



Vetoed by the Mayor 12/11/92. Mayoral
veto overridden by Gahanna
City Council on 12/15/92 in a
6-1 vote.

Resolution

NO. 53-92

SUBSTITUTE

A RESOLUTION MAKING FINDINGS AND DETERMINATIONS
AS PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE
OHIO REVISED CODE ESTABLISHING, MODIFYING, AMENDING, AND
DESCRIBING THE BOUNDARIES OF A "COMMUNITY REINVESTMENT AREA #5,"
(OLDE GAHANNA) DESIGNATING A HOUSING OFFICER TO ADMINISTER
THE PROGRAM, CREATING A COMMUNITY REINVESTMENT AREA
HOUSING COUNCIL; AND DECLARING AN EMERGENCY.

WHEREAS, City 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 law 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
presently being 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 RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA,
STATE OF OHIO:

Section 1. That for purposes of fulfilling the requirements set
forth under Sections 3735.65 to 3735.70, inclusive, of the Ohio
Revised Code, the Council establishes "Community Reinvestment Area
#5" (Olde Gahanna).

Section 2. That the boundaries of "Community Reinvestment Area #5"
are as described in EXHIBIT A and EXHIBIT B, attached hereto and
incorporated herein by reference.

Section 3. That within "Community Reinvestment Area #5" 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) Five (5) 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 (\$2,500) as described in Section 3735.67(D)(1) of
the Ohio Revised Code.

- (b) Ten (10) years for the remodeling or expansion 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 (\$5,000) as described in Section 3735.67(D)(2) of the Ohio Revised Code.
- (c) Ten (10) years for the construction of every dwelling, commercial or industrial structure as described in Section 3735.67(D)(3) of the Ohio Revised Code.

Section 4. That to administer and implement the provisions of this Resolution, the Mayor is designated as the Housing Officer as described in Sections 3735.65-70 of the Ohio Revised Code.

Section 5. That Council reserves the right to re-evaluate the designation of "Community Reinvestment Area #5" after January 1, 1998, and for any time period thereafter as a continuous review, 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 6. That this Council finds that the area included within "Community Reinvestment Area #5" is one in which housing facilities or commercial/industrial facilities are located and new facility construction and repair of existing facilities or structures is not presently occurring at its fullest potential.

Section 7. That a "Community Reinvestment Area Housing Council" is hereby created consisting of seven (7) members who shall be citizens of the City of Gahanna. Two (2) members shall be appointed by City Council, two (2) members shall be appointed by the Mayor, one (1) member appointed by the City Planning Commission. The majority of the foregoing members shall then appoint two (2) additional members who shall be residents of the Municipality.

Terms of the members of the Housing Council shall be for three (3) years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made.

Section 8. That a copy of this Resolution will be forwarded to the Franklin County Auditor by the Clerk of Council for information and reference.

Section 9. That this resolution shall be in full force and effect at the earliest period allowed by law.

CERTIFIED as passed, this 2nd day of December, 1992.

Maurice Bittner

MAURICE BITTNER
President of Council

ATTEST:

Peg Cunningham

PEG CUNNINGHAM, CMC
Clerk of Council

APPROVED:

JAMES F. MCGREGOR, Mayor

Attachments: EXHIBIT A;
EXHIBIT B.

Situated in the State of Ohio, County of Franklin, Township of Mifflin, and in Section 1, Township 1, Range 17, United States Military Lands, all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows;

Beginning at a point at the southeasterly corner of Intersection of Carpenter Road and High Street, also being the northwesterly corner of Lot 53 of the subdivision entitled "SHEPARD'S ADDITION";

thence in an easterly direction, along the southerly right-of-way line of Carpenter Road, a distance of 160.00 feet, more or less, to a point, said point being the northwesterly corner of Lot 1 of said SHEPARD'S ADDITION;

thence along the westerly line of said Lot 1, a distance of 80.00 feet, more or less, to the southwesterly corner of said Lot 1, also being in the northerly right-of-way line of North Street;

thence in an easterly direction along the northerly right-of-way line of North Street, a distance 43.00, more or less, feet to a point;

thence leaving the northerly right-of-way line of North Street, in a southerly direction, and crossing North Street, and being on the easterly right-of-way line of Short Street, a distance of 730.00 feet, more or less, to a point at the southwesterly corner of School Lot, also being on the northerly right-of-way line of Town Street;

thence in an easterly direction along the northerly right-of-way line of Town Street, a distance of 680.00 feet, more or less, to a point, said point being at the southwesterly corner of Lot 36 of said Charles Shull Addition, also being in the easterly right-of-way line of Shull Avenue;

thence along the easterly right-of-way line of Shull Avenue, in a southerly direction, a distance of 60.00 feet, more or less, to a point;

thence leaving the easterly right-of-way line of Shull Avenue in an easterly direction, a distance of 150.00 feet, more or less, to a point;

thence in a southerly direction, a distance of 150.00 feet, more or less, to a point;

thence in an easterly direction, a distance of 50.00 feet, more or less, to a point, said point also being on the easterly line of the Charles Shull Addition;

thence in a southerly direction, a distance of 400.00 feet, more or less, to a point;

Continued.....

EXHIBIT A

thence in a westerly direction, a distance of 900.00 feet, more or less, to a point at the northeasterly corner of Lot 80 of said Shephard Addition;

thence in a southerly direction, crossing Clark Avenue, a distance of 650.00 feet, more or less, to a point in the easterly bank of Big Walnut Creek;

thence in a northerly direction along the meandering eastern bank of Big Walnut Creek, a distance of 2700.00 feet, more or less, to a point on the easterly bank of Big Walnut Creek;

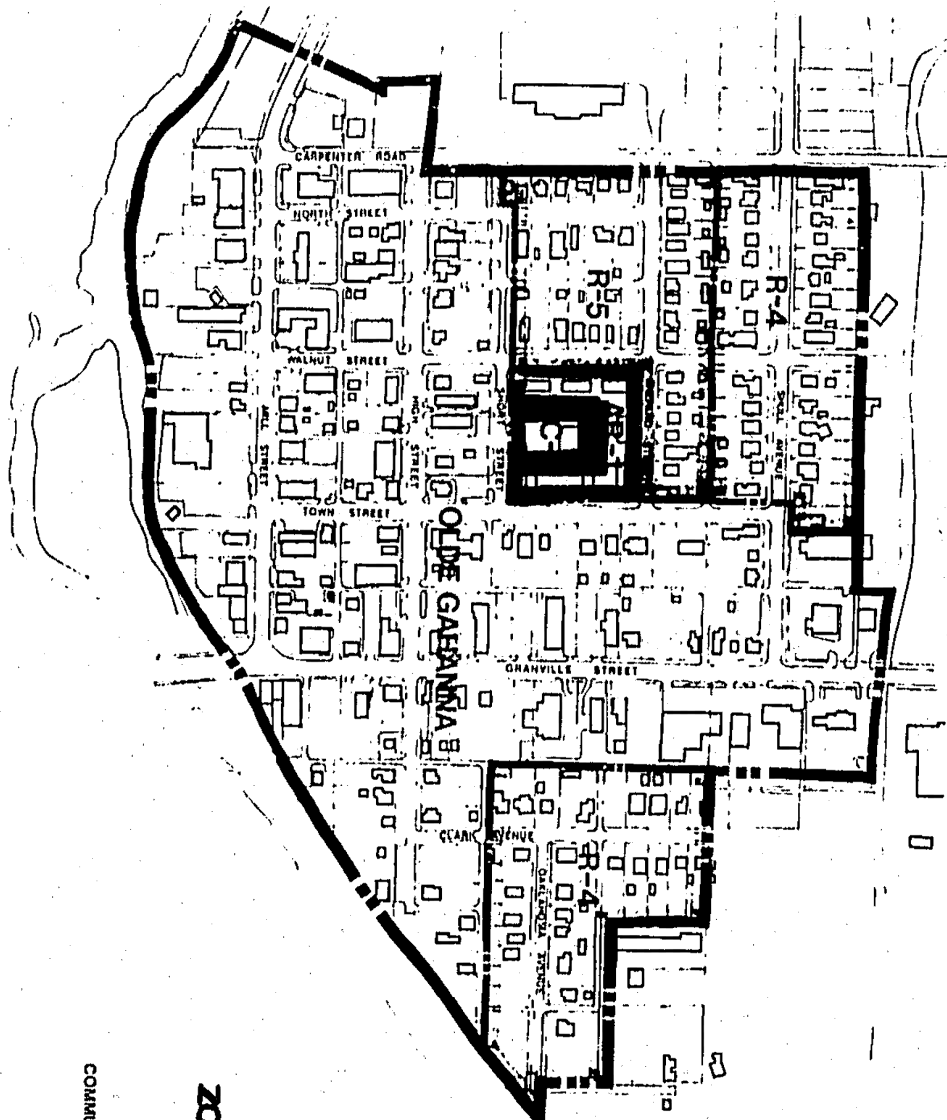
thence in an easterly direction, a distance of 350.00 feet, more or less, to a point at the northeasterly corner of Lot 39 of the E.R. Litner Addition;

thence in a northerly direction, a distance of 23.00 feet, more or less, to a point at the northwesterly corner of Lot 33 of the E.R. Litner Addition;

thence in an easterly direction, along the northerly line of said Lot 33, a distance of 150.00 feet, more or less, to a point at the northeasterly corner of said Lot 33;

thence in a southerly direction, a distance of 200.00 feet, more or less, to the place of beginning.

The above description was prepared from available records and does not represent an actual survey performed by this firm.



- R-4** SINGLE-FAMILY RESIDENTIAL
- R-5** TWO-FAMILY RESIDENTIAL
- R-4** MULTIPLE-FAMILY RESIDENTIAL
- COMM** COMMERCIAL DISTRICTS



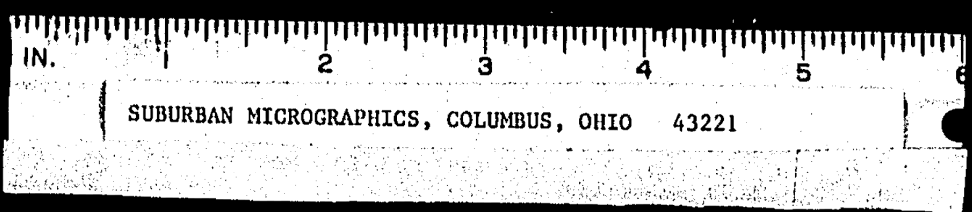
ZONING DISTRICTS

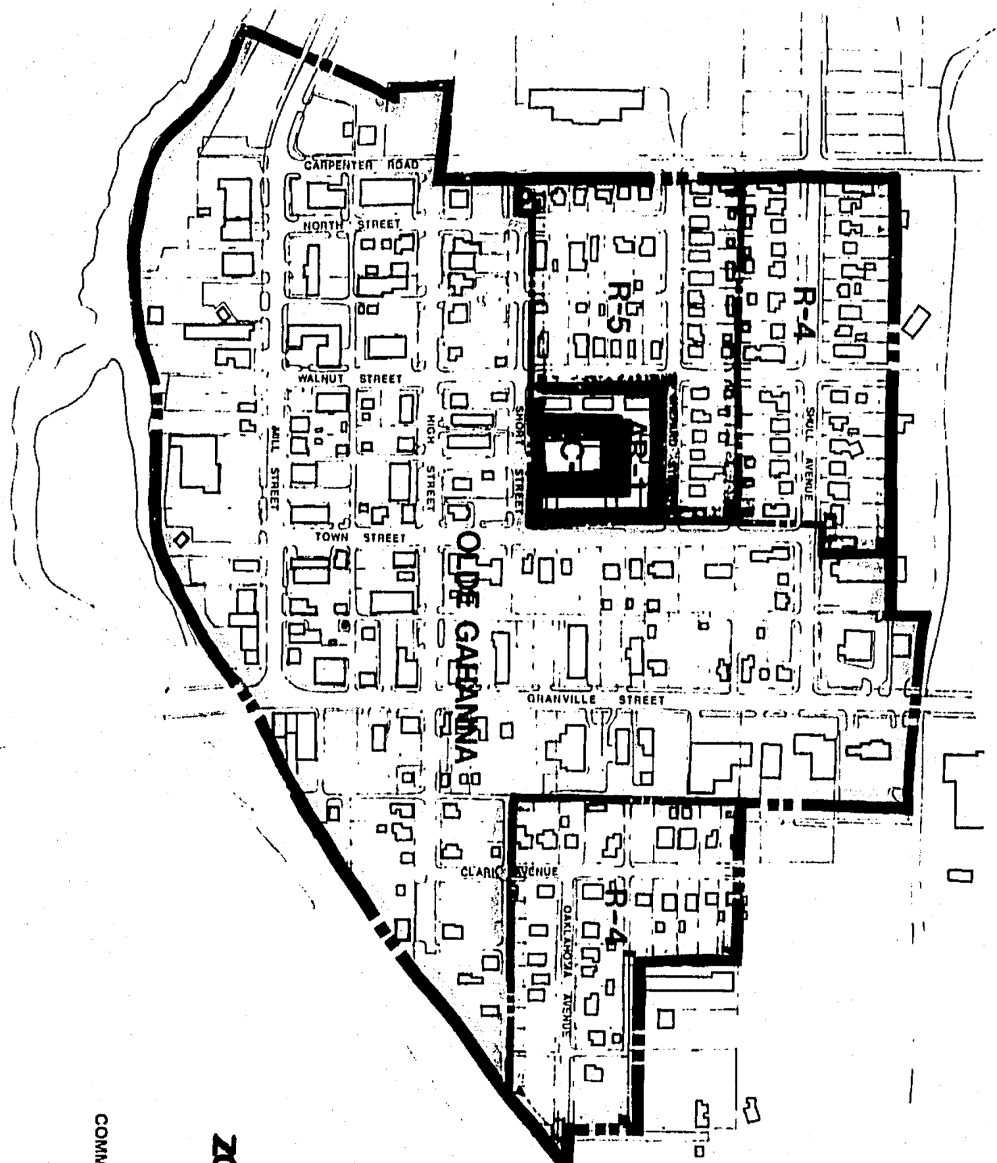
CITY OF GAHANNA
COMMUNITY REVITALIZATION PLAN

883130

09/09/14

EXHIBIT B





ZONING DISTRICTS
 CITY OF GAHANNA
 COMMUNITY REVITALIZATION PLAN



8813.00

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- R-4** SINGLE-FAMILY RESIDENTIAL
- R-5** TWO-FAMILY RESIDENTIAL
- C-1** MULTIPLE-FAMILY RESIDENTIAL
- C-2** COMM. COMMERCIAL, MEDIUM DENSITY

EXHIBIT B

