

ORDINANCE NO. 2022 - 016

AN ORDINANCE AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SUBMIT THE REQUIRED DOCUMENTATION TO THE PORTAGE COUNTY LAND REUTILIZATION CORPORATION (PCLRC) TO SECURE DEMOLITION FUNDING ASSISTANCE PRIOR TO THE OHIO DEPARTMENT OF DEVELOPMENT (ODOD) PROGRAM SUBMISSION DEADLINE; AND DECLARING AN EMERGENCY.

WHEREAS, the Ohio Department of Development (ODOD) recently issued a per county funding set aside for purposes of demolition; and

WHEREAS, in response to the new funding, PCLRC issued a notice to communities, requesting properties that are vacant and blighted that can qualify for demolition assistance; and

WHEREAS, the City of Kent Community Development Department has two (2) vacant and blighted residential properties that have been condemned and qualify for this program, 22 Temple Avenue and 1234 N. Mantua Street; and

WHEREAS, the City will secure court orders for the purposes of demolition for each property prior to proceeding with any action.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Kent, Portage County, Ohio, that:

SECTION 1. the City Manager, or his designee, is authorized to submit the required documentation to the Portage County Land Reutilization Corporation (PCLRC) to secure demolition funding assistance for two (2) vacant and blighted residential properties that have been condemned and qualify for the program, attached hereto as Exhibit "A".

SECTION 2. 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 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 in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

SECTION 3. this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of this City, for which reason and other reasons manifest to this Council, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.

PASSED:

Date

February 16, 2022

EFFECTIVE:

Date

February 16, 2022

ATTEST:

Amy Wilkens
Clerk of Council

Jerry T. Fiala
Mayor and President of Council

I, AMY WILKENS, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF ORDINANCE No. 2022-014, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON February 16, 2022.

(SEAL)

Amy Wilkens
AMY WILKENS
CLERK OF COUNCIL



Building Demolition and Site Revitalization Program – Initial Property Eligibility Review

Address: 1234 N. Mantua St.

Parcel Number(s): 17-042-10-00-016-000

Type of Property: Residential Commercial

Last known property use: owner-occupied house

Any known environmental concerns (not including possible asbestos in building materials): Yes No

If yes, explain: _____

Anticipated Location End-Use, if known: _____

Vacancy Determination:

The term "vacant" means that the property is currently not occupied by any lawful occupant and has not been lawfully occupied for at least 60 days (unless vacated due to fire, casualty, or other emergency):

Vacant Not Vacant

Blight Determination:

The term "blight" incorporates the same definitions as "blighted area," "slum," and "blighted parcel" as found in ORC 1.08 which are as follows:

"Blighted area" and "slum" mean an area in which at least 70% of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use.

"Blighted parcel" means either of the following:

A parcel that has one or more of the following conditions:

A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;

The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;

Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid 35 days after notice to pay has been mailed.

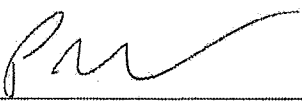
OR

A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

- Dilapidation and deterioration;
- Age and obsolescence;
- Inadequate provision for ventilation, light, air, sanitation, or open space;
- Unsafe and unsanitary conditions;
- Hazards that endanger lives or properties by fire or other causes;
- Noncompliance with building, housing, or other codes;
- Nonworking or disconnected utilities;
- Is vacant or contains an abandoned structure;
- Excessive dwelling unit density;
- Is located in an area of defective or inadequate street layout;
- Overcrowding of buildings on the land;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Vermin infestation;
- Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;
- Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;
- Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

Print Name: Paul Bauer

Title: Code Enforcement Officer

Signature: 

Date: 24 January 2022

Attach site pictures

Attach documentation of match, if applicable

Email completed form and attachments to: Dan Morganti, dmorganti@pclandbank.org

and Jeannette Jones, jjones@pclandbank.org



Building Demolition and Site Revitalization Program – Initial Property Eligibility Review

Address: 22 Temple Ave, Kent, OH 44240

Parcel Number(s): 17-031-22-00-150-000

Type of Property: Residential Commercial

Last known property use: Single Family Dwelling

Any known environmental concerns (not including possible asbestos in building materials): Yes No

If yes, explain: _____

Anticipated Location End-Use, if known: _____

Vacancy Determination:

The term "vacant" means that the property is currently not occupied by any lawful occupant and has not been lawfully occupied for at least 60 days (unless vacated due to fire, casualty, or other emergency):

Vacant Not Vacant

Blight Determination:

The term "blight" incorporates the same definitions as "blighted area," "slum," and "blighted parcel" as found in ORC 1.08 which are as follows:

"Blighted area" and "slum" mean an area in which at least 70% of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use.

"Blighted parcel" means either of the following:

A parcel that has one or more of the following conditions:

- A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;
- The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;
- Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid 35 days after notice to pay has been mailed.

OR

A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

- Dilapidation and deterioration;
- Age and obsolescence;
- Inadequate provision for ventilation, light, air, sanitation, or open space;
- Unsafe and unsanitary conditions;
- Hazards that endanger lives or properties by fire or other causes;
- Noncompliance with building, housing, or other codes;
- Nonworking or disconnected utilities;
- Is vacant or contains an abandoned structure;
- Excessive dwelling unit density;
- Is located in an area of defective or inadequate street layout;
- Overcrowding of buildings on the land;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Vermin infestation;
- Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;
- Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;
- Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

Print Name: Eric Helmsstedter

Title: Code Enforcement Officer

Signature: Eric Helmsstedter

Date: 1/20/22

- Attach site pictures
- Attach documentation of match, if applicable

Email completed form and attachments to: Dan Morganti, dmorganti@pclandbank.org
and Jeannette Jones, jjones@pclandbank.org