

TEMPORARY RESOLUTION NO. 59-23

PERMANENT RESOLUTION NO. 59-23

A RESOLUTION EXPANDING AND MODIFYING THE TERMS AND TAX EXEMPTIONS OF THE COMMUNITY REINVESTMENT AREA (CRA) #3, AND DECLARING AN EMERGENCY

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. (the "Community Reinvestment Area Program"), has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial, or industrial development and/or rehabilitation in such areas, by making available property tax exemption for such new development or rehabilitation; and

WHEREAS, pursuant to the Community Reinvestment Area Program, this Council, on June 10, 2019, passed Permanent Resolution No. 71-19 (the "Original CRA Resolution"), in which it approved the designation of the geographic area described in the Original CRA Resolution and found that the construction of new structures in areas located within the City, as described and depicted in the Original CRA Resolution and known as CRA #3 would serve to encourage economic stability, maintain real property values, and generate new employment opportunities within CRA #3 and the City as a whole; and

WHEREAS, the Original CRA Resolution provides up to a fifteen (15) year, one hundred percent (100%) tax exemption for the new construction of dwellings containing three (3) or more housing units; and

WHEREAS, this Council now desires to amend CRA #3 to expand it to include the entire geographic area of the City and to modify the terms of CRA #3 in order to grant tax abatements which will encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the Planning & Zoning Department has performed an updated housing study for the Community Reinvestment Area #3; now, therefore,

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

SECTION 1. For the purposes of fulfilling the requirements set forth under ORC Sections 3735.65 to 3735.70, this Council adopts the findings of the Housing Survey on file with the Clerk of Council that Community Reinvestment Area #3 is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged. The findings of the Housing Survey are hereby incorporated into this ordinance.

SECTION 2. The boundaries of CRA #3 are hereby amended to expand the CRA #3 to include all areas depicted in Exhibit A attached hereto. This Council hereby finds that the area included within the CRA #3 as set forth in Exhibit A attached hereto is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

SECTION 3. That Section 4 of the Original CRA Resolution, shall hereby be amended to read as follows:

"(a) That within Community Reinvestment Area #3, pursuant to Ohio Revised Code Section 3735.67, for each new multi-family residential (two units or more) structure that is constructed and for which a certificate of occupancy is issued, up to a 100% tax exemption for up to fifteen years will be granted. The percentage and length of the exemption shall be negotiated on a case-by-case basis by the Mayor upon application by the property owner. This Council hereby determines that new construction of a multi-family residential facility shall be treated as residential property (dwellings) for purposes of this Resolution and Community Reinvestment Area #3. This Council further determines that any new multi-family residential structures shall include workforce housing in a percentage and with such other requirements as determined by the Mayor and set forth in an agreement prescribed by the Housing Officer.

(b) That within Community Reinvestment Area #3, pursuant to Ohio Revised Code Section 3735.67, for each single and multi-family residential (two units or more) structure that is rehabilitated and for which a certificate of occupancy is issued, up to a 100% tax exemption for up to fifteen (15) years will be granted. Said rehabilitation may not convert a single-family home into a multi-family home and must include an expenditure of at least 50% of the assessed building value as set forth on the tax duplicate for the year in which the building permits are issued. The percentage and length of the exemption shall be negotiated on a case-by-case basis by the Mayor upon application by the property owner."

SECTION 4. Except as amended hereby, the Original CRA Resolution shall remain in full force and effect.

SECTION 5. That this Council further hereby authorizes and directs the Mayor, the Economic Development Director, the City Clerk, the Director of Law, the Auditor, the Housing Officer, or other appropriate officers of the City to prepare and sign all agreements and instruments, to publish or deliver all required notices, submit all required petitions, and take any other actions as may be appropriate to implement this Resolution. All previous actions taken by such officers are hereby ratified.

SECTION 6. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this resolution were taken in an open meeting of this Council or its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

SECTION 7. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the further reason that this Resolution must be enacted for the benefit of economic development and to alleviate the severe housing shortage the City is currently experiencing; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: 6/12/23 3rd reading. Vote: Yeas 9 Nays 0

Approved: 6/12/23 Teresa Lee Sandy

Attest: Teresa Lee Sandy President of Council  
Daniel Schaffer Mayor

The foregoing is a true and correct copy of Resolution 59 -23 as adopted by the Council of the City of Lancaster, Ohio at its meeting on June 12, 2023.

Offered by: Ray C. Little

Second by: James M. ...

Requested by Economic Development

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on 6/16, 2023 and 6/23, 2023 in the Lancaster Eagle Gazette published the summary of this Resolution in accordance with Ohio Revised Code 731.24.

Clerk of Council

CERTIFICATION

I, Teresa Lee Sandy, Notary and Clerk of Council, hereby certify this to be a true and correct copy of the original legislation passed by Lancaster City Council at their meeting held on Monday, June 12, 2023.

Teresa Lee Sandy  
Teresa Lee Sandy  
Clerk of Council

# Attachment A Local Legislative Authority



Lancaster Corp Boundary



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Miles