

ORDINANCE NO. 24-04

AN ORDINANCE EXPANDING AND MODIFYING THE TERMS AND TAX EXEMPTIONS OF THE MIXED USE COMMUNITY REINVESTMENT AREA, AND DECLARING AN EMERGENCY.

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the “Community Reinvestment Area Program”), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation; and

WHEREAS, pursuant to the Community Reinvestment Area Program, this Council, on December 18, 2014, passed its Ordinance No. 14-77 (the “Original CRA Ordinance”), in which it approved the designation of the geographic area described in the Original CRA Ordinance and found that the construction of new structures in areas located within the City, as described and depicted in the Original CRA Ordinance and known as the Mixed Use Community Reinvestment Area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities within the Mixed Use Community Reinvestment Area and the City as a whole; and

WHEREAS, the Original CRA Ordinance provides for the following exemptions;

- 10 year, 100% tax exemption for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$2,500;
- 12 year, 100% tax exemption for the remodeling of every residential dwelling unit containing more than two housing units and upon which the cost of remodeling is at least \$5,000;
- 15 year, 100% for the construction of dwellings containing not more than 100 housing units;
- Up to and including 12 years, and up to including 100% for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$5,000 to be negotiated on a case-by-case basis; and
- Up to and including 15 years, and up to including 100% for the construction of new commercial or industrial facilities to be negotiated on a case-by-case basis.

WHEREAS, this Council now desires to amend the Mixed Use Community Reinvestment Area to expand it to include the entire geographic area of the City in order to grant tax abatements to encourage economic stability, maintain real property values and generate new employment opportunities; and

WHEREAS, the City has performed an updated housing study (the “Housing Study”) for the Mixed Use Community Reinvestment Area;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ONTARIO, STATE OF OHIO:

SECTION 1. For the purposes of fulfilling the requirements set forth under ORC Sections 3735.65 to 3735.70, this Council adopts the findings of the Housing Survey on file with the Clerk of Council that Mixed Use Community Reinvestment Area is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged. The findings of the Housing Survey are hereby incorporated into this ordinance.

SECTION 2. The boundaries of the Mixed Use Community Reinvestment Area are hereby amended to expand the Mixed Use Community Reinvestment Area to include all areas depicted in Exhibit A attached hereto. This Council hereby finds that the area included within the Mixed Use Community Reinvestment Area as set forth in Exhibit A attached hereto is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

SECTION 3. Except as amended hereby, the Original CRA Ordinance shall remain in full force and effect.

SECTION 4. That this Council further hereby authorizes and directs the Mayor, the Clerk of Council, the Director of Law, the Auditor, the Housing Officer, or other appropriate officers of the City to prepare and sign all agreements and instruments. To publish or deliver all required notices, submit all required petitions, and take any other actions as may be appropriate to implement this Ordinance. All previous actions taken by such officers are hereby ratified.

SECTION 5. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

SECTION 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the further reason that this Ordinance must be enacted for the benefit of economic development and to alleviate the severe housing shortage the City is currently experiencing; wherefore, this Ordinance shall take effect and be in force immediately upon its adoption and approval by the Mayor.

DATE: _____

Ayes_____ Nays_____ Abstain_____

Eddie Gallo, President of Council

APPROVED AS TO FORM:

ATTEST:

Andrew J. Medwid, Law Director

Cathy Van Auker, Clerk of Council

APPROVED:

Randy E. Hutchinson, Mayor

Date

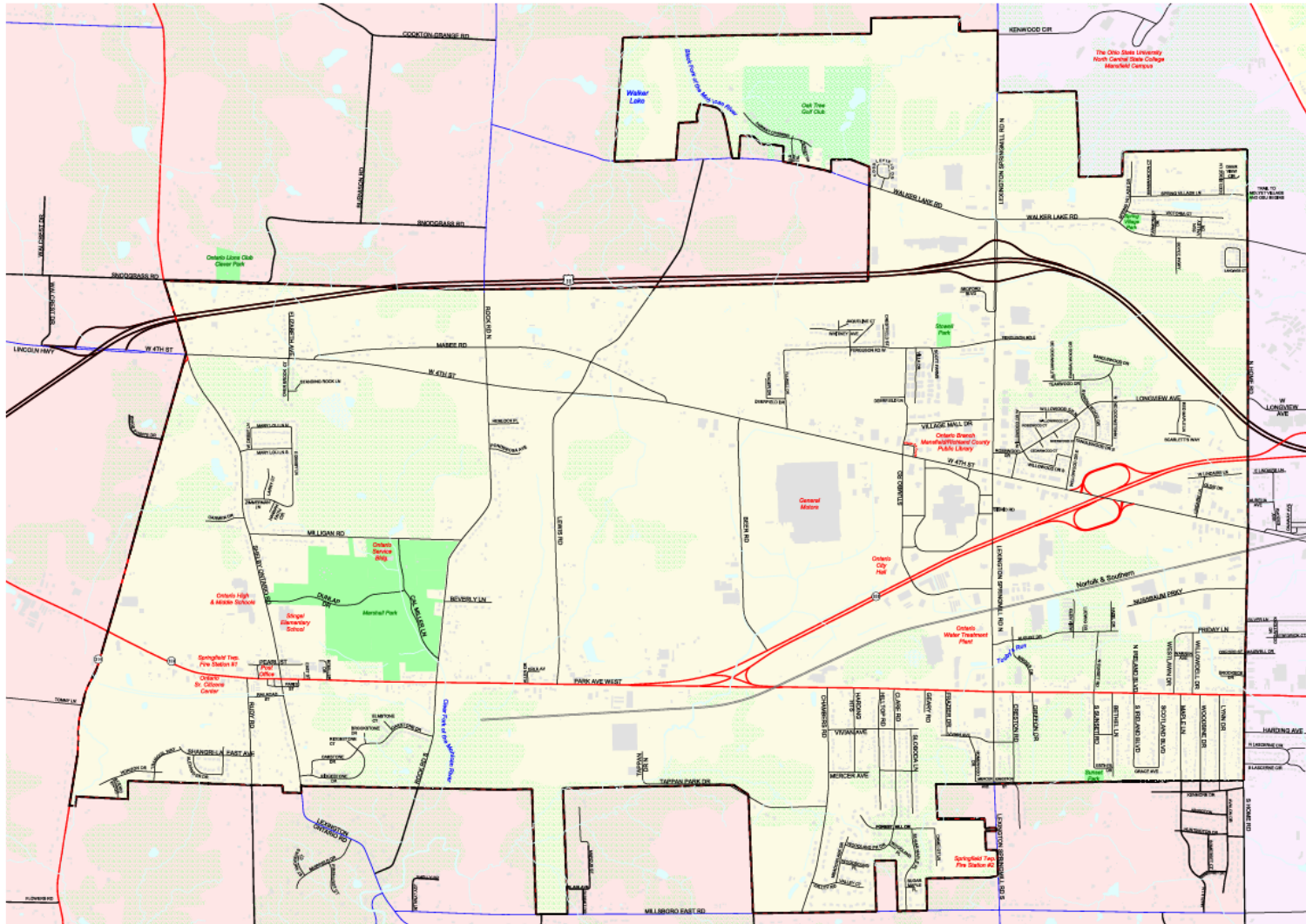
DISAPPROVED:

Objections:_____

Randy E. Hutchinson, Mayor

Date

EXHIBIT A
AMENDED COMMUNITY REINVESTMENT AREA



The yellow area shown on the map above constitutes the amended Mixed Use Community Reinvestment Area.