

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____ Passed _____, 20____

RESOLUTION 3381

A RESOLUTION REPEALING RESOLUTIONS 1419, 1495, 1648, 1657, 1903, 1944, 2353 AND 2582 IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA #9 IN THE VILLAGE OF LEIPSIC, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND AUTHORIZING THE USE OF THE VILLAGE OF LEIPSIC TAX INCENTIVES REVIEW COUNCIL.

WHEREAS, the Council of the Village of Leipsic (hereinafter “Village Council”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in the Village of Leipsic that have not enjoyed reinvestment from remodeling or new constructions; and

WHEREAS, the Village Council previously created eight CRA Districts through Resolutions 1419, 1495, 1648, 1657, 1903, 1944, 2353 and 2582; and

WHEREAS, the Village Council desires to combine the previous eight CRA districts including the recently annexed land to the Village to create a new district, CRA #9, that will have the same boundaries as the Village as of February 28, 2024; and

WHEREAS, a survey of housing (see Exhibit A) 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 #9; 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 RESOLVED by the Council of the Village of Leipsic, Putnam County, Ohio that:

Section 1. Resolutions 1419, 1495, 1648, 1657, 1903, 1944, 2353 and 2582 that created CRA’s one through seven are hereby repealed.

Section 2. The area designated as the Village of Leipsic Community Reinvestment Area #9 constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing structures has been discouraged.

Section 3. Pursuant to ORC Section 3635.66, the Village of Leipsic Community Reinvestment Area #9 is hereby established in the following described area:

The boundaries of the Leipsic Community Reinvestment Area #9 shall be the same as the political boundaries of the Village, as of February 28, 2024, as depicted on the map attached to this Resolution, marked Exhibit B, and by this reference incorporated herein.

Residential, commercial and/or industrial properties consistent with the applicable

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zoning regulations within the designated Community Reinvestment Area #9 will be eligible for exemptions under this Program.

Section 4. All properties identified in Exhibit B as being within the designated Community Reinvestment Area #9 are eligible for this incentive. This CRA proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the Village of Leipsic intends to undertake supporting public improvements in the designated area.

Section 5. 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 constructions or remodeling occurring, according to the rules outlined in the ORC Section 3765.67. The results of the negotiation as approved by this Village 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 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 following periods. Residential applications must be filed with the Housing Officer no later than six months after construction completion.

The following rates and terms apply to real property tax abatement:

- (a). Abatement will be ten (10) years, (term the same for all, i.e. 100% for 10 years) for the remodeling of dwellings containing not more than 2 housing units and for which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67.
- (b). Abatement can be up to 100% for up to ten (10) years for residential dwellings containing more than two (2) units and for existing commercial and industrial facilities, however each application shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring. Apartment complexes of three (3) or more units will be considered commercial structures for the CRA program. The cost of remodeling must be at least \$5,000, as described in ORC Section 3735.67.
- (c). Abatement can be up to 100% for up to fifteen (15) years for new commercial or industrial facilities and shall be negotiated on a case-by-case basis in advance of construction occurring.
- (d). Abatement can be up to 100% for up to five (5) years for the new construction of a residential dwelling with no more than two residential units as described in ORC Section 3735.67

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

Section 6. All commercial and industrial projects are required to comply with the State application fee requirements of ORC Section 3735.672 (c): \$750 to the Ohio Department of Development 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, (at the discretion of the Village).

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Section 7. To administer and implement the provisions of this Resolution, the Village’s Administrator is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

Section 8. A “Community Reinvestment Area Housing Council” consisting of seven (7) members shall be created as outlined in ORC Section 3735.69. The Housing Council shall consist of residents of the Village of Leipsic of which two members shall be appointed by the Village Council, two (2) by the Mayor, and one member appointed by the Leipsic School Board. The majority of the members shall then appoint two additional members. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The original committee appointments shall include three one-year terms and four three-year terms, to insure overlapping terms. The Mayor, Village Council and the Housing Council shall appoint one member to a three-year term.

A Tax Incentive Review Council (TIRC) 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 corporations, appointed by the Municipal CEO with Council concurrence, the County Auditor or designee, and a representative of each effected board of education. At least two members must be residents of the Village of Leipsic. The Tax Incentive Review Council (TIRC) 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 Village Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement. (The existing TIRC may be used.)

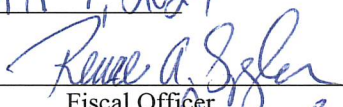
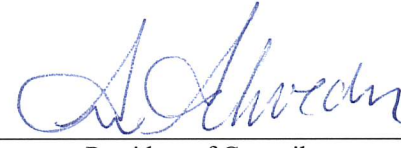
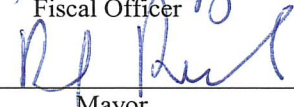
Section 9. The Village Council reserves the right to re-evaluate the Leipsic Community Reinvestment Area annually after September 30, 2024, at which time Village Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

Section 10. The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the CRA for which an exemption has been granted under Section 3735.67 of the ORC. The Housing Council shall also hear appeals under 3735.70 of the ORC.

Section 11. The Village Council hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of the Village Council, that all deliberations of this Village 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 12. This Resolution shall take effect and be in force from and after the earliest period allowed by law and upon confirmation by the Ohio Director of Development of the findings in this Resolution.

Section 13. The Mayor of the Village Leipsic is hereby directed and authorized to petition the Director of Development to confirm the findings contained within this Resolution.

PASSED: April 1, 2024
ATTESTED:  Fiscal Officer
 President of Council
APPROVED:  Mayor

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