

RECORD OF ORDINANCES

Ordinance No. 12-71- 2021Passed 12-7-, 2021

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED COMMUNITY REINVESTMENT AREA AGREEMENT WITH CIRCLEVILLE SENIOR LIVING, LLC and MAPLECREST, LLC, PURSUANT TO OHIO REVISED CODE CHAPTER 3735 AND DECLARING AN EMERGENCY.

WHEREAS, the City of Circleville has encouraged the development of real property and the acquisition of personal property located in an area previously designated as a Community Reinvestment Area; and

WHEREAS, the City of Circleville, by Ordinance 03-09-2021, has previously authorized a Community Reinvestment Area Agreement with Circleville Senior Living, LLC, for the construction of a senior living community, consisting of an 81-unit residential building licensed as a Residential Care Facility to service independent living residents, assisted living residents and memory care residents, and twelve (12) independent duplex-style living villas (the "Project"), within the boundaries of the established Community Reinvestment Area and the provision of incentives for the development of such Project;; and

WHEREAS, Circleville Senior Living, LLC, has requested an amendment to the existing Community Reinvestment Area Agreement to expand the scope of the Project to include an additional twenty (20) villa-style units on an additional three (3) acres of land, to revise the timeframes for commencing and completing the Project, and to increase the construction costs associated with the Project; and

WHEREAS, the Mayor and the Director of Pickaway Progress Partnership (P3) have investigated the request of Circleville Senior Living, LLC to amend the Agreement, and have recommended to this council that providing appropriate development incentives for the additional scope of work is in the best interests of the citizens of the City of Circleville on the basis that this company is qualified by financial responsibility and business experience to create and preserve employment opportunities in the Community Reinvestment Area and will improve the economic climate of the City;

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Circleville, Pickaway County, Ohio, as follows:

SECTION I. That the Mayor of the City of Circleville is hereby authorized and directed to enter into an Amended Community Reinvestment Area Agreement with Circleville Senior Living, LLC to (i) approve the expansion of the Project, (ii) amend the timeframes for commencing and completing the Project, and (iii) approve additional construction costs for the Project. Maplecrest, LLC, as the owner of the land to be hereafter contributed to Circleville Senior Living, LLC for the development of the Project, shall join in the Amended Agreement.

SECTION II. That the terms and conditions of such Amended Community Reinvestment Area Agreement shall be those set forth in the agreement attached hereto, marked Exhibit "A", and incorporated herein by reference.

SECTION III. That this ordinance is hereby declared to be an emergency measure, necessary for the preservation of the health, safety and welfare of the citizens of the City of Circleville, such emergency arising out of the immediate need to enter into such Amended Community Reinvestment Area Agreement so as not to delay the construction of this proposed facility and to insure the creation of additional employment opportunities within the City, so that this ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

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Ordinance No. 12-71-2021Passed 12-7-, 20 21PASSED: 12-7-2021
DATEDail M. Goff
PRESIDENT OF COUNCILATTEST: Linda M. Gray
CLERK OF COUNCILAPPROVED: 12-7-2021
DATERebecca K. McGray
MAYOR

APPROVED AS TO FORM:

Gary D. Kenworthy
GARY D. KENWORTHY, LAW DIRECTORREVIEWED BY LAW DIRECTOR
AND APPROVED AS TO FORM