

RESOLUTION NO. 21 - 14

By: Ben Kessler

A Resolution adopting the recommendations of the Bexley Tax Incentive Review Council regarding tax-abated properties in the City of Bexley.

WHEREAS, UNDER O.R.C. Section 3735.67, the owners of four properties on East Main Street which have commercial agreements with the City have submitted applications for, and been granted, tax exemptions on real property improvements; and

WHEREAS, the owner of Bexley Gateway Plaza (Parcel N. 020-004740 aka 2152-2158 East Main Street) is Bexley Gateway Plaza Ltd and the property was granted a 15-year 50% tax exemption under Ordinance 74-04; and

WHEREAS, the owners of the condominiums and garages at Bexley Gateway Plaza (parcels 020-000380, 020-004741, 020-004742, 020-004756 through 020-004783, 020-004785 through 020-004815, 020-004818 through 020-004838, and 020-004843 through 020-004845) have applied for and received tax exemptions under the Bexley Main Street Residential CRA, consisting of a 15-year abatement averaging 70%; and

WHEREAS, the owner of Parcels 020-004731, 020-004733, and 020-004736, is One Dawson Place, LLC and the property was granted a 5-year average of 50% tax exemption under Ordinance 60-04; and

WHEREAS, the owners of Parcels 020-004732, 020-004735, and 020-004734 are authorized under Ordinance 60-04 to receive a real property tax exemption by City Council for a 5-year term, beginning at 100% and declining by 20% each year thereafter until their expirations; and

WHEREAS, the owner of Parcel 020-004738 is authorized under Ordinance 14-10 to receive a real property tax exemption by City Council for a 15-year term; and

WHEREAS, the Main Street Community Redevelopment Area Housing Council and the Housing Officer have inspected these properties; and

WHEREAS, the Bexley Tax Incentive Review Council has reviewed the tax exemption agreements and investment, payroll, and job commitments contained in those agreements versus progress made toward achieving those commitments; and

WHEREAS, the Mayor, on behalf of the Bexley Tax Incentive Review Council, forwarded the Council's recommendations to Bexley City Council on September 9, 2014;

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

Section 1. That the existing real property tax exemption for parcel 020-004740 (Bexley Gateway Plaza) shall be continued.

Section 2. That the existing residential abatements for the condominiums and garages located at Bexley Gateway Plaza, parcels 020-000380, 020-004741, 020-004742, 020-004756 through 020-004783, 020-004785 through 020-004815, 020-004818 through 020-004838, and 020-004843 through 020-004845, shall be continued.

Section 3. That the existing tax exemptions for Parcels 020-004732, 004735, and 020-004734 (One Dawson) shall be continued for the terms and percentages specified in the amended tax exemption Ordinance No. 100-08, dated December 9, 2008, beginning at 100% and declining by 20% each year until the expiration.

Section 4. That the existing abatements for Parcels 020-004371, 020-004733, 020-004736, 020-004737, 020-004738, and 020-001538 (One Dawson) be continued for the terms and percentages specified in the amended tax exemption Ordinance No. 100-08, dated December 9, 2008, beginning at 100% and declining by 20% each year until the expiration.

Section 5. That the abatement for Parcel 020-004738 (One Dawson) be continued for the terms and percentages specified in Ordinance No. 14-10, dated April 13, 2010, beginning at 100% for the first effective year of the abatement and declining to 25% by the expiration of the term, for an average of 70%.

Section 6. This Resolution shall go into full force and effect at the earliest date allowed by law.

Passed: _____, 2014

President of Council

Attest: _____
Clerk of Council

Approved: _____, 2014

Ben Kessler, Mayor

First Reading 9-9-14