

RECORD OF RESOLUTIONS

1st Reading: 4-8-15
2nd Reading: 9-21-15
3rd Reading: 9-21-15

Dejion Legal Blank, Inc., Form No. 2004

Resolution No. 3602

Passed September 21, 2015

RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE BOWLING GREEN COMMUNITY REINVESTMENT AREA NUMBER 5 IN THE CITY OF BOWLING GREEN, AND DESIGNATING A HOUSING OFFICER TO ADMINISTER THIS PROGRAM

WHEREAS, this Council desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Bowling Green (the "City") that have not enjoyed sufficient reinvestment in remodeling or new construction; and

WHEREAS, as required by Section 3735.66 of the Ohio Revised Code, a survey of housing (the "Survey") has been prepared for the area to be included in the proposed Community Reinvestment Area designated in this Resolution and depicted in attached Exhibit A to this Resolution (the "Area"); and

WHEREAS, the Survey shows the facts and conditions relating to existing housing and commercial facilities and undeveloped areas in the Area, including, among other things, evidence of deterioration and lack of new construction or repair or rehabilitation of substantial portions of the Area; and

WHEREAS, the maintenance of existing structures and construction of new structures in the Area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures or the construction of new structures in the Area constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE BE IT RESOLVED by the City of Bowling Green Council, County of Wood, State of Ohio, that

SECTION 1: Designation of Area. Based upon the Survey and on this Council's own knowledge of the facts and conditions existing in the Area, this Council hereby finds and determines that the Area, to be designated as the Bowling Green Community Reinvestment Area Number 5, constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction and repair of existing facilities has been discouraged.

SECTION 2: Establishment of Area: Eligible Properties. Pursuant to Section 3735.66 of the Ohio Revised Code, the Area, known as the Bowling Green Community Reinvestment Area Number 5, is hereby established as described and depicted in attached Exhibit A to this Resolution.

Only commercial or industrial properties consistent with the applicable zoning regulations within the Area will be eligible to apply for exemptions under this Resolution.

SECTION 3: Tax Exemptions in the Area. Within the Area, the percentage of any tax exemptions on the increase in the assessed valuation resulting from improvements to commercial or industrial real property and the terms of those exemptions shall be negotiated in advance of construction or remodeling occurring and shall be anywhere from 0% to 100%, all in

accordance with Section 3735.67 of the Ohio Revised Code. The results of the negotiation of any exemption authorized by this Resolution shall be set forth in writing in a Community Reinvestment Area Agreement (an "Agreement") pursuant to and in accordance with Section 3735.671 of the Ohio Revised Code, which agreement shall be approved by this Council.

The period of exemption, which should be negotiated and approved as required by Section 3735.671 of the Ohio Revised Code, shall:

(a) Not exceed twelve (12) years for existing commercial or industrial facilities, negotiated on a project-by-project basis in advance of remodeling occurring; and

(b) Not exceed fifteen (15) years for new commercial or industrial facilities, negotiated on a project-by-project basis in advance of construction occurring.

If remodeling qualifies for an exemption, during the period of the exemption, the applicable percentage of the increase in assessed value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the applicable percentage of the assessed value of the structure shall be exempted from real property taxation.

The Municipal Administrator [or Housing Officer] is hereby authorized to give any and all notices on behalf of this Council that may be required by Section 3735.671, 3735.673 and 5709.83 of the Ohio Revised Code in connection with the consideration, approval or entering into of any agreements under Section 3735.671 of the Ohio Revised Code.

SECTION 4: Application Fee. All commercial or industrial projects in the Area are required to comply with the State of Ohio application fee requirements of Section 3735.672(C) of the Ohio Revised Code. The City hereby waives the annual monitoring fee set forth in Section 3735.671(D) of the Ohio Revised Code.

SECTION 5: Designation of Housing Officer. To administer and implement the provisions of this Resolution, the Municipal Administrator is designated as the Housing Officer as described in Sections 3735.65 through 3735.70 of the Ohio Revised Code and is authorized and directed (i) to take all actions required of the Housing Officer under those sections, and (ii) to submit annual reports to the Director of the Ohio Development Services Agency on behalf of this Council in accordance with Section 3735.672 of the Ohio Revised Code.

SECTION 6: Tax Incentive Review Council. The tax incentive review council (the "TIRC") established pursuant to Section 5709.85 of the Ohio Revised Code in the ordinance establishing the Bowling Green Community Reinvestment Area Number 4 shall review the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671 of the Revised Code and make written recommendations to this Council for continuation, modification or cancellation of those agreements based upon the performance of each agreement.

SECTION 7: Authorization to Petition the Director of Development. The Municipal Administrator is hereby directed and authorized to petition the Ohio Development Services Agency Director to confirm the findings contained within this Resolution in accordance with Section 3735.66 of the Ohio Revised Code.

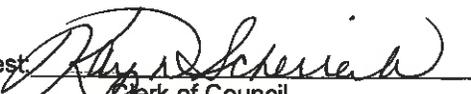
SECTION 8: Resolution to be Forwarded: Resolution to be Published. A copy of this resolution shall be forwarded to the Wood County Auditor, and a copy of this Resolution shall be published in a newspaper of general

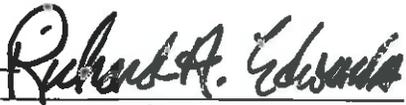
circulation in the City once a week for two (2) consecutive weeks immediately following its passage.

SECTION 9: Open Meeting. This Council hereby finds and determines that all formal actions concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 10: Effective Date. This resolution shall take effect and be in force from and after the earliest period allowed by law and upon confirmation by the Ohio Development Services Agency Director of the findings in this Resolution.

Passed: September 21, 2015 
Date President of Council
MICHAEL A. ASPACHER

Attest: 
Clerk of Council
KAY D. SCHERREIK

Approved: September 22, 2015 
Date Mayor
RICHARD A. EDWARDS

MICHAEL J. MARSH
CITY ATTORNEY
kds

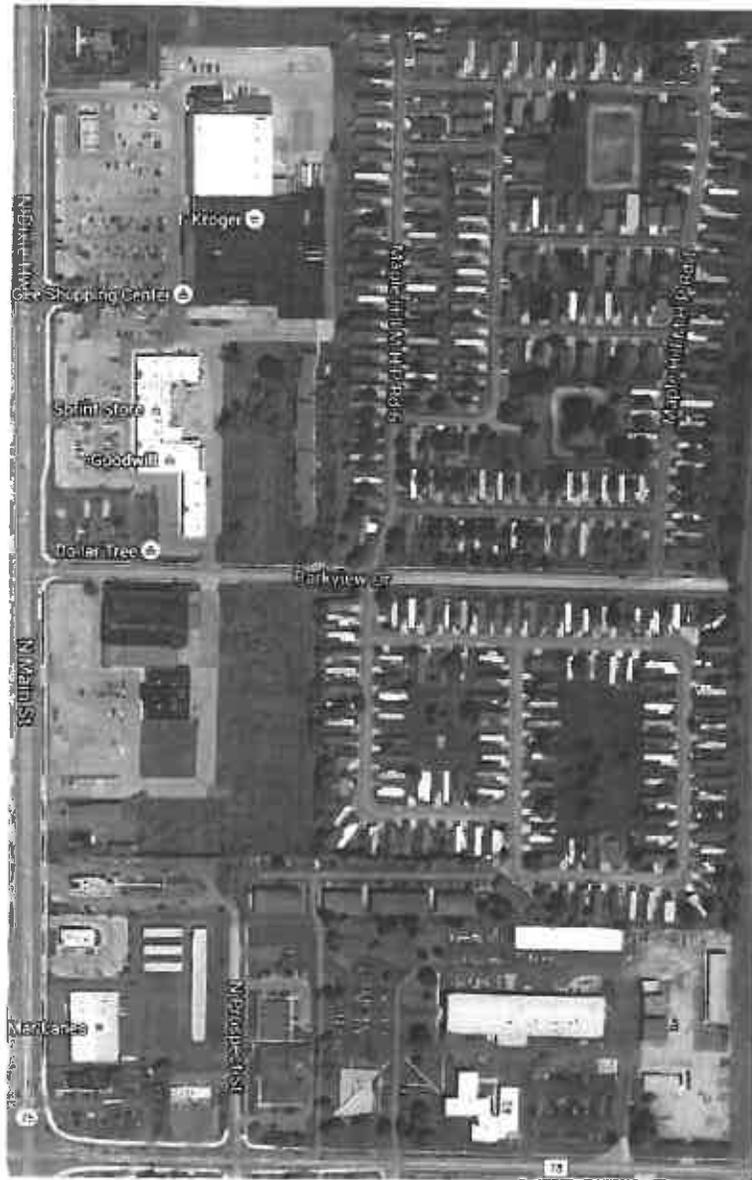
CERTIFICATION

This is to certify that the foregoing is a true copy of Res. No. 3602 passed by the Council of the City of Bowling Green, Ohio. Sept. 21, 2015

Clerk of City Council

EXHIBIT A

Map for the Bowling Green Community Reinvestment Area Number 5



8/30/2015 12:22:45-40 1/3

Resolution No. 3604 Passed September 21, 2015

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES
AS DETERMINED BY THE BUDGET COMMISSION
AND AUTHORIZING THE NECESSARY TAX LEVIES
AND CERTIFYING THEM TO THE COUNTY AUDITOR**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BOWLING GREEN, COUNTY OF WOOD, AND STATE OF OHIO:

SECTION 1: That the Council of the City of Bowling Green, Ohio, does hereby accept the amounts and rates as determined by the Budget Commission and authorize the necessary tax levies and certify them to the Wood County Auditor in accordance with the document attached hereto and made a part hereof.

SECTION 2: This resolution shall take effect at the earliest time permitted by law.

Passed: September 21, 2015 [Signature]
Date President of Council

Attest: [Signature] **MICHAEL A. ASPACHER**
Clerk of Council

Approved: September 22, 2015 [Signature]
Date Mayor

RICHARD A. EDWARDS

MICHAEL J. MARSH
CITY ATTORNEY
kds

CERTIFICATION
This is to certify that the foregoing is a true copy of Res. No. 3604 passed by the Council of the City of Bowling Green, Ohio, Sept. 21, 2015
[Signature]
Clerk of City Council

Ordinance No. 8448

Passed September 21, 2015

**ORDINANCE AMENDING THE ZONING DISTRICT
MAP OF THE CITY OF BOWLING GREEN FOR
THE PROPERTY GENERALLY KNOWN AS
307 EAST WOOSTER STREET FROM B-2 GENERAL
COMMERCIAL TO B-5 TRANSITIONAL CENTRAL
BUSINESS DISTRICT ZONING**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BOWLING GREEN, COUNTY OF WOOD, AND STATE OF OHIO:

SECTION 1: That the property generally known s 307 East Wooster Street, more fully described on the exhibit attached hereto and made a part hereof, be rezoned from B-2 General Commercial to B-5 Transitional Central Business District zoning.

SECTION 2: This ordinance shall take effect at the earliest time permitted by law.

Passed September 21, 2015 MLA
Date President of Council

MICHAEL A. ASPACHER

Attest: Kay D. Scherreik
Clerk of Council
KAY D. SCHERREIK

Approved September 22, 2015 Richard A. Edwards
Date Mayor

RICHARD A. EDWARDS

MICHAEL J. MARSH
CITY ATTORNEY
kds

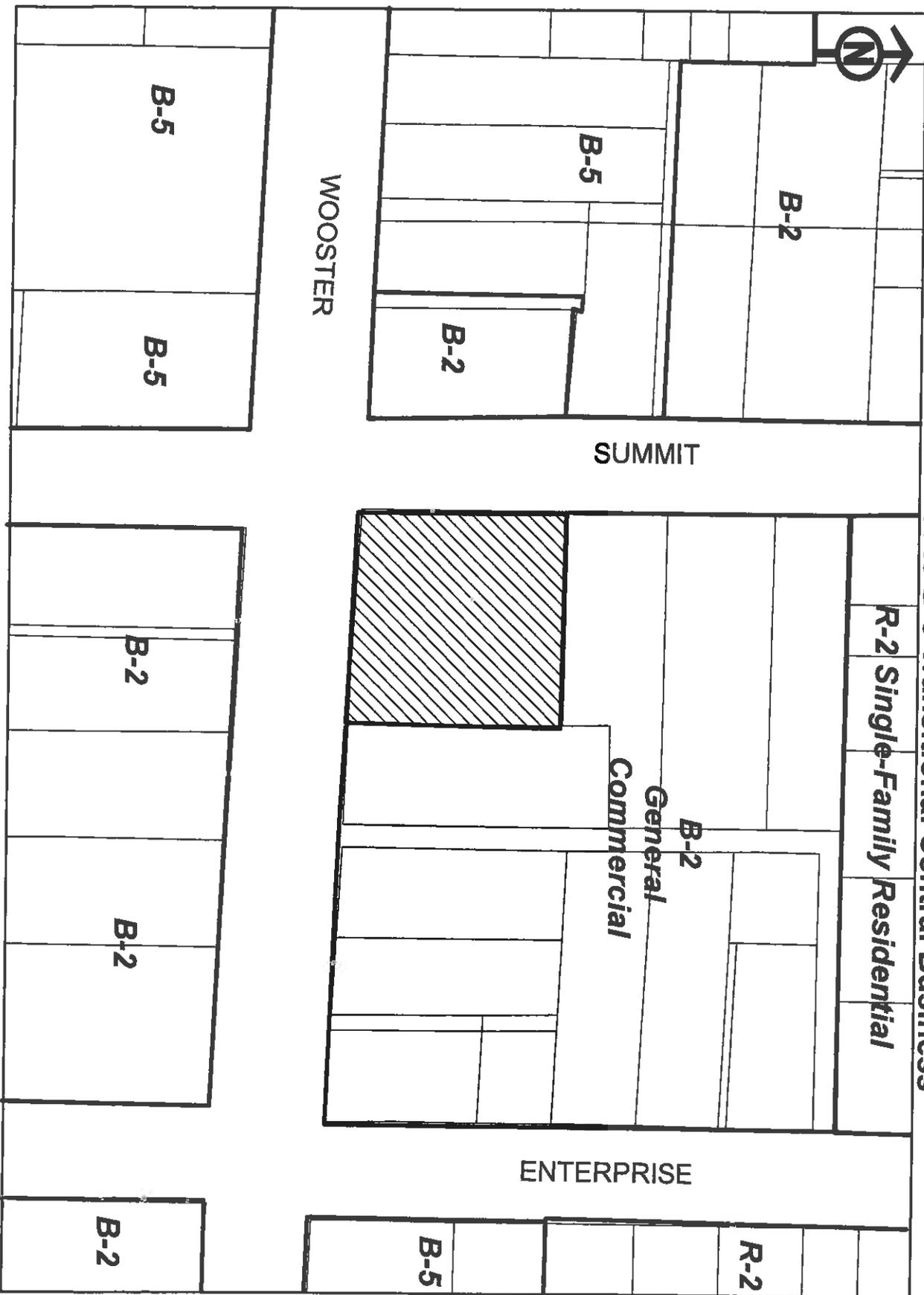
CERTIFICATION

This is to certify that the foregoing is a true copy of Ord No. 8448 passed by the Council of the City of Bowling Green, Ohio.

Sept. 24, 2015
Kay D. Scherreik
Clerk of City Council

Rezoning Request (Vickie Betancourt)
307 East Wooster Street - 0.2983 acres

B-2 General Commercial to B-5 Transitional Central Business



Proposed Rezoning

Ordinance No. 8449

Passed September 21, 2015

**ORDINANCE AMENDING THE ZONING DISTRICT
MAP OF THE CITY OF BOWLING GREEN FOR
THE PROPERTY GENERALLY KNOWN AS
415 EAST WOOSTER STREET FROM B-2 GENERAL
COMMERCIAL TO B-5 TRANSITIONAL CENTRAL
BUSINESS DISTRICT ZONING**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BOWLING
GREEN, COUNTY OF WOOD, AND STATE OF OHIO:

SECTION 1: That the property generally known s 415 East Wooster
Street, more fully described on the exhibit attached hereto and made a part
hereof, be rezoned from B-2 General Commercial to B-5 Transitional
Central Business District zoning.

SECTION 2: This ordinance shall take effect at the earliest time
permitted by law.

Passed: September 21, 2015 MA
Date President of Council

Attest: Kay D. Scherreik
Clerk of Council
KAY D. SCHERREIK

Approved: September 22, 2015 Richard A. Edwards
Date Mayor

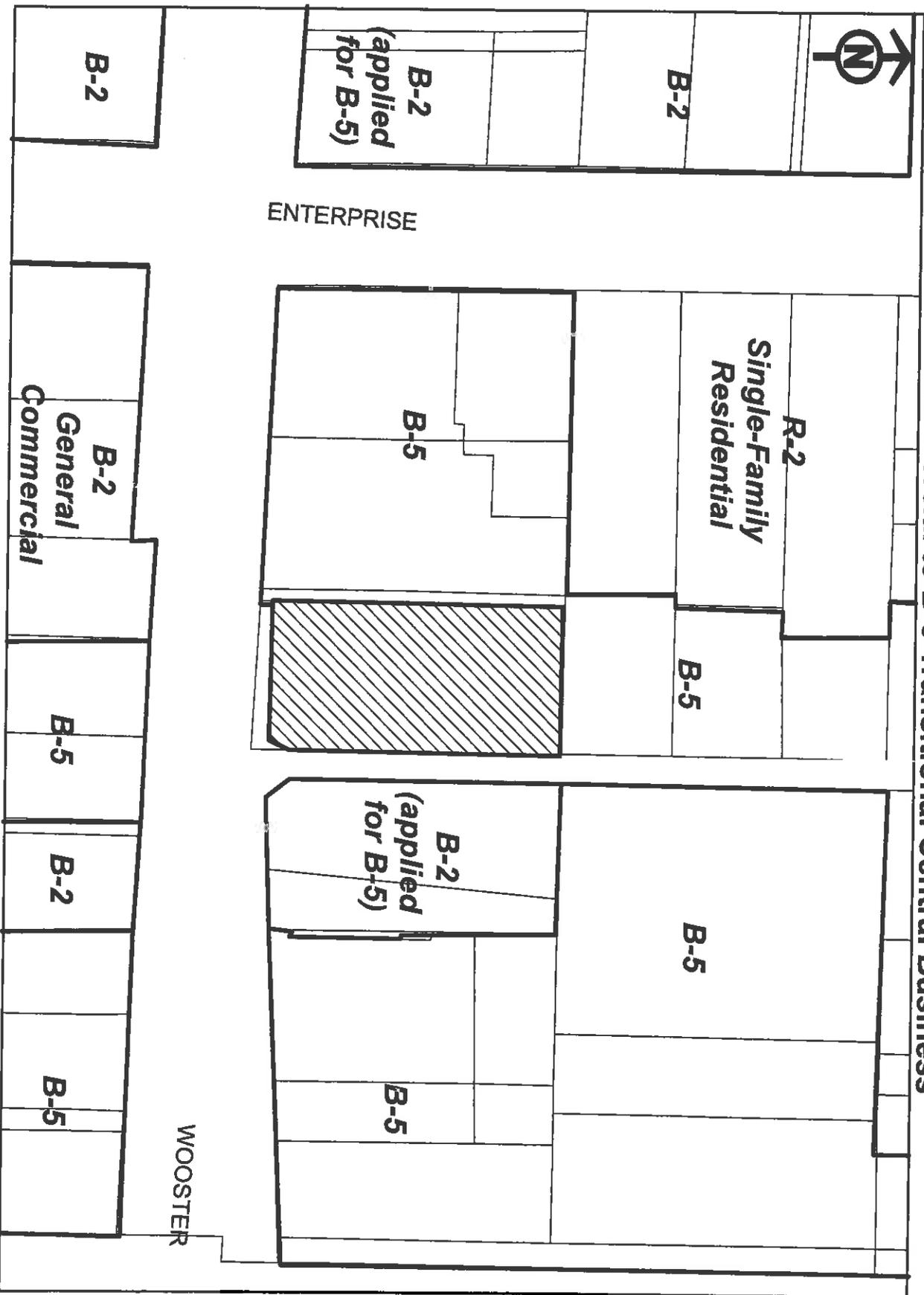
RICHARD A. EDWARDS

MICHAEL J. MARSH
CITY ATTORNEY
kds

CERTIFICATION
This is to certify that the
foregoing is a true copy of
Ord No 8449 passed
by the Council of the City
of Bowling Green, Ohio.
Sept. 21, 2015
Kay D. Scherreik
Clerk of City Council

Rezoning Request (Albert L. Potter II)
415 East Wooster Street - 0.1674 acres

B-2 General Commercial to B-5 Transitional Central Business



Proposed Rezoning

Ordinance No. 8450

Passed September 21, 20 15

**ORDINANCE VACATING SO MUCH OF A CERTAIN
NORTH/SOUTH ALLEY LOCATED SOUTH OF
WEST EVERS AVENUE AND BETWEEN
FAIRVIEW AVENUE AND NORTH GROVE STREET**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF BOWLING GREEN, COUNTY OF WOOD, AND STATE OF OHIO:

SECTION 1: That so much of the north/south alley located south of
West Evers Avenue, between Fairview Avenue and North Grove Street,
more fully depicted on the exhibit attached hereto and made a part hereof,
is hereby vacated for municipal purposes, save and except for reserving in
perpetuity an easement for maintaining and replacing existing utilities
located therein and thereon.

SECTION 2: This ordinance shall take effect at the earliest time
permitted by law.

Passed: September 21, 2015 ML A
Date President of Council

Attest: Kay D. Scherreik
Clerk of Council
KAY D. SCHERREIK

Approved: September 22, 2015 Richard A. Edwards
Date Mayor
RICHARD A. EDWARDS

MICHAEL J. MARSH
CITY ATTORNEY
kds

CERTIFICATION
This is to certify that the
foregoing is a true copy of
Ord No. 8450 passed
by the Council of the City
of Bowling Green, Ohio.
Sept. 21, 20 15
Kay D. Scherreik
Clerk of City Council

**Alley Vacation
300 Block of West Evers Avenue**



FAIRVIEW

EVERS

GROVE



Proposed Alley to Vacate



RECORD OF ORDINANCES

1st Reading: 9-21-15
2nd Reading: 9-21-15
3rd Reading: 9-21-15

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 8458

Passed September 21, 2015

ORDINANCE AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO A CONTRACT OR CONTRACTS FOR THE CONSTRUCTION OF A STORAGE BUILDING FOR USE BY PARKS & RECREATION AT WINTERGARDEN/ST. JOHN'S NATURE PRESERVE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BOWLING GREEN, COUNTY OF WOOD, AND STATE OF OHIO:

SECTION 1: That the Municipal Administrator is hereby authorized to enter into a contract or contracts for the construction of a storage building for use by Parks & Recreation at Wintergarden/St. John's Nature Preserve in accordance with plans and specifications on file in the office of the Municipal Administrator.

SECTION 2: This ordinance shall take effect at the earliest time permitted by law.

Passed: September 21, 2015 [Signature]
Date President of Council

MICHAEL A. ASPACHER

Attest: [Signature]
KAY D. SCHERREIK
Clerk of Council

Approved: September 22, 2015 [Signature]
Date Mayor
RICHARD A. EDWARDS

MICHAEL J. MARSH
CITY ATTORNEY
kds

CERTIFICATION
This is to certify that the foregoing is a true copy of Ord No. 8458 passed by the Council of the City of Bowling Green, Ohio.
Sept. 21, 2015
[Signature]
Clerk of City Council

Ordinance No. 8460

Passed September 21, 2015

ORDINANCE AUTHORIZING THE UTILITIES DIRECTOR OR MAYOR TO EXECUTE A REVISED LOAN AGREEMENT AND PROMISSORY NOTE TO INCORPORATE THE OHIO MARKET ACCESS PROGRAM FOR BOND ANTICIPATION NOTES ISSUED BY AMERICAN MUNICIPAL POWER, INC., AND DECLARING AN EMERGENCY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BOWLING GREEN, COUNTY OF WOOD, AND STATE OF OHIO:

SECTION 1: That either the Utilities Director or Mayor is hereby authorized to execute a revised loan agreement and promissory note to incorporate Ohio Market Access Program for Bond Anticipation Notes issued by American Municipal Power, Inc.

SECTION 2: This ordinance shall take effect as an emergency measure. The reason for the emergency is that the prompt effectiveness of this measure is necessary in order to meet the bond anticipation note renewal deadline, and thereby protect the public health, safety and well-being of our citizens.

Passed: September 21, 2015 MA
Date President of Council

Attest: Kay D. Scherreik
Clerk of Council
KAY D. SCHERREIK

Approved: September 22, 2015 Richard A. Edwards
Date Mayor
RICHARD A. EDWARDS

MICHAEL J. MARSH
CITY ATTORNEY
kds

CERTIFICATION
This is to certify that the foregoing is a true copy of Ord No. 8460 passed by the Council of the City of Bowling Green, Ohio. Sept. 21, 2015
Kay D. Scherreik
Clerk of City Council