

ORDINANCE NO. 2496

**AN ORDINANCE 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.

**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 the 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.

### **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.

#### **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**

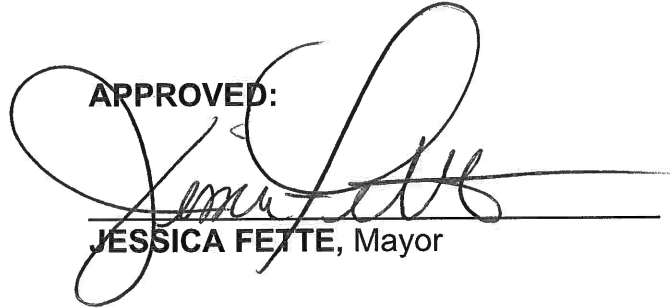
This ordinance shall be published in summary pursuant to K.R.S. 83A.060 (9).

Adopted this 5 day of May, 2020.

First Reading- 7 April, 2020

Second Reading- 5 May, 2020    Votes Cast 11 Yes 0 No

APPROVED:



A large, stylized handwritten signature in black ink, appearing to read 'Jessica Fette', is written over a horizontal line.

JESSICA FETTE, Mayor

**Attest:**

Sherry Hoffman  
Sherry Hoffman, City Clerk

# ENQUIRER MEDIA

PART OF THE USA TODAY NETWORK

**Advertiser:**

CITY OF ERLANGER  
505 COMMONWEALTH AVE  
  
ERLANGER KY 41018

**LEGAL NOTICE  
ATTACHED**

**This is not an invoice**  
Account #: CIN-620034  
Total Cost of the Ad: \$33.60  
Last Run Date: 05/13/2020

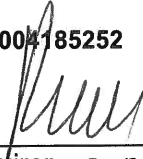
# of Affidavits 1

## AFFIDAVIT OF PUBLICATION

**Newspaper:** CIN-EN Kentucky Enquirer

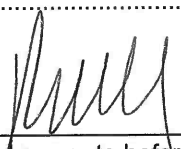
**State of Wisconsin**

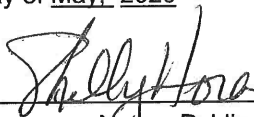
**RE: Order # 0004185252**

I,   
of the The Enquirer, a newspaper printed in  
Cincinnati, Ohio and published in Cincinnati, in said  
County and State, and of general circulation in said  
county, and as to the Kentucky Enquirer published  
in Ft. Mitchell, Kenton County, Kentucky, who being  
duly sworn, deposes and saith that the  
advertisement of which the annexed is a true copy,  
has been published in the said newspaper times,  
once in each issue as follows:

The City of Erlanger has  
adopted Ordinance No. 2496  
establishing an economic in-  
centive and grant for owners  
of real property to demolish  
abandoned and blighted real  
estate. The ordinance may be  
viewed in full at  
[www.erlangerky.gov](http://www.erlangerky.gov).  
KY, May 13'20#4185252

05/13/2020

.....  
  
Subscribed and sworn to before me this  
13th day of May, 2020

  
Notary Public

8-25-23  
Commission expires

SHELLY HORA  
Notary Public  
State of Wisconsin

## CERTIFICATION

The undersigned, Sherry Hoffman, City Clerk of the City of Erlanger, in Kenton County, Kentucky, hereby certifies as follows:

1. The foregoing Ordinance No. 2496 was introduced in writing and read to the City Council for the City of Erlanger at regular or special meetings thereof on the 7th day of April, 2020, and at which quorums were present; and said ordinance was enacted by the City Council of the City of Erlanger upon the affirmative vote of at least a majority of a quorum thereof, at the meeting thereof on the 5th day of May, 2020, with the vote of each member of the City Council entered upon the official record of such meeting; and
2. After the passage and adoption of the foregoing Ordinance by the City Council of the City of Erlanger, it was submitted to the Mayor of the City of Erlanger who approved said Ordinance by affixing his signature thereto within ten (10) days after the submission thereof to him; and
3. The foregoing Ordinance was published on the 13th day of May, 2020, in THE KENTUCKY ENQUIRER, a newspaper qualified therefore, pursuant to the provisions of K.R.S. Chapter 424.

  
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Sherry Hoffman  
City Clerk

The City of Erlanger has adopted Ordinance No. 2496 establishing an economic incentive and grant for owners of real property to demolish abandoned and blighted real estate. The ordinance may be viewed in full at [www.erlangerky.gov](http://www.erlangerky.gov).