

RESOLUTION NO. 047-2013, AS AMENDED

A RESOLUTION AMENDING "COMMUNITY REINVESTMENT AREA #1" AS ENACTED PUSUANT TO RESOLUTION NO. 33-1987, AND AS PREVIOUSLY AMENDED BY RESOLUTION NO. 37-1988.

WHEREAS, City Council desires to pursue all reasonable and legitimate incentive measures to assist in encouraging housing maintenance and economic and community development in areas that have not enjoyed reinvestment by remodeling or new construction, and;

WHEREAS, the Council has made a survey of housing as specified in Section 3735.66 of the Ohio Revised Code, and;

WHEREAS, areas were found that contain housing facilities, or structures of historical significance, and wherein new housing construction and repair of existing facilities or structures are discouraged, and;

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

WHEREAS, the Ohio Revised Code provides that a municipality which has created a CRA prior to July 1, 1994 is partially "grandfathered" and the post July 1, 1994 provisions do not apply, and;

WHEREAS, a Municipality may amend its pre July 1, 1994 CRA authorizing legislation twice after July 1, 1994 and still fall within the pre July 1, 1994 rules, and;

WHEREAS, Resolution No. 33-1987 and the amendment thereto, Resolution No. 37-1988, have not been amended since July 1, 1994 and this amendment thereto would be the first such amendment to the pre July 1 1994 CRA since July 1, 1994, and;

WHEREAS, City Council is desirous of amending the area previously defined as Community Reinvestment Area #1 enabling contiguous areas to benefit from the reinvestment concept and the tax exemptions provided therefor under Ohio Revised Code Sections 3735.65 to 3735.70, inclusive, and;

WHEREAS, City Council is desirous of amending the manner and level in which said tax exemptions are applied to the construction of new structures and the remodeling of existing structures within Community Reinvestment Area #1.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That Resolution No. 33-1987, as amended by Resolution 37-1988, shall and the same are hereby collectively amended to read as follows:

RESOLUTION NO. 047-2013, as amended

A RESOLUTION AMENDING "COMMUNITY REINVESTMENT AREA #1" AS ENACTED PUSUANT TO RESOLUTION NO. 33-1987, AND AS PREVIOUSLY AMENDED BY RESOLUTION NO. 37-1988.

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WHEREAS, City Council is desirous of amending the area previously defined as Community Reinvestment Area #1 enabling contiguous areas to benefit from the reinvestment concept and the tax exemptions provided therefor under Ohio Revised Code Sections 3735.65 to 3735.70, inclusive, and;

WHEREAS, City Council is desirous of amending the manner and level in which said tax exemptions are applied to the construction of new structures and the remodeling of existing structures within Community Reinvestment Area #1.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That Council hereby amends the boundaries of "Community Reinvestment Area #1" area as follows:

Situated in the City of Findlay, County of Hancock and State of Ohio:

Each and all of the parcels of land located within the corporate limits of the City of Findlay, County of Hancock and State of Ohio excepting, however, those parcels included in "Community Reinvestment Area #2."

SECTION 2 : That within "Community Reinvestment Area #1", tax exemptions for improvements to real property as described in Section 3735.67 of the Ohio Revised Code may be granted. Upon compliance with all rules as set forth in 3735.67 to 3735.70, inclusive, the dollar amount by which the remodeling increased the market value of the structure shall be exempt from real property taxation for the following periods:

- (A) Pursuant to R.C. §3735.67 (A), every residential dwelling containing not more than two (2) family units, located within Community Reinvestment Area #1, and upon which the cost of remodeling is at least two thousand five hundred dollars shall receive a tax exemption for a period of time based upon the following schedule:
- (1) Structures that are twenty (20) or more years old at the time of remodeling, four (4) years.
 - (2) Structures that are thirty (30) or more years old at the time of remodeling, six (6) years.
 - (3) Structures that are forty (40) or more years old at the time of remodeling, eight (8) years.
 - (4) Structures that are fifty (50) or more years old at the time of remodeling, ten (10) years.
- (B) Pursuant to R.C. §3735.67 (B), every residential dwelling containing more than two (2) family units, located within Community Reinvestment Area #1, and upon which the cost of remodeling is at least five thousand dollars shall receive a tax exemption for a period of time based upon the following schedule:
- (1) Structures that are twenty (20) or more years old at the time of remodeling, four (4) years.
 - (2) Structures that are thirty (30) or more years old at the time of remodeling, six (6) years.
 - (3) Structures that are forty (40) or more years old at the time of remodeling, eight (8) years.
 - (4) Structures that are fifty (50) or more years old at the time of remodeling, ten (10) years.
- (C) Pursuant to R.C. §3735.67 (B), every commercial or industrial property, located within Community Reinvestment Area #1, and upon which the cost of remodeling is at least five thousand dollars shall receive a tax exemption for a period of time based upon the following schedule:
- (1) Where the remodeling investment is at least ten percent (10%) of the existing structure's current tax valuation but less than twenty percent (20%) of said value, two (2) years.
 - (2) Where the remodeling investment is at least twenty percent (20%) of the existing structure's current tax valuation but less than fifty percent (50%) of said value, four (4) years.
 - (3) Where the remodeling investment is at least fifty percent (50%) but less than one hundred percent (100%) of the existing structure's current tax valuation and/or the investment is at least five hundred thousand dollars but less than two million dollars, six (6) years.
 - (4) Where the remodeling investment is at least one hundred percent (100%) of the existing structure's current tax valuation and/or the investment is greater than two million dollars, an eight (8) year exemption.
- (D) For purposes of this Resolution, the tear down of all or any part of an existing structure on a parcel or parcels of land within the Community Reinvestment Area #1, and the subsequent new construction or re-construction of all or any part of said structure on the same parcel or parcels shall be considered a remodeling.

SECTION 3 : That within "Community Reinvestment Area #1", tax exemptions for new construction of dwelling units, and commercial or industrial properties as described in Section 3735.67(C) of the Ohio Revised Code may be granted. Upon compliance with all rules as set forth in 3735.67 to 3735.70, inclusive, the structure shall not be considered an improvement on the land on which it is located for the purposes of real property taxation for the following periods:

- (A) Pursuant to R.C. §3735.67 (C), every new dwelling unit, located within Community Reinvestment Area #1, shall receive a tax exemption for a period of time based upon the following schedule:
- (1) There shall be no tax exemption for new construction of a residential dwelling unit on a previously un-built upon parcel. [See Section 2, paragraph (D)].
 - (2) For new construction of a residential dwelling on a previously built upon parcel, wherein the median age of the homes in the area is fifty (50) years of age or older, a four (4) year exemption. For purposes of this section, the term "area" shall be defined as the properties located within a two hundred fifty feet (250') radius of the applicant's property.
- (B) Pursuant to R.C. §3735.67 (C), every new commercial or industrial property, located within Community Reinvestment Area #1, shall receive a tax exemption for a period of time based upon the following schedule:
- (1) Where the construction investment is more than two million dollars but less than five million dollars, two (2) years.
 - (2) Where the construction investment is more than five million dollars but less than ten million dollars, four (4) years.
 - (3) Where the construction investment is more than ten million dollars but less than twenty-five million dollars, six (6) years.
 - (4) Where the construction investment is more than twenty-five million dollars but less than fifty million dollars, eight (8) years.
 - (5) Where the construction investment is more than fifty million dollars, ten (10) years.

SECTION 4: Every five (5) years, for those projects incentivized based upon investment, said investment figures shall be adjusted based upon the Midwest Region Consumer Price Index (CPI-U) for all urban consumers, for all items, as published by the Bureau of Labor Statistics. For purposes of this provision, said numbers shall not be seasonally adjusted.

SECTION 5: That to administer and implement the provisions of this Resolution, the Service-Safety Director, Service Director or his written designee is hereby appointed as the Housing Officer as described in Sections 3735.65 - 66 of the Ohio Revised Code.

SECTION 6: The owner of real property located in a community reinvestment area may file an application for an exemption from real property taxation for a new structure or remodeling, completed after the effective date of the resolution adopted pursuant to section 3735.66 of the Revised Code, with the housing officer designated pursuant to section 3735.66 of the Ohio Revised Code for the community reinvestment area in which the property is located.

The housing officer shall verify the construction of the new structure or the cost of the remodeling and the facts asserted in the application. The housing officer shall determine whether the construction or the cost of the remodeling meets the requirements for an exemption under this section. In cases involving a structure of historical or architectural significance, the housing officer shall not determine whether the remodeling meets the requirements for a tax exemption unless the appropriateness of the remodeling has been certified, in writing, by the society, association, agency, or legislative authority that has designated the structure or by any organization or person authorized, in writing, by such society, association, agency, or legislative authority to certify the appropriateness of the remodeling.

If the remodeling qualifies for an exemption under this section, the dollar amount by which the remodeling increased the market value of the structure shall be exempt from real property taxation. If the construction of the structure qualifies for an exemption under this section, the structure shall not be considered an improvement on the land on which it is located for the purpose of real property taxation.

SECTION 7: The housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under section 3735.67 of the Revised Code. If the housing officer finds that the property has not been properly maintained or repaired due to the neglect of the owner, the housing officer may revoke the exemption at any time after the first year of exemption. The housing officer or legislative authority shall notify the county auditor and the owner of the property that the tax exemption no longer applies. If the housing officer revokes a tax exemption, the housing officer shall send a report of the revocation to the community reinvestment area housing council established pursuant to section 3735.69 of the Revised Code, containing a statement of his findings as to the maintenance and repair of the property and the reason for revoking the exemption.

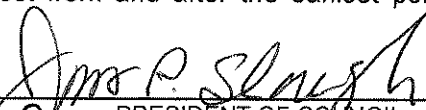
SECTION 8: A community reinvestment area housing council shall be appointed for community reinvestment area #1 composed of two members appointed by the mayor, two members appointed by the legislative authority, and one member appointed by the planning commission of the municipal corporation. The majority of the foregoing members shall then appoint two additional members who shall be residents of the political subdivision. Terms of the members of the council shall be for three years. An unexpired term resulting from a vacancy in the council shall be filled in the same manner as the initial appointment was made. The council shall make an annual inspection of the properties within the community reinvestment area for which an exemption has been granted under section 3735.67 of the Revised Code. The council shall also hear appeals under section 3735.70 of the Revised Code.

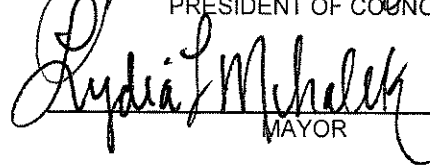
SECTION 9: Any person aggrieved under sections 3735.65 to 3735.69 of the Revised Code may appeal to the community reinvestment area housing council, which shall have the authority to overrule any decision of a housing officer. Appeals may be taken from a decision of the council to the court of common pleas of the county where the area is located.

SECTION 10: In order to qualify for a tax exemption pursuant to the provisions herein, the applicant may not have any outstanding real estate tax delinquencies with the Hancock County Treasurer.

SECTION 11: That a copy of this Resolution will be forwarded to the Hancock County Auditor by the Council Clerk for information and reference.

SECTION 12: This Resolution shall be in full force and effect from and after the earliest period provided by law.



PRESIDENT OF COUNCIL


MAYOR

PASSED December 17, 2013

ATTEST Dennis DeVore
CLERK OF COUNCIL

APPROVED December 17, 2013