

RECORD OF ORDINANCES

BEAR GRAPHICS 800-325-8094 FORM NO. 80043

Ordinance No. 5655-17

Passed March 20, 2017

ORDINANCE NO. 5655-17

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.770 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA IN THE CITY OF WILLARD, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL.

WHEREAS, the Council of the City of Willard (hereinafter "Council") desire to pursue all reasonable legitimate incentive measures to assist and encourage development in the City of Willard that have not enjoyed reinvestment from remodeling or new construction;

WHEREAS, a survey of housing, a copy of which is on file in the office of the City of Willard as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area;

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

WHEREAS, the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF WILARD, HURON COUNTY, OHIO THAT:

Section 1: The area designated as the City of Willard 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 ORC Section 3735.66, The City of Willard Community Reinvestment Area, is hereby established in the following described area:

(the entire City of Willard)

The Community Reinvestment Area is approximately depicted on the map attached to this Ordinance (see Exhibit A) and by this reference herein.

Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

Section 3: All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive.

Section 4: Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property 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 the ORC Section 3765.67. The results

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of the negotiation as approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671.

For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods.

- a. Up to, and including fifteen (15) years, for the construction of dwellings containing not more than two (2) owner occupied housing units, as described in ORC section 3735.67, with such exemption being up to one hundred percent (100%) for each of the up to and including fifteen (15) years.
- b. Up to, and including, twelve (12) years, and up to, and including, one hundred percent (100%) for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, the term and percentage of which shall be ~~as determined by the Housing Officer~~ ~~on a case-by-case basis~~ in advance or remodeling occurring.
- c. Up to and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new or industrial facilities the term and percentage of which shall be ~~as determined by the Housing Officer~~ ~~on a case-by-case basis~~ in advance of construction occurring.

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes and composed of two (2) or fewer units shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation.

If new construction qualifies for an exemption, during the period of the exemption, the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

Section 5: All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672(C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement – a minimum of \$500 up to a maximum of \$2,500 annually unless waived.

Section 6: To administer and implement the provisions of this Ordinance, the City Manager or his appointee is designated as the Housing Officer as described in Sections 3735.65 through 3635.70.

Section 7 That a "Community Reinvestment Area Housing Council" shall be created, consisting of:

- Two (2) members appointed by the City Manager of the City of Willard,
- Two (2) members appointed by the Council of the City of Willard,
- One (1) member appointed by the Planning Commission of the City of Willard,
- The majority of these members shall then appoint two (2) additional members who shall be residents within the area.

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Terms of the members of the Willard CRA Housing Council shall be for three years. An unexpired term resulting from a vacancy in the Willard CRA Housing Council shall be filled in the same manner as the initial appointment was made.

The Willard CRA Housing Council shall make an annual exterior inspection of the properties within the district for which an exemption has been granted under Sections 3735.67 of the ORC. The Willard CRA Housing Council shall also hear appeals under Section 37335.70 of the ORC.

The Huron County Tax Incentive Review Council has already been established pursuant to ORC Section 5709.85 and consists of three (3) representatives appointed by the Board of County Commissioners, two (2) representatives of the municipal corporation appointed by the Municipal CEO with Council concurrence, the county auditor or designee and a representative of each affected Board of Education. At least two (2) members shall be residents of the City of Willard.

The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemption for commercial or industrial real property improvements under Section 3735.671 of the ORC and make written recommendations to Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

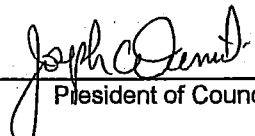
Section 8: The Council reserves the right to re-evaluate the designation of the City of Willard Community Reinvestment Area after December 31, 2017, at which time the Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

Section 9: The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

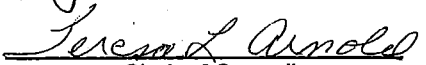
Section 10: The City Manager of the City of Willard is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Ordinance.

Section 11: That this ordinance shall take effect and be enforce from and after the earliest period allowed by law, and upon confirmation by the Director of the Ohio Development Services Agency of the findings in this Ordinance.

Passed: March 20, 2017



President of Council Pro Tem



Clerk of Council

Approved as to form:



Law Director