

REGULAR MEETING - Monday, April 13, 2009

The Board of Commissioners of Medina County, Ohio met in regular session on this date with the following members present:

Sharon Ray

Patricia Geissman

Stephen Hambley

Ms. Ray \_\_\_\_\_ offered the following resolution and move the adoption of same, which was duly seconded by Mrs. Geissman \_\_\_\_\_.

**RESOLUTION NO. 09-0323**

**RESOLUTION ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A  
COMMUNITY REINVESTMENT AREA WITHIN LAFAYETTE TOWNSHIP  
AS PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE OHIO REVISED CODE,  
AND DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM**

**WHEREAS**, The Board of the Medina County Commissioners desires to pursue all reasonable and legitimate incentive measures to assist in encouraging housing maintenance and economic and community development in specific areas of Lafayette Township that have not enjoyed reinvestment from remodeling or new construction; and

**WHEREAS**, A survey of housing in the proposed Community Reinvestment Area of Lafayette Township has been prepared as specified in Section 3735.66 of the Ohio Revised Code, a copy of which is attached hereto as **Exhibit A**; and

**WHEREAS**, Areas were found that contain housing facilities or structures of historical significance and wherein new housing construction and repair of existing facilities or structures are discouraged; and

**WHEREAS**, The maintenance, improvement and expansion of existing structures within the proposed Area and the construction of new structures within the proposed 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 Area would be a benefit to the citizens of Medina County and Lafayette Township and constitutes a public purpose for which real property tax exemptions may be granted; and

**WHEREAS**, The Board of the Medina County Commissioners finds that the establishment of a Community Reinvestment Area pursuant to the provisions of Sections 3735.65 to 3735.70 of the Ohio Revised Code would further the aforementioned goal:

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Medina County, Ohio:

**SECTION 1:**

The area designated as the Lafayette Township-Chippewa 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:

I, PAMELA M. VEREB, CLERK OF THE BOARD OF COUNTY  
COMMISSIONERS OF MEDINA COUNTY, OHIO, DO HEREBY  
CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT  
COPY OF A RESOLUTION ADOPTED BY SAID BOARD ON

4/14/09

CLERK

**SECTION 2:**

Pursuant to ORC Section 3735.66, the Lafayette Township-Chippewa Lake Community Reinvestment Area, is hereby established, and the area is bounded and described as follows:

Beginning at the Fayette Boulevard trail crossing with Chippewa Road and proceeding westward on Chippewa Road to the intersection with Lake Road, including parcels on both sides of Chippewa Road. Thence proceeding south along Lake Road, bordered on the west by the Village of Chippewa Lake boundaries, proceeding westward on the southern border of the Village of Chippewa Lake to the borders of Chippewa Lake. Thence proceeding south along the eastern border of Chippewa Lake to the boundary between Lafayette Township and Westfield Township, then proceeding eastward on the township boundary until Eastlake Road; then continuing to proceed eastward on Eastlake Road to the CSX railroad. Thence proceeding northward along the CSX railroad, until the beginning of the Fayette Boulevard trail crossing.

The Community Reinvestment Area is approximately depicted as the area outlined on the map attached to this Resolution as **Exhibit B** and by this reference incorporated herein.

**SECTION 3:**

All residential, commercial and industrial properties identified in Exhibit B as being within the designated Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses 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. The results of the negotiation will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671.

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

The percentage of tax exemption and term of such exemption on any qualifying property shall be determined subject to the following limitations:

**Division A:**

Nine (9) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67, and as set forth in the Tax Exemption Schedule that follows. The exemption must be applied for within six months of completion, as certified by the Medina County Auditor.

**Division B:**

Nine (9) years, for the remodeling of every residential dwelling unit containing more than two housing units and upon which the cost of remodeling is at least \$10,000, as described in ORC Section 3735.67, and as set forth in the Tax Exemption Schedule that follows. The exemption must be applied for within six months of completion, as certified by the Medina County Auditor.

**Division C:**

Up to, and including, twelve (12) years for the remodeling of existing commercial and industrial facilities where the cost of remodeling is at least \$20,000, as described in ORC Section 3735.67. A percentage not to exceed fifty percent (50%) of the assessed valuation of such property may be exempted.

The term and percentage of any exemption shall be negotiated on a case-by-case basis in advance of the commencement of remodeling or construction. Retail projects with  
COMMUNITY REINVESTMENT AREA AGREEMENTS SHALL BE INCLUDED.

**Division D:**

Up to, and including, fifteen (15) years for the construction of new commercial or industrial facilities, as described in ORC Section 3735.67, and as set forth in the Tax Exemption Schedule that follows. \*A percentage not to exceed fifty percent (50%) of the assessed valuation of such property may be exempted, but if the Township Trustees deem a project to be *extraordinary*, a percentage not to exceed sixty percent (60%) of the assessed valuation of such property may be exempted.

The term and percentage of any exemption shall be negotiated on a case-by-case basis in advance of the commencement of construction. Retail projects with a construction cost of less than \$3 million are excluded.

**TAX EXEMPTION SCHEDULE**

Abatement Year	Division A	Division B	Division C	Division D*
1	100%	100%	50%	50%
2	100%	100%	50%	50%
3	100%	100%	50%	50%
4	100%	100%	50%	50%
5	100%	100%	50%	50%
6	80%	80%	50%	50%
7	60%	60%	50%	50%
8	40%	40%	50%	50%
9	20%	20%	50%	50%
10	0%	0%	50%	50%
11	0%	0%	50%	50%
12	0%	0%	50%	50%
13	0%	0%	0%	50%
14	0%	0%	0%	50%
15	0%	0%	0%	50%

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 are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and local annual monitoring fees. Annual monitoring fees equal one percent (1%) of the dollar value of incentives granted under the agreement, or a minimum of five hundred dollars (\$500), whichever is greater. However, if the value of the incentives exceeds two hundred fifty thousand dollars (\$250,000), then the annual fee shall not exceed two thousand five hundred dollars (\$2,500).

**SECTION 6:**

To administer and implement the provisions of this Ordinance, the current Executive Director of the Medina County Economic Development Corporation is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

**SECTION 7:**

That a "Community Reinvestment Area Housing Council" is hereby created, consisting of seven (7) members appointed who shall be residents of Medina County. One (1) member shall be appointed by each County Commissioner and two (2) members shall be appointed by the County Planning Commission. The majority of the foregoing members shall then appoint two (2) additional members who shall be residents within the area. Terms of the members of the Council shall be for three (3) years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three (3) representatives appointed by the Medina County Commissioners, two (2) representatives of Lafayette Township appointed by the Board of Township Trustees, the Medina County Auditor or designee, and a representative of the affected Boards of Education. At least two members must be residents of Lafayette Township.

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 Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

**SECTION 8:**

The Community Reinvestment Area Housing Council reserves the right to re-evaluate the designation of the Lafayette Township-Chippewa Lake Community Reinvestment Area after December 31, 2010, at which time the 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 Community Reinvestment Area Housing Council shall make an annual inspection of the properties within Lafayette Township-Chippewa Lake Community Reinvestment Area 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.

**SECTION 10:**

That this ordinance shall take effect and be enforce from and after the earliest period allowed by law and upon confirmation by the Director of the Ohio Department of Development of the findings in this Resolution.

Voting Aye thereon: Ms. Ray and Mrs. Geissman

Voting Nay thereon: Mr. Hambley

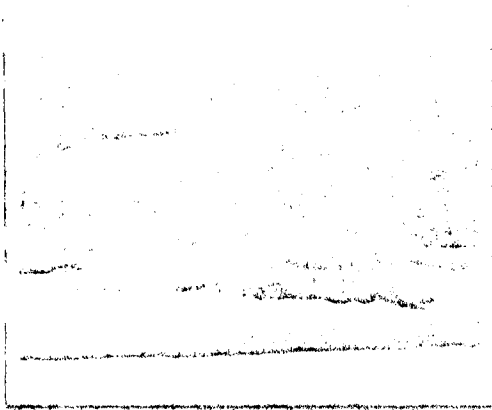
Adopted: April 13, 2009



Prepared by: Medina County Economic Development Corporation (3-26-09)

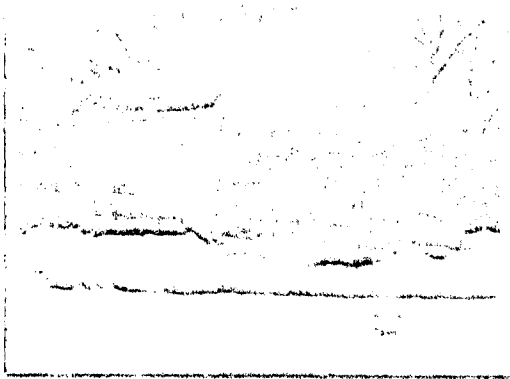
COMMISSIONERS JOURNAL, VOLUME # 153, PAGE 235

**Exhibit A: Housing Survey of Chippewa Lake Area for  
Lafayette Township CRA Zone**



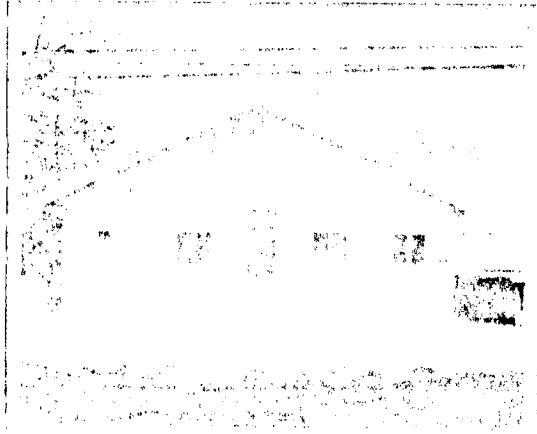
Replace roof, windows, doors,  
gutters and downspouts,  
repair rotting wood, install  
exterior siding or paint.

**5796 Chippewa Road**



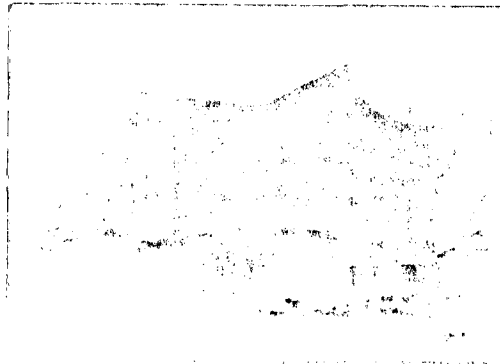
Replace roof, windows, doors,  
gutters and downspouts,  
replace rotting wood, install  
exterior siding or paint.

**5790 – 5794 Chippewa Road**



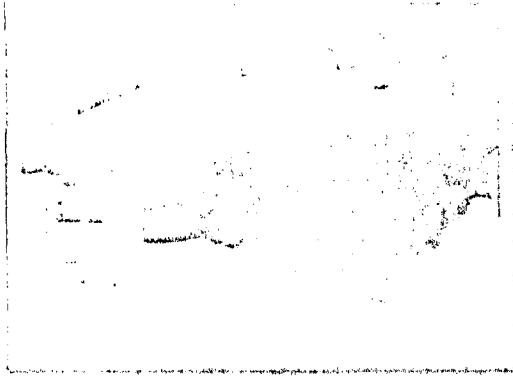
Complete roof, gutters and downspouts, plumbing, install exterior siding or paint exposed wood.

**2362 Lake Road**



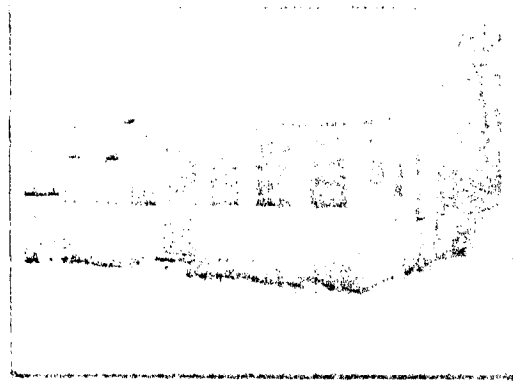
Install exterior siding or paint exposed wood, replace gutters and downspouts, install door frames.

**130 Lakeview**



Replace windows, gutters and downspouts, exterior siding and roof.

**23 Big Injun Trail**



Replace windows, gutters and downspouts, replace exterior siding or paint to cover exposed wood.

**21 Big Injun Trail**



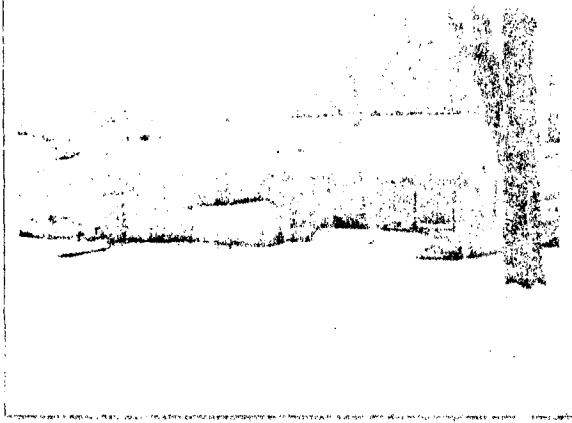
Repair/replace exterior siding, gutters and downspouts, repair damaged roof.

**76 Big Injun Trail**



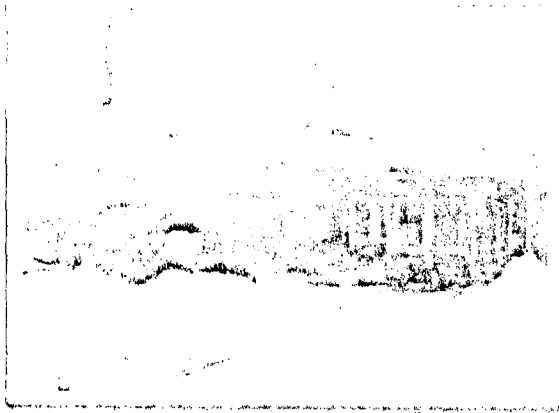
Repair or replace gutters & downspouts, exterior siding or paint.

**5912 Second Street**



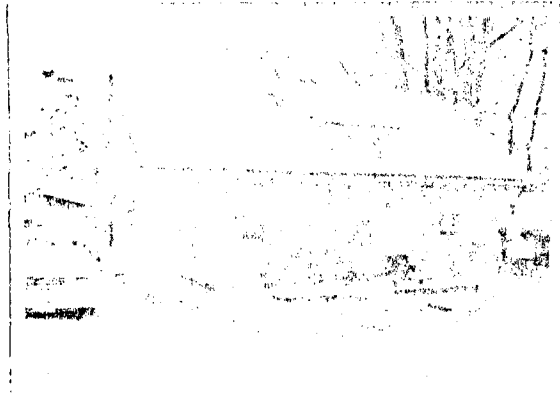
Repair porch roof, replace gutters and downspouts, exterior siding.

**5938 Sixth Street**



Replace windows, gutters and downspouts, porch roof, repair/replace rotted wood, remove excessive debris.

**5926 First Street**



Repair/replace gutters and downspouts, doors, exterior paint or siding, cover exposed wood and remove excessive debris.

**5938 First Street**

**Exhibit B: Boundaries of Lafayette Township CRA Zone  
in Chippewa Lake Area**

