ORDINANCE C-01-26

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE CITY OF GROVE CITY COMMUNITY REINVESTMENT AREA #5 IN THE CITY OF GROVE CITY

WHEREAS, the City of Grove City has historically encouraged the development of commercial and industrial structures within its boundaries, which development has resulted in the creation and retention of employment opportunities in the City; and

WHEREAS, the Ohio Community Reinvestment Area Act, under Section 3735.65 through Section 3735.70 of the Ohio Revised Code (collectively, the "Act"), authorizes cities to designate areas as Community Reinvestment Areas; and

WHEREAS, the City Council of the City of Grove City (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in areas of the City of Grove City that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing, a copy of which is on file in the office of the City Clerk, as required by Ohio Revised Code Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area #5; and

WHEREAS, the survey of housing shows the facts and conditions relating to existing housing and commercial facilities and undeveloped areas, including, among other things, evidence of deterioration and lack of new construction or repair or rehabilitation of substantial portions of the proposed Community Reinvestment Area; and

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

WHEREAS, the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area #5 constitutes a public purpose for which real property exemptions may be granted.

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

SECTION 1: Designation of Community Reinvestment Area. The area designated as the City of Grove City Community Reinvestment Area #5 constitutes an area in which housing facilities are located, and in which new construction or repair of existing facilities has been discouraged, as determined by a housing survey which is on file in the office of the City Clerk and the findings of which are hereby adopted by Council and incorporated as if set forth fully herein.

SECTION 2: Establishment of Community Reinvestment Area. Pursuant to Section 3735.66 of the Ohio Revised Code, the City of Grove City Community Reinvestment Area #5, is hereby established to include all parcels within the area depicted in Exhibit A.

SECTION 3: Eligible Parcels. The entire area within the existing parcels identified in Section 2 as being within the designated Community Reinvestment Area #5 are eligible for this incentive.

SECTION 4: Duration and Percentage of Tax Exemption. Within the City of Grove City Community Reinvestment Area #5, pursuant to Section 3735.67 of the Ohio Revised Code, for each commercial or industrial structure that is constructed and for which a certificate of occupancy is issued, the percentage of the tax exemption on the increase in the assessed valuation resulting from such improvements and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in Section 3735.67 through Section 3735.70 of the Revised Code. The terms of the exemption for each commercial or industrial structure will be set forth in writing in a Community Reinvestment Area Agreement as outlined in Section 3735.671 of the Ohio Revised Code. The percentage of the tax exemption and the term of the exemption shall not exceed the following:

a. Up to ten (10) years and up to seventy-five percent (75%) for the remodeling of existing commercial or industrial facilities for which the cost of remodeling is at least $5,000, as described in Section 3735.67 of the Revised Code, the terms of which shall be set forth in a Community Reinvestment Area Agreement.

b. Up to ten (10) years and up to seventy-five percent (75%) for the construction of new commercial or industrial facilities, the terms of which shall be set forth in a Community Reinvestment Area Agreement.

For the purposes of the City of Grove City Community Reinvestment Area #5, structures exclusively used for residential purposes, owner-occupied, and composed of two or fewer units contained therein, shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption, the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

SECTION 5. Appointment of Housing Officer. To administer and implement the provisions of this Ordinance, the City Administrator is designated as the Housing Officer as described in the Act.

SECTION 6. Creation of Housing Council. That the Community Reinvestment Area Housing Council established by previous legislation of this Council for the City's Community Reinvestment Areas shall serve as Housing Council for Community Reinvestment Area #5 created by this Ordinance.

SECTION 7. Duties of Housing Council. The Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Housing Council shall also hear appeals under Section 3735.70 of the ORC.

SECTION 8. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 9. Further Authorizations. This Council directs the Clerk of Council to cause notice of this legislation to be published in accordance with section 3735.66 of the Ohio Revised Code and for a copy of this legislation and a map of the City of Grove City Community Reinvestment Area #5 to be sent via certified mail to the director of the Ohio Department of Development. No exemption from taxation under section 3735.67 of the Ohio Revised Code shall be granted until the director assigns a unique designation by which the area shall be identified for purposes of sections 3735.65 to 3735.70 of the Ohio Revised Code.

SECTION 10. Non-Discriminatory Hiring Policy. In accordance with Section 5709.832 of the Ohio Revised Code, this Council hereby determines that no employer located upon any Parcel shall deny any individual employment based solely on the basis of race, religion, sex, disability, color, national origin or ancestry.

SECTION 11: This Ordinance shall take effect at the earliest date allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed: 02-02-2026

Effective: 03-02-2026

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-01-26
Exhibit A

