

	Yes	No
Emergency	6	0
First Reading		
Second Reading		
Third Reading		

RESOLUTION 2021-26

A RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT PLAN IN CONNECTION WITH THE CREATION OF AN INCENTIVE DISTRICT FOR PARCELS LOCATED IN THE CITY OF WAUSEON; AND DECLARING AN EMERGENCY

WHEREAS, there is a shortage of residential single family homes in the City of Wauseon;
and

WHEREAS, Division (C) of Ohio Revised Code Section (“R.C.”) 5709.40 provides that this Council may, under certain circumstances, (i) create an incentive district for parcels of real property located in the City of Wauseon, Fulton County, Ohio (“Incentive District”), (ii) declare as “improvements,” which term is defined in Division (A)(4) of R.C. 5709.40, to such parcels of real property located in such incentive district to be a public purpose, thereby granting to those improvements an exemption from real property taxation, (iii) designate the public infrastructure improvements made, to be made, or in the process of being made that benefit or serve, or, once made, will benefit or serve parcels in such incentive district, and (iv) require annual service payments in lieu of taxes to be used to finance the designated public infrastructure improvements within such incentive district; and,

WHEREAS, Council desires to create such an Incentive District in the Arrowhead Subdivision;
and,

WHEREAS, to create the Incentive District, Council is required to have a written Economic Development Plan in place pursuant to R.C. 5709.40(C); and,

WHEREAS, a copy of the Economic Development Plan is attached hereto as Exhibit A;
and,

WHEREAS, this Resolution should be declared an emergency measure necessary for the immediate preservation of the health, safety, and public welfare of the City, and for the further reason that the Economic Development Plan must be adopted prior to passage of an ordinance approving the incentive district;

City of Wauseon, Ohio

Arrowhead Trails

Economic Development Plan

Developed By: Fulton County Economic Development Corporation

December 2021

Economic Development Plan: Arrowhead Trails

Description:

Arrowhead Trails is located on the northeast side of the City of Wauseon and is zoned R-2 and R-4. The subdivision consists of the following roadways: Cherokee Drive, Ottawa Way, Arrowhead Trail, Seneca Drive, Apache Drive, Mohawk Way and Black Hawk Drive. Currently 64 single family residences and 24 multi-family residences are located within the subdivision. Single family homes are valued between \$186,000 and \$395,600; the average single housing unit is valued at approximately \$248,000. Currently there are only four vacant lots with developed road frontage within the R-2 zoning area of the subdivision.

Objectives:

In order to accommodate a growing population base that desires single-family housing units, the development of roadways and water and sewer lines will be necessary for the creation of additional housing lots. Developed roadways and water and sewer lines in the following areas would be necessary to continue economic growth and population growth in the City of Wauseon.

Seneca Drive

Connecting Seneca Drive's two cal-de-sac's will create up to 19 additional housing lots on the approximately 8.02 acres of ground currently owned by Benjamin & Nicole Gleckler.

Black Hawk Drive

Connecting Black Hawk Drive and Apache Drive will create up to 19 additional housing lots on a portion of the 22.88 acres of land currently owned by Westward Farms, Ltd.

Ottawa Way

Connecting Ottawa Way and Mohawk Way as well as expanding the Arrowhead Trails Roadway would create up to 30 residential units in the R-4 zoning area.

Impact:

The direct economic impact of residential development in the undeveloped areas on Seneca Drive, Black Hawk Drive and Ottawa Way are as follows: \$13.3 million in new valuation and an increase of more than \$70,000 annually in local income tax collections at the current rate of 1.5%.