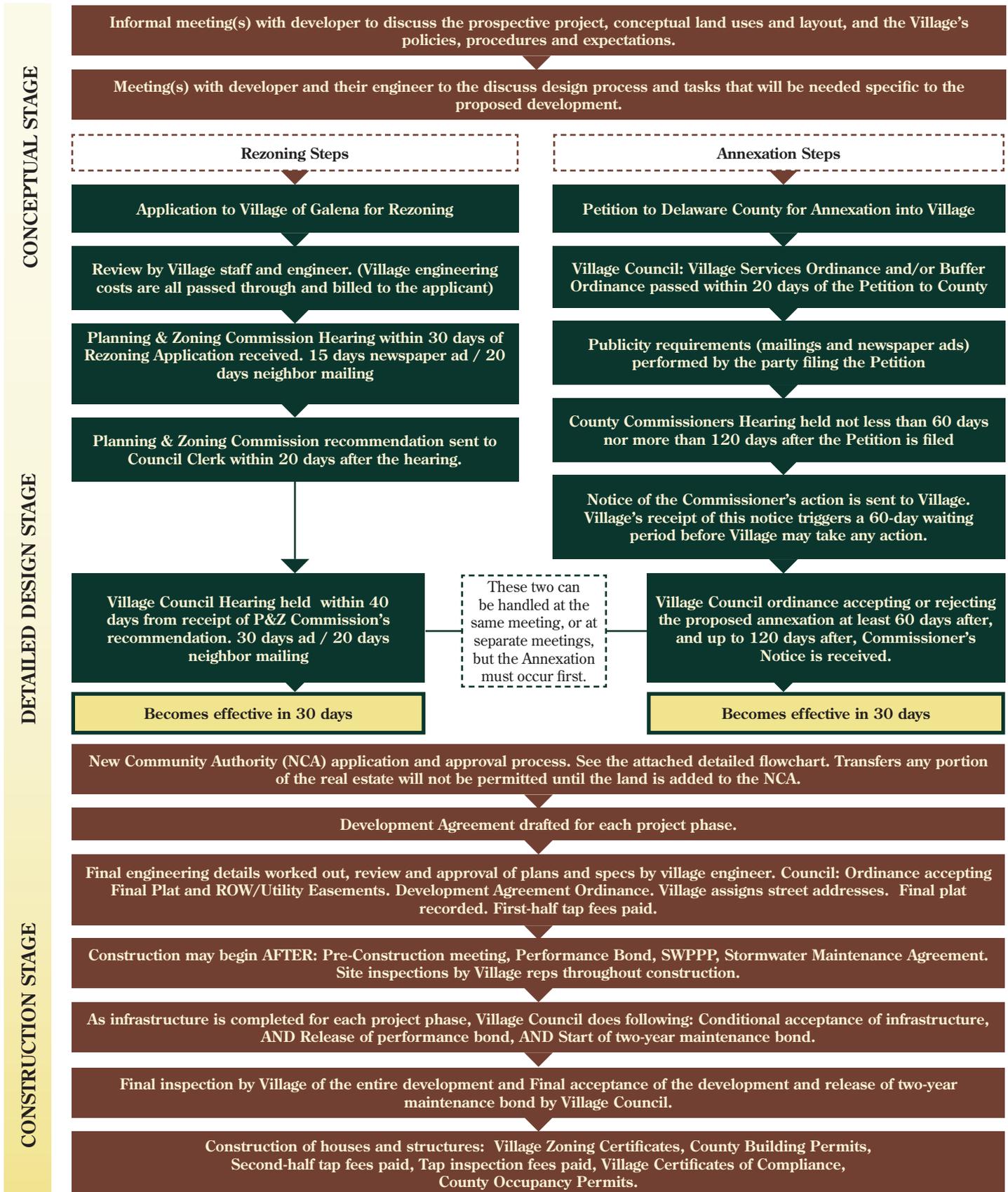


Village of Galena Land Development Process Overview



Disclaimer: This document is for informational purposes only. Every interested party should engage the services of an attorney to guide them through the land development process.

Village of Galena

New Community Authority Process



The New Community Authority process is intended to collect funds to offset the impacts of development on community facilities. The community wide NCA being used for the Champion/Blackhawk development is expected to generate 4 mills to Big Walnut Schools for 20 years and 4 mills to Village of Galena in perpetuity. Should developers want additional millage, they can choose to request to add it through the NCA.

Prior steps of the land development process

Term Sheet is signed by the project owner. The goal of the Term Sheet is to make sure the applicant is aware of the millage and establish what the project owner's millage will be.

The project owner submits Application to join the New Community Authority (NCA). This is performed AFTER the project owner has rights to the property (i.e. title or a contract option to purchase), and BEFORE any lots are sold. NOTE: The timing of when the Application is filed should be scheduled so as the required two reviews by Council coincide with dates of Council's regular meeting schedule.

Village Council must meet twice to review and approve the Application

First meeting of Village Council to review the Application and confirm that it sufficiently addresses the criteria of the state statute (ORC 349.03). NOTE: Village Council is the "organizational board of commissioners" referenced in ORC 349.03.

Newspaper Public Notice Period: Once per week for three consecutive weeks

Public Hearing of Village Council concerning the Application, confirming that it meets the criteria of the state statute (ORC 349.03) and voting whether to approve the addition of the land to the NCA. NOTE: This meeting must be between 30 to 45 days of the date the Application is filed.

NCA Board meeting for agreeing to accept the new property into the NCA and to set the charge to be collected by the County Auditor. This is a public meeting necessitating a minimum 48-hour advanced public notice.

An addition to the NCA is called a Supplemental Declaration. The Supplemental Declaration is recorded at the County Recorder's office.

Resume with the remaining steps of the land development process