

ORDINANCE NO. 3-2018

AN ORDINANCE DESIGNATING A REVITALIZATION DISTRICT WITHIN THE VILLAGE OF LOUDONVILLE, OHIO

WHEREAS, an application has been filed with the Mayor of the Village of Loudonville on or about November 20, 2017 by Maria Zickefoose seeking designation of a Revitalization District in the Village of Loudonville, pursuant to Ohio Revised Code Section 4301.81; and

WHEREAS, the application, attached hereto as Exhibit A, conforms to all statutory requirements, and notice of the filing of such application has been published as provided by law; and

WHEREAS, the Mayor has submitted his recommendation to the Council, urging approval of the application for the reason that the proposed district will substantially contribute to the entertainment, retail, educational, sporting, social, cultural, and arts opportunities for the community; and

WHEREAS, the Council of the Village of Loudonville has conducted a public hearing seeking input from the community regarding the creation of a Revitalization District.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LOUDONVILLE, STATE OF OHIO:

SECTION 1: That, pursuant to Ohio Revised Code Section 4301.81, there is hereby designated a Revitalization District in the Village of Loudonville, to consist of the portion of the Village described on Exhibit B, attached hereto, for the purpose of contributing to the entertainment, retail, educational, sporting, social, cultural, and arts opportunities for the community.

SECTION 2: That this Ordinance shall take effect and be in force at the earliest date allowed by law.

Dated: _____

Stephen Stricklen, Mayor

Attest:

Elaine Van Horn, Fiscal Officer

Thomas R. Gilman, Village Solicitor

Exhibit A

MOHICAN AREA GROWTH FOUNDATION, INC.

131 West Main Street, Loudonville, Ohio 44842 • Phone 419-994-4789

Email: kgoon@growashland.com



November 20, 2017, 2017

Kathryn A. Goon,
Executive Development Director
Ashland - Ashland County

Re: Community Revitalization District

Dear Mayor Stricklen and Village Council Members,

Last year it was brought to our attention that there was a solution for the lack of liquor licenses available within the Village of Loudonville. A local business and property owner in the downtown area approached our office with the idea of creating a Community Revitalization District.

While there has been a significant amount of development taking place on Main Street over the past 2 (two) years, there is still plenty of room for more. Similar to many communities around the country, our downtown business district was hit hard in the eighties and nineties with the encroaching big box stores and specialty retail competition.

The idea is to create a downtown destination of unique and ethnic restaurants, breweries, hospitality, and other specialty boutiques in the highly accessible and walkable area of our business district by providing an incentive to local business owners and franchises to locate here. The incentive is found by obtaining the designation of a Community Revitalization District, which will remove the costly broker fees for existing liquor licenses; upfront costs that entrepreneurs and local small businesses can rarely afford when they exceed \$50,000 and sometimes reach \$100,000 on the open market.

It should be noted that these additional liquor licenses are set forth to encourage restaurant development in the downtown area. In order to qualify for the license, the food establishment must have receipts of at least 75% food and 25% liquor. Again, the establishment of the Revitalization District would allow for Economic Development to be proactive in the attraction of new restaurants to the downtown area. Once established, these licenses must stay within the boundaries of the district. They can move within the district, but cannot leave to be used in another portion of the city.

Now we need your support for this community-led effort to revitalize and stabilize our downtown business district, the "Heart of Our Neighborhood."

Grow Mohican,

Kathryn A. Goon
Executive Director, MBA

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November 20, 2017

Kathryn A. Goon,
Executive Development Director
Ashland - Ashland County

Dear Mayor Stricklen:

Enclosed is an application that I am forwarding on behalf of Maria Zickefoose of Z Shoppe on Main. As a downtown property owner and a member of the family heavily involved in the development of downtown Loudonville, Maria would like the Village of Loudonville to pass a Community Revitalization District, a tool to help attract more restaurants to our downtown. If passed by Loudonville Village Council, this would allow for up to fifteen (15) more restaurant-only (D-5L) liquor licenses within the downtown area.

As outlined in the Ohio Revised Code 4301.81, upon receipt of this application you are asked to review it and make a recommendation to Council within thirty (30) days. After that, Council is asked to publish two (2) weekly public notices within another thirty (30) days and then vote on the application within seventy-five (75) days of today's date.

As the Executive Director of Mohican Area Growth Foundation (MAGF), Inc. I feel that this could be a useful tool to remove a potential barrier to restaurant recruitment to the downtown area. The creation of the Revitalization District will allow MAGF and the Village of Loudonville to be proactive in their efforts to attract quality, qualified food establishments. We are optimistic that you and Council will agree. Please let me know if you have any questions or concerns that I can address.

Grow Mohican,

Kathryn A. Goon
Executive Director, MBA

Maria Zickefoose
Z Shoppe on Main
141 W. Main Street
Loudonville, Ohio 44842

October 12, 2017

Mayor Stricklen
Village of Loudonville
156 North Water Street
P.O. Box 150
Loudonville, Ohio 44842

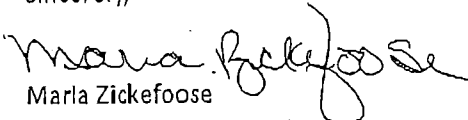
Mayor Stricklen:

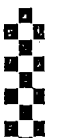
Within this year, Z Shoppe on Main was approached with an idea to promote community and economic development through revitalization of our downtown business district. As a member of the family assisting with the growth of the downtown, I am a strong advocate for bringing restaurants to downtown Loudonville.

Identifying the downtown area as a Revitalization District would allow for additional liquor licenses to be purchased at a state-regulated cost that are well below the open market. This cost-effective incentive would offer restaurant owners a break in their startup costs allowing for money to be spent on other aspects of their venture including marketing, renovations and equipment. New downtown development would also attract additional foot traffic to current establishments and encourage growth in areas such as hospitality, retail, performing arts and theaters. Finally, a Revitalization District would create new jobs and retain existing ones and raise additional revenue for local government via increased income/payroll taxes and property taxes.

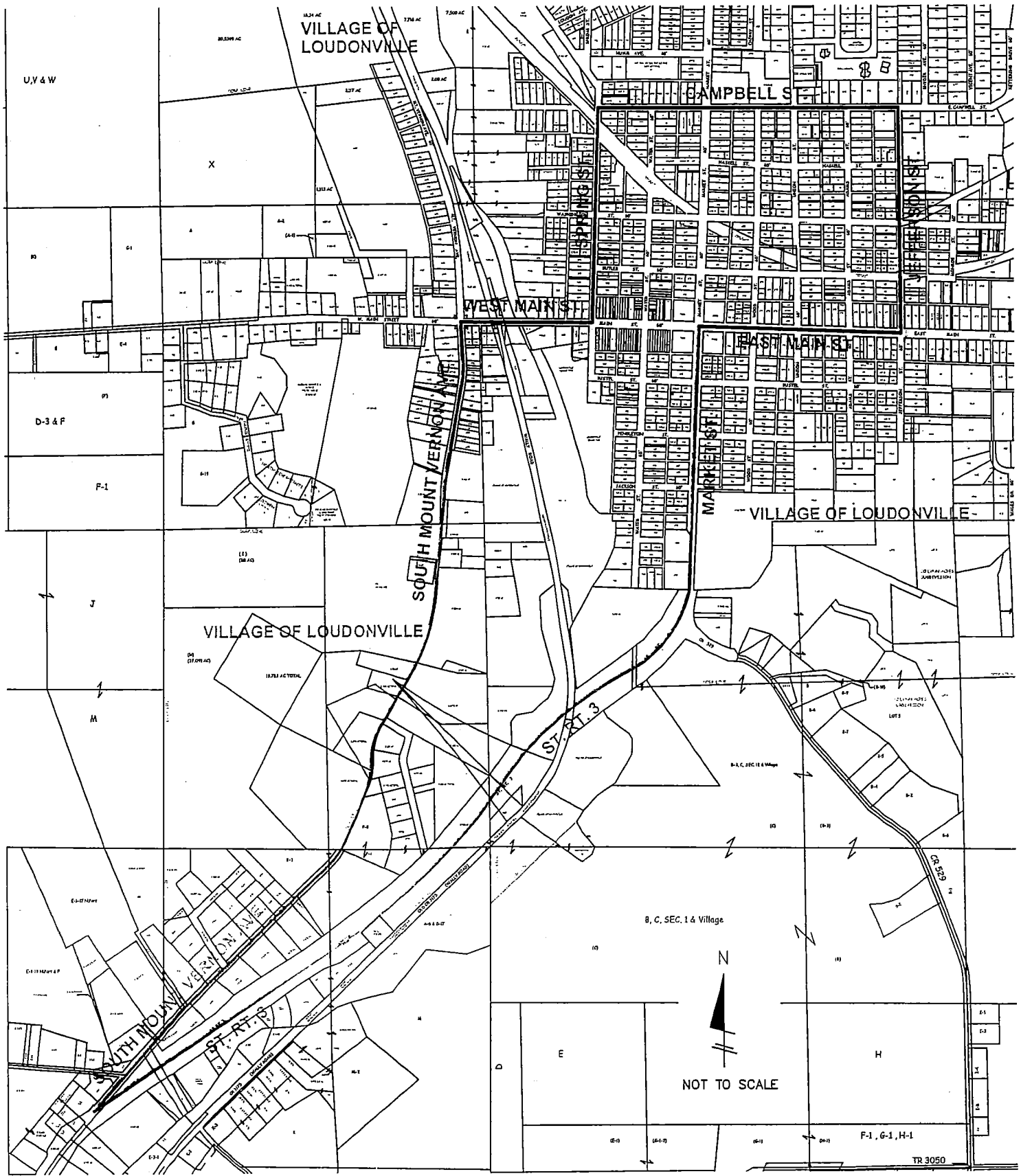
I appreciate your consideration and request your recommendation to the village council to approve the revitalization district.

Sincerely,


Maria Zickefoose



LOUDONVILLE DOWNTOWN REVITALIZATION DISTRICT

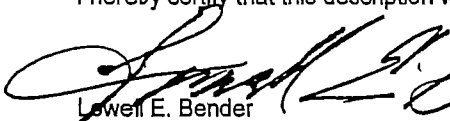


BOUNDARY DESCRIPTION
OF
LOUDONVILLE DOWNTOWN REVITALIZATION DISTRICT

The Loudonville Revitalization District shall be defined as beginning at the point of intersection of the centerline of Market Street and the centerline of East Main Street;-
 Thence South, along the centerline of Market Street (State Route No. 3), approximately 2172 feet to a point;
 Thence Southwesterly, along the centerline of Market Street (State Route No. 3) and on a curve to the right, approximately 818 feet to a point;
 Thence continuing Southwesterly, along the centerline of Market Street (State Route No. 3) and on a curve to the left, approximately 1,196 feet to a point;
 Thence continuing Southwesterly, along the centerline of Market Street (State Route No. 3), approximately 645 feet to a point;
 Thence continuing Southwesterly, along the centerline of Market Street (State Route No. 3) and on a curve to the right, approximately 1,654 feet to a point;
 Thence continuing Southwesterly, along the centerline of Market Street (State Route No. 3), approximately 2,380 feet to the point of intersection with the centerline of South Mount Vernon Avenue;
 Thence Northeasterly, along the centerline of South Mount Vernon Avenue, approximately 1,180 feet to a point;
 Thence Northeasterly, along the centerline of South Mount Vernon Avenue, approximately 1,560 feet to a point;
 Thence continuing Northeasterly, along the centerline of South Mount Vernon Avenue and on a curve to the left, approximately 330 feet to a point;
 Thence continuing Northeasterly, along the centerline of South Mount Vernon Avenue, approximately 472 feet to a point;
 Thence continuing Northeasterly, along the centerline of South Mount Vernon Avenue and on a curve to the left, approximately 217 feet to a point;
 Thence continuing Northeasterly, along the centerline of South Mount Vernon Avenue and on a curve to the right, approximately 292 feet to a point;
 Thence continuing Northeasterly, along the centerline of South Mount Vernon Avenue, approximately 558 feet to a point;
 Thence continuing Northerly, along the centerline of South Mount Vernon Avenue and on a curve to the left, approximately 740 feet to a point;
 Thence continuing Northerly, along the centerline of South Mount Vernon Avenue, approximately 673 feet to a point;
 Thence continuing Northerly, along the centerline of South Mount Vernon Avenue and on a curve to the right, approximately 456 feet to a point;
 Thence continuing Northerly, along the centerline of South Mount Vernon Avenue, approximately 507 feet to a point;
 Thence continuing Northerly, along the centerline of South Mount Vernon Avenue and on a curve to the left, approximately 214 feet to a point;
 Thence continuing North, along the centerline of South Mount Vernon Avenue, approximately 315 feet to the point of intersection with the centerline of West Main Street;
 Thence East, along the centerline of West Main Street, approximately 1,124 feet to the point of intersection with the centerline of Spring Street;
 Thence North, along the centerline of Spring Street, approximately 1,768 feet to the point of intersection with the centerline of Campbell Street;
 Thence East, along the centerline of Campbell Street, approximately 2,527 feet to the point of intersection with the centerline of Jefferson Street;
 Thence South, along the centerline of Jefferson Street, approximately 1,855 feet to the point of intersection with the centerline of East Main Street;
 Thence West, along the centerline of East Main Street, approximately 1,705 feet to the point of beginning, containing 314 Acres more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that this description was prepared by Lowell E. Bender, Registered Surveyor, Ohio No. 4978.


 Lowell E. Bender
 Registered Surveyor, Ohio No. 4978

