

RESOLUTION NO. 19-024

A RESOLUTION TO ESTABLISH THE ROUTE 33 NORTH COMMUNITY REINVESTMENT AREA AND TO AUTHORIZE REAL PROPERTY TAX EXEMPTIONS ESTABLISHED BY SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE

WHEREAS, this Council desires to pursue all reasonable and legitimate incentive measure to assist and encourage development in specific areas of the City of Canal Winchester that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing on file with the Clerk of Council as required by Section 3736.66 of the Ohio Revised Code has been prepared for the area to be included in the proposed Community Reinvestment Area; and

WHEREAS, the maintenance of existing structures and construction of new structures in that area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures and the construction of new structures in the CRA constitutes a public purpose for which real property exemptions may be granted;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, OHIO, THAT:

Section 1. The area designated as the Route 33 North Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

Section 2. Pursuant to Section 3735.66 of the Ohio Revised Code, the Route 33 North Community Reinvestment Area is hereby established in the following area:

This area is generally described with a western boundary of the Rager Road; an eastern boundary of the Field of Honor, Union Grove Cemetery, and Cemetery Road; a northern boundary of Bixby Road and the Canal Winchester corporate limits; and a southern boundary of US 33 from Rager Road to Winchester Pike.

The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached hereto as Exhibit A and incorporated by reference herein. Only commercial and/or industrial properties consistent with the applicable zoning regulations within the Community Reinvestment Area will be eligible for exemptions under this program. For purposes of the Resolution and Sections 3735.65 through 3735.70 inclusive of the Revised Code, mixed use developments are hereby deemed to be "commercial" developments. The term "mixed use development" shall mean a development incorporating both commercial and multi-family residential uses.

Section 3. All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for the incentive specified in this Resolution. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Canal Winchester has undertaken supporting public improvements in the designated area.

Section 4. Within the Route 33 North Community Reinvestment Area, pursuant to Section 3735.67 of the Ohio Revised Code, for each commercial or industrial structure that is constructed and for which a certificate of occupancy is used, the percentage of the tax exemption on the increase in the assessed valuation resulting from such improvements and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in Section 3735.67 of the Revised Code. The particulars of the exemption will be set forth in writing in a Community Reinvestment Area Agreement as outlined in Section 3735.671 of the Ohio Revised Code. The percentage of the tax exemption and the term of the exemption shall not exceed the following:

- a. Up to ten (10) years and up to fifty percent (50%) for the remodeling of existing commercial or industrial facilities for which the cost of remodeling is at least \$100,000, as described in Section 3735.67 of the Revised Code, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- b. Up to fifteen (15) years and up to one-hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

Section 5. All commercial and industrial projects are required to comply with the (i) State application fee requirements of Section 3735.672(C) of the Ohio Revised Code and (ii) local annual monitoring fee of one percent (1%) of the amount of taxes exempted under the agreement, subject to a minimum of Five Hundred Dollars (\$500.00) up to a maximum of Twenty-Five Hundred Dollars (\$2,500.00) annually, unless waived.

Section 6. The Housing Officer as defined in Section 3735.65 of the Ohio Revised Code is hereby authorized and directed, on behalf of the City, to petition the State Director of Development, in accordance with Section 3735.66 of the Ohio Revised Code, for certification of the Route 33 North Community Reinvestment Area.

Section 7. The Community Reinvestment Area Housing Council established by the Council of the City of Canal Winchester shall make an annual inspection of the properties within the district for which exemption has been granted under Section 3735.67 of the Ohio Revised Code and shall also hear appeals under Section 3735.70 of the Ohio Revised Code.

Section 8. The Tax Incentive Review Council established by the Council of the City of Canal Winchester to review the compliance of all other agreements involving Community Reinvestment Area shall annually review the compliance of agreements involving the granting of exemptions for commercial or industrial real property improvements under the Resolution and make written recommendations to this Council as to continuing, modifying to terminating those agreements based upon the performance of the agreement.



Section 9. This Council reserved the right to re-evaluated the designation of the Route 33 North Community Reinvestment Area after December 31, 2028, at which time this Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the Ohio Revised Code.

Section 10. A copy of this Resolution shall be forwarded to the Franklin County Auditor, and a copy of this Resolution shall be published in a newspaper of general circulation in the City once a week for two (2) consecutive weeks immediately following its passage.

Section 11. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED 10-7-19

ATTEST Audra DiDio
Clerk of Council


PRESIDENT OF COUNCIL

MAYOR

DATE APPROVED 10-8-19

APPROVED AS TO FORM:


LAW DIRECTOR

I hereby certify that the resolution as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Audra DiDio
Finance Director/Clerk of Council

EXHIBIT A

