ORDINANCE C-56-25

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 4009 BROADWAY TO INCREASE THE MAXIMUM AWARD UNDER THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, on March 4, 2019, Council approved Ord. C-09-19, 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 applicant is proposing to undertake and renovate the retail space at 4009 Broadway, formerly occupied by The Garden Bar, for an expanded restaurant use by completing projects including hood suppression and associated mechanicals. Other improvements include roof hatch & ladder, demolition, drywall work, gas, plumbing, signage, and electrical upgrades; and

WHEREAS, this project results in the enhancement of the vitality and appearance of the Town Center Core (1), creation of jobs (2), leverage additional economic investment and/or activity (3), attain goal as set forth in the Town Center Plan (5), and attainment of a service/goal as set forth in the GroveCity2050 Community Plan (6), 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 (8); and

WHEREAS, the applicant is proposing to complete $111,400.00 in improvements and has submitted an 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 2025 for the improvements; and

WHEREAS, the property owner has agreed to forego grants for program years 2026 and 2027.

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 applicant at 4009 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. No additional grants shall be approved for this property in 2026 or 2027, unless a second-story addition is added to the building, funds may be applied for in the 2027 TCCR program year.

SECTION 2. The Ordinance shall take effect at the earliest opportunity allowed by law.

Christine A. Houk, President of Council

Passed: 01-05-2026

Richard L. Stage, Mayor

Effective: 02-05-2026

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law