

ORDINANCE NO. 2017- 3864

AN ORDINANCE APPROVING AN EXPANDED AND AMENDED COMMUNITY REINVESTMENT AREA NO. 1 FOR THE CITY OF FREMONT, PURSUANT TO OHIO REVISED CODE SECTION §3735.65 ET SEQ., MAKING THE NECESSARY FINDINGS, AND DECLARING AN EMERGENCY.

WHEREAS, the General Assembly of the State of Ohio by the enactment of Ohio Revised Code Sections §3735.65-.70 (herein sometimes referred to as the "Community Reinvestment Area Program") has authorized municipal corporations and counties to designate Community Reinvestment Areas within the State in order to provide an incentive for new residential, commercial, industrial development, and/or rehabilitation in such areas, by making available real property tax abatements for such new developments or rehabilitations; and

WHEREAS, by Ordinance No. 85-2389, passed November 21, 1985, this City Council gave its approval of Community Reinvestment Area No. 1, being an area known as the Riverview Industrial Park and being situated in the City of Fremont and certain other lands, and

WHEREAS, the Community Reinvestment Area Housing Council has recommended a third amendment to Reinvestment Area No. 1 an expansion to include additional adjacent and contiguous lands, amendment #1 already passed March 16, 1989 Ordinance No. 89-2573, amendment #2 already passed November 7, 1991 Ordinance No. 91-2728, and

WHEREAS, the Housing Officer of the City has prepared and submitted to this Council a housing survey covering the proposed amendment to Community Reinvestment Area No. 1 which proposed additional areas are designated and described in Exhibit A attached hereto and made a part hereof, and which survey shows the facts and conditions relating to undeveloped lands in proposed amendment #3, and the lack of new construction;

THEREFORE, BE IT ORDAINED BY THE COUNCIL, CITY OF FREMONT, STATE OF OHIO:

SECTION 1. Based upon the recommendation of the Community Reinvestment Area Housing Council, the housing surveys, and on this Council's knowledge of the facts and conditions existing in the area described in Exhibit A, this Council hereby finds and determines that the section described in Exhibit A is an area in which housing facilities are located and new housing construction and

repair of existing facilities or structures is discouraged; further, the land described in Exhibit A qualifies, and is hereby established and designated as Community Reinvestment Area No. 1 pursuant to and in accordance with the requirements of Sections 3735.65-.70 of the Ohio Revised Code; and that the boundaries of Community Reinvestment Area No. 1 shall be amended to include the land described in Exhibit A attached hereto and made a part hereof.

SECTION 2. That the ordinance of this Council dated November 21, 1985, is ratified in all other ways, excepting the description of the land comprising the reinvestment area; this ratification includes the designation and empowering of the city "Housing Officer," the designation of time limitations as they apply to types of construction, remodeling, and all other provisions in Ordinance No. 85-2389. It is the intention of this Ordinance that, for all practical purposes, the condition existing after the passage of this Ordinance is the same as if the original Community Reinvestment Area No. 1 had included such lands described in Exhibit A herein.

SECTION 3. If, for any reason, any court of competent jurisdiction finds that the lands described in Exhibit A do not qualify under Ohio Law as a Community Reinvestment Area, or if for any reason, any court of competent jurisdiction strikes down any part of this ordinance, that shall in no way affect the integrity and enforceability of the original ordinance passed November 21, 1985, designating original Community Reinvestment Area No. 1.

SECTION 4. That a copy of this ordinance shall be forwarded to the Sandusky County Auditor; and that a copy of this ordinance shall be published in a newspaper of general circulation in the City once a week for two consecutive weeks immediately following its adoption.

SECTION 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

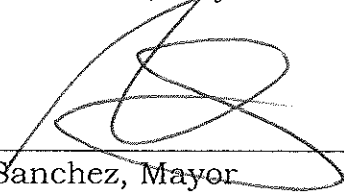
SECTION 6. The immediate operation of the provisions of this ordinance is necessary for the immediate preservation of the public peace, health, safety and welfare of the citizens of the City of Fremont. Said emergency being the ability to amend the area in an expeditious manner.

This ordinance, provided it receives a two-thirds yea or nay vote of all the members elected to the Fremont City Council, is hereby declared to be an emergency measure and this ordinance shall be in full force and effect from and after its passage by the Council of the City of Fremont, approval by the Mayor, and publication and posting as required by law.


Jamie Hafford
President of Council

PASSED: 8-3-17
Effective date: 8-3-17
YEAS: 6 NAYS: 0


Stephanie L. Martin, City Council Clerk


Daniel R. Sanchez, Mayor

ORD11020

Approved as to form:

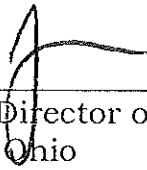
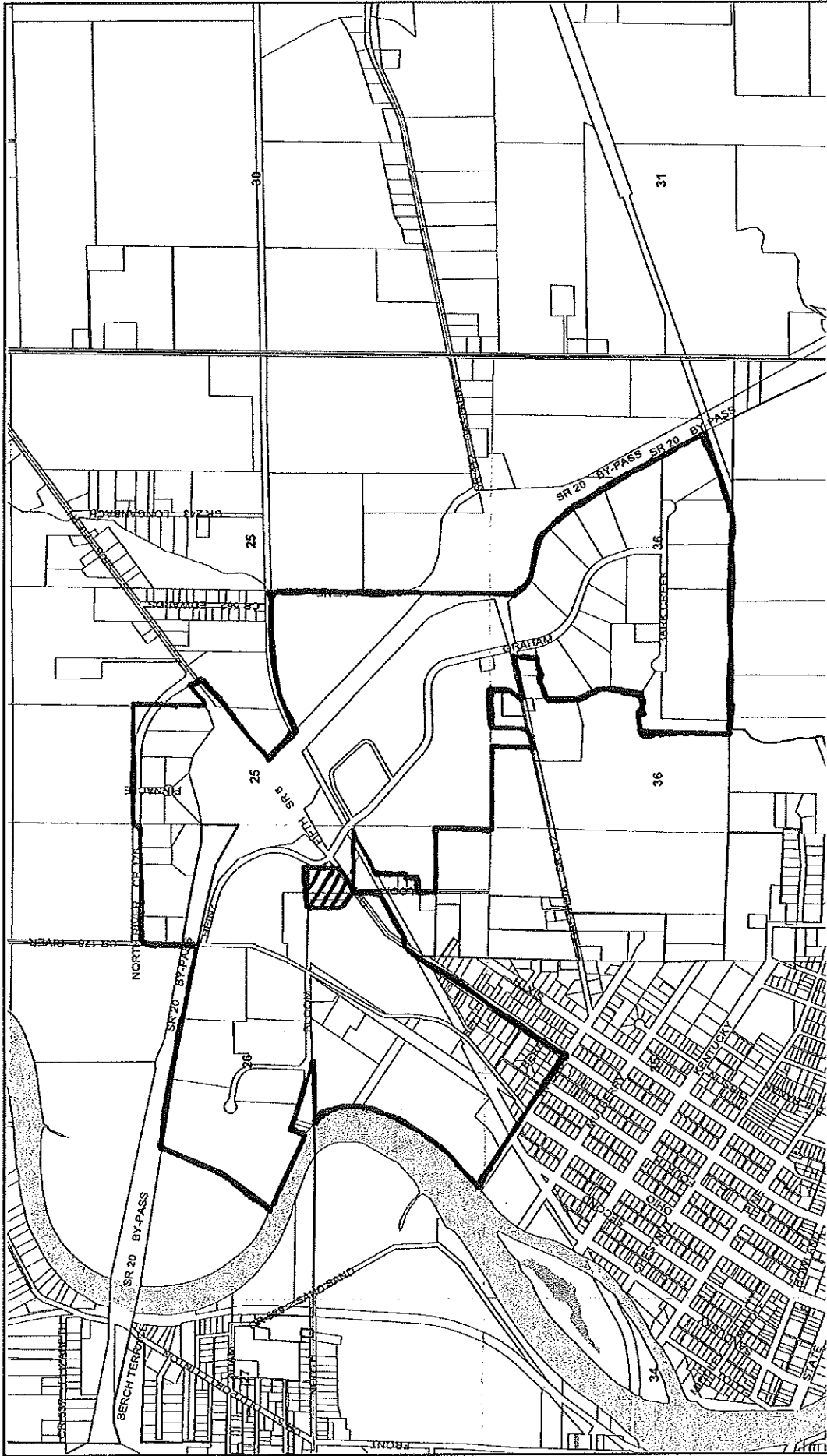

James F. Melle, Director of Law
City of Fremont, Ohio

EXHIBIT A


COMMUNITY REINVESTMENT
AREA No. 1



TAX MAPS ARE NOT TO BE USED TO
ESTABLISH LAND BOUNDARIES AND OR
SIZE. USE FOR SUCH IS SOLELY THE
RESPONSIBILITY OF THE USER.

Sandusky County Auditor's G.I.S. Office
100 N. Park Ave. Fremont, OH. 43420
419.334.6230

1 inch equals 998 feet

 = OUTSIDE CRA