



Legislation Details (With Text)

File #: ORD-0040-2017 **Version:** 1 **Name:** Modifications to the Olde Gahanna TIF Ordinance
Type: Ordinance **Status:** Passed
File created: 6/22/2017 **In control:** City Council
On agenda: 7/3/2017 **Final action:** 8/7/2017

Title: AMENDING ORD-0214-2005, PASSED BY CITY COUNCIL ON DECEMBER 27, 2005 TO ADD ADDITIONAL PARCELS TO THE OLDE GAHANNA TIF AREA AND SUPPLEMENT THE INFRASTRUCTURE IMPROVEMENTS BENEFITING THE OLDE GAHANNA TIF.

Sponsors:

Indexes:

Code sections:

Attachments: 1. DEV-RPT-06.26.17, 2. DEV-RCA-Amended Olde Gahanna TIF Ordinance JB, 3. DEV-ATT-Amended Olde Gahanna TIF Ordinance, 4. DEV-ATT-Mifflin Township Proposal, 5. EXHIBIT A & B - ORD-0040-2017, 6. PLEASE SEE RECONSIDERED FOR UPDATED ORD-0040-2017 SIGNED, 7. EXHIBIT A & B AMENDED- ORD-0040-2017, 8. EXHIBIT A & B AMENDED REDLINED - ORD-0040-2017, 9. RECONSIDERED ORD-40-17 SIGNED

Date	Ver.	Action By	Action	Result
8/7/2017	1	City Council	Adopted as Amended	Pass
7/17/2017	1	City Council	Adopted	Pass
7/3/2017	1	City Council	Introduced	
6/26/2017	1	Committee of the Whole	Recommended for Introduction/First Reading	

AMENDING ORD-0214-2005, PASSED BY CITY COUNCIL ON DECEMBER 27, 2005 TO ADD ADDITIONAL PARCELS TO THE OLDE GAHANNA TIF AREA AND SUPPLEMENT THE INFRASTRUCTURE IMPROVEMENTS BENEFITING THE OLDE GAHANNA TIF.

WHEREAS, pursuant to RC §5709.40, this Council on December 27, 2005, passed ORD-0214-2005 (the "TIF Ordinance ") thereby declaring improvements to parcels of certain real property located in the City (as described and depicted in the TIF Ordinance and referred to therein as the "Parcels") to be a public purpose, exempting those improvements from real property taxation for a period of time, specifying public infrastructure improvements to be made to benefit those parcels, providing for the making of service payments in lieu of taxes by the owner(s) thereof, and establishing a municipal public improvement tax increment equivalent fund into which those service payments were to be deposited; and

WHEREAS, this Council desires to amend the Description and Map of the TIF Area included in the TIF Ordinance to add additional parcels to the Olde Gahanna TIF Area; and

WHEREAS, this Council desires to amend the list of Infrastructure Improvements included in the TIF Ordinance to provide for additional public infrastructure improvements benefiting the Parcels in the

Olde Gahanna TIF; and

WHEREAS, notice of this ordinance has been delivered to the Gahanna-Jefferson City School District and the Eastland Joint Vocational School District within the time periods required by RC §5709.40 and §5709.83;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO, THAT:

Section 1. The Description and Map of the TIF Area set forth in EXHIBIT A of the TIF Ordinance are hereby supplemented to include the parcels set forth in EXHIBIT A hereto. Those parcels shall be considered "Parcels" for all purposes of the TIF Ordinance, as amended hereby. Pursuant to Section 2 of the TIF Ordinance, the exemption for each additional parcel set forth on EXHIBIT A hereto commences with the first tax year that begins after the effective date of this ordinance and in which an Improvement (as defined in the TIF Ordinance) first appears on the tax list and duplicate of real and public utility property and ends on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes.

Section 2. The Infrastructure Improvements set forth in EXHIBIT B to the TIF Ordinance are hereby supplemented to include the public infrastructure improvements set forth in EXHIBIT B hereto, which are hereby determined to be improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

Section 3. Except as provided herein, all other provisions of the TIF Ordinance remain in full force and effect. This Council further hereby authorizes and directs the Mayor or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

Section 4. Pursuant to RC §5709.40, the Clerk of Council is hereby directed to deliver a copy of this ordinance to the Director of the Development Services Agency within fifteen days after its passage.

Section 5. 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 or 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 RC §121.22.

Section 6. This Ordinance shall be in full force and effect after passage by this Council and 30 days after signature of approval by the Mayor.