

TEMPORARY RESOLUTION NO. 22-05*

PERMANENT RESOLUTION NO. 25-05

A RESOLUTION TO AMEND RESOLUTION 123-79 ESTABLISHING COMMUNITY REINVESTMENT AREAS WITHIN THE CITY OF LANCASTER, OHIO, AND DESIGNATING A HOUSING OFFICER CONSITUTING THE CRA'S FIRST AMENDMENT SINCE JULY 1, 1994 AND TO REPEAL RESOLUTIONS 57-81, 87-83, 42-85, 62-88, AND 101-92

SECTION 1. That Resolution 123-79 is hereby amended to read as follows:

WHEREAS, the City Council of Lancaster, Ohio, desires to provide incentives which encourage the rehabilitation of facilities or structures of historical significance, the repair of existing housing; and which promote economic and community development in areas which have not enjoyed reinvestment by remodeling or new construction; and

WHEREAS, The City Council is familiar with Ohio Revised Code Sections 3735.65 to 3735.70 which provides for financial incentives within community reinvestment areas; and

WHEREAS, the Historic Lancaster Commission and the Fairfield County Regional Planning Commission, have on behalf of the City Council made surveys of housing as required by Ohio Revised Code Section 3735.66; and

WHEREAS, areas within the City of Lancaster were found that contain housing, facilities, or structures of historical significance; and wherein a new housing construction and repair of existing facilities or structures are discouraged; and

WHEREAS, the renovation and rehabilitation of structures of historical significance and the maintenance and construction of structures in such areas would serve to encourage economic stability, maintain real property values, and generate new employment opportunities, and

WHEREAS, Senate Bill 19 signed July 1, 1994, allows the City to amend the CRA two (2) times without invoking new regulations; and

WHEREAS, this legislation constitutes the first amendment of the CRA since July 1, 1994; and

WHEREAS, Resolutions 57-81, 87-83, 42-85, 62-88, and 101-92 need repealed;

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. That for purposes of fulfilling the requirements set forth under Sections 3735.65 to 3735.70 of the Ohio Revised Code, Council establishes "Community Reinvestment Areas" described as follows: Area 1 - described in Exhibit A; Area 2 - as described in Exhibit B.

Exhibit to large to attach. See Clerk to view attachment.

SECTION 2. That within "Community Reinvestment Areas", designated as Area 1 and Area 2, tax exemptions for improvements to real property as described in Section 3736.67 of the Ohio Revised Code and subject to the provisions in Section 3, will be granted for the following periods:

1. Residential (2 or less units)
 - (a) Renovations - Ten (10) years for the remodeling of every dwelling containing not more than two (2) family units upon which the cost of remodeling is at least 50% of the current value of the property as determined by the Fairfield County Auditor's Records.
 - (b) New Construction - is not eligible
2. Multi Family Residential (3 or more units)
 - (a) Renovation - Ten (10) years for the remodeling of every dwelling containing three (3) or more family units upon which the cost of remodeling totals at least 50% of the current value of the property as determined by the Fairfield County Auditor's Records
 - (b) New Construction - is not eligible
3. Commercial
 - (a) Renovation - twelve (12) years for the remodeling of every commercial property where the cost of renovating totals at least 50% of the current property value as delivered by the Fairfield County Auditor's Records.
 - (b) New construction - twelve (12) years for the construction of a new building where the cost of the building (not the land) is at least \$250,000.
 - (c) All parcels contiguous or parallel to Memorial Drive are excluded from the CRA except those properties in Area 2.
4. Industrial
 - (a) Renovation - fifteen (15) years for the remodeling of every commercial property where the cost of renovations totals at least 10% of the current property value as determined by the Fairfield County Auditor's Records.
 - (b) New construction - fifteen (15) years for the construction of a new building where the cost of the building (not the land) is at least \$250,000.
 - (c) All parcels contiguous or parallel to Memorial Drive are excluded from the CRA except those properties in Area 2.

SECTION 3. The Housing Officer shall construe the completion date of any new construction, remodeling or rehabilitation as the date when the final decorative touches on said undertaking are completed. In order to qualify to file an application for a real property tax exemption for any property or structure within Reinvestment Area #2 the property owner must first obtain a Certificate of Appropriateness from the Historic Lancaster Commission certifying that the rehabilitation or remodeling is consistent with the Guidelines adopted by the Historic Lancaster Commission and approved by the Lancaster City Council.

SECTION 4. That to administer and implement the provisions of this Resolution, the City Building Inspector is designated as the Housing Officer as described in Sections 3735.65 to 3735.66 of the Ohio Revised Code.

SECTION 5. That a copy of this Resolution will be forwarded to the Fairfield County Auditor by the Council Clerk for information and reference.

SECTION 6. The Lancaster City Building Department shall establish policies and procedures to administer the program.

SECTION 7. That, based upon the survey of the Regional Planning Commission and the Historic Lancaster Commission, this Council finds that the areas included within the foregoing descriptions as "Community Reinvestment Areas" are ones in which housing facilities and structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

SECTION 2. That Resolutions 57-81, 87-83, 42-85, 62-88, and 101-92 are hereby repealed in their entirety.

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: 3/14/05 after 3rd reading. Vote: Yea 7 Nays 0

Approved: 3/14/05

Attest: Jessica Leg Dancy

Offered by: Tom Stutz

Second by: Norm E. Hills

Requested by Law Committee

Cal E. [Signature]
President of Council

[Signature]
Mayor