



Legislation Text

File #: SR-0002-2001, Version: 1

A RESOLUTION MAKING FINDINGS AND DETERMINATIONS AS PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE OHIO REVISED CODE IN EFFECT PRIOR TO JULY 1, 1994, ESTABLISHING MODIFYING, AMENDING AND DESCRIBING THE BOUNDARIES OF A "COMMUNITY REINVESTMENT AREA #1," AMENDING FOR THE GREENBERG TRACT; DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, CREATING A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL; AMENDING SUBSTITUTE RESOLUTION NO. 24-96; TO REPEAL SR-0006-2000; AND DECLARING AN EMERGENCY

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WHEREAS, this 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, this Council has been briefed on new state law enabling legislation that allows for financial incentive to be offered within "community reinvestment areas"; and

WHEREAS, this 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 presently being 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, it is necessary and desirable to amend Community Reinvestment Area #1, pursuant to Sections 3735.65 to 3735.70 of the Ohio Revised Code in effect prior to July 1, 1994, to include an additional 7.482+/- acres of land known as the Greenberg tract;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, STATE OF OHIO:

Section 1. That, for the purposes of fulfilling the requirements set forth under Sections 3735.65 to 3735.70, inclusive, of the Ohio Revised Code, which were in effect prior to July 1, 1994, this Council reestablishes Community Reinvestment Area #1.

Section 2. That the boundaries of Community Reinvestment Area #1 are as described in EXHIBIT A, EXHIBIT B, EXHIBIT C, EXHIBIT D, EXHIBIT E, EXHIBIT F, EXHIBIT G, EXHIBIT H, and EXHIBIT I, attached hereto and incorporated herein by reference.

Section 3. That within Community Reinvestment Area #1, the percentage of 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 Ohio Revised Code Section 3765.67. The results of the negotiation as

approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in Ohio Revised Code Section 3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from improvements as described in Ohio Revised Code Section 33.67 shall be granted upon property application by the property owner and certification thereof by the designated Housing Officer for the following periods. Residential applications must be filed with the Housing Officer no later than six months after construction completion.

(a) Ten (10) years for the remodeling of dwellings containing not more than two housing units and upon which the cost of remodeling is at least two thousand five hundred dollars (\$2,500) as described in Ohio Revised Code Section 3735.67.

(b) Up to twelve (12) years for existing commercial and industrial facilities negotiated on a case-by-case basis in advance of construction or remodeling occurring.

(c) Up to fifteen (15) years for new commercial or industrial facilities negotiated on a case-by-case basis in advance of construction occurring.

Section 4. All commercial and industrial projects are required to comply with the state application fee requirements of Ohio Revised Code Section 3735.672(c) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement.

Section 5. That to administer and implement the provisions of this Resolution, the Mayor is designated as the Housing Officer as described in Sections 3735.65-70 of the Ohio Revised Code in effect prior to July 1, 1994.

Section 6. That Council reserves the right to re-evaluate the designation of Community Reinvestment Area #1 after January 1, 1994, and for any time period thereafter as a continuous review, at which time 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 in effect prior to July 1, 1994.

Section 7. That this Council finds that the area included within Community Reinvestment Area #1 is one in which housing facilities or commercial/industrial facilities are located and new facility construction and repair of existing facilities or structures is not presently occurring at its fullest potential.

Section 8. That a "Community Reinvestment Area Housing Council" created by Resolution No. 29-92 is hereby restated as consisting of seven (7) members who shall be citizens of the City of Gahanna, to perform the duties required of such Council for the Community Reinvestment Area #3, as herein modified and amended, with two (2) members appointed by City Council, two (2) members appointed by the Mayor, and one (1) member appointed by the Gahanna Planning Commission, and the majority of the foregoing members then appointing two (2) additional members who shall be residents of the Municipality, and with terms and vacancies as determined in Resolution No. 29-92.

Section 9. That a copy of this Resolution will be forwarded to the Franklin County Auditor by the Clerk of Council for information and reference.

Section 10. That Resolution SR-0006-2000, passed August 21, 2000 is hereby repealed.

Section 11. That this resolution shall be in full force and effect at the earliest period allowed by law.

Attachments:
EXHIBIT A;

EXHIBIT B;
EXHIBIT C;
EXHIBIT D;
EXHIBIT E;
EXHIBIT F;
EXHIBIT G;
EXHIBIT H;
EXHIBIT I.

Authority: Sections 3735.65 to
3735.70 of the Ohio Revised Code
in effect prior to July 1, 1994.