

VILLAGE OF NEW CONCORD, OHIO

Community Reinvestment Area Program Fact Sheet

Commercial/Industrial Properties

What is a Community Reinvestment Area (CRA) Program?

- A CRA program is an economic development tool from the State of Ohio that is administered by the Village of New Concord. The purpose of a CRA is to incentivize economic activity and job growth through property improvements, expansion and construction where there is a demonstrated need for investment.
- A CRA provides real property tax abatements to property owners who renovate existing or construct new buildings.

How does a CRA tax abatement work?

- Approved projects receive a specified tax abatement on the increase in the property's tax valuation for a specified time period. The tax abatement period begins the calendar year after:
 1. Certification is forwarded to the Muskingum County Auditor's office, and
 2. A change in the property's tax valuation that has occurred due to the improvements or new construction.

History & purpose of New Concord's CRA Program

- On July 26, 2021 the New Concord Village Council approved the creation of a CRA for the Village of New Concord, and on September 1, 2021 the Village received a CRA Certificate from the State of Ohio designating the entire Village as a Community Reinvestment Area.
- The purpose of the CRA is to encourage development, redevelopment and revitalization in order to promote economic stability, protect real property values, and generate new employment opportunities.

What type of property is eligible?

- Commercial and industrial property owners within this area who plan new construction or structural improvements meeting the CRA requirements may be eligible.

What are the potential tax exemption levels and terms?

- Exemption percentage and term will be negotiated on a project-specific basis.

Improvement Type	Minimum Cost of Improvement	Maximum Exemption Level	Maximum Term
Remodel	\$5,000	Up to 100%	12 Years
New Construction	\$50,000	Up to 100%	15 Years

What is taken into consideration in approving an application and determining exemption percentage and term? *The following is not an exhaustive list:*

- All projects must be in compliance with New Concord zoning regulations in order to be considered for the program. There are also regulations for projects located within the Architectural Overlay District (historic Main Street) or South Friendship Overlay District.
- Does the project create new employment? Restore historical significance?
- Does the project promote the revitalization of the Main Street Historic District or promote the development of the South Friendship Drive Corridor (SR83).
- Will jobs be created and/or retained? What is the size of the project investment?

Important notes

- Applications must be received and approved **prior to start of construction**. If any construction or improvements are made prior to the execution of the Agreement, the exemption may be rendered void.
- We recommend that property owners review and determine the accuracy of the property's current valuation with the [Muskingum County Auditor's Office](#) prior to the start of the project. (740-455-7109)
- If a project moves jobs or assets from one Ohio political subdivision to another, it may fall under the definition of a CRA relocation, so be sure to contact the Housing Officer in this case.

Application process overview

1. Contact Village Administrator Rick Giroux, who is serving as CRA Officer, for an application and/or discuss the program. (rgiroux@newconcord-oh.gov or 740-826-7671.) There is a \$75 application fee.
2. The Village reviews the application and determines if a CRA exemption is warranted. Once the application meets CRA Program guidelines and zoning requirements, including any required Design Review Board or Planning Commission approvals, the Village will negotiate the exemption term and percentage with the property owner.
3. The agreed-upon terms are formulated into a draft CRA Agreement which must be reviewed by area school boards and approved by New Concord Village Council before being fully executed. This process and its timeframes vary by project and are required by the Ohio Revised Code.
4. Within fifteen (15) days of the passage of the CRA Agreement legislation, the applicant must send all materials associated with procuring the Agreement and an application fee (presently \$750) to the Ohio Department of Development, Office of Grants and Tax Incentives, (DOD), % Office of Strategic Business Investments, 77 S High St, 29th Floor, Columbus OH 43215.
5. Ohio DOD will notify the Housing Officer when the Agreement has been entered into its system.
6. The Village will transmit the CRA Agreement to the Muskingum County Auditor and order that the property be placed on the non-taxable list in accordance with the terms of the Agreement.
7. Prior to construction, property owner submits and receives an approved Building Permit from the [Mid-East Ohio Building Department](#). (740-455-7905)
8. After construction is complete, the Muskingum County Auditor determines the value of improvement and formally institutes the abatement.

Program Requirements and Compliance

Annual inspections of properties receiving CRA tax abatement are conducted by the Housing Officer and reported to the CRA Housing Council. The Council is composed of Village residents and officials. If a property owner does not comply with the terms and conditions of the approved CRA Agreement, or if the property is not well-maintained, the tax abatement may be revoked by the Housing Officer or Council. Therefore, it is important during the application process that the property owner is realistic and intends to satisfy the pledged construction values, jobs created, and project impact.

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Governing CRA Ohio Revised Code statutes

Sections 3735.65, .66, .671, .672, .673, .68, .69, .70

Sections 5709.62, .63, .632, .83, .85

Section 5715.19

Administrative Code Section 122.9-1-02