



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0939-2017, **Version:** 1

Background: The attached Ordinance amends Ordinance No. 1283-2009 passed October 19, 2009, to include certain additional parcels of real property in the Tax Increment Finance (TIF) area established by that Ordinance pursuant to Section 5709.41 of the Ohio Revised Code so that those parcels will be subject to the tax exemption granted in, and the related requirement to make service payments set forth in, that Ordinance.

Emergency action is required to allow the Developer to continue the revitalization of the TIF Area.

Fiscal Impact: No City funding is required for this legislation.

To amend Ordinance 1283-2009 to include certain additional parcels of real property in the Weinland Park TIF area established by that Ordinance pursuant to Section 5709.41 of the Ohio Revised Code; and to declare an emergency.

WHEREAS, this Council passed Ordinance No. 1283-2009 on October 19, 2009 (the “.41 TIF Ordinance”), thereby establishing a TIF area on certain parcels of real property located in the City of Columbus, Ohio (the “City”), pursuant to Section 5709.41 of the Ohio Revised Code (which parcels were identified in Exhibit A-1 to that .41 TIF Ordinance and are referred to herein as the “.41 Parcels”); and

WHEREAS, as contemplated in the .41 TIF Ordinance, this Council has determined to amend the .41 TIF Ordinance to add the parcels of real property shown on Exhibit A to this Ordinance (the “Additional .41 Parcels”) as .41 Parcels and subject those parcels to the provisions of the .41 TIF Ordinance; and

WHEREAS, by Ordinance No. 1966-2008 passed January 26, 2009, this Council found the Additional .41 Parcels within “Area C” to be in a “blighted area” within the meaning of Section 1728.01 and 1.08 of the Ohio Revised Code and the Director of the Development Services Agency has certified that the City is an “impacted city” within the meaning of Section 1728.01 of the Ohio Revised Code; and

WHEREAS, notice of this proposed Ordinance has been delivered to the Board of Education of the Columbus City School District in accordance with and within the time periods prescribed in Sections 5709.41 and 5709.83 of the Ohio Revised Code;

WHEREAS, an emergency exists in the usual daily operations of the Department of Development in that it is necessary to proceed as quickly as possible to amend the TIF area for the redevelopment of the site to create new job opportunities and for the preservation of the public health, peace, property and safety; **NOW, THEREFORE,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That this Council hereby finds and determines that the City held title to the Additional .41 Parcels prior to the passage of this Ordinance while engaged in the urban redevelopment of those parcels within the meaning of Section 5709.41 of the Ohio Revised Code. This Council hereby confirms its previous determination that those Additional .41 Parcels within the “Blight Study Area” shown on Exhibit A are within a blighted area within the meaning of Section 1728.01 of the Ohio Revised Code.

Section 2. That the .41 TIF Ordinance is hereby amended to subject the Additional .41 Parcels to the TIF

Exemption granted by the .41 TIF Ordinance pursuant to Section 5709.41 of the Ohio Revised Code. The Additional .41 Parcels shall be treated as .41 Parcels for all purposes of the .41 TIF Ordinance from and after the date of this Ordinance as if originally set forth as .41 Parcels therein. Except as amended hereby to add the Additional .41 Parcels, the .41 TIF Ordinance shall remain in force and effect as originally passed.

Section 3. That this Council ratifies the delivery of the notice of this Ordinance to the School District and authorizes and directs the Director of the City's Department of Development, the City Clerk 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. That pursuant to Section 5709.41(E) of the Ohio Revised Code, the Department of Development is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen (15) days after its effective date.

Section 5. That for the reasons stated in the Preamble hereto, which is hereby made a part hereof, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after the passage if the Mayor neither approves nor vetoes the same.