

ORDINANCE NO. 16-3503

**AN ORDINANCE AMENDING ORDINANCE NO. 08-3277 TO AMEND  
THE BOUNDARIES OF THE VILLAGE OF SILVERTON  
RESIDENTIAL COMMUNITY REINVESTMENT AREA AND MODIFY  
PROPERTY TAX EXEMPTION TERMS THEREIN, IMPLEMENTING  
SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE,  
AND DECLARING AN EMERGENCY.**

WHEREAS, this Council of the Village of Silverton, Ohio (the "Village"), desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in the Village, which has suffered from a lack reinvestment from remodeling or new construction; and

WHEREAS, this Council adopted Ordinance No. 08-3277 on December 18, 2008, establishing the Village of Silverton Residential Community Reinvestment Area (the "Residential CRA") and providing for certain real property tax exemptions for eligible properties therein; and

WHEREAS, this Council desires to amend the boundaries of the Residential CRA to exclude certain parcels of real property therein, consisting of a portion of the highlighted parcels depicted in *Exhibit A* attached hereto (the "Excluded Parcels"); and

WHEREAS, pursuant to Section 3735.66 of the Ohio Revised Code, a survey of housing has been prepared with respect to the Excluded Parcels and is set forth in *Exhibit C* attached hereto; and

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

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

**NOW, THEREFORE, BE IT ORDAINED BY COUNCIL OF THE VILLAGE OF SILVERTON, HAMILTON COUNTY, OHIO, THREE-FOURTHS OF THE MEMBERS ELECTED THERETO CONCURRING:**

**SECTION 1.** The area designated as the Residential CRA (as defined in the preambles hereto), as set forth in Ordinance No. 08-3277 (the "Original Ordinance"), is hereby amended to exclude the area depicted in *Exhibit A*, attached hereto and incorporated herein. The amended Residential CRA is an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

**SECTION 2.** Pursuant to Section 3735.66 of the Ohio Revised Code, the amended boundaries of the Residential CRA are depicted by the highlighted area set forth in *Exhibit B*, attached hereto and incorporated herein, and the classification of the structures or remodeling eligible for exemption in the Residential CRA are consistent with the applicable zoning restrictions for the area.

**SECTION 3.** All sections and provisions of the Original Ordinance not specifically amended hereby shall remain in full force and effect.

**SECTION 4.** That the City Manager is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the amendment of the Residential CRA and the findings in this Ordinance.

**SECTION 5.** 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 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 including Section 121.22 of the Ohio Revised Code.

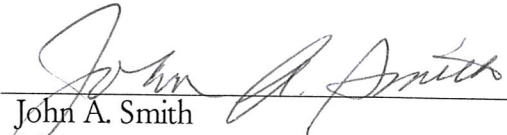
**SECTION 6.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, welfare, and safety of the inhabitants of the Village, which requires the immediate amendment of the Residential CRA in order to facilitate economic development in the Village, all in accordance with and in furtherance of the current development plan of the Village. The Ordinance shall take effect immediately upon adoption.

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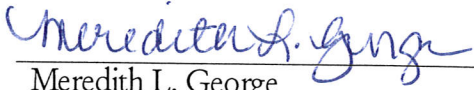
ADOPTED: May 5, 2016.

**CERTIFIED:**

Signature:  
Printed Name:  
Title:


  
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John A. Smith  
Mayor

Signature:  
Printed Name:  
Title:

  
\_\_\_\_\_  
Meredith L. George  
Clerk of Council

Approved as to form only:

Signature:  
Printed Name:  
Title:

  
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Bryan E. Pacheco  
Village Solicitor

**CERTIFICATE**

The undersigned hereby certifies that the foregoing is a true and correct copy of Ordinance No. 16-3503.

*Meredith A. Gung*

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Clerk of Council, Village of Silverton,  
Hamilton County, Ohio

**CERTIFICATE**

The undersigned hereby certifies that a copy of the foregoing Ordinance was certified this day to the Director of the Ohio Development Services Agency.

*Meredith A. Gung*

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Clerk of Council, Village of Silverton,  
Hamilton County, Ohio

Dated: May 6, 2016