

Village of Mantua, Ohio
ORDINANCE 2023-05

AN ORDINANCE ADOPTING THE UNITED STATES SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, AND AUTHORIZING THE EXECUTION OF CERTIFICATION DOCUMENTS, IN FURTHERANCE OF APPLICATION FOR TARGET OF OPPORTUNITY GRANT FUNDING FOR THE MAIN STREET COMMERCIAL DISTRICT, AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the Village of Mantua recognizes that the buildings and surrounding lots of the historic Main Street commercial district, located at the northeast corner of Main and Prospect Streets, suffer from the effects of deterioration, dilapidation, age and obsolescence, vacancy of land due to previous fire, and other hazards that endanger lives or properties; and

WHEREAS, this Council further recognizes the importance of this area to the community, due to its central and highly visible location in the Village, the significant local businesses located in the district, and its inclusion on the National Register of Historic Places since 1975; and

WHEREAS, the property owners within the district desire to conduct repair and rehabilitation of the structures and parcels in the district, and seek to pursue Community Development Block Grant (CDBG) Target of Opportunity funds in furtherance of that goal; and

WHEREAS, Target of Opportunity applicants for area-wide Downtown Building Rehabilitation must have a local Ordinance/Resolution adopting and agreeing to adhere to the Secretary of the Interior's Standards for Rehabilitation (36 C.F.R. 67) in the proposed target area; and

WHEREAS, additional surveys and certifications must be completed in order to facilitate the application for funding.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Mantua, two thirds or more of the members elected thereto concurring, that:

SECTION 1. This Council hereby adopts and agrees to adhere to the guidelines set forth in "Exhibit A", attached hereto and incorporated herein by reference for the area known as the Historic Main Street Commercial District, as such area is further identified in Ordinance 2021-23.

SECTION 2. This Council further authorizes the Mayor of the Village of Mantua to execute any other surveys and certifications required from the Village, including but not limited to the attached Exhibit A, Target Area Slum and Blight Certification, and Building Conditions Survey and Summary.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

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SECTION 4. This Ordinance is hereby declared to be an emergency measure in order to facilitate and support the property owners' efforts in obtaining Target of Opportunity grant funding and effecting remediation of the blighted area on Main Street in the Village of Mantua, and shall become effective immediately upon its proper passage by this Council.

PASSED AS EMERGENCY this 21st day of February, 2023.

ATTEST:

Linda Clark, Mayor

Maryann Fabian, Fiscal Officer

I hereby certify the above Ordinance was duly posted at the five (5) public notice locations in the Village of Mantua, Ohio on the _____ day of February, 2023.

Maryann Fabian, Fiscal Officer

Approved as to Legal Form:

Michele Stuck, Solicitor

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"Exhibit A"

Downtown Revitalization Rehabilitation Standards Certification

Instructions

Communities applying to the Target of Opportunity program for Downtown Building Rehabilitation qualified under the Area Slum/Blight National Objective must submit this certification form which guarantees the Secretary of the Interior Rehabilitation Standards programmatic threshold is satisfied. This document must be submitted with the grant application.

Secretary of the Interior Standards for Rehabilitation

Target of Opportunity applicants for area-wide Downtown Building Rehabilitation must have a local ordinance/resolution adopting and agreeing to adherence to the Secretary of the Interior's Standards for Rehabilitation (36 C.F.R. 67) in the proposed target area. This ordinance/resolution, at a minimum, must include the following guidelines:

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

By signing below the CEO certifies that the community has a local ordinance/resolution adopting and agreeing to adhere to these guidelines for the Target of Opportunity program target area. If the community has not passed a downtown design plan with the applicable Rehabilitation Standards, this document will serve as an adopted plan for the entirety of the Target of Opportunity program period.

Design Standards Certification

Consistent with the Secretary of the Interior's goal of preserving historic properties, I certify that a local ordinance/resolution, which includes the Secretary of the Interior's Standards for Rehabilitation (36 C.F.R. 67) and governs improvements to the identified target area, has been approved and implemented. To the extent it is economically and technically feasible, these standards will be adhered to for all improvements made to the identified target area during the Downtown Revitalization Grant program period.

Chief Elected Official (CEO)

CEO Name:

Title:

Date:

Signature