

ORDINANCE NO. 113-05

AN ORDINANCE ACCEPTING THE RESULTS OF THE WEST SIDE BLIGHT STUDY AND URBAN RENEWAL PLAN FOR AN AREA WITHIN THE MUNICIPALITY AS DESCRIBED IN SAID STUDY AND ADOPTING AND RATIFYING THE STUDY, ITS FACTUAL BASIS AND ITS CONCLUSIONS AS A LEGISLATIVE FINDING. LORAIN CITY COUNCIL FORMALLY DECLARING THE ADOPTION OF SAID STUDY AND DECLARING AND ESTABLISHING THE AREA DESCRIBED IN THE STUDY AS A BLIGHTED AREA AS DEFINED IN CHAPTER 725 OF THE OHIO REVISED CODE AND ADOPTING THE PLAN FOR URBAN RENEWAL, AND DECLARING AN EMERGENCY.

WHEREAS, Lorain City Council has authorized a blight study of a certain area to be conducted in order to determine whether or not a blighted area exists as defined under state law; and

WHEREAS, Council, through Ordinance 144-04, authorized the Administration to enter into a Predevelopment Agreement which in part, commits the City to construct certain public improvements, including improvements to Oak Point Road; and

WHEREAS, Lorain City Council has had presented to it a proposed Plan for Urban Renewal and Redevelopment which council determines is appropriate and necessary to the Revitalization of Lorain, Ohio; and

WHEREAS, The authorized study and urban renewal plan has been concluded, filed with Clerk of Lorain City Council and is attached hereto for the official record of these proceedings.

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

SECTION 1. That the West Side Blight Study and Urban Renewal Plan attached hereto is officially adopted by Lorain City Council as being factually true and as describing a blighted area as a blighted area is defined in Chapter 725 of the Ohio Revised Code. Lorain City Council does hereby declare that based upon the specific factual documentation as set forth and established in the blight study report as has been presented to this Council, that the area described within said study, which is fully incorporated by reference herein, is determined to be a blighted area and as meeting the standards required under Chapter 725 of the Ohio Revised Code.

SECTION 2. That the West Side Plan of Urban Renewal and Redevelopment as attached hereto for the area determined by Lorain City Council to be blighted as defined in Chapter 725 of the Ohio Revised Code, is hereby adopted as the official Plan for Urban Renewal and Redevelopment of the City of Lorain, Ohio; it is declared by Lorain

City Council that this official Plan of Urban Renewal and Redevelopment is in accord with Ohio Revised Code Chapter 725.01 (H); this plan of the City of Lorain is for Urban Renewal Project(s) and has been undertaken for the elimination of blight and prevention of the spread of blight; and this plan calls for some public improvements necessary for the implementation of the Plan of urban Renewal and Redevelopment.

SECTION 3. That the West Side Plan of Urban Renewal shall include any plans for a program of voluntary or compulsory repair and rehabilitation of building or other improvements, including plans for such streetscape, in accordance with and as set forth in the Plan of Urban Renewal and Redevelopments adopted by this council as may be amended by this council from time to time in the future; the acquisition, construction, enlargement, improvement, or equipment of property, structures, equipment, or facilities for industry, commerce, distribution, or research from the proceeds of urban renewal bonds issued pursuant to Division (c) of Chapter 725.05 of the Ohio Revised Code; and the acquisition of any other real property in the Urban Renewal Area is hereby authorized and shall be accomplished where necessary to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete, or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration , or to provide land for needed public facilities as have been established in the Plan of Urban Renewal and Redevelopment attached hereto.

SECTION 4. That the Safety/Service Director is hereby authorized to make and enter into all contracts and agreements necessary or incidental as may be required to accomplish the Plan of Urban Renewal and Redevelopment, however, all such contracts and agreements shall be made with the express contingency that each such contract and agreement shall be subject to approval by Lorain City Council.

SECTION 5. That the Lorain City Council does hereby ratify the acts of its employees, agents and contractors in the creation and development of this blight study and urban renewal plan and does hereby officially adopt the factual findings and conclusions as have been established in the study attached hereto.

SECTION 6. That it is 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 of any of its committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 7. That this ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of this City and for the further reason that this Ordinance must go into immediate effect in order to approve and accept the West Side Blight Study and Urban Renewal Plan and make the other aforesaid findings for the West Side Urban Renewal Plan Area in order to expedite the undertaking and carrying out of renewal and redevelopment activities in said Plan Area, and for the elimination and prevention of recurrence of conditions of blight and deterioration in said Plan Area to further allow the City to fulfill the requirements of Ordinance No. 144-04; wherefore, this Ordinance shall be in full force and effect immediately upon its passage

by Council and approval by the Mayor, provided it receives the affirmative vote of two-third of all members elected to City Council, otherwise it shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: *Dec. 19*, 2005

PRESIDENT OF COUNCIL: *Kenneth C. ...*

ATTEST: *Nancy Greer*, CLERK OF COUNCIL

MAYOR: *Chris ...*

APPROVED: *Dec. 19*, 2005

Mail Eof:
LOrain City Council
200 West Erie Avenue
Lorain, OH 44052

I, NANCY A. GREER, CLERK OF COUNCIL OF THE CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS A TRUE AND ACCURATE COPY OF *Ord. NO. 223-05* ON THE *19* DAY OF *Dec 05* BY COUNCIL AND TAKEN FROM THE RECORDS IN THE OFFICE OF THE CLERK. *Nancy Greer*
DATE *4-21-06* CLERK OF COUNCIL

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