

REQUESTED BY: CITY MANAGER, BILL KOCHER

DATE OF FIRST READING: 7-19-16 WAIVE RULES? \_\_\_\_\_ YES X NO  
FINAL ACTION DATE: 7-20-16 VOTE: X YES \_\_\_\_\_ NO

SUSPENSION OF TWO READING RULE:

YES	NO
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ADOPTION OF ORDINANCE:

	YES	NO
DENISE LINGO	<u>✓</u>	<u>      </u>
JENNIFER MOODY	<u>      </u>	<u>      </u>
ROBERT PARSONS	<u>✓</u>	<u>      </u>
JEANNE GEORGE	<u>✓</u>	<u>      </u>
JUDY PETERSEN	<u>✓</u>	<u>      </u>
JOE ROETTING	<u>✓</u>	<u>      </u>
KISHA DOSA	<u>      </u>	<u>      </u>
TOTALS	<u>5</u>	<u>0</u>

ORDINANCE NO. 16-1792

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA #2 IN THE CITY OF MT. HEALTHY AND UTILIZING EXISTING HOUSING OFFICER, COMMUNITY REINVESTMENT HOUSING COUNCIL AND TAX INCENTIVE REVIEW COUNCIL OUTLINE IN ORDINANCE NO. 98-1237 AND DECLARING AN EMERGENCY

WHEREAS, the Council of the City of Mt. Healthy, Ohio (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Mt. Healthy, Ohio (the "City of Mt. Healthy") that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing, a copy of which is on file in the office of the City Manager 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; and

WHEREAS, the 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 MT. HEALTHY, HAMILTON COUNTY, OHIO, at least two thirds (2/3) of its members concurring, that:

Section 1: The area designated as the Mt. Healthy Community Reinvestment Area #2 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, Mt. Healthy Community Reinvestment Area #2, is hereby established in the following described area:

Approximately 51 acres including the Clovernook Apartments (7701 Clovernook Avenue- along Clovernook Avenue from Compton north to the dead end of Clovernook) and the former Rex Ralph Elementary School at 1310 Adams Road. This area is identified as Hamilton County Auditor Parcel #s 059300100003 and 059300110002.

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

Only residential properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program. Multi-family units are classified as residential for purposes of this Ordinance.

Section 3: All residential properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive. 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 Mt. Healthy intends to undertake supporting public improvements in the designated area.

Section 4: Within the Community Reinvestment Area, 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 currently designated Housing Officer for the following periods.

- a. Ten (10) years, for the remodeling of every residential dwelling unit containing at least two housing units and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67, and with such exemption being one hundred percent (100%) for each of the ten (10) years.
- b. Twelve (12) years, 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, as described in ORC Section 3735.67, and with such exemption being one hundred percent (100%) for each of the twelve (12) years.
- c. Fifteen (15) years, for the construction of dwellings containing at least two units housing units, as described in ORC Section 3735.67, with such exemption being one hundred percent (100%) for each of the fifteen (15) years.

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes and composed of at least two 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: A local annual monitoring fee of one percent of the amount of taxes exempted under the application - a minimum of \$500 up to a maximum of \$2500 annually, unless waived, may be charged. Local monitoring fee will be paid annually, on the anniversary date of the application, to the Housing  
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Officer.

Section 6: The Council reserves the right to re-evaluate the designation of the Mt. Healthy Community Reinvestment Area #2 after December 31, 2018 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 7: The Community Reinvestment Area Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Community Reinvestment Area Council shall also hear appeals under 3735.70, of the ORC.

Section 8: 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 of 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 9: This Ordinance is hereby declared to be an emergency measure and shall take effect immediately upon its adoption for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Mt. Healthy and for the further reason that it is necessary to immediately encourage the maintenance of existing and construction of new residential structures in the area of the City of Mt. Healthy to be included in the Community Reinvestment Area in order to promote economic stability and maintain real property values in the City of Mt. Healthy by allowing for the immediate remodeling of existing structures and construction of new structures in the Community Reinvestment Area.

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

Passed this 20 day of July, 2016.

Russ Bittner  
President of Council

Attest: Melanie Burtz  
Clerk of Council

Approved this 20 day of July, 2016.

Jan Conolly  
Mayor