



ORDINANCE 2023-02

AN ORDINANCE ESTABLISHING THE DOWNTOWN HOUSING RENOVATION PROGRAM

WHEREAS, pursuant to Ordinance 2005-13, a copy of which is attached hereto, the City created the Downtown Powell Incentive District and established a Tax Increment Financing ("TIF") area to allow for property tax exemptions and service payments in lieu of taxes to be deposited within the TIF fund and used for authorized purposes; and

WHEREAS, as part of Ordinance 2005-13 and the creation of the Downtown Powell Incentive District, the City authorizes a portion of the service payments that are deposited in the TIF fund to be used to facilitate housing renovations within the Downtown Powell Incentive District as part of a designated Housing Renovation Program; and

WHEREAS, Ordinance 2005-13 indicated that the specifics of the Housing Renovation Program would be determined by Council in subsequent legislation implementing this Program, and Council wishes to do so now.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO AS FOLLOWS:

Section 1: The City hereby formally establishes the Downtown Housing Renovation Program consistent with the specific terms provided in the attached Exhibit B.

Section 2: That the City Manager, the Finance Director, the Law Director, and/or their designees are authorized to take further action to implement the Downtown Housing Renovation Program consistent with this Ordinance and Ordinance 2005-13.

Section 3: 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 Council and that all deliberations of Council and any of the decision making bodies of the City of Powell which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 4: That this Ordinance shall take effect on the earliest period allowed by law.

City Council

Daniel Swartwout, Mayor

Ferzan Ahmed

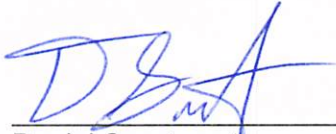
Jon C. Bennehoof

Tom Counts

Heather Karr

Brian Lorenz


Christina Drummond



Daniel Swartwout
Mayor

1-12-23

Date

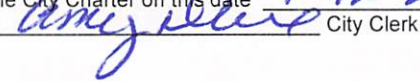


Amy Deere
City Clerk

Date

EFFECTIVE DATE: February 7, 2023

This legislation has been posted in accordance with
the City Charter on this date



City Clerk

City Council

Daniel Swartwout, Mayor

Ferzan Ahmed

Jon C. Bennehoof

Tom Counts

Heather Karr

Brian Lorenz

Christina Drummond

DOWNTOWN HOUSING RENOVATION PROGRAM

ABOUT THE PROGRAM

In accordance with Ordinance 2022-XX, The Downtown Housing Renovation Program is established to provide funding assistance to support Powell Downtown residential owners in enhancing their neighborhoods with renovation projects that benefit and enhance the Powell community.

City staff will work with owners to identify possible renovation projects and assist in the application preparation

To qualify, the projects must be located in the Downtown Powell Incentive District, as established in Ordinance 2005-13, on parcels specifically identified in Exhibit D. Potential projects include renovations to building exteriors, updating energy efficiency, such as energy efficient doors and windows, alternative energy sources, etc., among other exterior renovations as approved by the City Manager or his/her designee.

FUNDING GUIDELINES

- Grant funds will be included in the City's annual operating budget as determined by Powell City Council.
- Individual grant awards will range between \$1,000 and \$10,000, unless otherwise approved by Council. Limited to no more than one award every five years for a homeowner.
- Each grant requires at least an equal (1:1) match from the owner/association.
- The City will reimburse the grantee with the grant amount awarded, up to \$10,000, upon successful completion of the project and conformance with all program standards.
- Funding is supported by the Downtown TIF Housing Renovation Fund. Funding is limited to the fund balance, and thus not all eligible applicants will be guaranteed to receive a grant.
- When more applications are received than money is available, selection preference will be given to the household's location or need for repairs.

ELIGIBILITY

- Be the owner and occupant of the home, and your property must be located within the Downtown Powell Incentive District.
- Be current on your property taxes, state and local income taxes.
- Be able to provide a 1:1 match.
- Project must be completed within one year of grant approval
- All necessary permits and/or approvals must be obtained by the authority having jurisdiction prior to the receipt of funds.

APPLICATION PROCESS – For Discussion

- All eligible applicants must complete an application form, developed by the City, in order to request funds;
- The applications shall be reviewed by the Finance Director, the Community Development Director, the Planning Director and the Chief Building Official to determine eligibility of the project(s);
- The City Manager shall make the final determination of eligible projects for the funding cycle;
- Once award(s) is announced, the applicant shall commence work. All necessary permits and/or approval shall be obtained from the authority having jurisdiction prior to work commencing.
- Once the work has been completed, the applicant shall submit all necessary information to the Finance Director, to include receipts, permits, etc., in order for the approved funds to be dispersed.
- If there is a discrepancy concerning the work performed the Finance Director and the Chief Building Official shall review the information and forward their recommendation to the City Manager or his/her designee.
- The City Manager, or his/her designee, shall be the final arbiter in the case of any discrepancy(s).