

P E T I T I O N

TO APPROVE THE CREATION OF THE REVISED DOWNTOWN TOLEDO IMPROVEMENT DISTRICT AND A DOWNTOWN SERVICES PLAN AND BUDGET FOR THE DISTRICT

City of Toledo, Ohio
July 2020

To the Mayor and the Council of the City of Toledo, Ohio:

We petition the City to approve the creation of the Revised Downtown Toledo Improvement District as a special improvement district under Ohio Revised Code Chapter 1710, containing the boundaries described in the map attached, for the purpose of developing and implementing plans for public services and public improvements that benefit the District.

We, collectively with others signing other counterparts of this petition, are the owners of 60% or more of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement, excluding, as required by law, any properties owned by the federal and state governments and any properties owned by a church or by city and county governments, unless the church or city or county specifically requested in writing that its designated property be included in the District.

A list of all the properties included in the proposed Revised Downtown Toledo Improvement District (identified by permanent parcel numbers shown on the records in the Lucas County Auditor's office) is set forth on the attached. Excluded from the property comprising the District, as required by law, are any properties owned by the federal and State governments and any properties owned by a church or by city and county governments unless the church or city or county specifically requested in writing that its designated property be included in the District.

The proposed Revised Downtown Toledo Improvement District is to be governed by Downtown Toledo Improvement District Inc., an Ohio nonprofit corporation formed pursuant to Chapters 1702 and 1710 of the Ohio Revised Code. The proposed Amended and Restated Articles of Incorporation for that corporation are attached.

We approve the Service Plan and budget of the District in the form attached (the "Plan"). Under the Plan, the District is to provide, or contract for the provision of, the public services described in the Plan for a period of 5 years, and the City is to levy special assessments upon the properties in the District to pay for the costs of the services described in the Plan.

We further petition the Council of the City to approve the Plan, and request that our properties be specially assessed for the Plan in proportion to the benefits. We agree that the determination of the benefits shall be in accordance with the formula described in the Plan, which

formula in the budget takes into consideration both the assessed value of the individual properties in the District that are to be specially assessed for the Plan, as listed and assessed for taxation for tax year 2020, and the front footage of the individual properties in the District that are to be specially assessed for the Plan. We request that the assessments for the Plan be payable in conjunction with property tax collections. A schedule of those assessments is shown on the attached. We acknowledge that the actual assessments will include an additional 1% amount for the costs expended by the City in levying and collecting the assessments.

We further acknowledge and agree, in consideration of the public services provided pursuant to the Plan, that the assessment of our properties does not exceed the benefit to be received from the Plan by each of the properties to be assessed for the Plan, that no other property other than those properties attached will receive special benefits from that Plan for which any such property should be assessed, that the undersigned will pay promptly all special assessments levied against the properties pursuant to this petition as they become due, and that the determination by the Council of the special assessment against the properties pursuant to and in accordance with this Petition will be final, conclusive and binding upon the undersigned, our successors, assignees and any grantees of the properties or any portion thereof.

The undersigned property owners consent and request that subject to the terms hereof, these special assessments be levied and collected without limitation as to the value of the property assessed, and waive all the following relating to the Plan and the special assessments described herein:

- (1) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code that may be deemed applicable to the Plan and thereby restrict these special assessments to 35% of the actual improved value of the properties as enhanced by the Plan;
- (2) any and all resolutions, ordinances and notices required for the Plan, including the notice of the adoption of the resolution of necessity and the filing of estimated special assessments, the equalization of the estimated special assessments, any increase in the cost of labor and materials over the estimated cost, and the passage of the assessing ordinance, including but not limited to notices authorized and required by Sections 727.13, 727.16, 727.17, 727.24 and 727.26 of the Revised Code; and
- (3) any and all irregularities and defects in the proceedings.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property:

Property Owner	Parcel Number	Annual Assmt
CITY OF TOLEDO	1214834	\$ 3,690.15
CITY OF TOLEDO	1216774	\$ 1,246.35
CITY OF TOLEDO	1216784	\$ 516.72
CITY OF TOLEDO	1224997	\$ 1,399.99

B. Name, title and signature of authorized representative of owner:

To Be Signed by authorized representative

Authorized representatives can be one of the following:

- An OFFICER of a Corporation can execute this Document. Next to the name of the person who executes this Document for the Corporation, please write WHETHER THE PERSON IS THE PRESIDENT, VICE PRESIDENT, TREASURER, SECRETARY, etc. of the Corporation.
- A PARTNER of a partnership.
- A GENERAL PARTNER or an OFFICER of a GENERAL PARTNER can execute this Document. Next to the name of the person who executes this Document for the Limited Partnership, please write WHETHER THE PERSON IS A GENERAL PARTNER or if the person is an OFFICER of the GENERAL PARTNER, please write WHICH OFFICER the person is.
- A REPRESENTATIVE of a LIMITED PARTNERSHIP.
- A TRUSTEE of a Trust.