

ORDINANCE NO. 36 - 14

By: Steve Keyes

An ordinance to amend the City's Main Street Re/Development District Community Reinvestment Area program by amending Ordinance 14-10, which amended Amended Ordinance 28-09, which amended Ordinance 68-02, to clarify the types of properties that are eligible for tax exemptions.

WHEREAS, consistent with Amended Ordinance 28-09, the City distinguishes between residential properties and commercial properties under the City's Main Street Re/Development District Community Reinvestment Area (the "Main Street CRA") program; and

WHEREAS, consistent with Ordinance 14-10, the City provides exemptions to residential properties that meet applicable zoning requirements, municipal plans for development or redevelopment and the Main Street Design Guidelines within the City's Main Street CRA, without requiring any minimum number of newly constructed units; and

WHEREAS, Council wishes to clarify the types of properties that are eligible for tax exemptions under the Main Street CRA by amending and restating certain key language in the legislation that pertains to the Main Street CRA, primarily to clarify that residential properties are eligible for the Main Street CRA exemption even if they are included as part of a mixed-use development, consistent with the City's Mixed Use Commercial zoning designation and the accompanying Main Street Design Guidelines;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1.

That Section 3, inclusive of Section 3a, as originally enacted in Ordinance 68-02 and as amended by Amended Ordinance 28-09 and Ordinance 14-10, be amended and restated to read as follows:

Section 3. That within the Main Street Re/Development District Community Reinvestment Area, only **(i)** residential properties, and **(ii)** commercial properties for mixed-use development ~~projects~~ consisting of any combination of residential, commercial and retail uses including hotel, conference center and lodging facilities; corporate headquarters; high technology, computer and other information-based operations will be eligible under this Ordinance to apply for tax exemptions for improvements to real property as described in Section 3735.65 of the Ohio Revised Code. **To apply for the tax exemptions, the properties must be consistent** with the applicable zoning regulations, municipal plans for development or redevelopment, and the Main Street Design Guidelines. Industrial properties are not eligible to apply for exemptions under this Ordinance. **Exemptions for residential properties shall be provided as specified in Section 3a. Exemptions for non-residential portions of commercial properties for mixed-used development shall be provided as specified in Section 4. Residential properties include stand-alone residential buildings, residential properties that are part of a multiple-unit residential building, common area or limited common area portions of multiple-unit residential buildings, and residential properties that are part of a mixed-use building.**

Section 3a. That within the Main Street Re/Development District Community Reinvestment Area, all residential new construction ~~projects~~ **properties** shall be eligible for tax exemptions for the increase in the assessed valuation resulting from the improvements as described in O.R.C. Section 3735.67 as **under the schedule** described below:

Minimum Average Investment of \$150,000 per unit, 5 years average of 50% as follows: Year 1-100%; Year 2-60%; Year 3-40%; Year 4-25%; Year 5-25%.

Minimum Average Investment of \$200,000 per unit, 7 years average of 50% as follows: Year 1-100%; Year 2-75%; Year 3-50%; Year 4-50%; Year 5-30%; Year 6-25%; Year 7-20%.

Minimum Average Investment of \$250,000 per unit, 10 years average of 50% as follows: Year 1-100%; Year 2-100%; Year 3-75%; Year 4- 50%; Year 5-50%; Year 6-30%; Year 7-30%; Year 8-25%; Year 9-20%; Year 10-20%.

Minimum Average Investment of \$300,000 per unit, 15 years average of 70% as follows: Year 1-100%; Year 2-100%; Year 3-100%; Year 4-100%; Year 5-100%; Year 6-75%; Year 7-75%; Year 8-75%; Year 9-75%; Year 10-50%; Year 11-50%; Year 12-50%; Year 13-50%; Year 14-25%; Year 15-25%.

Such exemptions shall be granted upon application by the property owner and certification thereof by the designated Housing Officer.

The exemptions for each year in the foregoing may be included in a written agreement by and between the owner and the City of Bexley as approved by the Finance Committee of the City of Bexley and executed by the Mayor, to be any combination of percentages for each year during the exemption period so long as the total exemption over the entire period does not exceed the stated average percentage. However, such agreement must be executed at the time the application for exemption hereunder is filed by the owner and a copy of the agreement setting forth the percentages agreed upon must be included with the application and delivered to the County Auditor along with the ~~exception~~ **exemption** application. Absent any written agreement the stated percentages shall be applied annually throughout the exemption period. Such exemptions shall be granted upon application, including any agreement reached within the City of Bexley pursuant hereto, by the property owner and certification thereof by the designated Housing Officer.

Section 2.

That this Ordinance is intended to be a clarification of the existing Main Street CRA program, and accordingly, this Ordinance shall apply to existing properties, pending Main Street CRA exemption applications and existing Main Street CRA exemptions to the maximum extent permitted by law.

Section 3.

That this Ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2014

Attest: _____
Clerk of Council

Richard Sharp, President of Council

Approved: _____, 2014

Benjamin Kessler, Mayor

Ordinance Timeline:

First Reading:

Second Reading:

Third Reading: