ORDINANCE C-54-26

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 3981 BROADWAY TO INCREASE THE MAXIMUM AWARD UNDER THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM AND APPROPRIATE $40,000.00 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, said 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; and

WHEREAS, the Little Theatre Off Broadway (LTOB) group, at 3981 Broadway is proposing to incorporate new materials and energy-efficient lighting while maintaining historic features, including the ticket booth, double doors, and theater marquee, improve accessibility and compliance with current ADA standards, renovate and expand main lobby areas, construct a new stair tower and safety enclosure, basement excavation and supporting infrastructure improvements, new roof installation and other associated building improvements to expand the theater's ability to serve residents and host performances while meeting modern accessibility and safety standards; and

WHEREAS, this project results in the enhancement of the vitality and appearance of the Town Center Core (1), the proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities (7); 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) will result in substantially improved accessibility and compliance with current Americans with Disabilities Act standards; and

WHEREAS, the LTOB group is proposing to complete approximately $2.2 million 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 September, 2026 for improvements.

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 3981 Broadway, making it eligible for an award of **$40,000.00,** 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 **$40,000.00** 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

Richard L. Stage, Mayor

Passed: 11-02-2026
Effective: 11-02-2026

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