

ORDINANCE NO. 91-23 AC CMS

AN ORDINANCE REQUESTING THAT THE BOARD OF
COUNTY COMMISSIONERS OF LORAIN COUNTY DESIGNATE
THE CITY OF OBERLIN, OHIO, AS AN ENTERPRISE ZONE
AND REQUESTING THAT SAID BOARD OF COMMISSIONERS PETITION
THE OHIO DIRECTOR OF DEVELOPMENT FOR SUCH CERTIFICATION

WHEREAS, Sections 5709.61 et seq., of the Ohio Revised Code authorize the Board of Lorain County Commissioners, with the consent of the City of Oberlin, to designate the City of Oberlin as an enterprise zone and petition the Ohio Director of Development for certification of same; and,

WHEREAS, the Council of the City of Oberlin has determined that the designation of the City as such a zone will promote the economic welfare of the citizens; and,

WHEREAS, the Council of the City of Oberlin therefore desires that the Board of Commissioners of Lorain County so designates the City.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That the City Council of the City of Oberlin, Ohio, pursuant to the Ohio Enterprise Zone Act, Sections 5709.61 through 5709.66 of the Ohio Revised Code, does hereby request that the Board of Commissioners of Lorain County, Ohio, designate the City of Oberlin as an enterprise zone and petition the Director of Development of the State of Ohio to certify said area as such a zone.

SECTION 2. That the area to be included within the enterprise zone shall be all property located within the current corporation limits of the City of Oberlin, Ohio, as set forth in the map attached hereto as "Exhibit A" and the boundary line description attached hereto as "Exhibit B", both of which are incorporated herein by reference.

SECTION 3. That the City of Oberlin hereby requests that the Board of Commissioners of Lorain County, pursuant to Section 5709.63 of the Ohio Revised Code, delegate to the City of Oberlin the power and duty to negotiate and administer agreements within the Enterprise Zone, pursuant to the proposed Enterprise Zone Regulations and Guidelines attached hereto as "Exhibit C" and incorporated herein by reference.

SECTION 4. That the Council of the City of Oberlin hereby finds and determines that the designation of the zone pursuant to Section 5709.63 of the Ohio Revised Code will promote the economic

welfare of the residents of the City of Oberlin by creating new jobs and retaining and preserving current jobs and employment opportunities within the area, and is in the best interest of the City of Oberlin.

SECTION 5. That the City of Oberlin understands and agrees that the Board of Commissioners of Lorain County, pursuant to the Ohio Enterprise Zone Act, retains ultimate authority to implement and review agreements proposed by the City of Oberlin for Enterprise Zone Abatements, and, to that end, understands that the Board of Commissioners will appoint a designee to be responsible for 1) the establishment and operation of the Tax Incentive Review Council as specified in Ohio Revised Code Section 5709.63(B), 2) to ensure that the Enterprise Zone abatement agreements contain the information required in Ohio Revised Code Sections 5709.63(A) and 5709.62 (B), including a description of the project, the amount to be invested, the number of jobs created and/or retained, the annual payroll associated with these jobs, and the specified percentage and number of years of tax abatement being granted toward real and/or personal property, 3) to forward copies of all Enterprise Zone abatement agreements to both the Ohio Department of Development and the Ohio Department of Taxation within fifteen days after the agreement is entered into, as specified in Ohio Revised Code Section 5709.63(D), and 4) to maintain a centralized record of all aspects of the Zone, including copies of the agreements, a list of the members of the Tax Incentive Review Council, and a summary of the Tax Incentive Review Council's annual review of each agreement.

SECTION 6. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of 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 Ohio Revised Code.

SECTION 7. That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1st Reading - April 1, 1991
2nd Reading - April 15, 1991
3rd Reading - May 6, 1991

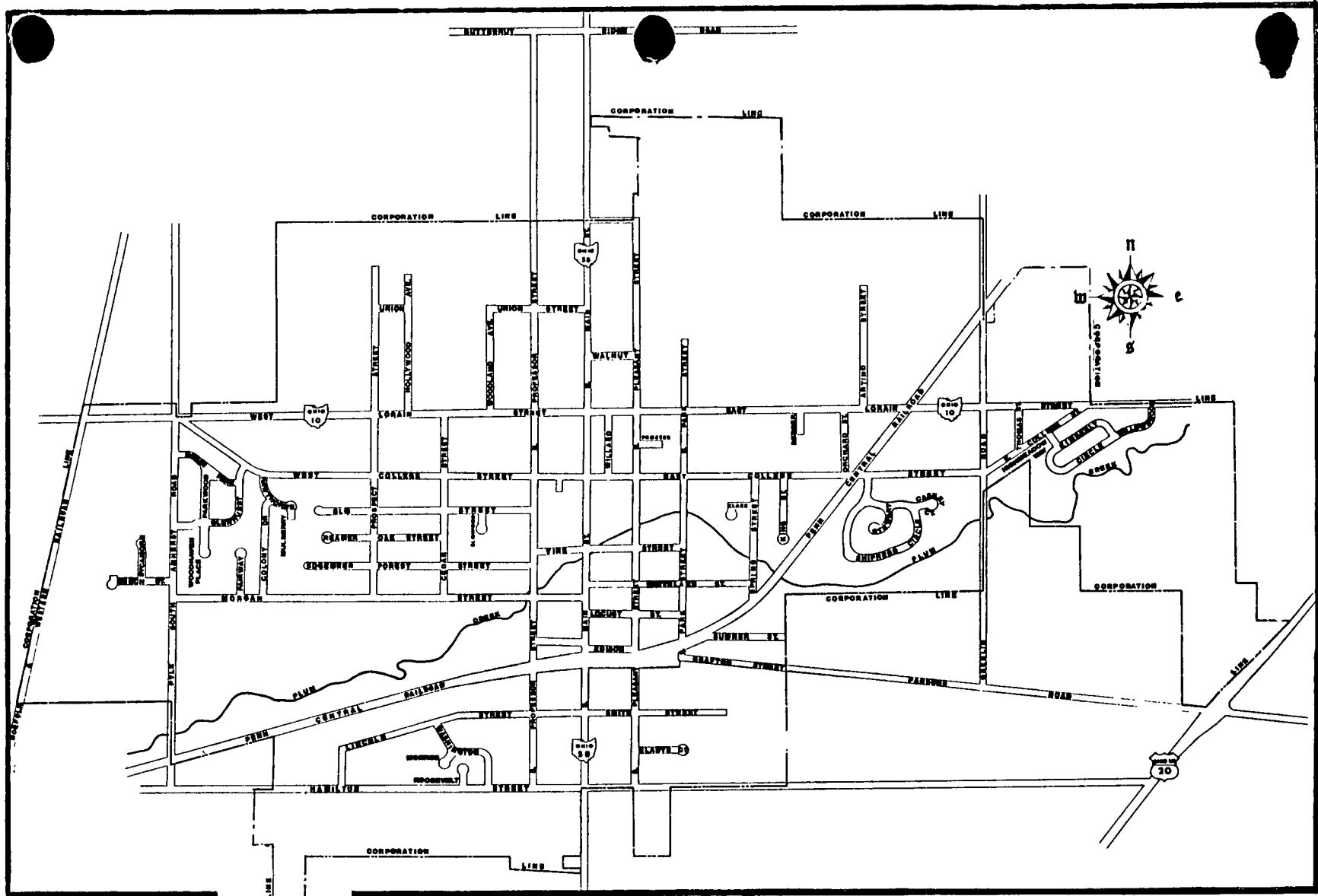
ATTEST:


CLERK OF COUNCIL


CHAIRMAN OF COUNCIL

POSTED: May 8, 1991

EFFECTIVE DATE: June 5, 1991



SR 20



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EXHIBIT B

424 Middle Avenue • P.O. Box 89 • Elyria, Ohio 44036

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March 28, 1991
ENTERPRISE ZONE OF THE CITY OF OBERLIN

Situated in the City of Oberlin, County of Lorain, State of Ohio, being known as all or parts of Original Lots 66, 73, 74, 75, 76, 77, 78, 83, 84, 85, 86, 87, 88, 89, 93, 94, 95, 96, 99, 104, 105, and 106 in Russia Township and all or parts of Original Lots 5, 6, 7, 14, 15, 16, in Pittsfield Township, and more particularly described as being the corporation line of the City of Oberlin, and described as follows:

Beginning at the northeast corner of Russia Township Original Lot 77, said point being in the existing corporation line of the City of Oberlin;

Thence Southerly in the easterly line of Original Lot 77 about 1383 feet to the southwest corner of a 0.96 acre parcel now or formerly owned by James & Ivie Kennedy;

Thence Easterly in the southerly line of said Kennedy parcel about 192.72 feet to the southeast corner thereof;

Thence Northerly in the easterly line of said Kennedy parcel about 234.30 feet to the northeast corner thereof;

Thence Westerly in the northerly line of said Kennedy parcel about 124.08 feet to the southeasterly line of lands owned by The Penn Central Corporation;

Thence Northeasterly in said southeasterly line about 719.93 feet to the southwest corner of a 27.17 acre parcel now or formerly owned by Browning-Ferris Industries of Ohio, Inc., said corner being the most northern northwest corner of a 51.58 acre parcel now or formerly owned by George H. Siegel and Jean T. Guess;

Thence Easterly in the northerly line of said Siegel and Guess parcel about 859.47 feet to the northeast corner thereof;

Thence Southerly in the easterly line of said 51.58 acre parcel, and the easterly line of a 5.00 acre parcel and the easterly line of a 1.00 acre parcel, each now or formerly owned by said Siegel and Guess, about 2097.48 feet

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to the southeast corner of said 1.00 acre parcel, said corner being in the centerline of East Lorain Street, also known as Ohio Route 10, said centerline being the north line of Russia Township Original Lot 88;

Thence Easterly in said northerly line about 1122 feet to the northwest corner of a 0.29 acre parcel now or formerly owned by Carlton J. and Shelle S. Shumate;

Thence Southerly in the westerly line of said Shumate parcel about 40 feet to the southerly right of way line of Cleveland-Oberlin Road;

Thence Easterly in said southerly right of way line about 50 feet to the easterly line of said Shumate parcel, said point being an angle point in the southerly right of way line of Cleveland-Oberlin Road;

Thence Northerly in said easterly line about 10 feet to an angle point in said southerly right of way line;

Thence Easterly in said southerly right of way line about 982.46 feet to the westerly line of land conveyed to Arthur S. Dudley by deed dated September 18, 1963 and recorded in Volume 857, Page 334 of Lorain County Deed Records;

Thence Southerly in the westerly line of land so conveyed to Arthur S. Dudley about 2619.52 feet to the southwesterly corner thereof, which point is also in the northerly line of Original Lot 99;

Thence Easterly in the southerly line of land so conveyed to Arthur S. Dudley and in the northerly line of Original Lot 99, about 221.42 feet to the northwesterly corner of land conveyed to Henry Taylor by deed dated August 25, 1970, and recorded in Volume 1009, Page 513 of Lorain County Deed Records;

Thence Southerly in the westerly line of land so conveyed to Henry Taylor and in the westerly line of land so conveyed to Bernice A. Clarke, formerly Bernice A. Fatz, by deed dated May 21, 1952 and recorded in Volume 544, Page 138 of Lorain County Deed Records, about 525.36 feet to the southwesterly corner thereof;

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Thence Easterly in the southerly line of land so conveyed to Bernice A. Clarke, formerly Bernice A. Fatz, to the northwesterly right of way line of the Oberlin-Elyria Road, also known as U.S. Route 20;

Thence Southwesterly in the northwesterly right of way line of the Oberlin-Elyria Road, also known as U.S. Route 20, to the northerly line of Parsons Road;

Thence Westerly in the northerly line of Parsons Road to the westerly line of Original Lot 99, which is also the easterly line of land conveyed to James F. and Mary R. Bentley, by deed dated July 16, 1968 and recorded in Volume 968, Page 69 of Lorain County Deed Records;

Thence Northerly in the westerly line of Original Lot 99 and along the easterly line of land so conveyed to James F. and Mary R. Bentley about 1650 feet to the northeasterly corner thereof;

Thence Westerly in the southerly line of Original Lot 88 about 1387.62 feet to the southeast corner of a 4.00 acre parcel now or formerly owned by Carl R. Schwinn;

Thence Northerly in the easterly line of said 4.00 acre parcel about 152.46 feet to the southeast corner of a 26.75 acre parcel now or formerly owned by Carl R. Schwinn;

Thence Northerly in the easterly line of said 26.75 acre parcel about 845.95 feet to the northeast corner thereof;

Thence Westerly in the northerly line of said 26.75 acre parcel about 703.40 feet to the southeast corner of an 11.77 acre parcel now or formerly owned by Ladd and Chris Martin;

Thence Northerly in the easterly line of said 11.77 acre parcel and the northerly projection thereof, about 975 feet to the northeast corner of a 0.75 acre parcel now or formerly owned by Ladd and Chris Martin;

Thence Southwesterly in the northwesterly line and the southwesterly projection thereof of said 0.75 acre parcel, about 855 feet to the northwest corner of said 11.77 acre parcel, said corner being in the centerline of South Crosby Street and the westerly line of Original Lot 88;

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Thence Southerly in the westerly line of Original Lot 88 about 1445 feet to the southwest corner thereof;

Thence Westerly in the northerly line of Russia Township Original Lot 97 to the northwest corner thereof;

Thence Southerly in the westerly line of Original Lot 97 to the southwest corner thereof, said corner being in the centerline of Hamilton Street;

Thence Westerly in the centerline of Hamilton Street about 1507.71 feet to the northeast corner of a 1.97 acre parcel now or formerly owned by Al M. Tisdale;

Thence Southerly in the easterly line of said Tisdale's parcel about 933.16 feet to the southeast corner thereof;

Thence Westerly in the southerly line of said Tisdale's parcel about 91.91 feet to the southeast corner of a 1.33 acre parcel now or formerly owned by Al M. and Enolia Tisdale;

Thence Westerly in the southerly line of said 1.33 acre parcel about 91.90 feet to the southeast corner of a 6.78 acre parcel now or formerly owned by Annie Ruth Beckman;

Thence Westerly in the southerly line of said Beckman's parcel about 325.87 feet to the southwest corner thereof;

Thence Northerly in the westerly line of said Beckman's parcel about 937.16 feet to the northwest corner thereof, said corner being in the centerline of Hamilton Street;

Thence Westerly in the centerline of Hamilton Street about 705 feet to the centerline of Oberlin-Ashland Road, the same being Ohio Route 58;

Thence Westerly in the centerline of Hamilton Street about 80.00 feet to an angle point in the corporation line of the City of Oberlin;

Thence Southerly about 30.00 feet to the southerly right of way line of Hamilton Street;

Thence Southeasterly about 44.54 feet to the westerly right of way line of said Oberlin-Ashland Road;

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Thence Southerly in said westerly line about 880.02 feet to the north line of a 1.00 acre parcel now or formerly owned by Larry E. and Dorothy Morgan;

Thence Westerly in the northerly line of said Morgan's parcel about 240.44 feet to the northwest corner thereof;

Thence Southerly in the westerly line of said Morgan's parcel about 150 feet to the southwest corner thereof;

Thence Easterly in the southerly line of said Morgan's parcel about 231.27 feet to the westerly line of said Oberlin-Ashland Road, said road corner being 60 feet westerly by rectangular measurement from the centerline of said Oberlin-Ashland Road;

Thence Southerly in said westerly line about 47.68 feet to an angle point in said westerly line, said angle point being 65 feet westerly by rectangular measurement from said centerline;

Thence Southerly in said westerly line about 27.20 feet to the southerly line of a 3.50 acre parcel now or formerly owned by General Telephone Company of Ohio;

Thence Westerly in said southerly line about 947.12 feet to the southwest corner of said 3.50 acre parcel;

Thence Northerly in the westerly line of said 3.50 acre parcel about 171.07 feet to the northwest corner thereof, said corner being in the southerly line of a 61.70 acre parcel now or formerly owned by JALS;

Thence Westerly in said southerly line about 2003.65 feet to the southwest corner of said 61.70 acre parcel, said corner being the northeast corner of a 16.00 acre parcel now or formerly owned by Thomas P. & Edith M. Ward;

Thence Westerly in the northerly line of said 16.00 acre parcel about 792 feet to the northwest corner thereof;

Thence Southerly in the westerly line of said 16.00 acre parcel about 880.44 feet to the southwest corner thereof, said corner being in the line between Pittsfield Township Original Lot 7 and Russia Township Original Lot 104;

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Thence Easterly in said line between Original Lots 7 and 104 about 31.00 feet to the northerly northwest corner of a 13.03 acre parcel now or formerly owned by I. and Elizabeth Torok and L. and I. Cesko;

Thence Southerly in the westerly line of said 13.03 acre parcel about 118.00 feet to an angle point in said westerly line, said angle point being the southerly southeast corner of Parcel No. 2 conveyed to The City of Oberlin as described in Volume 1093, Page 888 of Lorain County Deed Records;

Thence Westerly in the southerly line of said Parcel No. 2 about 56.46 feet to the northeast corner of Parcel No. 3 conveyed to the City of Oberlin as described in Volume 1093, Page 888 of Lorain County Deed Records;

Thence Southerly in the easterly line of said Parcel No. 3 about 1744.98 feet to the southeast corner of said Parcel No. 3, the same being the northwest corner of a 48.49 acre parcel now or formerly owned by The Oberlin Land Company;

Thence Southerly in the westerly line of said 48.49 acre parcel about 1479 feet to the northerly right of way line of U.S. Route 20;

Thence Westerly in said northerly right of way line about 100.05 feet to the southeasterly corner of a 13.20 acre parcel now or formerly owned by John and Judith Whitman;

Thence Northerly in the easterly line of said Whitman's parcel about 1478 feet to the northeast corner thereof;

Thence Westerly in the northerly line of said Whitman's parcel about 348.74 feet to the southwest corner of a 14.07 acre parcel annexed by the City of Oberlin per Resolution No. 83-1089;

Thence Northerly about 1864.99 feet in the westerly line of said 14.07 acre parcel to the northwest corner thereof;

Thence Northerly about 1140.61 feet in the westerly line of a 19.22 acre parcel annexed by the City of Oberlin per said Resolution to an angle point therein;

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Thence Westerly in said annexation line about 246.17 feet to an angle point therein;

Thence Northerly in the westerly line of said 19.22 acre parcel about 716.47 feet to the northwest corner thereof, said corner being in the centerline of Hamilton Street;

Thence Easterly in the centerline of Hamilton Street, a scaled distance of about 130 feet to the southwest corner of a 4.18 acre parcel now or formerly owned by Kenneth A. and Geredia C. Clark;

Thence Northerly in the westerly line of said 4.18 acre parcel about 745.22 feet to the southeasterly line of a 100' wide parcel or land now or formerly owned by The Penn Central Corporation;

Thence Southwesterly in said southeasterly line about 1503.11 feet to the centerline of Pyle-South Amherst Road;

Thence Northerly in the centerline of said Pyle-South Amherst Road about 870 feet to the northeast corner of a 55.11 acre parcel now or formerly owned by The Oberlin Golf Club Company;

Thence Westerly in the northerly line and the westerly prolongation thereof of said 55.11 acre parcel, about 2247 feet to the westerly line of the Lorain and West Virginia Railroad;

Thence Northerly in said westerly line about 4384 feet to the westerly prolongation of the north line of a 5.99 acre parcel now or formerly owned by Leslie and Beradine Tkach;

Thence Easterly in the westerly prolongation of said northerly line and in said northerly line about 1280 feet to the northeast corner of said 5.99 acre parcel, said corner being in the centerline of Pyle-South Amherst Road;

Thence Southerly in the centerline of said Pyle-South Amherst Road about 209 feet to the southeast corner of said 5.99 acre parcel, said corner being in the centerline of Lorain Street, the same being Ohio Route 10;

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Thence Easterly in the centerline of Lorain Street about 208 feet to an angle point in the corporation line of the City of Oberlin;

Thence Northerly about 208 feet to an angle point in said corporation line;

Thence Easterly in a line parallel with and 208 feet northerly by rectangular measurement of the centerline of Lorain Street about 1170 feet to the southeast corner of a 2.76 acre parcel now or formerly owned by the Diocese of Cleveland;

Thence Northerly in the easterly line of said 2.76 acre parcel to the southeast corner of a 42.25 acre parcel now or formerly owned by Floyd Blackwell, Inc.;

Thence Northerly in the easterly line of said 42.25 acre parcel to the northeast corner thereof, said corner being in the northerly line of Russia Township Original Lot 74;

Thence Easterly in said northerly line of Original Lot 74 to the northwest corner of Russia Township Original Lot 75;

Thence Easterly in the northerly line of Original Lot 75 to the northwest corner of Russia Township Original Lot 76;

Thence Easterly in the northerly line of Original Lot 76 about 725 feet to the easterly right of way line of Pleasant Street;

Thence Northerly along the easterly line of North Pleasant Street to the northerly right of way of Maple Street, 50' wide;

Thence Westerly along the northerly right of way of Maple Street to the southeast corner of a 0.51 acre parcel now or formerly owned by Herman Robinson;

Thence Northerly along the easterly line of land conveyed to Herman Robinson to a point in the southerly line of land conveyed to Julia Robinson, et al, as recorded in Volume 681, Page 110 of Lorain County Deed Records;

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Thence Easterly along the southerly line of land conveyed to Julia Robinson, et al, to the southeast corner thereof and the westerly line of lands now or formerly owned by James Robinson as recorded in Volume 218, Page 120 of Lorain County Deed Records;

Thence Northerly in the existing corporation line of the City of Oberlin and in the northerly extension thereof about 876 feet to a point in the easterly extension of the southerly line of land conveyed to Arthur C. and Joyce E. Supers, as recorded in Volume 148, Page 316 of Lorain County Official Records;

Thence Westerly in the easterly extension of the Supers' southerly line, about 253.46 feet to Supers' southeasterly corner;

Thence Northerly in Supers' easterly line, about 200 feet to Supers' northeasterly corner;

Thence Westerly in the Supers' northerly line, about 405.62 feet to a point in the easterly sideline of the Oberlin-North Road;

Thence Northerly in the easterly sideline of the Oberlin-North Road, also known as Ohio State Route 58, about 125 feet to the northerly line of land conveyed to Oberlin College, as recorded in Volume 134, Page 505 of Lorain County Official Records;

Thence Easterly in Oberlin College's northerly line, about 2686 feet to a point in the easterly line of Original Lot 66;

Thence Southerly in the easterly line of Original Lot 66, about 990 feet to the northeasterly corner of land conveyed to John L. Keyse-Walker, Trustee, as recorded in Volume 53, Page 606 of Lorain County Official Records;

Thence Southerly along the westerly line of lands conveyed to Henry E. and Mary Harsar, as recorded in Volume 727, Page 38 of Lorain County Deed Records;

Thence Easterly in the northerly line of Russia Township Original Lot 77 to the point of beginning.
