall be dissolved in accordance with Section 5709.43 of the Revised Code;

SECTION 8: The Exemption granted in this Ordinance shall commence on the Effective Date of this Ordinance and shall terminate on the date which is the earlier to occur:

- (a) the date on which (1) the aggregate of all amounts received the City as Service Payments, and (2) the aggregate amount paid by the City to the School District and the Career Center equals the

sum of (i) the aggregate principal amount of all Public Financing;
(ii) the Debt Service; and (iii) Issuance Costs; or

- (b) more than twenty-five (25) years from the effective date of this Ordinance.

SECTION 9: A Tax Incentive Review Council is hereby established pursuant to Section 5709.85 of the Revised Code, and shall consist of seven (7) members, and the membership shall be appointed as follows: three representatives appointed by the Board of County Commissioners of Knox County, two representatives of the City, appointed by the Mayor with Council concurrence, the Knox County auditor or designee, and a representative of the Board of Education of the Mount Vernon City School District. At least two members must be residents of the City.

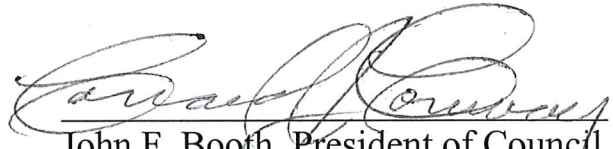
The Tax Incentive Review Council shall annually review the Exemption granted pursuant to Section 5709.40 of the Revised Code. With respect to each Improvement, for which Exemption is granted, the Tax Incentive Review Council shall determine the increase in the true value of parcels of real property on which improvements have been undertaken as a result of the Exemption; the value of the improvements exempted from taxation as a result of the Exemption; and the number of new employers or employees retained on the site of the Improvement as a result of the Exemption.

SECTION 10: Pursuant to Section 5709.40(E) of the Revised Code, the City Clerk is hereby directed to deliver a copy of this Ordinance to the Director of the Department of Development of the State of Ohio within fifteen (15) days after the date of this Ordinance. Further, and on or before March 31 of each year that the Exemption set forth in Section 2 hereof remains in effect as provided in Section 8 hereof, the City Clerk or other authorized officer of the City shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under Section 5709.40(E) of the Revised Code; and

SECTION 11: The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the Revised Code.

SECTION 12: A copy of this Ordinance will be published once a week for two consecutive weeks immediately following its passage.

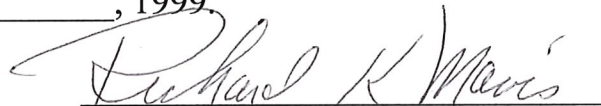
SECTION 13: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise it shall take effect and be in force from and after the earliest period allowed by law.


John F. Booth, President of Council
Pro-Tem

PASSED: January 25, 1999.

ATTEST: Linda Skia Asst.
~~Janet Brown~~, Clerk of Council

APPROVED: January 25, 1999.


Richard K. Mavis, Mayor

TIF AND COMPENSATION AGREEMENT

This TIF and Compensation Agreement is made and entered into to be effective as of the Effective Date by and among the following parties: (i) **The City of Mount Vernon** (the "City"); **The Mount Vernon City School District** (the "School District"); and **The Knox County Career Center** (the "Career Center").

RECITALS:

- A. Unless otherwise defined herein, all capitalized terms and phrases in this Agreement shall have the meaning set forth in § 1.01 hereof.
- B. Owners of the Property and others are currently constructing and intend to construct various improvements on and to the Property.
- C. The City has determined that such improvements to the Property are or, upon completion, will be a public purpose and, therefore, the City has determined that it is necessary, appropriate and in the best interest of the City to exempt the Improvements from taxation as permitted and provided in the TIF Statutes.
- D. The City has agreed to make certain Public Improvements that will directly benefit the Property.
- E. In accordance with the TIF Statutes, the City has elected to direct and require Owners of the Property to make annual Service Payments in lieu of taxes to the Knox County Treasurer in order to, among other things, finance the Public Improvements.
- F. The City, the School District and the Career Center have negotiated and have reached agreement upon the terms and conditions whereby the School District and the Career Center are to be compensated for a portion of the tax revenues that the School District and Career Center would have received had the Improvements not been subject to the Exemption.
- G. The parties hereto desire to enter into this Agreement in order to establish, among other things, procedures and priorities for the disbursement of Service Payments paid into the Special Fund and provide for compensation to the School District and the Career Center for a portion of the tax revenues that the School District and the Career Center would have received had the Improvements not been subject to the Exemption.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties to this Agreement agree as follows:

ARTICLE 1

DEFINED TERMS

Section 1.01. Defined Terms. The following terms and phrases, as used in this Agreement, shall have the following meanings unless otherwise defined herein:

- (a) The **Agreement** means this Agreement.
- (b) The **Auditor** means the Auditor of Knox County, Ohio.
- (c) **Certified Amount** means the amount of Service Payments determined by the Treasurer made or to be made into the Special Fund during a particular tax year.
- (d) The **City** means the City of Mount Vernon, Ohio.
- (e) **Construction Costs** means all reasonable and customary costs, expenses and charges incurred or payable by the City in connection with the Public Improvements including Design Costs, the costs of making the Public Improvements and any Contingency Costs related thereto. Construction Costs does not include Issuance Costs or Debt Service.
- (f) The **County** means all subdivisions of Knox County, Ohio whose jurisdiction includes the Property, excluding the City, the School District and the Career Center.
- (g) **Debt Service** means the aggregate amount payable as interest on all issues of notes or bonds of the City which constitute Public Financings, determined with respect to each such Public Financing from its date of issuance.
- (h) **Design Costs** means any and all reasonable and customary costs, expenses and charges incurred or payable by the City in connection with the engineering, design and/or redesign of the Public Improvements.
- (i) The **Effective Date** means the effective date of the Ordinance.
- (j) **Exemption** means the tax exemption relating to the Improvements established by the City in the Ordinance, pursuant to the TIF statutes.
- (k) The **Improvements** means the increase in assessed value of any real property within or constituting part of the Property or any improvements thereon, as provided in the TIF Statutes, subsequent to the Effective Date including, without

limitation, the increase in assessed value of: (i) the Property, and (ii) all improvements now existing or hereafter constructed on the Property.

- (l) **Issuance Costs** means any and all reasonable and customary costs, expenses and charges incurred or payable by the City in connection with issuance of the Public Financing, including capitalized interest.
- (m) **The Career Center's** means The Knox County Career Center.
- (n) **The Career Center's Share of the Service Payments** means [as yet to be determined] ^{two and one half} percent (2.5%) of the amount of real estate taxes which would have been paid from the Improvements if the Exemption would not have been granted.
- (o) The **Ordinance** means Ordinance # 1999-~~01~~¹⁷ enacted by the City to be effective as of the Effective Date.
- (p) The **Property** means the Property more particularly described in Exhibit A attached hereto; provided, however, the Property shall not include any portion of the Property now or hereafter dedicated to public use, related to the developments, including but not limited to streets, water, storm sewer and sanitary sewer facilities, detention ponds, fire stations, and related public facilities.
- (q) The **Public Financing** means one or more issue of notes or bonds of the City issued to fund the development and construction of the Public Improvements.
- (r) The **Public Improvements** means those certain improvements made by, for or on behalf of the City that directly benefit or, once made, will directly benefit the Property and more particularly described on Exhibit B, which are as described in the Ordinance.
- (s) **R.C.** means the Ohio Revised Code, as the same may be amended from time to time.
- (t) The **School District** means the Mount Vernon City School District.
- (u) The **School District's Share of the Service Payments** means twenty-five percent (25%) of the real property taxes which would have been paid for the Improvements, if the Exemption had not been granted.
- (v) **Service Payments** means any and all payments in lieu of real property taxes made or required to be made into the Special Fund in accordance with the Ordinance, the TIF Statutes and this Agreement, after credit for any available property tax roll back payments.

- (w) The **Special Fund** means that certain Municipal Public Improvement Tax Increment Equivalent Fund established by the City in the Ordinance.
- (x) The **TIF Statutes** means, collectively, §§ 5709.40, 5709.42, 5709.43, 5709.82, 5709.83 and 5709.831 R.C., as the same may be amended from time to time.
- (y) The **Treasurer** means the Treasurer of Knox County, Ohio.

ARTICLE II

DEVELOPMENT OF PUBLIC IMPROVEMENTS

Section 2.01. Approval of and Construction of Public Improvements.

Subject to the terms and conditions of this Agreement, the City agrees to plan, develop and construct the Public Improvements necessary to allow the Property to be developed and the parties approve the development of the Public Improvements.

ARTICLE III

SPECIAL FUND

Section 3.01. Establishment of Special Fund. The City has established by the Ordinance the Special Fund into which shall be deposited all Service Payments for so long as the Special Fund shall exist; all as required by and in accordance with the Ordinance and the TIF Statutes.

Section 3.02. Covenant to Make Payments in Lieu of Taxes. The owners of the Property and their successors and assigns shall be required to make Service Payments with respect to the Improvements related to the development of the Property. Those Service Payments shall be in the same amount as the real property taxes that would have been charged and payable against the Improvements had an Exemption from taxation not been granted, and otherwise shall be in accordance with the requirements of the Ordinance, the TIF Statutes and this Agreement.

Such Service Payments shall be made semiannually to the Treasurer (or to the Treasurer's designated agent for collection of the Service Payments) on or before the date on which real property taxes would otherwise be due and payable for the Improvements related to the Property. Any late payment shall bear interest at the then current rate established under §§ 323.121(B)(1) and 5703.47 R.C., as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time. The Treasurer shall pay these Service Payments to the City promptly after receipt.

Section 3.03. Rollback. The parties agree to request the Auditor, upon receipt of any payments from the Tax Commissioner for the State of Ohio pursuant to § 321.24 R.C., to pay promptly, into the Special Fund, an amount equal to the reduction/rollback (established in §

319.302 R.C.) attributable to the Improvements to the Property less any fees or charges that the Auditor and Treasurer are allowed by law.

Section 3.04. Exemption Application. The City agrees to prepare and file on behalf of the owners all necessary applications and supporting documents to obtain the Exemption from real property taxation for the Improvements, and to enable the City to collect Service Payments under this Agreement.

ARTICLE IV

DISBURSEMENT OF SPECIAL FUND

Section 4.01. Payments to School District. Within fifteen (15) business days after any final semi-annual settlement between the City and the Treasurer with respect to semi-annual Service Payments, the City shall pay to the School District, but only from the amounts so received, the following. With respect to amounts deposited from the development of the Improvements on the Property, there shall be paid to the School District the School District's Share of Service Payments from the development of the Improvements on the Property. Except for the payments to the Career Center described in Section 4.02, the remainder of the Service Payments shall be retained by the City in the special fund to pay the Construction Costs, Issuance Costs and Debt Service.

Section 4.02. Payments to Career Center. Within fifteen (15) business days after any final semiannual settlement between the City and the Treasurer with respect to semiannual Service Payments, the City shall pay to the Career Center, but only from the amount so received, the following. With respect to the amounts deposited attributable to the development of the Improvements on the Property, there shall be paid to the Career Center the Career Center's Share of the Service Payments from the development of the Improvements on the Property. Except for the payments to the School District described in Section 4.01, the remainder of the Service Payments shall be retained by the City in the Special Fund to pay the Construction Costs, Issuance Costs and Debt Service.

Section 4.03 No Other Compensation. Notwithstanding the foregoing, the board of education, on behalf of the School District, and the board of education, on behalf of the Career Center, acknowledge and agree that the School District and the Career Center shall not be entitled to and shall not receive any further compensation, other than as established in this Agreement, from the City as a result of the Exemption including, without limitation, any municipal income tax payments under § 5709.82(D) R.C.

ARTICLE V

TERMINATION OF EXEMPTION

Section 5.01. Termination of Exemption. Subject to Section 5.02 of this Agreement, the Exemption shall terminate on the date which is the date on which (1) the aggregate of all

amounts received by the City as Service Payments, and (2) the aggregate amount paid by the City to the School District pursuant to Section 4.01 hereof, and the Career Center pursuant to Section 4.02 hereof, equals the sum of (i) the aggregate principal amount of all Public Financings; (ii) the Debt Service; and (iii) Issuance Costs.

Section 5.02. Maximum Term of Exemption. Anything in this Agreement to the contrary notwithstanding, the Exemption shall terminate, if not previously terminated in accordance with the provisions of §5.01 of this Agreement, on the twenty-fifth (25th) anniversary of the Effective Date.

ARTICLE VI

MISCELLANEOUS PROVISIONS

Section 6.01. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties to this Agreement.

Section 6.02. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

Section 6.03. Duplicate Originals. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be a duplicate original, but all of which, taken together, shall constitute a single instrument.

Section 6.04. Headings. The captions and headings contained in the Agreement are included only for convenience of reference and do not define, limit, explain or modify this Agreement or its interpretation, construction or meaning and are in no way to be construed as a part of this Agreement.

Section 6.05. Severability. If any provision of this Agreement or the application of any provision to any person or to any circumstance shall be determined to be invalid or unenforceable, then such determination shall not affect any other provision of this Agreement or the application of such provision to any other person or circumstance, all of which other provisions shall remain in full force and effect, and it is the intention of the parties hereto that if any provision of the Agreement is susceptible of two or more constructions, one of which would render the provision enforceable and the other or others of which would render the provision unenforceable, then the provision shall have the meaning which renders it enforceable.

Section 6.06. Number and Gender. When used in this Agreement, the singular number and neuter gender of each personal pronoun shall be construed to mean such number and gender as the context, circumstances or its antecedent may require.

Section 6.07. Time of Essence. Time is of the essence in connection with the parties' performance of all of the terms, conditions, covenants, obligations and agreements set forth in this Agreement.

Section 6.08. Relationships. Nothing contained in this Agreement shall be deemed to create an employee, agency, partnership or joint venture relationship by and between or among the parties hereto.

Section 6.09. No Rights in Third Parties. Nothing herein expressed or implied is intended or shall be construed to confer upon or give any person other than the parties hereto and their successors or assigns, any rights or remedies under or by reason of this Agreement.

Section 6.10. Incorporation by Reference. All exhibits described in this Agreement and attached hereto are incorporated by reference and shall become a part of this Agreement.

Section 6.11. Extent of Covenants; No Personal Liability. All covenants, stipulations, obligations and agreements of the parties contained in this Agreement shall be effective to the extent authorized and permitted by applicable law. No such covenant, stipulation, obligation or agreement shall be deemed a covenant, stipulation, obligation or agreement of any present or future member, officer, agent, or employee of any of the parties in their individual capacity.

Section 6.12. Amendments, Changes and Modifications. This Agreement may only be amended by written instrument executed by all parties to this Agreement.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Agreement.

CITY OF MOUNT VERNON, OHIO

By: _____

(signature)

JOEL DANIELS

(printed name)

Its: SAFETY-SERVICE DIR.

(title)

THE BOARD OF EDUCATION OF THE
MOUNT VERNON CITY SCHOOL
DISTRICT

By: _____

Printed Name: Margie Bennett

Its: Board President

(Title)

By: _____

Printed Name: Nancy L. Sinclair

Its: Treasurer

(Title)

By: _____

Printed Name: John Sonedecker

Its: Superintendent

THE BOARD OF EDUCATION OF THE
KNOX COUNTY CAREER CENTER

By: _____

Ray Richardson

(signature)

Ray Richardson

(printed name)

Its: _____

Superintendent

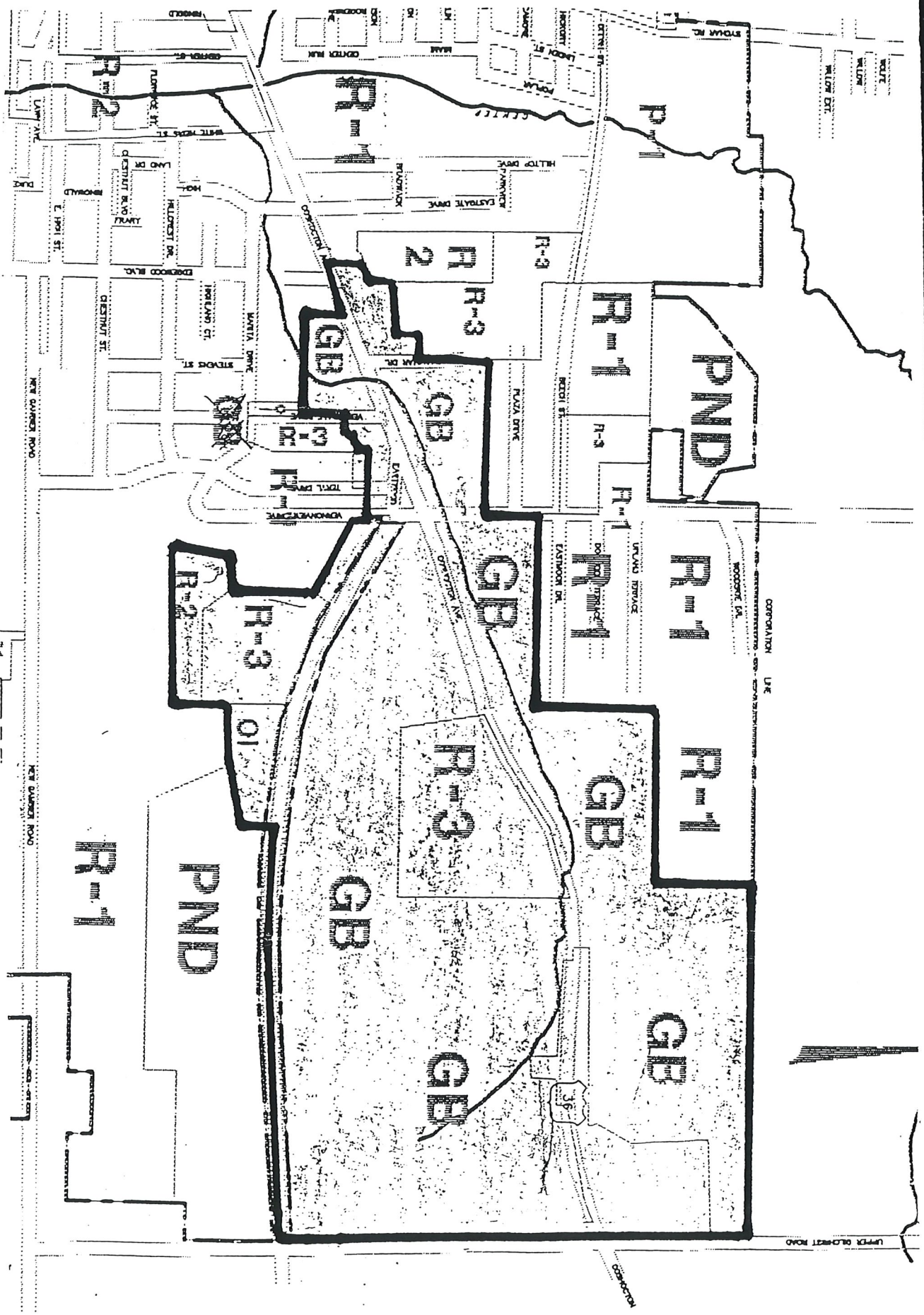
(title)

EXHIBIT A

DESCRIPTION OF THE PROPERTY

The parcel to be improved is the portion of Coshocton Avenue located within the highlighted area on the attached map.

PROPOSED T.I.F. DISTRICT



Ord 1999-07*

17/18

EXHIBIT B

DESCRIPTION OF PUBLIC IMPROVEMENTS

Improvements include pavement widening, development of storm sewers and installation of curbs, installation of sidewalks on both sides of the street from Vernonview Drive to Gilchrist, the extension of sanitary sewer lines to Gilchrist Road, and the creation of a detention area west of Vernedale Drive to reduce the threat of floods in the Center Run area.