

ORDINANCE NO. 2016-0-28 (As Amended)

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 MENTOR ON THE LAKE, 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 Mentor on the Lake desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Mentor on the Lake 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 the Administrative Director 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 MENTOR ON THE LAKE, LAKE COUNTY, OHIO, THAT:

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

The entire City shall constitute the Community Reinvestment Area. This 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.

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 so long as the properties meet the requirements that are set forth in this Ordinance. 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 Mentor on the Lake intends to undertake or support 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. All exemptions under this ordinance shall require prior approval of city council.

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 only be granted to single family owner occupied properties upon application by the property owner and certification thereof by the designated Housing Officer for the following periods and also the approval of City Council.

- a. Ten (10) years, for the remodeling of every owner occupied single family residential dwelling unit containing not more than one housing unit 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 so long as the single family residential dwelling unit remains owner occupied during the period of exemption.
- b. Zero (0) years, for the remodeling of every residential dwelling unit containing more than one housing unit and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, and with such exemption being zero percent (0 %) except as may be allowed in Section 4 e. below.
- c. Fifteen (15) years, for the construction of dwellings containing not more than one housing unit, as described in ORC Section 3735.67, with such exemption being One Hundred percent (100 %) for each of the Fifteen (15) years.
- d. Up to, and including, twelve (12) years, and up to, and including, One Hundred percent (100%) for the remodeling of existing commercial or industrial or residential facilities that contain three or more units and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.

- e. Up to, and including, fifteen (15) years, and up to, and including, One Hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes and composed of one (1) unit shall be classified as residential structures. Residential facilities that include three or more units shall be treated as commercial structures for the purpose of this CRA ordinance.

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 (including Residential facilities that include three or more units) 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, the Administrative Director 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 Mentor on the Lake, two members appointed by the Council of the City of Mentor on the Lake and one member appointed by the Planning Commission of Mentor on the Lake. The majority of the members shall then appoint two additional members. All members of the Community Reinvestment Area Housing Council shall be residents of the City. Terms of the members of the Housing 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 Community Reinvestment Area Council shall make an annual exterior curbside 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 Mayor 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 Mentor on the Lake. 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 Tax Review Council as to continuing, modifying or terminating said

agreement based upon the performance of the agreement.

Section 8: The City Council reserves the right to re-evaluate the designation of the Mentor on the Lake Community Reinvestment Area after December 31, 2017 and thereafter on an annual basis, at which time this 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 council shall also hear appeals under 3735.70, of the ORC.

Section 10: City 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.

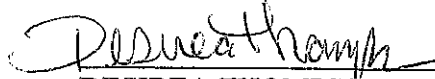
Section 11: That this ordinance shall take effect and be enforce from and after the earliest period allowed by land and upon confirmation by the Director of the Ohio Development Services Agency of the findings in this Resolution.

Section 12: The Mayor of the City of Mentor on the Lake is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Resolution.

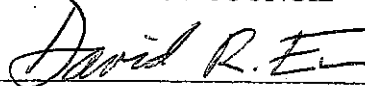
Section 13. That the Clerk of Council shall forward a copy of this Ordinance to the Lake County Auditor for his information and reference.

Section 14. That the Clerk of Council shall cause a copy of this Ordinance to be published in a newspaper of general circulation in City once a week for two consecutive weeks or as provided in section 7.16 of the Revised Code, immediately following its adoption.

Passed by Council this 13th day of December 2016



DESIREA THOMPSON
PRESIDENT OF COUNCIL



DAVID R. EVA
MAYOR

Dated: 12/13/16

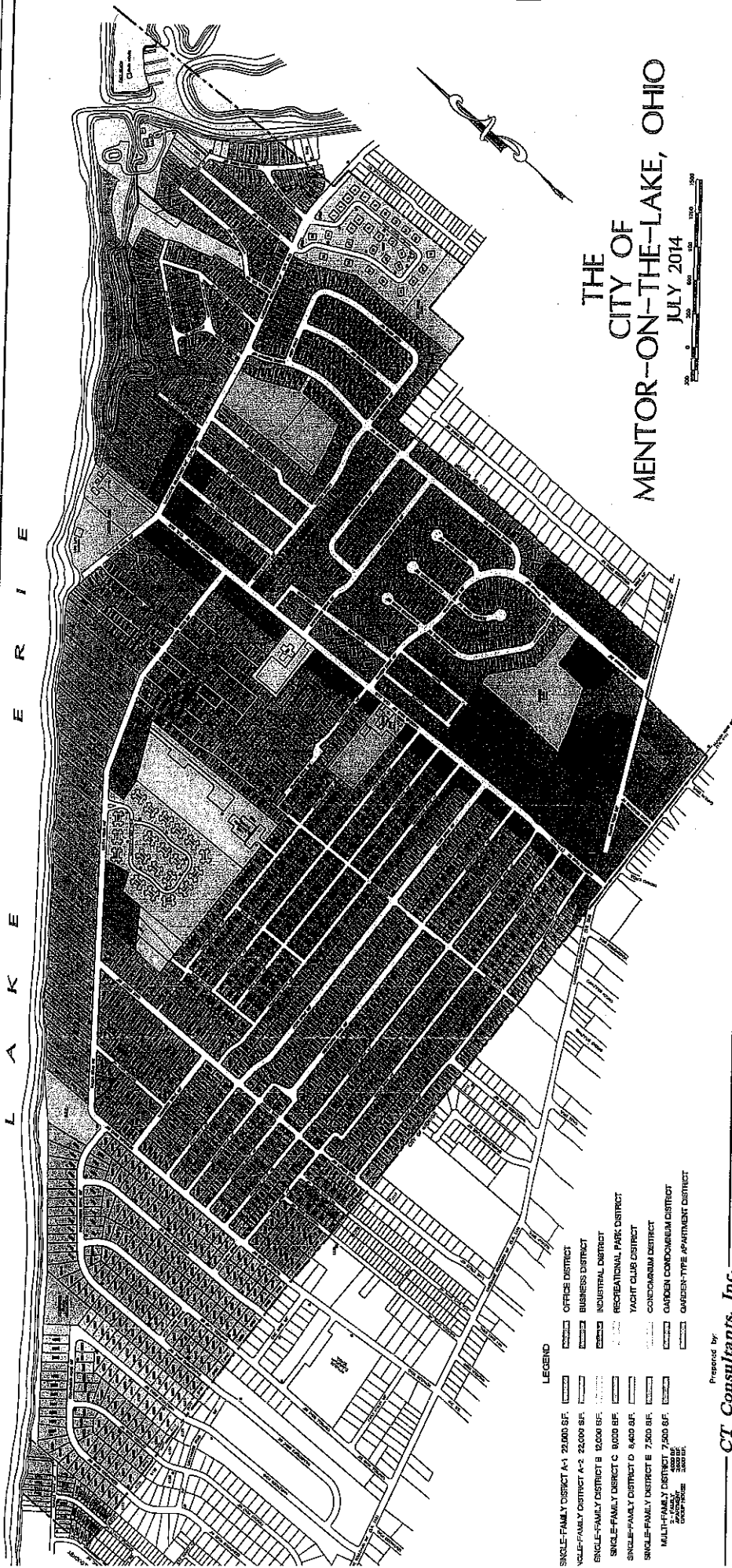
ADOPTED: December 13, 2016

ATTEST: Joyce M. Sharp
Clerk of Council

L A K E E R I E

THE CITY OF MENTOR-ON-THE-LAKE, OHIO

JULY 2014



- LEGEND**
- SINGLE-FAMILY DISTRICT A-1 22,000 SF.
 - SINGLE-FAMILY DISTRICT A-2 22,000 SF.
 - SINGLE-FAMILY DISTRICT B 12,000 SF.
 - SINGLE-FAMILY DISTRICT C 9,000 SF.
 - SINGLE-FAMILY DISTRICT D 8,400 SF.
 - SINGLE-FAMILY DISTRICT E 7,200 SF.
 - MULTI-FAMILY DISTRICT 7,200 SF.
 - OFFICE DISTRICT
 - BUSINESS DISTRICT
 - INDUSTRIAL DISTRICT
 - RECREATIONAL PARK DISTRICT
 - YACHT CLUB DISTRICT
 - CONDOMINIUM DISTRICT
 - GARDEN CONDOMINIUM DISTRICT
 - GARDEN-TYPE APARTMENT DISTRICT

Prepared by
CT Consultants, Inc.