

**A resolution implementing, establishing and describing the boundaries of the West Broad Improvement District Community Reinvestment Area; designating a Housing Officer to administer the program, and creating a Community Reinvestment Housing Council and a Tax Incentive Review Council (Economic Development & Planning)**

**WHEREAS**, the Board of County Commissioners (Board) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of Prairie Township that have not enjoyed reinvestment by remodeling or new construction; and

**WHEREAS**, a survey of housing has been prepared for the area to be included in the proposed West Broad Improvement District Community Reinvestment Area (WBID CRA) as required by Ohio Revised Code Section 3735.66, a copy of which is on file with the Franklin County Economic Planning & Development Office, 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215; and

**WHEREAS**, the maintenance of existing and construction of new structures in such areas 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 the WBID CRA defined below constitutes a public purpose for which real property exemptions may be granted.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, OHIO, THAT:**

Section 1. The area designated as the WBID CRA constitutes an area 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 2. Pursuant to Section 3735.66 of the Ohio Revised Code, the Board establishes the WBID CRA. The boundaries of the WBID CRA are as described in Exhibit A, which is hereby incorporated by this reference.

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The WBID CRA is approximately depicted in the map that is attached to this Resolution as Exhibit B, which is hereby incorporated by this reference.

- Section 3. Only properties with new structures or remodeling classified as commercial or industrial that are located within the designated boundaries of the WBID CRA, and are consistent with applicable zoning restrictions, will be eligible for the tax exemptions under this Program.
- Section 4. Within the WBID CRA, the percentage of the tax exemption on the increase in the assessed valuation resulting from the improvements to commercial and industrial real property and the terms of those exemptions shall be negotiated on a case-by-case basis in advance of the construction or remodeling occurring according to the rules outlined in ORC Section 3735.67. The results of the negotiation, as approved by this Board, will be set forth in writing in a Community Reinvestment Area Agreement, as outlined in ORC Section 3735.67, with the understanding that in no event shall any exemption exceed seventy-five percent (75%) of the increase in the assessed valuation resulting from improvements to commercial and industrial real property as described in Sections 3735.65 through 3735.70 of the Ohio Revised Code or be granted for a term exceeding ten (10) years.
- 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, with a minimum of \$500 and up to a maximum of \$2,500 annually, unless otherwise waived.

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- Section 6. To administer and implement provisions of this Resolution, the Director of the Franklin County Economic Development and Planning Department is designated as the Housing Officer as described in ORC Sections 3735.65 through 3735.70.
- Section 7. The Board reserves the right to re-evaluate the designation of the WBID CRA, from time to time, after December 31, 2011, at which time the Board may direct the Housing Officer to not accept any new applications for exemptions as described in ORC Section 3735.67.
- Section 8. Pursuant to ORC Section 3735.69, the "West Broad Community Reinvestment Area Housing Council (West Broad Housing Council)" is hereby created. The West Broad Housing Council shall consist of seven (7) members who shall be citizens of Franklin County, Ohio. The West Broad Housing Council shall be composed of three members appointed by the Board of County Commissioners of Franklin County, Ohio, and two members appointed by the Franklin County Planning Commission. The majority of the foregoing members shall then appoint two additional members who shall be residents within the political subdivision. Terms of the members of the West Broad Housing Council shall be for three (3) years. An unexpired term resulting from a vacancy in the West Broad Housing Council shall be filled in the same manner as the initial appointment was made. Pursuant to ORC Section 3735.69, the West Broad Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under ORC Section 3735.67. The West Broad Housing Council shall also hear appeals under ORC Section 3735.70.
- Section 9. The "West Broad Community Reinvestment Area Tax Incentive Review Council (West Broad TIRC)" shall be established pursuant to ORC Section 5709.85 and shall consist of three members appointed by the Board, two members appointed by

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the Board of Township Trustees of Prairie Township, one member appointed by the Board of Education of the South-Western City School District, and the Auditor of the County of Franklin, Ohio, or the Auditor's designee. If any of the WBID CRA is annexed into a municipal corporation, two additional members shall be appointed by the chief executive of such municipal corporation, with the concurrence of the legislative authority of the respective municipal corporation. At least two members of the West Broad TIRC shall be residents of the municipal corporations or townships to which this Resolution granting the tax exemption applies. The West Broad TIRC shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Ohio Revised Code Section 3735.671 and any performance or audit reports required to be submitted pursuant to those agreements. On the basis of the determinations, on or before the first day of September of each year, the council shall, pursuant to Ohio Revised Code Section 5709.85, submit to the Board written recommendations for continuation, modification, or terminating each such agreement based upon the performance of the agreement. Pursuant to ORC Section 5709.85, the West Broad TIRC shall review the compliance of each recipient of a tax exemption under Ohio Revised Code Section 3735.67 with the nondiscriminatory policies developed by the B under ORC Section 5709.832. The West Broad TIRC may request a recipient of a tax exemption to provide the West Broad TIRC with any information necessary for the West Broad TIRC to perform its review. On the basis of its review, the West Broad TIRC may submit to the Board written recommendations for enhancing compliance with the nondiscriminatory hiring policies. Pursuant to ORC Section 5709.85, the West Broad TIRC may request from the recipient of a tax exemption any information reasonably necessary for the West Broad TIRC to perform its review. As required under

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ORC Section 5709.85, any request from the West Broad TIRC shall be in writing and sent to the recipient by certified mail.

- Section 10. The Director of the Franklin County Economic Development and Planning Department is hereby authorized to petition, on behalf of the Board, the Ohio Director of Development to confirm the findings contained within this Resolution.
- Section 11. The Board hereby finds and determines that formal actions relative to the passage of this Resolution were taken in an open meeting of the Board, that all deliberations of the Board, which resulted in formal action, were taken in meetings open to the public, in compliance with the applicable legal requirements, including Ohio Revised Code Section 121.22.
- Section 12. A copy of this Resolution shall be forwarded to the Franklin County Auditor by the Clerk for the Board for information and reference.
- Section 13. This Resolution shall take effect and be in force immediately upon its adoption.

Prepared By: Curtiss L. Williams Sr.