

IN THE COUNCIL OF THE VILLAGE OF NEW CONCORD, OHIO

ORDINANCE NO. 2021 – 37

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE VILLAGE OF NEW CONCORD, OHIO, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL, DESCRIBING THE TAX INCENTIVE REVIEW COUNCIL AND DECLARING AN EMERGENCY.

WHEREAS, the New Concord Village Council (hereinafter “Council”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in areas of the village of that have not enjoyed reinvestment from remodeling or new construction;

WHEREAS, a survey of housing, as required by Ohio Revised Code (hereinafter “ORC”) Section 3735.66 , has been prepared for the area to be included in a proposed community reinvestment area (hereinafter “CRA”), to be known as the Village of New Concord CRA, and a copy of which is on file at New Concord Village Hall;

WHEREAS, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities;

WHEREAS, the remodeling of existing structures or the construction of new structures in the Village of New Concord CRA constitutes a public purpose for which real property exemptions may be granted; and

WHEREAS, it is immediately necessary for the general welfare of the Village that a CRA be established in the Village of New Concord so that a CRA exemption can be considered for a particular project that must commence in September in order to minimize the impact of winter conditions.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE OF NEW CONCORD, MUSKINGUM COUNTY, OHIO, THAT:

Section 1: The area designated as the Village of New Concord CRA constitutes an area in which commercial facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

Section 2: Pursuant to ORC Section 3735.66, the Village of New Concord CRA is hereby established as follows:

The CRA is depicted by the area bounded in yellow on the map attached to this ordinance (see Exhibit A) and by this reference incorporated herein.

Only commercial and/or industrial properties consistent with the applicable zoning regulations within the designated CRA will be eligible for exemptions under this program.

Section 3: All commercial and/or industrial properties identified in Exhibit A as being within the designated CRA are eligible for this incentive.

Section 4: For commercial and industrial real property within the CRA, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements 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 as approved by this Council will be set in writing in a CRA Agreement as outlined in ORC Section 3735.671. Exemptions apply solely to the structure and do not apply to the land on which the structure is located.

Section 5: All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of \$500 up to a maximum of \$2500 annually unless waived.

Section 6: To administer and implement the provisions of this ordinance, the Village Administrator is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

Section 7: A CRA Housing Council shall be created, consisting of two members appointed by the Mayor of the Village of New Concord, two members appointed by the Council of the Village of New Concord and one member appointed by the Planning Commission of New Concord. The majority of the members shall then appoint two additional members who shall be residents of the Village of New Concord. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made. The CRA Housing Council shall make an annual inspection of the properties within the district 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.

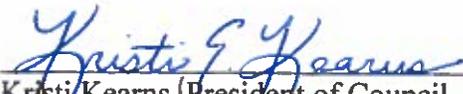
Section 8: A Tax Incentive Review Council has been established pursuant to ORC Section 5709.85 and consists of three representatives appointed by the Board of Muskingum County Commissioners, two representatives of the municipal corporation, appointed by the Mayor with Council concurrence, the county auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the Village of New Concord. 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 ORC Section 3735.671 and make written recommendations to the Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

Section 9: The Mayor is hereby directed and authorized to petition the Director of the Ohio Department of Development to confirm the findings contained within this ordinance.

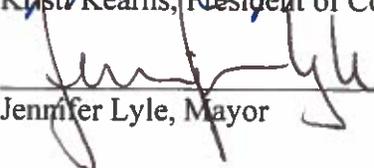
Section 10: That for the reasons stated in the preamble, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force at the earliest period allowed by law.

PASSED: July 26, 2021



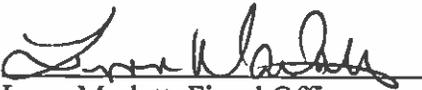
Kristi Kearns, President of Council

APPROVED: July 26, 2021



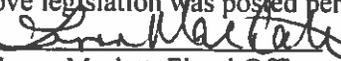
Jennifer Lyle, Mayor

ATTEST:



Lynn Marlatt, Fiscal Officer

I hereby certify that the above legislation was posted per Ordinance No. L-1-84-1.



Lynn Marlatt, Fiscal Officer