



Legislation Text

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A RESOLUTION DECLARING AND DESIGNATING A BLIGHTED AREA KNOWN AS "CREEKSIDE"

slb

WHEREAS, the Director of Development has recommended that for purposes of the Franklin County Community Development Block Grant Program, the Creekside Redevelopment Area be declared a blighted area, having three or more of the following characteristics:

1. Fifty-one percent or more of the structures are deteriorated by reason of age, obsolescence, or lack of maintenance as evidenced by a combination of:
 - a. Vacant Structures
 - b. Deteriorated structures requiring rehabilitation amount to at least \$8,000 or 15% of the value of the structure.
 - c. More than one major building component needs replacing such as electrical wiring, plumbing or heating, ventilating and air conditioning systems.
 - d. Structures needing demolition.
2. Predominance of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions.
4. Deterioration of site or other improvements evidenced by age (more than 35 years old), inadequate water pressure for firefighting, infiltration and sanitary sewer back-up, inadequate storm drainage, visibly deteriorated streets, curbs, and gutters.
5. Median housing value is less than 80% of the median housing value in Franklin County.
6. Property tax or special assessment delinquency which exceed fair market value of the land.
7. Existence of conditions which endanger life or property by fire or other causes; and

WHEREAS, the combination of three or more of the above factors substantially impairs the sound growth of the area, retards the provision of housing, or constitutes an economic and social liability to the community; and

WHEREAS, the Gahanna Department of Development has completed a review of blighting influences which currently exist in that portion of the Olde Gahanna District known as "Creekside", as shown on the attached map as "Figure 1", and

WHEREAS, the said review has concluded that the area is a "blighted area" as the same is defined by State Law and the rules and regulations governing the State of Ohio's administration of the Community Development Block Grant Program by reason of the following:

1. Specifically with respect to deteriorated structures, seventy-eight percent of the structures in the area are

substandard by reason of age, obsolescence or lack of maintenance. Three of the thirty-six structures in the area are completely vacant. Eighty-three percent of the structures need major or minor repairs. Fifty-eight percent need repairs totaling \$8,000 or more.

2. Specifically with respect to deterioration of public improvements, major repair and replacement of storm and sanitary sewers are needed along Mill Street. Mill Street is substantially lacking in street furniture, including seating and waste cans at bus stops. Substandard parking lots needing major renovation in paving and visual buffering are located along Mill Street. Signage along Mill Street lacks uniformity and many sign supports are empty and in poor repair. Minor repair of streets and decorative street lighting is needed along Mill Street.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, STATE OF OHIO:

Section 1. That this Council hereby finds that the above described portion of the Central Business District is presently a blighted area, for the purposes of the State of Ohio Small Cities Community Development Block Grant (CDBG) Programs;

Section 2. That this Resolution shall be in full force and effect after passage by this Council and on date of signature of approval by Mayor.