

ORDINANCE NO 17-20

TO FORM A COMMUNITY REINVESTMENT AREA AS PERMITTED IN SECTION 3735.65 TO 3735.70 OF THE OHIO REVISED CODE. ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA AND DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM.

WHEREAS, the Village Council of Hebron desires to create a Community Reinvestment Area pursuant to 3735.65 to 3735.70 of the Ohio Revised Code.

WHEREAS, is necessary to adopt this legislation to encourage investment, commerce, capital, and construction through incentivizing development via a Community Reinvestment Area titled "Community Reinvestment Area 2020"

NOW. THEREFORE, BE IT ORDANIED BY THE COUNCIL OF THE VILLAGE OF HEBRON, STATE OF OHIO, WITH A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING THAT:

SECTION I:

That for the purposes of fulfilling the requirements set forth under Section 3735.65 to 3735.70, inclusive, of the Ohio Revised Code, "Community Reinvestment Area 2020" is established.

SECTION II:

That the boundaries of "Community Reinvestment Area 2020" shall include the following parcels; 074-329490-00.001 -4.318 AC SEC 11 R18 T17 – Zoned Commercial – S. High Street, 078-334482-00.000 – Lot 12 1.783 AC – Zoned Commercial – 3272 Hebron Rd., 075-330144-00.001 – 131.572 AC – Zoned Manufacturing 1 – Beaver Run Rd, 075-330144-00.003 – 7.180 AC – Manufacturing 1 – Beaver Run Rd and incorporated here by reference.

SECTION III:

That within the "Community Reinvestment Area 2020" tax exemptions for improvements to real property as described in Section 3735.67 of the Ohio Revised Code, and herein, will be granted for the following periods:

- (a) One Hundred Percent (100%) Abatement for Ten (10) Years for the remodeling of every dwelling containing not more that two family units, as described in Section 3735.67, upon which the cost of remodeling is at least two thousand five hundred dollars (\$2,500);
- (b) One Hundred Percent (100%) Abatement for Ten (10) Years for the remodeling of commercial or industrial property, as described in Section 3735.67, upon which the cost of remodeling is at least five thousand dollars (\$5,000);
- (c) One Hundred Percent (100%) Abatement for Twelve (12) Years for the construction or expansion of every commercial or industrial structure as described in Section 3735.67.

SECTION IV:

That the tax exemption shall first apply in the year following the calendar year in which certification is made to the county auditor by the housing officer pursuant to Section 3735.67. If remodeling qualifies for an exemption under Section III, Division (a) or (b) of this Ordinance, the dollar amount by which the remodeling increases the market value of the structure shall be exempt from real property taxation.

SECTION V:

That the Housing Officer, as described in Section 3735.66 of the Ohio Revised Code, is designated to administer and implement the provisions of this Ordinance.

SECTION VI:

That a copy of this Ordinance will be forwarded to the Licking County Auditor and the Licking County Planning Commission by the Hebron Village Clerk for information and reference.

SECTION VII:

That Hebron Village Council reserves the right to re-evaluate the designation of “Community Reinvestment Area 2020” annually, at which time the Board may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67, of the Ohio Revised Code.

SECTION VIII:

That Hebron Village Council finds that the area included within the foregoing description as “Community Reinvestment Area 2020” annually, at which time the Board may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67, of the Ohio Revised Code.

SECTION IX

That a “Community Reinvestment Area Housing Council” is hereby creating consisting of two (2) members appointed by the Mayor, two (2) members appointed by the Village Council, and one member appointed by the Village of Hebron Planning Commission, who shall be residents of the Village. The majority of the foregoing members shall then appoint two (2) additional members who shall be residents with the area. Terms of the members of the Council shall be for three (3) years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made.

SECTION X:

The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the “Community Reinvestment Area 2020” for which an exemption has been granted under Section 3735.67 of the Ohio Revised Code. This Council shall also hear appeals under Section 3735.70 of the Ohio Revised Code.

SECTION X1:

That the effective date of this ordinance will be immediately on passage. **Tax abatement exemptions may only be granted to those property owners who apply for tax exemptions prior to the beginning of construction or remodeling after the effective date of this ordinance.** The Housing Officer shall determine the information to be presented on the application for tax exemption. Applications for tax exemption shall be presented to the Housing Officer, who shall have the authority to approve or to disapprove the applications. Upon disapproval, applicants shall have recourse in the form of appeal to the “Community Reinvestment Area Council.”

Passed this 4th day of November, 2020

(on file)

JAMES LAYTON, MAYOR

(on file)

Deborah Morgan, Fiscal Officer

APPROVED AS TO FORM: Wesley K. Untied, Village Solicitor