

ORDINANCE NO. 2021-23

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA IN THE CITY OF CLYDE, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.

WHEREAS, the council of the City of Clyde (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Clyde 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 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;

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 CLYDE, SANDUSKY COUNTY, OHIO, THAT:

Section 1: The area designated as the Clyde 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, Clyde Community Reinvestment Area, is hereby established in the following described area:

The Clyde Community Reinvestment Area shall be located within and bounded by the corporation limits of the City of Clyde

The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Ordinance (see Exhibit A) and by this reference incorporated 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 (the city may determine that all or any combination of project types - residential, commercial and industrial as eligible). 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 Clyde intends to undertake supporting public improvements in the designated area.

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 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. Five (5) years, for the new construction or remodeling of every residential dwelling unit containing not more than three housing units, and commercial/industrial properties upon which the cost of new construction or remodeling is at least \$25,000 as described in ORC Section 3735.67, and with such exemption being Fifty percent (50%) for each of the Five (5) years.
- b. Seven (7) years, for the new construction or remodeling of every residential dwelling unit containing not more than three housing units, and commercial/industrial properties upon which the cost of new construction or remodeling is at least \$50,000 as described in ORC Section 3735.67, and with such exemption being Fifty percent (50%) for each of the Seven (7) years.
- c. Ten (10) years, for the new construction or remodeling of every residential dwelling unit containing not more than three housing units, and commercial/industrial properties upon which the cost of new construction or remodeling is at least \$100,000 as described in ORC Section 3735.67, and with such exemption being Fifty percent (50%) for each of the Ten (10) years.
- d. Fifteen (15) years, for the new construction or remodeling of every residential dwelling unit containing not more than three housing units, and commercial/industrial properties upon which the cost of new construction or remodeling is at least \$1,000,000 as described in ORC Section 3735.67, and with such exemption being Fifty percent (50%) 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 Three (3) and 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 \$2500 annually unless waived.

Section 6: To administer and implement the provisions of this Ordinance, City Manager is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

Section 7: That a "Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor of Clyde, two members appointed by the Council of the City of Clyde and one member appointed by the Clyde Planning Commission. The majority of the members shall then appoint two additional members who shall be residents within the area. 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 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 Council shall also hear appeals under Section 3735.70 of the ORC.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two 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 members must be residents of the City of Clyde. The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671, of the ORC and make written recommendations to the 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 Clyde Community Reinvestment Area after December 31 of 2021 and each year thereafter, 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 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 council shall also hear appeals under 3735.70, of the ORC.

Section 10: 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 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.

Section 12: The City Manager of the City of Clyde is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Ordinance.

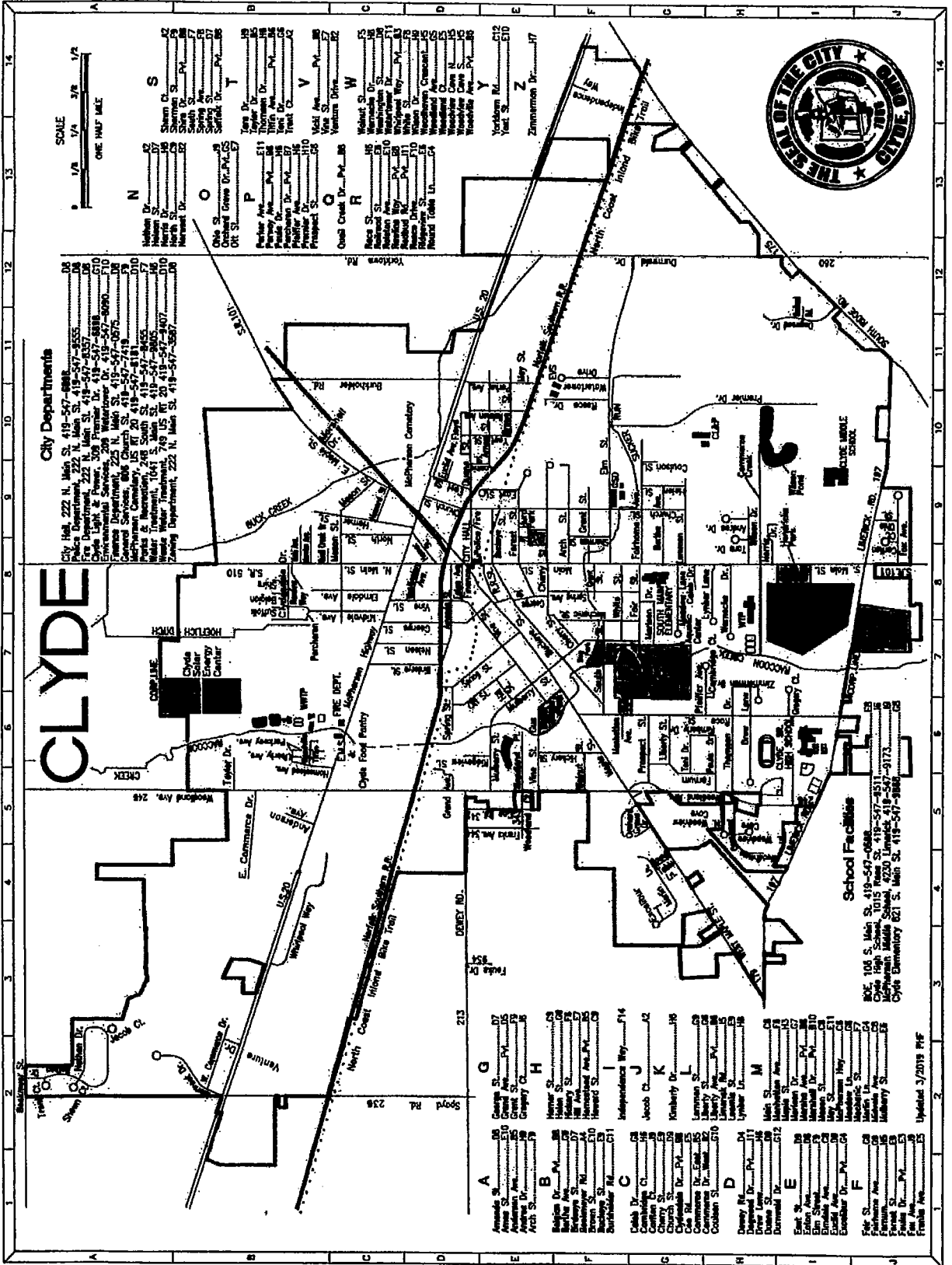
PASSED: 4-20-2021

G. Scott Black, Mayor

ATTEST: Janet R. Dickman
Clerk of Council

APPROVED AS TO FORM:

Zachary J. Selvey, Solicitor



CLYDE

City Departments

City Hall, 222 N. Main St., 419-547-4888
 Police Department, 222 N. Main St., 419-547-4855
 Fire Department, 222 N. Main St., 419-547-4357
 Public Works, 308 Premier Dr., 419-547-4888
 Environmental Services, 208 Madison Dr., 419-547-4890
 Public Safety, 208 Madison Dr., 419-547-4890
 Cemetery, 208 Madison Dr., 419-547-4890
 Parks & Recreation, 208 Madison Dr., 419-547-4890
 Senior Center, 1001 S. Main St., 419-547-4890
 Zoning Department, 222 N. Main St., 419-547-4887

City of Clyde, Ohio
 Mayor: [Name]
 City Manager: [Name]
 Clerk: [Name]

- A** Adams St., 08
 Ames St., 09
 Archer St., 10
 Arch St., 11
- B** Berlin Dr., 01
 Berlin St., 02
 Biddle St., 03
 Biddle St., 04
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- C** Cahill Dr., 01
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- D** DeWitt Dr., 01
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- School Facilities**
 Clyde High School, 1015 Main St., 419-547-4511
 Clyde Middle School, 1015 Main St., 419-547-4511
 Clyde Elementary, 821 S. Main St., 419-547-4888
- City of Clyde, Ohio**
 Mayor: [Name]
 City Manager: [Name]
 Clerk: [Name]
- City Departments**
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 Cemetery, 208 Madison Dr., 419-547-4890
 Parks & Recreation, 208 Madison Dr., 419-547-4890
 Senior Center, 1001 S. Main St., 419-547-4890
 Zoning Department, 222 N. Main St., 419-547-4887
- Landmarks**
 Clyde Solar Energy Center
 Clyde High School
 Clyde Middle School
 Clyde Elementary
- Streets**
 Adams St., Ames St., Archer St., Arch St., Berlin Dr., Berlin St., Biddle St., Cahill Dr., Cambridge Ct., Canton St., Church St., DeWitt Dr., East St., Fair St., George St., Grand St., Haven St., Independence Way, Jacob St., Kimberly Dr., Laramore St., Main St., North St., Oak St., Parker Ave., Quail Crest Dr., Raccoon St., Sharon St., Taylor Dr., Vermont Dr., Walnut St., Xenia St., Yorktown Rd., Zinnamon Dr.



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