

ORDINANCE NO. 54-31

AN ORDINANCE ESTABLISHING A "MOW TO OWN ADJACENT LOT DISPOSITION PROGRAM" IN ORDER TO TRANSFER BLIGHTED, UNBUILDABLE, VACANT, ABANDONED AND TAX DELINQUENT PARCELS TO ADJACENT PROPERTY OWNERS

WHEREAS, Uhrichsville Council has previously adopted a Land Reutilization Program to facilitate the effective reutilization of non-productive land situated within the territorial limits of the City of Uhrichsville; and

WHEREAS, in order to enhance the effectiveness of the Land Reutilization Program and reduce the number of vacant parcels owned and maintained by the City, a "Mow To Own Adjacent Lot Disposition Program" would encourage, stabilize and strengthen adjacent property owners' investments in their neighborhoods by transferring unbuildable vacant, abandoned and tax delinquent parcels to adjacent property owners that meet the criteria of the Mow To Own Adjacent Lot Disposition Program; and

WHEREAS, Members of Uhrichsville Council are of the opinion that the transfer of eligible vacant City-owned land is in the public interest and that said land is not needed for public use; and

WHEREAS, Members of Uhrichsville Council deem it necessary to enact an Ordinance for the purpose of creating a Mow To Own Adjacent Lot Disposition Program to provide blighted, unbuildable, vacant, abandoned and tax delinquent parcels to adjacent property owners.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UHRICHSVILLE, OHIO that:

- SECTION 1. A Mow To Own Adjacent Lot Disposition Program is hereby created and established.
- SECTION 2. "Mow To Own Adjacent Lot Disposition Program" shall mean a program to enhance the effectiveness of the Land Reutilization Program (as previously adopted by Uhrichsville Council), in order to reduce the number of vacant parcels owned and maintained by the City, that will encourage, stabilize and strengthen adjacent property owners' investments in their neighborhoods by transferring unbuildable, vacant, abandoned and tax delinquent properties to adjacent property owners that meet the criteria of the Mow To Own Adjacent Lot Disposition Program as detailed hereinbelow.
- SECTION 3. Qualified property parcels eligible for inclusion in the Mow To Own Adjacent Lot Disposition Program shall meet all the following minimum criteria:

- A. Only lots obtained by the City are eligible.
- B. The City has the absolute right to exclude properties from this Program at its discretion, based upon decision reached by the Mayor.
- C. The property shall be adjacent to the owner-occupied real property with a significant common boundary line.
- D. Situations not herein defined or deemed to be unusual shall be resolved at the discretion of the City Administration.

SECTION 4. Applicant eligibility shall meet the following minimum criteria:

- A. All applicants must own and reside in the adjacent property.
- B. The applicant shall not be delinquent on any local taxes and fees. The applicant shall not have any outstanding property maintenance, nuisance and/or building code violations on any properties the applicant owns.
- C. If the applicant owns any rental properties in the City, all such properties must be properly registered with the City.

SECTION 5. Eligible activities for applicants of the Mow To Own Adjacent Lot Disposition Program shall meet the following minimum criteria:

- A. Applicant must maintain the adjacent lot in an acceptable manner to the City. Maintenance shall include such items as mowing and trimming the lot, weed removal, clearing leaves and trash, and removing snow from the sidewalks and other areas.
- B. Applicants may improve the lot with landscaping, fencing subject to compliance with the City's Fence Ordinance, tree removal, grass restoration, gardening, and other improvements that benefit the neighborhood, subject to the approval of the City Administration.
- C. Parking of cars, storage of any kind, construction of buildings or parking lots is strictly prohibited, unless permission is granted from the City Administration.

SECTION 6. Acquisition process for applicants of the Mow To Own Adjacent Lot Disposition Program shall meet the following minimum criteria:

- A. The City will identify the Mow To Own Adjacent Lot Disposition Program parcels available on the City website. Interested adjacent property owners who are occupants of said adjacent properties shall submit an application to the City.
- B. Applicants must submit a signed application to the City, and shall identify the eligible property sought to be acquired. The applicant must

demonstrate that the applicant is eligible to participate in the Mow To Own Adjacent Lot Disposition Program, as set forth hereinabove.

- C. A non-refundable administrative fee of \$100.00 shall be submitted by the applicant in order for the application to be considered by the City.
- D. Once the City receives the application and required fee, the City shall review the application for determination of eligibility.
- E. If the City determines that eligibility exists, the City will develop a twelve (12) month maintenance schedule for the vacant lot, which must be strictly adhered to by the applicant. The City and the applicant will then enter into an agreement specifying the maintenance plan.
- F. The property will be transferred to the applicant by the City upon the applicant's successful completion of the twelve (12) month maintenance plan, with compliance being determined at the sole discretion of the City Administration.
- G. The applicant will be required to cover all costs associated with transferring the real estate to applicant, including but not limited to title search expenses, surveying expenses, expenses related to cure any "red-stamp" issue with the property, recording expenses, deed preparation expenses and conveyance expenses. The City shall direct which title agency handles the title and deed work in relation to transferring the real estate to applicant.

SECTION 7. This Ordinance shall become effective at the first time permitted by Ohio law.

FIRST READING:

8-26-2021

SECOND READING:

9-9-2021

THIRD READING:

PASSED:

9-9-2021

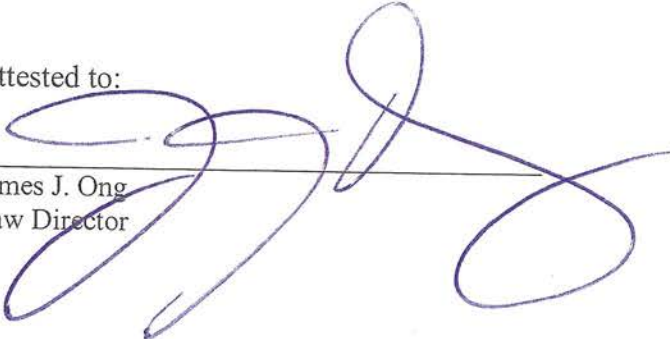


Robert Buck Cottrell
President of Council



Mark Haney
Mayor

Attested to:



James J. Ong
Law Director