ORDINANCE C-42-26

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 4026-4030 BROADWAY TO INCREASE THE MAXIMUM AWARD UNDER THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM AND APPROPRIATE $13,910.00 FOR SAME

WHEREAS, on August 3, 2026, Council approved Ord. C-32-26, replacing Exhibit A of the Town Center Commercial Revitalization Grant Program; and

WHEREAS, Exhibit A, which contains the requirements for the Program, provides, in part, "an exceptional circumstance may be granted by City Council to increase the maximum award amount for a specific project"; and

WHEREAS, an exceptional circumstance under the Program may be established where the project merits "special consideration"; and

WHEREAS, "special consideration" may be found when a minimum of three of the following criteria are satisfied: (1) proposed improvement will substantially enhance the vitality and appearance of the Town Center Core and Broadway Corridor; (2) proposed improvement will result in creation of jobs; (3) proposed improvement will result in the leveraging of additional economic investment and/or activity; (4) proposed improvement will result in the utilization of sustainable building and site design concepts; (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan; (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan; (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities; (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of occupants; and (9) proposed improvement will result in substantially improved accessibility and compliance with current Americans with Disabilities Act standards.

WHEREAS, the property owner of 4026-4030 Broadway is proposing to paint all exterior facades fronting Broadway, Park Street and the rear parking area in a coordinated white, grey and black color scheme; and

WHEREAS, the property owner has, or is in progress of completing some essential improvements in preparation of the proposed project, including removal of abandoned telecommunication wires, tuck-pointing and repairs to the brick façade, as well as the replacement of some windows and doors to create an attractive and cohesive appearance; and

WHEREAS, this project results in the enhancement of the vitality and appearance of the Town Center Core (1), leverage additional economic investment and/or activity (3), the proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities (7); and

WHEREAS, the property owner is proposing to complete $27,820.00 in improvements and has submitted an eligibility application and, as part of that process, is requesting an exceptional circumstance to obtain a grant in excess of the maximum award; and

WHEREAS, the Eligibility Application was submitted in August 2026 for the improvements; and

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

SECTION 1. This Council finds that special circumstances have been satisfied and hereby grants an exceptional circumstance to the current property owner at 4026-4030 Broadway, making it eligible for an award of **$13,910.00,** which is in excess of the maximum currently permitted under the Town Center Commercial Revitalization Grant Program ($10,000), to be used toward eligible projects under the Town Center Revitalization Grant Program.

SECTION 2. There is hereby appropriated **$13,910.00** from the unappropriated monies in the General Fund to Account #100310.559000 for the current expenses of the Town Center Commercial Revitalization Grant Program.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed: 09-21-2026
Effective: 10-21-2026

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance