

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

26-1276

Ordinance No. _____ Passed _____, 20____

AN ORDINANCE TO DETERMINING THE PERIOD OF TAX EXEMPTION FOR AN IMPROVEMENT TO REAL PROPERTY OWNED BY MUSIL INVESTMENTS, LLC LOCATED IN VILLAGE OF RUSSELLS POINT COMMUNITY REINVESTMENT AREA AND TO DECLARE AN EMERGENCY.

WHEREAS, the Village of Russells Point and Musil Investments, LLC desire to enter into a Community Reinvestment Area Agreement in order to promote development per the terms and conditions of the Villages CRA Program established under Resolution 23-1007; and

WHEREAS, the Village Council of the Village of Russells Point previously created the Village of Russells Point Community Reinvestment Area by Resolution Number 22-981, amended the same pursuant to Resolution 23-1007; and

WHEREAS, the Zoning Officer, as housing officer, certifies that the improvement to the commercial property in the Village of Russells Point Community Reinvestment Area, owned by Musil Investments, LLC, commonly known as Logan County Parcel Numbers 52-032-09-10-002-001, 52-032-09-10-003-000, 52-032-09-10-004-001, 134 E. Main St., Russells Point, OH 43348, qualifies for real property tax exemption under Resolution 22-981 and as amended by Resolution 23-1007; and

WHEREAS, an exemption is to be granted under the CRA for a 75% reduction; and

WHEREAS, Council must determine the period for such exemption.

WHEREAS, the Council has determined that this Ordinance must be passed as an emergency necessary for the public welfare, finances, and safety due to the realities of construction schedules for the applicant and the need for economic development and construction in the community.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF RUSSELLS POINT, LOGAN COUNTY, OHIO, AT LEAST A MAJORITY THEREOF CONCURRING THAT:

SECTION I

It is anticipated that Musil Investments, LLC, as disclosed in the Application and communication attached hereto and incorporated herein as Exhibit "A", will construct a two (2) story commercial building consisting of a first (1) floor restaurant and a second (2) floor co-working space, complete with outdoor seating and a community green space.

SECTION II

As a condition of the exemption granted herein, Musil Investments LLC, on an annual basis, shall:

1. Hold community events in the green space.
2. Business owner shall create a 501©(3), the purpose of which is to donate back to the Indian Lake region.
3. Business owner shall maintain conference rooms for use by other non-profit organizations, free of charge.

SECTION III

The exemption granted hereunder shall be reviewed no less than annually by the Community Reinvestment Area Housing Council for compliance with the foregoing Section II. Should it be found that Musil Investments, LLC has not annually complied with the requirements hereunder, the Community Reinvestment Housing Council shall notify Musil Investments, LLC thereof in accordance with applicable law and shall hear any appeal therefrom in accordance with Village of Russells Point Resolution 23-1007. A report shall be forwarded to the Village Council of said appeal or decision. Should the appeal or decision result in a finding of non-compliance, then the Village Council shall hold a vote to terminate the exemption at its next regularly scheduled meeting.

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SECTION IV

In the event the real property tax, as it is presently constituted is eliminated by the State of Ohio and if a new tax, in whatever form, replaces said real property tax and in the further event abatement from the payment of the new tax is permitted by applicable law, the Village agrees to allow for the substitution of this abatement for an abatement, and for the remaining duration of the existing abatement, provided this substitution is permitted, in whole or in part, by State and/or local laws, and is approved by the governmental entity having jurisdiction over such matters, including but not limited to, the local school board, if required by such State law.

SECTION V

The abatement created hereunder shall be in effect for a period of 15 years from the date of this Ordinance, except if terminated otherwise hereunder.

SECTION VI

Pursuant to the foregoing, the Village Administrator and Village Fiscal Officer are hereby authorized to execute the Community Reinvestment Area Agreement attached hereto as Exhibit B.

That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

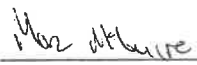
SECTION VII

This Ordinance is hereby found to be an emergency necessary for the public welfare, finances, and safety due to the construction schedule deadlines of the applicant, review period necessary for the Village, and the need for further economic development in the Village. It shall take effect and be in full force immediately upon passage.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect from the earliest period allowed by law.

Adopted: May 18, 2026


Mayor

Attest: 

Fiscal Officer

Approved as to Form:

Daniel L. Bey, Village Solicitor