

ORDINANCE NO. 33-2021

INTRODUCED BY: MAYOR JAMES P. GRAVEN

AN ORDINANCE AMENDING ORDINANCE NO. 27-2019 WHICH IMPLEMENTED SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE AND ESTABLISHED THE OLMSTED FALLS COMMUNITY REINVESTMENT AREA IN THE CITY OF OLMSTED FALLS, AND DECLARING AN EMERGENCY.

WHEREAS, the Council of City of Olmsted Falls (hereinafter “Council”) adopted Ordinance No. 27-2019 on May 14, 2019 (the “Original CRA Ordinance”) and as ratified in Ordinance 74-2019 as adopted on October 8, 2019 designating the Olmsted Falls Community Reinvestment Area in accordance with Sections 3735.65 through 3735.70 of the Ohio Revised Code (the “CRA Act”); and

WHEREAS, this Council now determined to amend the Original CRA Ordinance by amending and restating Section 4 of the Original CRA Ordinance to amend the percentage of the tax exemption on the increase in the assessed valuation resulting from certain improvements to residential properties; and

WHEREAS, the maintenance of existing structures 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 CITY OF OLMSTED FALLS, CUYAHOGA COUNTY, OHIO, THAT:

SECTION 1. Section 4 of the Original CRA Ordinance is hereby amended and restated in its entirety as follows:

“SECTION 4. Within the Olmsted Falls 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 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, in the fixed percentage of 50%, on the increase in the assessed valuation resulting from improvements as described in ORC Section 3735.67 shall be granted upon proper application by the property owner and certification thereof by the designated housing officer for the periods set forth below. Residential applications must be filed with the Housing Officer (defined below) no later than six months after construction completion. The exemptions shall not exceed the following limits:

(a) Ten (10) years (term the same for all), for the remodeling of dwellings containing two (2) or less family units and upon which the cost of remodeling is at least \$2,500.

(b) Until December 31, 2021, ten (10) years (term the same for all), for the remodeling of dwellings containing three (3) or more family units and which the cost of remodeling is at least \$5,000. The Housing Officer shall not accept any residential applications for the exemption for the remodeling of a dwelling containing three (3) or more family units after December 31, 2021.

(c) Fifteen (15) years (negotiated up to 15 years), for existing commercial and industrial facilities, and upon which the cost of any remodeling is at least \$5,000, shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring.

(d) Fifteen (15) years (negotiated up to 15 years), for new commercial or industrial facilities shall be negotiated on a case-by-case basis in advance of construction occurring.

(e) For residential applications filed with the Housing Officer on or before December 31, 2021, Ten (10) years (term the same for all) for the construction of new dwellings. The Housing Officer shall not accept any residential applications for the exemption of the construction of new dwellings under this Ordinance after December 31, 2021.

If remodeling qualifies for an exemption, during the period of the exemption, the dollar amount of the increase in market value of the remodeled structures 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 2. 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.

