

ORDINANCE C-50-97

AN ORDINANCE TO AMEND ORDINANCE C-40-91 TO INCLUDE LAND IN THE COMMUNITY REINVESTMENT AREA NO. 4

WHEREAS, Ordinance C-40-91, adopted on May 20, 1991, established Community Reinvestment Area No. 4 - east of Demorest Road and North of Southwest Boulevard; and

WHEREAS, the boundaries of Community Reinvestment Area No. 4 were later expanded on March 02, 1992 (C-12-92) and June 20, 1994 (C-46-94) to include an additional parcel of land to promote economic growth in our City; and

WHEREAS, the South-Western City Schools District (SWCS) wishes to purchase three (3) acres of property from SWB Ltd., next to the SWCS Transportation Complex on Southwest Blvd., to expand its facility; and

WHEREAS, SWB Ltd. principal partner Gary L. Curry, has agreed to sell three (3) acres to SWCS from a parcel of 14.8 acres at a reduced price in exchange of SWCS' support of extending the Community Reinvestment Area to the remaining 11.8 acres owned by SWB Ltd.; and

WHEREAS, the City has received correspondence from Gary L. Curry (Exhibit "A") and South-Western City Schools (Exhibit "B") supporting the extension of Community Reinvestment Area No. 4.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Ordinance C-40-91 is hereby amended to include the land contained in Exhibits "C" & "D" of this ordinance as part of the Community Reinvestment Area No. 4.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

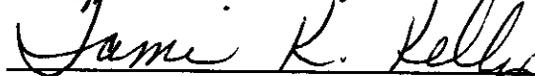
Passed: 9-2-97
Effective: 10-2-97

Attest:

I Certify that this ordinance
is correct as to form.


Michael Milovich Jr., President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC, Clerk of Council


Thomas R. Clark, Director of Law

C-50-97

EXHIBIT A

June 10, 1997

Gary L. Curry
Managing Partner
SWB, Ltd.
2424 Granada Ct.
Galloway, OH 43119

Shannon Hamons
Development Director
City of Grove City
P.O. Box 427
Grove City, OH 43123

Dear Mr. Hamons:

Officials of South-Western City Schools (SWCS) have agreed to purchase three acres of property from a 14.8 acre parcel owned by SWB, Ltd. The property is on the south side of Southwest Blvd., just west of Broadway and the railroad crossing. SWCS will combine the additional three acres to their adjacent bus facility.

I have agreed to sell the three acres to the school district at a substantially reduced cost compared to the original purchase price incurred by SWB, Ltd. In exchange for their reduced cost, SWCS has agreed to support inclusion of the remaining 11.8 acres in the nearby Community Reinvestment Area (CRA).

To finalize the sale of the three acres to the school district, I request the City Administration meet with Mike Bobby and other SWCS officials to finalize the procedure to extend the CRA to the remaining 11.8 acres owned by SWB, Ltd.

If you have any questions, please contact me at your convenience.

Sincerely,



Gary Curry

c: Mike Bobby



C-50-97
EXHIBIT B

Administrative Offices

Business Services
3207 Park Street
Grove City, OH 43123-3220
(614) 875-2318 Fax (614) 875-1846

June 9, 1997

Mr. Shannon Hamons
Development Director
City of Grove City
P O Box 427
Grove City, OH 43123

Dear Mr. Hamons:

I am writing on behalf of the South-Western City School District relative to a piece of property currently owned by Mr. Gary Curry. This property is approximately 13 to 14 acres of land situated on the south side of Southwest Boulevard, and is contiguous to the School District's Transportation Complex.

The South-Western City School District is in the process of purchasing three (3) acres from Mr. Curry to allow for future expansion of our Transportation Complex. In so doing, the School District would like to inform the City of Grove City and its respective officials that the School District will support a 100% abatement for improvements to be constructed for 15 years on the remaining 11+ acres.

If you should have any questions regarding this issue, please feel free to call my office at your earliest convenience.

Sincerely yours,

A handwritten signature in black ink that reads "Michael L. Bobby". The signature is written in a cursive style with a large, stylized initial 'M'.

Michael L. Bobby
Quality Assurance Manager
South-Western City School District

MLB:m

Revised Exhibit "C"
C-50-97

WAL MART

CAPITAL PARK S.

PIER 1

PROPERTIES IN CRA #4

SWCS BUS
FACILITY

SWB Ltd.

PROPERTIES TO BE
ADDED TO CRA #4

Map and databases were supplied by the Franklin Co. Auditor's Office. MetaMAP is in no way responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614) 462-7272.

MapVUE

0 513 625 938 1250



ALP 11/11/11

C-50-97
Revised EXHIBIT "D"
34.447 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388 and being 36.390 acres of land, more or less, described as follows:

Beginning at the intersection of the northerly right-of-way line of Southwest Boulevard with the westerly right-of-way line of Conrail;

thence South $32^{\circ} 48' 49''$ West, with said westerly right-of-way line, a distance of 1038.89 feet to a point;

thence North $79^{\circ} 43' 09''$ West, a distance of 1305.10 feet to a point;

thence North $3^{\circ} 16' 07''$ East, a distance of 613.26 feet to a point in the southerly right-of-way line of said Southwest Boulevard;

thence with said southerly right-of-way line, the following courses:

North $87^{\circ} 05' 02''$ West, a distance of 632.50 feet to a point;

North $85^{\circ} 36' 04''$ West, a distance of 370.06 feet to a point;

thence North $3^{\circ} 31' 48''$ East, a distance of 181.82 feet to a point in the northerly right-of-way line of said Southwest Boulevard;

thence with said northerly right-of-way line, the following courses:

South $84^{\circ} 42' 56''$ East, a distance of 498.17 feet to a point;

South $87^{\circ} 57' 14''$ East, a distance of 160.64 feet to a point;

South $81^{\circ} 45' 53''$ East, a distance of 343.94 feet to a point;

South $87^{\circ} 13' 21''$ East, a distance of 1259.70 feet to a point;

South $89^{\circ} 15' 40''$ East, a distance of 201.14 feet to a point;

South $83^{\circ} 25' 39''$ East, a distance of 317.80 feet to a point;

South $65^{\circ} 56' 00''$ East, a distance of 32.39 feet to the point of beginning and containing 34.447 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Evans, Mechwart, Hambleton & Tilton, Inc. from existing records.