

ORDINANCE NO. 8 -03

By: Jeffrey McClelland

An Ordinance to create a Commercial Revitalization Program to provide matching grants to commercial property owners and businesses in the Main Street Redevelopment District for exterior building and property improvements from funds in the Development Programs Account (01-170-1321).

WHEREAS, by Ordinance No. 28-98 passed on May 26, 1998, the Main Street District was established to facilitate the implementation of plans and vision for revitalization of the City's primary commercial area on Main Street; and

WHEREAS, by Resolution No. 6-02 passed on September 24, 2002, the Main Street Design Guidelines and standards of the City of Bexley was adopted to insure and encourage compatible, high quality private development, restoration, rehabilitation and redevelopment within or adjacent to the Main Street District; and

WHEREAS, the Main Street District will benefit from creating a mechanism to provide matching grants for commercial property owners and businesses to improve the physical "streetscape" appearance and enhance the character of downtown Bexley; and

WHEREAS, City Council recognizes the important role that commercial property owners and businesses play in the overall health of Main Street, and desires to make available all reasonable and legitimate incentives to assist and encourage commercial property owners and businesses in the Main Street Redevelopment District to carry-out exterior building and property improvements consistent with established design guidelines; and

WHEREAS, the commercial property/building improvements would serve to encourage business stability, maintain real property values and generate new business interest in the Main Street Redevelopment District; and

WHEREAS, the exterior renovation, rehabilitation and/or general upgrading of commercial structures and property in the Main Street Redevelopment District constitutes a valid public purpose; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That there be and hereby is created a commercial revitalization program that shall be known and titled as The Main Street Redevelopment District Commercial Rehabilitation Grant Program, that shall be administered in accordance with the provisions of this Ordinance.

Section 2. That the Planning and Economic Development Director is hereby designated as the Administrator of the Main Street Redevelopment District Commercial Rehabilitation Grant Program.

Section 3. That within the Main Street Redevelopment District, all commercial property including existing residential structures converted to commercial office or retail uses will be eligible under this Ordinance to apply for Main Street Redevelopment District Commercial Rehabilitation Grant Program funds, and residential or industrial property are not eligible to apply for funds under this Ordinance. To be an eligible participant in the program, applicants must:

A. Demonstrate ownership of the commercial property in need of improvements or be a business tenant and have written approval to implement the improvements from the property owner.

B. The applicant's project must be located within the established boundaries of the Main Street Redevelopment District.

C. For every dollar requested, provide the required minimum two-to-one (65%) match, preferably in cash. In-kind donations (i.e., work and materials) may be used as part of the required 65% match. If in-kind is part of the match and a grant is awarded, all in-kind donations must be documented by the provider. Documentation must be submitted with all requests for reimbursement when project activity is completed.

D. Maintain a membership in the Bexley Area Chamber of Commerce.

Section 4. That \$35,000.00 will be made available as incentive grants to commercial property owners and businesses in the Main Street Redevelopment District to undertake exterior building and property improvements that conform to the Main Street Design Guidelines. The incentive grants, in the form of reimbursement payments, will amount to thirty-five percent (35%) of approved project costs up to a maximum of \$10,000 per business application or \$10,000 for each business located in a building if the property owner is the applicant. In addition, consulting professional design services will be reimbursed up to a maximum of \$1,500 on a "per project" basis.

If a property owner applicant is requesting rehabilitation grant funds for a vacant building, the building must be pre-leased and they must submit copies of their pre-leases.

Once an applicant receives the maximum grant amount, they are no longer eligible for the program. If an applicant does not request/receive the maximum amount, they may request to amend their grant award upward to the maximum amount. Award of additional funds is contingent on availability of program funds.

Section 5. That all exterior building and property improvements must be completed and all requests for reimbursement must be submitted to the Planning and Economic Development Director within twelve (12) months from the date a rehabilitation grant award is made or funding will be canceled, unless an extension is requested and approved.

Section 6. That Main Street Redevelopment District Commercial Rehabilitation Grant Program funds may only be used for the following work or costs:

A. Consulting professional design services for exterior design assistance, conceptual plans and preliminary cost estimates necessary for development review and approval.

B. Exterior work and changes to exterior materials, including building and property improvements consistent with established design guidelines. Building façade improvements shall include the entire façade, and not just a portion.

C. Sidewalks not in the designated public right-of-way.

D. Off-street parking lot repairs, replacement and upgrades.

E. On-site lighting.

F. Screening and buffering elements (i.e., mechanical units, loading areas, fencing, storage of garbage).

G. Landscaping not in the designated public right-of-way.

H. Signage work.

I. Reimbursement for sidewalk, parking lot, lighting, screening and buffering, landscaping and signage work will be made only after all exterior work is completed on the principal building or structures.

J. Ineligible project activity, improvements or costs include the following:

1. Interior and/or residential work.

2. Sandblasting of any building and chemical cleaning processes.

3. New construction (i.e., addition to building) and/or demolition of existing structures.

4. Any work done prior to approval of the "Rehabilitation Grant Application" and signing of "Acceptance of Reimbursement Agreement."

5. Installation of a new parking lot where one does not exist.
6. Security systems and phone lines.
7. Permits, inspection fees, engineering, or architectural costs required for construction.
8. Sales tax.

Section 7. That under no circumstance will a project be funded if there is any displacement of a business or business tenant or if there is any need to temporarily or permanently relocate any person(s).

Section 8. That applicants have sixty (60) days from the date of application approval and grant award notice to select a contractor(s) or funding will be canceled, unless an extension is requested and approved.

Section 9. That if some of the work changes on any exterior building and property improvement project and is different from the original approved rehabilitation grant application, the following procedures apply:

A. If new work is proposed and the cost exceeds the original grant award amount, a written request to amend the grant award must be submitted to the Planning and Economic Development Director. If funds are available and the grantee has not exceeded the maximum grant amount, the additional funds may be awarded. If the additional funds are awarded, contractor selection must occur and bid(s) must be obtained for the new work and/or materials.

B. If new work is proposed and does not increase the original grant award amount, contractor selection must occur and bid(s) must be obtained for the new work and/or materials.

C. In both cases above, once the new work is approved by the Planning and Economic Development Director or the Main Street Redevelopment Commission (whenever applicable), an amended reimbursement agreement will be forwarded to the grantee for signing. If the new work involves extensive changes, a sketch plan may be required for review/approval by the Main Street Redevelopment Commission.

Section 10. That rehabilitation construction work cannot begin until the applicant signs an acceptance of reimbursement agreement with the City. A reimbursement agreement with the City will be signed only after the rehabilitation grant application has been approved by the Main Street Redevelopment Commission and all contractor selections have been completed.

Section 11. That approved rehabilitation projects shall be constructed in full compliance with the Building Code and the Codified Ordinances of the City of Bexley, and shall follow standard City building permit, plan review and inspection procedures required for construction.

Section 12. That each grantee shall submit statements or billings of evidence of payment for eligible improvements or costs, including all in-kind donations documented by the provider, when the project activity is completed to the Planning and Economic Development Director.

Section 13. That upon approval of the Planning and Economic Development Director, the Auditor is hereby authorized to pay to the grantee the reimbursement as set forth above, from the Development Programs Account (01-170-1321).

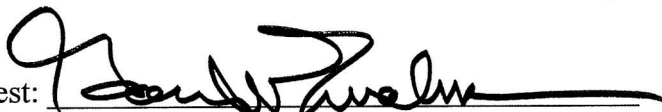
Section 14. That only rehabilitation projects approved between the date of passage of this Ordinance and December 31, 2003 shall be eligible for reimbursement as set forth above, but that if the initial appropriated monies of \$35,000.00 shall be expended under this Ordinance, and the account exhausted, then this program shall cease immediately as of that time, and no further reimbursements shall be approved or paid.

Section 15. This Ordinance shall go into full force and effect at the earliest date allowed by law.

Passed: 2-25, 2003




President of Council

Attest: 

Clerk of Council

Approved: 2/25, 2003

1-28-03 First reading
2-11-03 Second reading
2-25-03 Third reading
Passed.



David H. Madison, Mayor