

RESOLUTION NO. R93-5 CMS

A RESOLUTION MAKING FINDINGS AND DETERMINATIONS AS PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A "COMMUNITY REINVESTMENT AREA" AND DESIGNATING A HOUSING OFFICER AND PROVIDING FOR A HOUSING COUNCIL TO ADMINISTER THE PROGRAM

WHEREAS, the City Council desires to pursue all reasonable and legitimate incentive measures to assist in development in areas that have not enjoyed reinvestment by remodeling or new construction, and

WHEREAS, City Council has made a survey of housing as specified in Section 3735.66 of the Ohio Revised Code, and

WHEREAS, City areas were found that contain housing facilities, or structures of historical significance, and wherein new housing construction and repair of existing facilities or structures are discouraged, and

WHEREAS, the maintenance and construction of new structures in such areas would serve to encourage economic stability, maintain real property values, and generate new employment opportunities.

NOW, THEREFORE, BE IT RESOLVED 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 for the purposes of fulfilling the requirements set forth under Sections 3735.65 to 3735.70 inclusive of the Ohio Revised Code, the City Council hereby establishes "community reinvestment area No. 2."

SECTION 2. That the boundaries of said "community reinvestment area No. 2" are as shown on the attached Exhibit "A".

SECTION 3. That within said "community reinvestment area No. 2" real property tax exemptions for improvements to real property as described in Section 3735.67 of the Ohio Revised Code will be granted for fifteen (15) years for the construction of every dwelling, commercial or industrial structure as described in division (D) (3) of Section 3735.67.

SECTION 4. As an additional inducement for Kendal at Oberlin, Inc. ("Kendal") to begin and complete construction of improvements within the boundaries of the reinvestment area No. 2, and as an additional inducement to the City of Oberlin, Ohio, to grant real property tax exemptions in said community reinvestment area No. 2, as set forth in Section 3 hereinbefore, Kendal and the City of Oberlin have entered into an agreement which, among other things,

provides for Kendal to make certain payments to the City during the fifteen (15) year exemption period. The terms of that agreement, which is dated February 13, 1992, and is recorded in Volume 500 at Page 487 of the Lorain County, Ohio, records, are incorporated herein by reference. Each year during the exemption period the City and Kendal will jointly inform the Lorain County Treasurer and Lorain County Auditor of the amount to be paid pursuant to said agreement.

SECTION 5. That to administer and implement the provisions of this Resolution, the Code Administrator of the City of Oberlin is hereby designated as the housing officer as described in Sections 3735.65 and 3735.66 of the Ohio Revised Code.

SECTION 6. There is hereby created a "community reinvestment area No. 2 Housing Council". The number of members, the method of appointment and the term of office of the members, and the powers, duties and functions of the Housing Council shall be as provided in Sections 3735.69 and 3735.70 of the Ohio Revised Code.

SECTION 7. That a copy of this Resolution shall be forwarded to the Lorain County Auditor by the Clerk of Council for information and reference.

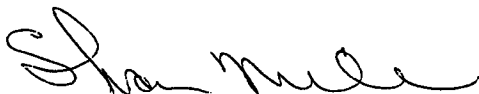
SECTION 8. That this Council finds that the area included within the foregoing attached description as "community reinvestment area No. 2" is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

SECTION 9. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this resolution were adopted in an open meeting of the 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 10. That this resolution shall take effect at the earliest date allowed by law.

APPROVED: 1st Reading - April 19, 1993  
2nd Reading - May 3, 1993  
3rd Reading - May 17, 1993

ATTEST:



CLERK OF COUNCIL



CHAIRMAN OF COUNCIL

POSTED: May 20, 1993

EFFECTIVE DATE: June 16, 1993

Situated in the City of Oberlin, County of Lorain, State of Ohio, being further known as a part of Original Russia Township Lots Nos. 66 and 76, more definitely described as follows:

Beginning in the easterly right-of-way line of Ohio State Route 58 at its intersection with the southerly line of land conveyed to William F. Cobb as recorded in Volume 96, Page 337, "Parcel 3B", of Lorain County Official Records;

Thence South  $89^{\circ} 27' 30''$  East in the southerly line of said Cobb parcel, a distance of 2696.21 feet to the southeasterly corner thereof and a point in the easterly line of Original Lot 66;

Thence South  $0^{\circ} 13' 35''$  East along said easterly line of Original Lot 66 and along the easterly line of Original Lot 76, a distance of 2271.67 feet to the northeasterly corner of lands conveyed to Leslie D. Mann, as recorded in Volume 3, Page 730, "Parcel 2", of Lorain County Official Records;

Thence in Mann's easterly line a distance of 583.11 feet to the southeasterly corner thereof and a point in the easterly line of Original Lot 76;

Thence in Mann's southerly line a distance of 448.47 feet to the southwesterly corner thereof and a point on the easterly line of a permanent right-of-way;

Thence Northerly along said easterly line of said right-of-way a distance of 583.11 feet to a point;

Thence North  $1^{\circ} 10' 10''$  West in said easterly line a distance of 371.90 feet to the northeasterly corner thereof;

Thence South  $89^{\circ} 22' 40''$  West a distance of 560.63 feet to a point in the easterly line of lands conveyed to Ronald J. and Florence M. Beck, as recorded in Volume 1406, Page 500, of Lorain County Deed Records;

Thence North  $0^{\circ} 41' 54''$  East in the easterly line of said Beck parcel, a distance of 23.86 feet to the northeasterly corner thereof;

Thence South  $89^{\circ} 27' 45''$  West in the northerly line of said Beck parcel, a distance of 596.25 feet to a point in the Beck's northerly line at the southeasterly corner of lands conveyed to College Village Associates, Limited Partnership, as recorded in Volume 1354, Page 237, of Lorain County Deed Records;

Thence North  $0^{\circ} 03' 35''$  West in the easterly line of said College Village Associates, Limited Partnership parcel, a distance of 365.66 feet to a point in the northerly line of Maple Street;

The following three (3) courses lie in the northerly line of Maple Street:

Thence Northwesterly in the arc of a curve which deflects to the right, a distance of 260.96 feet to a point of reverse curvature; said curve has a radius of 960.00 feet, a central angle of 15° 34' 30" and a chord of 260.16 feet which bears North 89° 26' 08" West;

Thence Northwesterly in the arc of a curve which deflects to the left, a distance of 75.08 feet to the point of tangency of said curve; said curve has a radius of 480.00 feet, a central angle of 8° 57' 42" and a chord of 75.00 feet which bears North 86° 07' 44" West;

Thence South 89° 23' 25" West a distance of 93.00 feet to an angle point in the northerly line of Maple Street;

Thence North 88° 54' 20" West in the northerly line of Maple Street, a distance of 65.00 feet to the southeasterly corner of lands conveyed to Herman Robinson, as recorded in Volume 315, Page 454 of Lorain County Deed Records;

Thence North 0° 07' 50" West in the easterly line of said Robinson parcel, a distance of 329.22 feet to the northeasterly corner thereof and a point in the southerly line of lands conveyed to Daisy D. Jackson, as recorded in Volume 159, Page 525, of Lorain County Official Records;

Thence South 88° 54' 20" East in the southerly line of said Jackson parcel, a distance of 65.00 feet to the southeasterly corner thereof;

Thence North 0° 04' 06" East in the easterly line of said Jackson parcel and in the easterly line of land conveyed to Joseph and Irene Zbydnowski, as recorded in Volume 399, Page 280, of Lorain County Deed Records, a distance of 146.27 feet to the northeasterly corner of said Zbydnowski parcel and the southeasterly corner of lands conveyed to Joseph and Irene Zbydnowski, as recorded in Volume 239, Page 85, of Lorain County Official Records;

Thence North 0° 18' 30" West in the easterly line of said Zbydnowski parcel and in the easterly line of lands conveyed to Joseph and Irene Zbydnowski as recorded in Volume 233, Page 282 of Lorain County Official Records, a distance of 732.47 feet to a point;

Thence North 89° 27' 30" West in the northerly line of the Zbydnowski parcel, a distance of 253.44 feet to the southeasterly corner of lands conveyed to Arthur C. and Joyce E. Supers, as recorded in Volume 148, Page 316, of Lorain County Official Records;

Thence due North in the easterly line of said Super's parcel, a distance of 200.00 feet to the northeasterly corner thereof;

Thence North 89° 27' 30" West in the northerly line of said Super's parcel, a distance of 405.62 feet to a point in the easterly right-of-way line of Ohio State Route 58;

Thence due North in the easterly right-of-way line of Ohio State Route 58, a distance of 125.00 feet to the place of beginning;

Enclosing a parcel containing 98.7988 acres, of which approximately 23.25 acres lie within Original Russia Township lot No. 76 and approximately 75.55 acres lie within Original Russia Township Lot No. 66, to be the same more or less but subject to all these highways