

**ORDINANCE OF THE COUNCIL OF THE VILLAGE OF RUSSELLS POINT, LOGAN  
COUNTY, OHIO**

**ORDINANCE NUMBER: 25-1262**

**PASSED: May 5, 2025**

**AN ORDINANCE TO DETERMINING THE PERIOD OF TAX EXEMPTION FOR AN  
IMPROVEMENT TO REAL PROPERTY OWNED BY INDIAN LAKE YACHT CLUB,  
INC. LOCATED IN VILLAGE OF RUSSELLS POINT COMMUNITY  
REINVESTMENT AREA AND TO DECLARE AN EMERGENCY.**

**WHEREAS**, the Village of Russells Point deems an ordinance is necessary for the health, safety and well-being of its residences; and

**WHEREAS**, the Village Council of the Village of Russells Point previously created created the Village of Russells Point Community Reinvestment Area by Resolution Number 23-1007, passed on April 14, 2023; and

**WHEREAS**, the Zoning Officer, as housing officer, certifies that the improvement to the commercial property in the Village of Russells Point Community Reinvestment Area, owned by Indian Lake Yach Club Inc., commonly known as Logan County Parcel Number 52-032-10-01-002-000, 246 Chase Ave., Russells Point, OH 43348, qualifies for real property tax exemption under Resolution 22-981; and

**WHEREAS**, an exemption is to be granted under the CRA for 75% reduction; and

**WHEREAS**, Council must determine the period for such exemption.

**NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF  
RUSSELLS POINT, LOGAN COUNTY, OHIO, AT LEAST A MAJORITY THEREOF  
CONCURRING THAT:**

**SECTION I**

- (a) It is anticipated that Indian Lake Yacht Club Inc., as disclosed in the Application and communication attached hereto and incorporated herein as Exhibit "A", will reconstruct an improved club house which was destroyed by the March 14, 2024, tornado by new construction.
- (b) Indian Lake Yacht Club, Inc. has certified that at the time of application, it does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which the Indian Lake Yacht Club, Inc. is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753. of the Revised Code, or, if such delinquent taxes are owed, Indian Lake Yacht Club, Inc. currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent

or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against the Indian Lake Yacht Club, Inc. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes.

## SECTION II

- (a) As a condition of the exemption granted herein, the Indian Lake Yacht Club shall, on an annual basis, starting January 1, 2026, shall:
  - 1. Award four (4) full scholarships to the Junior Sailing Camp based upon applications received and guidelines and standards to be developed by the Indian Lake Yacht Club, the Yacht Club will endeavor to award two (2) scholarships to middle school students and two (2) to high school students. The criteria for awarding scholarships shall be developed by the Indian Lake Yacht Club, but shall be non-discriminatory and shall not violate any State, federal, or local laws;
  - 2. Shall host at least two regattas per calendar year; and
  - 3. Shall designate, create, and maintain a space dedicated to the promotion of local events and businesses to inform and educate non-local visitors to the Indian Lake Yacht Club regarding local businesses, events, and opportunities. The criteria for placing material in said space shall be developed by the Indian Lake Yacht Club, but shall be non-discriminatory and shall not violate any State, federal, or local laws.
- (b) In addition to the annual review, the Indian Lake Yacht Club, Inc. shall be required to provide to the Village of Russells Point or its divisions and/or boards, any information reasonably requested by the Village to evaluate the Indian Lake Yacht Club Inc's compliance with this Ordinance.
- (c) Indian Lake Yacht Club, Inc. shall provide within seven (7) days of this Ordinance:
  - 1. the number of employment opportunities created due to the project, as well as payroll attributable to those opportunities; and
  - 2. the number of employment opportunities retained/created due to the project, as well as the payroll attributable to those opportunities.

## SECTION III

The exemption granted hereunder shall be reviewed no less than annually by the Community Reinvestment Area Housing Council for compliance with the foregoing Section II. Should it be found that the Indian Lake Yacht Club has not annually complied with the requirements hereunder, the Community Reinvestment Housing Council shall notify the Indian Lake Yacht Club Inc thereof in accordance with applicable law and shall hear any appeal therefrom in accordance with Village of Russells Point Resolution 23-1007. A report shall be forwarded to the Village Council of said appeal or decision. Should the appeal or decision result in a finding of non-compliance, then the Village Council shall hold a vote to terminate the exemption at its next regularly scheduled meeting.

#### SECTION IV

In the event the real property tax, as it is presently constituted is eliminated by the State of Ohio and if a new tax, in whatever form, replaces said real property tax and in the further event abatement from the payment of the new tax is permitted by applicable law, the Village agrees to allow for the substitution of this abatement for an abatement, and for the remaining duration of the existing abatement, provided this substitution is permitted, in whole or in part, by State and/or local laws, and is approved by the governmental entity having jurisdiction over such matters, including but not limited to, the local school board, if required by such State law.

#### SECTION V

The abatement created hereunder shall be in effect for a period of 15 years from the date of this Ordinance, except if terminated otherwise hereunder.

#### SECTION VI

The Indian Lake Yacht Club shall be required to pay all real property taxes, or taxes of any kind, that are due and payable but are not exempted hereunder. This Ordinance shall not be interpreted to abate any tax obligations which are not specifically set out herein. Should it be found that the Indian Lake Yacht Club is in arrears on any tax obligation, then the exemption granted hereunder shall terminate immediately. For the avoidance of doubt, this provision is self-executing and shall require no further action on behalf of the Village of Russells Point.

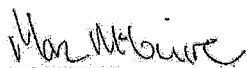
#### SECTION VI

This Ordinance is hereby found to be an emergency necessary for the public welfare because the Yacht Club needs to commence construction as soon as possible to provide services to its members, the community, and the economic and educational welfare of the Indian Lake region, and to capitalize on the seasonal activities necessary to the same. It shall take effect and be in full force immediately upon passage.

VOTE: Emergency First Reading

Adopted: May 5, 2025

  
Mayor

Attest:   
Fiscal Officer

Approved as to Form:

\_\_\_\_\_  
Daniel L. Bey, Village Solicitor