

**Resolution implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of the Franklin Township Westland North/Broadlawn Community Reinvestment Area in Franklin County, and designating a Housing Officer to Administer this Program.
(Economic Development & Planning)**

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

WHEREAS, as required by Section 3735.66 of the Ohio Revised Code ("ORC"), a survey of housing (the "Survey") has been prepared for the area to be included in the proposed Community Reinvestment Area designated in this Resolution and depicted in attached Exhibit A to this Resolution (the "Area"); and

WHEREAS, the Survey shows the facts and conditions relating to existing housing and commercial facilities and undeveloped areas in the Area, including, among other things, evidence of deterioration and lack of new construction or repair or rehabilitation of substantial portions of the Area; and

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

WHEREAS, the remodeling of existing structures and the construction of new structures in the Area 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:

Section 1. Designation of Area. Based upon the Survey and on this Board's own knowledge of the facts and conditions existing in the Area, this Board hereby finds and determines that the Area, to be designated as the Franklin Township Westland North/Broadlawn Community Reinvestment Area, constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction and repair of existing facilities has been discouraged.

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Section 2. Establishment of Area: Eligible Properties. Pursuant to ORC Section 3735.66, the Area, known as the Franklin Township Westland North/Broadlawn Community Reinvestment Area, is hereby established as described and depicted in Exhibit A, which is attached to this Resolution and hereby incorporated by this reference.

Only commercial or industrial properties consistent with the applicable zoning regulations within the Area will be eligible to apply for exemptions under this Resolution. For the purposes of ORC Sections 3735.65 to 3735.70, every structure containing more than three (3) dwelling units shall be classified as commercial.

Section 3. Tax Exemptions in the Area. Within the Area, the percentage of any tax exemptions on the increase in the assessed valuation resulting from improvements to commercial or industrial real property and the terms of those exemptions shall be negotiated in advance of construction or remodeling occurring and shall be anywhere from 0% to 100%, all in accordance with ORC Section 3735.67. The results of the negotiation of any exemption authorized by this Resolution shall be set forth in writing in a Community Reinvestment Area Agreement pursuant to and in accordance with ORC Section 3735.671, which agreement shall be approved by this Board.

The period of exemption, which should be negotiated and approved as required by ORC Section 3735.671, shall:

(a) Not exceed fifteen (15) years for existing commercial or industrial facilities, negotiated on a project-by-project basis in advance of remodeling occurring; and

(b) Not exceed fifteen (15) years for new commercial or industrial facilities, negotiated on a project-by-project basis in advance of construction occurring.

If remodeling qualifies for an exemption, during the period of the exemption, the applicable percentage of the increase in assessed value of the structure shall be exempt from real property taxation. If new

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construction qualifies for an exemption, during the period of the exemption the applicable percentage of the assessed value of the structure shall be exempted from real property taxation.

The Housing Officer is hereby authorized to give any and all notices on behalf of this Board that may be required by ORC Sections 3735.671, 3735.673, and 5709.83 in connection with the consideration, approval or entering into of any agreements under ORC Section 3735.671.

Section 4. Application Fee. All commercial or industrial projects in the Area are required to comply with the State of Ohio application fee requirements of ORC Section 3735.672(C) and the local annual monitoring fee requirements of ORC 3735.671(D).

Section 5. Designation of Housing Officer. To administer and implement the 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 and is authorized and directed (i) to take all actions required of the Housing Officer under those sections, and (ii) to submit annual reports to the Director of the Ohio Development Services Agency on behalf of this Board in accordance with ORC Section 3735.672.

Section 6. Tax Incentive Review Council. A tax incentive review council (the "TIRC") has heretofore been established pursuant to ORC Section 5709.85. The TIRC shall review 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 this Board for continuation, modification or cancellation of those agreements based upon the performance of each agreement.

Section 7. Authorization to Petition the Director of Development. The Housing Officer is hereby directed and authorized to petition the Ohio Development Services Agency Director to confirm the findings contained within this Resolution in accordance with ORC Section 3735.66.

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Section 8. Resolution to be Forwarded: Resolution to be Published.

A copy of this resolution shall be forwarded to the Franklin County Auditor, and a copy of this Resolution shall be published in a newspaper of general circulation in the County once a week for two (2) consecutive weeks immediately following its passage.

Section 9. Open Meeting. This Board hereby finds and determines that all formal actions concerning and relating to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 10. Effective Date. This resolution shall take effect and be in force from and after the earliest period allowed by law and upon confirmation by the Ohio Development Services Agency Director of the findings in this Resolution.

Prepared by Joshua M. Roth