

ORDINANCE NO. 2520

AN ORDINANCE AMENDING ORDINANCE NUMBER 2496 ESTABLISHING AN ECONOMIC INCENTIVE AND GRANT FOR OWNERS OF REAL PROPERTY TO DEMOLISH ABANDONED AND BLIGHTED REAL ESTATE

WHEREAS, the City of Erlanger is desirous to create a grant program, called the Abandoned Property and Blight Demolition Program for owners of real property to improve the value of real estate by demolishing blighted or abandoned buildings;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ERLANGER, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:

Section 1.0

DEFINITIONS

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BLIGHTED OR ABANDONED BUILDING. The primary building on a parcel of real estate that is in a dilapidated, unsafe, and unsightly condition.

DEMOLITION COSTS. All costs incurred to demolish all or part of the Blighted or Abandoned Building, including the cost to clear the site.

ELIGIBLE OWNER. Any owner of Real Estate within the City of Erlanger improving property within the City of Erlanger.

GRANT. An amount of matching funds provided by the City of Erlanger not to exceed the lesser of \$10,000 or 10% of the property value. 100 percent of the demolition costs up to \$10,000 or 50 percent of the demolition costs up to \$40,000.00.

ESTABLISHMENT OF GRANT

In order to promote and induce improved real estate values within the City of Erlanger and to reduce blight and abandoned buildings, there is hereby established the Abandoned Property or Blighted Demolition Program for real estate owners in the City of Erlanger, as qualified for the Grant in conformity with the provisions of this chapter.

GRANT QUALIFICATIONS AND CERTIFICATION

(A) No Eligible Owner shall receive a grant established by this chapter without a valid certification by the Economic Development Director that the reimbursement of Demolition Costs for Abandoned or Blighted Property will improve the real estate value of the surrounding real estate.

(B) An Eligible Owner may qualify for a Grant established in this chapter by submitting a written application for it to the city with all the information required by the city, which shall include, without limitation:

- (1) Information about the ownership of the Real Estate including providing a copy of the Deed;
- (2) The Receipts for Demolition Costs;
- (3) An explanation for how the demolition meets any of the following factors:
 - a. Directly increase future revenue/job creation in the City of Erlanger.
 - b. Significantly decrease blight within the City of Erlanger.

c. The demolition will significantly increase the property tax value.

(C) An application for Grant established in this chapter shall be reviewed by the Mayor, City Administrative Officer, and the Economic Development Director of the city for completeness, accuracy and compliance with this chapter; but the Economic Development Director shall certify that said Grant will benefit the citizens of Erlanger and improve the property values of the City of Erlanger.

(D) An application shall be submitted with a plan, including purpose of the demolition, use of the property after the demolition, and marketing strategy.

REIMBURSEMENT OF EXPENSES PURSUANT TO THE GRANT

The Eligible Owner shall submit documentation satisfying the City of Erlanger Economic Director, showing proof of the Demolition Costs and the City of Erlanger shall reimburse said costs, up to \$10,000 or 10% of the new property value. 100 percent of the demolition costs up to \$10,000 or 50 percent of the demolition costs up to \$40,000.00. The costs shall be reimbursed prior to reconstruction and once the demolition is complete.

Section 2.0

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect if they remain valid in the absence of those provisions determined to be invalid.

Section 3.0

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4.0

This ordinance shall be effective as soon as possible according to law.

Section 5.0 - Publication

This ordinance shall be published in summary pursuant to K.R.S. 83A.060 (9).

Adopted this 1st day of June, 2021.

First Reading- May 4, 2021

Second Reading- June 1, 2021 Votes Cast 11 Yes 0 No

APPROVED:


JESSICA FETTE, Mayor

Attest:


Sherry Hoffman, City Clerk