



Legislation Details (With Text)

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Title: AMENDING ORD-0141-2013, PASSED BY CITY COUNCIL ON DECEMBER 17, 2013, TO ADD PARCELS TO THE CENTRAL PARK TIF.

Sponsors:

Indexes:

Code sections:

Attachments: 1. EXHIBIT A - Amended Central Park TIF, 2. DEV-RPT-04.23.18, 3. ORD-35-2018 SIGNED

Date	Ver.	Action By	Action	Result
5/21/2018	1	City Council	Adopted	Pass
5/7/2018	1	City Council	Introduced	
4/23/2018	1	Committee of the Whole	Recommended for Introduction, Next Agenda Consent	

AMENDING ORD-0141-2013, PASSED BY CITY COUNCIL ON DECEMBER 17, 2013, TO ADD PARCELS TO THE CENTRAL PARK TIF.

WHEREAS, pursuant to Ohio Revised Code Section 5709.40, this Council on December 17, 2013, passed ORD-0141-2013 (the “TIF Ordinance”) thereby declaring improvements to parcels of certain real property located in the City generally referred to as Central Park (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 thirty (30) years, specifying public infrastructure improvements to be made to benefit those parcels, providing for the making of service payments in lieu of taxes by the owners of the parcels, and establishing a municipal public improvement tax increment equivalent fund into which those service payments are deposited; and

WHEREAS, this Council desires to amend the TIF Ordinance to add additional parcels to the Central Park TIF; and

WHEREAS, notice of this ordinance has been delivered to the Gahanna-Jefferson Public School District and the Eastland-Fairfield Career & Technical School District within the time periods required by Ohio Revised Code Sections 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 Parcels 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.

Section 2. Section 1 of the TIF Ordinance is hereby amended and restated in its entirety as follows and applies to all Parcels as if fully set forth in the TIF Ordinance as originally adopted:

- “Section 1. Exemption. This Council hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the “Improvement” as defined in Ohio Revised Code Section 5709.40(A)) is hereby declared to be a public purpose and shall be exempt from taxation for a period commencing with the first tax year that begins after the effective date of this ordinance and in which an Improvement first appears on the tax list and duplicate of real and public utility for that Parcel and ending 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, all in accordance with the requirements of the TIF Statutes.”

Section 3. Except as provided herein, all 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 Ohio Revised Code Section 5709.40(I), 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 Ohio Revised Code Section 121.22.

Section 6. This Ordinance shall be in full force and effect on the earliest date permitted by law.