

*Amended by C-7-88  
to include 2 additional  
Parcels*

ORDINANCE NO. C-2-86

AN ORDINANCE MAKING FINDS AND DETERMINATIONS AS PERMITTED IN SECTIONS 3835.80 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A "COMMUNITY REINVESTMENT AREA" AND DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM

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WHEREAS, Council desires to pursue all reasonable and legitimate incentive measures to assist in encouraging housing maintenance and economic and community development in areas that have not enjoyed reinvestment by remodeling or new construction; and

WHEREAS, the Council has been briefed on new state enabling legislation that allows for financial incentives to be offered within "community reinvestment areas"; and

WHEREAS, the Council has made a survey of housing as specified in Section 3735.66 of the Ohio Revised Code; and

WHEREAS, areas were found that contain housing facilities, or structures of historical significance, and wherein new housing construction and repair of existing facilities or structures are discouraged; and

WHEREAS, the maintenance and construction of structures in such areas would serve to encourage economic stability, maintain real property values, and generate new employment opportunities;

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

SECTION 1. For purposes of fulfilling the requirements set forth under Section 3735.65 to 3735.70, inclusive, of the Ohio Revised Code, the Council establishes "Community Reinvestment Area No. 2".

SECTION 2. The boundaries of the "Community Reinvestment Area No. 2" are as shown on the attached map which is incorporated herein by reference.

SECTION 3. Within "Community Reinvestment Area No. 2" tax exemptions for improvements to real property as described in Section 3735.67 of the Ohio Revised Code will be granted for the following periods:

- (a) 10 years for the remodeling of every dwelling containing not more than two family units upon which the cost of remodeling is at least two thousand five hundred dollars as described in division A of Section 3735.67.
- (b) 10 years for the remodeling of every dwelling containing more than two units, and commercial or industrial properties, upon which the cost of remodeling is at least five thousand dollars as described in division B of Section 3735.67.
- (c) 15 years for the construction of every dwelling, commercial or industrial structure as described in division C of Section 3735.67.

SECTION 4. To administer and implement the provisions of this ordinance, the City Administrator is designated as the Housing Officer as described in Section 3735.65-66 of the Ohio Revised Code.

SECTION 5. The effective date of the ordinance will be thirty (30) days after the final approval.

SECTION 6. A copy of this ordinance will be forwarded to the Franklin County Auditor by the Clerk of Council for information and reference.

SECTION 7. The Council reserves the right to re-evaluate the designation of "Community Reinvestment Area No. 2" after three (3) years at which time Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the Ohio Revised Code.

SECTION 8. The Council finds that the area included within the foregoing description as "Community Reinvestment Area No. 2" is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

SECTION 9. This ordinance shall take effect at the earliest opportunity allowed by law.



Earl R. Nicholson, President of Council

Submitted: 1/20/86

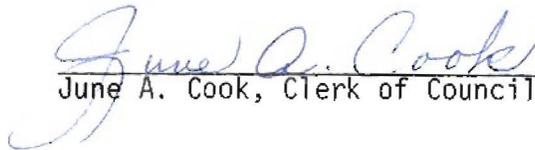


Robert E. Evans, Mayor

Passed: 2/3/86

Effective: 3/5/86

Attest:



June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form, on 1/20/86



R. E. Gunderman, Director of Law