

ORDINANCE NO. 2004-33

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA (CRA) IN THE CITY OF WOOSTER, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.

WHEREAS, the Council of the City of Wooster (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Wooster that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing (see the attached Exhibit A) as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area: and

WHEREAS, the maintenance of existing, and the construction of new, structures in such 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 Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That the area designated as the Wooster Community Reinvestment Area #1 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.

SECTION 2. Pursuant to ORC Section 3635.66, the Wooster Community Reinvestment Area #1 is hereby established in the following described area:

The boundaries of the Wooster Community Reinvestment Area #1 shall be the area bounded on the North by Bowman Street, on the South by US 30 and on the East and West by the political boundaries of the City as of November 2004, as depicted on the map attached to this Ordinance, marked Exhibit B, and by this reference incorporated herein.

The proposed Community Reinvestment Area is approximately depicted as the cross-hatched area on the map attached to this Ordinance, marked Exhibit B, and by this reference incorporated herein.

Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

SECTION 3. All properties identified in Exhibit A 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. As part of the project, the City of Wooster intends to undertake supporting public improvements 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 as approved by this City Council will be set in writing in a Community Reinvestment Area Agreement as outlined ORC Section 3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from improvements as described in ORC Section 3735.67 shall be granted upon proper application by the property owner and certification thereof by the designated Housing Officer for the following periods. Residential applications must be filed with the Housing Officer no later than six months after construction completion.

The following rates and terms apply to real property tax abatement:

- (a) 100% abatement for ten (10) years, (term the same for all) for the remodeling of dwellings containing not more than 2 housing units, and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67.
- (b) Abatement can be up to 100% for up to (12) years (negotiated - up to 12 years) for existing commercial and industrial facilities and shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring. Apartment complexes of three (3) or more units will be considered commercial structures for the CRA program. The cost of remodeling must be at least \$5,000, as described in ORC Section 3735.67.
- (c) Abatement can be up to 100% for up to 15) years (negotiated - up to 15 years) for new commercial or industrial facilities and shall be negotiated on a case-by-case basis in advance of construction occurring.

If remodeling qualifies for an exemption, the exempted percentage of the dollar amount of the increase in market value of the structure during the period of the exemption shall be exempt from real property taxation. If new construction qualifies for an 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 during the period of the exemption.

SECTION 5. All commercial and industrial projects are required to comply with the State application fee requirements of ORC Section 3735.672 (C): Seven hundred fifty dollars (\$750) to the Ohio Department of Development. Also, as provided for in ORC Section 3735.671 (D), all commercial and industrial projects will be subject to a local annual monitoring fee of one percent of the amount of taxes exempted under the agreement or a minimum of \$500, whichever is greater, up to a maximum of \$2,500.

SECTION 6. The Mayor of the City of Wooster shall appoint the Housing Officer to administer and implement the provisions of this Ordinance, as described in ORC Sections 3735.65 through 3735.70.

SECTION 7. A "Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor of the City of Wooster, two members appointed by the Council of the City of Wooster, and one member appointed by the Planning Commission of the City of Wooster. The majority of the members shall then appoint two additional members who shall be residents within the Community Reinvestment Area. Terms of the members of the Council shall be for three years. An

unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made.

A Tax Incentive Review Council (TIRC) shall be established pursuant to ORC Section 5709.85, and shall consist of: the City of Wooster's Chief Executive Officer or his/her designee, one member of City Council, appointed by the President of Council, the County Auditor or his/her designee, the City of Wooster's Chief Financial Officer or his/her designee, a representative of the local school district's Board of Education, appointed by the board, a representative of the vocational Board of Education, appointed by the Board, and two members of the public, appointed by the City's Chief Executive Officer with the concurrence of City Council, for a total of eight members. At least four members must be residents of the City of Wooster. At least one of the two public members must be a minority, defined in this instance by the State as either an African-American, Hispanic, or Native American. (With the prescribed composition of the TIRC for the CRA the same as that of the City of Wooster's Enterprise Zone (EZ) TIRC, the same TIRC can monitor projects for both CRA and EZ projects.)

Annually, the Tax Incentive Review Council (TIRC) shall review 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 City Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

SECTION 8. Council reserves the right to re-evaluate the Wooster Community Reinvestment Area annually after December 31,2005, at which time City 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 the CRA for which an exemption has been granted under Section 3735.67 of the ORC. The Housing Council shall also hear appeals under 3735.70 of the ORC.

SECTION 10. The Mayor of the City of Wooster is hereby directed and authorized to petition the Director of Development of the State of Ohio to confirm the findings contained within this Ordinance.

SECTION 11. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 12. This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

1st reading 11-15-04 2nd reading 12-6-04 3rd reading 12-20-04

Passed: December 20, 2004

Vote: 7-0

Attest: Sheila Stanley
Clerk of Council

Judith Mitten
President of Council

Approved: 12-21, 2004

James A. Dewey
Mayor

Introduced by: Michael G. Buytendyk

COMMUNITY RE-INVESTMENT AREA

In accordance with the Comprehensive Plan, the City Administration, in cooperation with City Council, has been working to assist property owners in the southern portion of town to improve the neighborhood.

To this end the City created the position of Code Enforcement Officer to enforce the laws relating to junk cars and other code violations and established the CHIP program to assist homeowners with repairs to houses.

This piece of legislation continues these efforts by creating a Community Reinvestment Area (CRA) in the area bounded by Bowman and U.S. Route 30.

The CRA is similar to the existing Enterprise Zone, except that the tax abatements apply to improvements, not only to business and industry, but also to one and two family dwelling units.

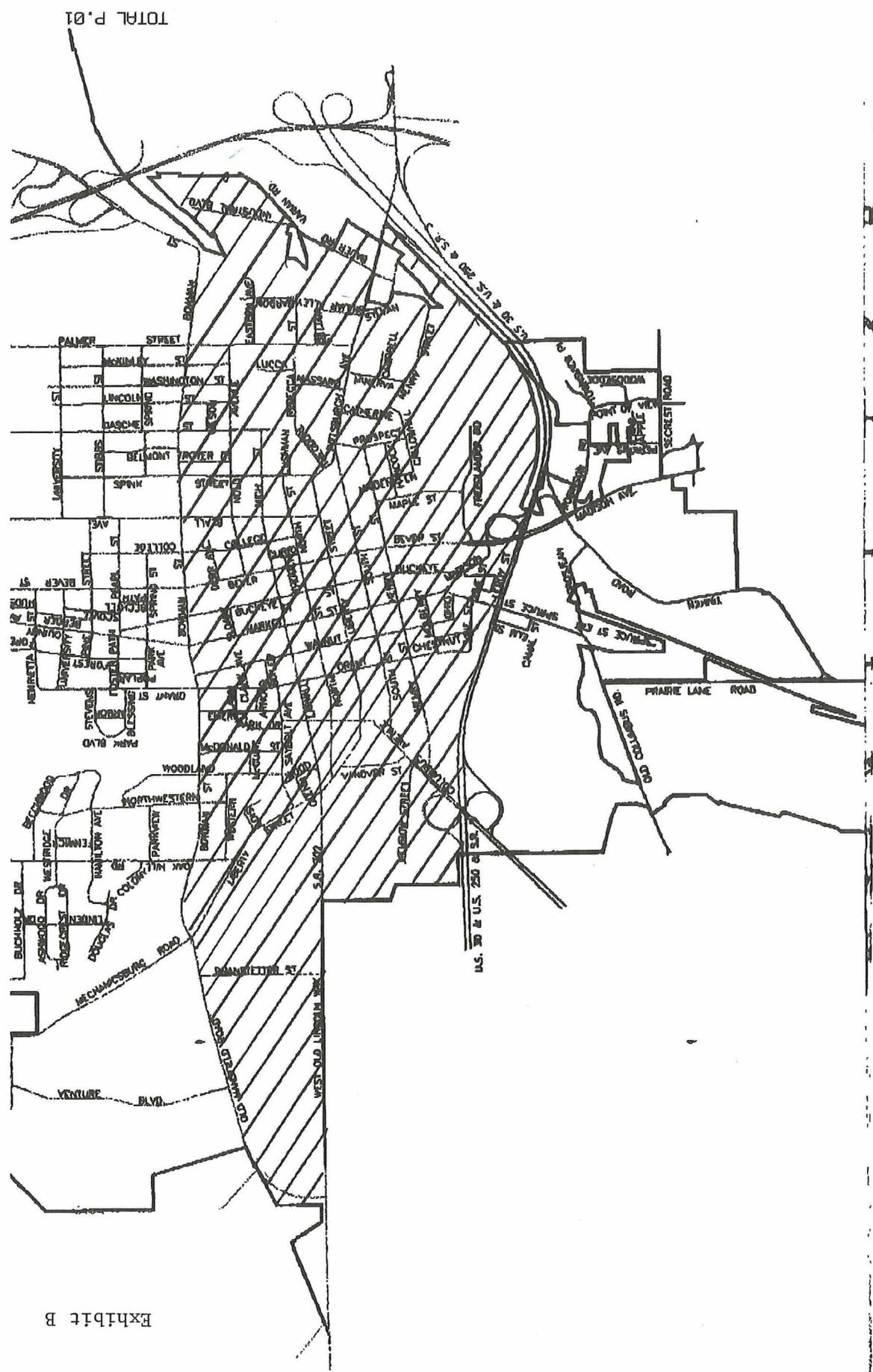
If a property owner makes at least \$2,500 worth of improvements to a one or two family dwelling located in the CRA, they would not be taxed on the improvements for a period of 10 years. If, for instance, one owned a house worth \$80,000 and put \$20,000 worth of improvements into the house, they would pay taxes on the \$80,000 for 10 years. The abatement is subject only to administrative approval and legislative action is not required for each project.

Three family, apartments, commercial and industrial property is also eligible for abatement under CRA, however each project would be negotiated separately, similar to the current Enterprise Zone program.

The administration strongly endorses the creation of a Community Reinvestment Area. We believe the CRA will encourage the maintenance structures and encourage new construction. This will encourage economic stability, maintain real property values, and generate new employment opportunities.

Attachment "A" referred to in the legislation is a standard housing survey. This is currently in development and will be completed prior to third reading.

Exhibit B



TOTAL P.01

FAX TO MIKE SILL (330-263-5247) (1 PG)

MIKE - DOES THIS REFLECT YOUR THOUGHTS RE CRA AREA?

J.P.

ORDINANCE NO. 2006-1

AN ORDINANCE AMENDING ORDINANCE NO. 2004-33 BY
EXPANDING THE BOUNDARIES OF WOOSTER
COMMUNITY REINVESTMENT AREA #1

WHEREAS, this City Council, with the adoption of Ordinance No. 2004-33, created Wooster Community Reinvestment Area #1, in which area qualified properties may qualify for tax incentives for repair or reconstruction thereof; and

WHEREAS, this Council desires to expand the area described in the above-designated ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Section 2 of Ordinance No. 2004-33 is hereby amended to read as follows:

The boundaries of the Wooster Community Reinvestment Area #1 shall be the area bounded:

On the North beginning at a point on the west corporation line where such line from the south intersects West Old Lincoln Way; thence west along the center line of West Old Lincoln Way to the west corporation line; thence following the corporation line to its intersection with the center line of Old Mansfield Road; thence easterly along the center line of Old Mansfield Road to the intersection of Mechanicsburg Road, West Liberty Street and West Bowman Street; ~~thence east along the center line of West Bowman Street to the west right-of-way line of Lincoln Street; thence north along the west right-of-way line of Lincoln Street to the southeast corner of the lot identified by permanent parcel number 6501581000; thence west along the southerly lot line to the southwest corner of said parcel; thence north along the rear lot line of permanent parcels 6500841000 through 5000289 and extending to the north right of way of Stibbs street; thence west along the north right of way line of Stibbs Street to the southwest corner of permanent parcel number 6501383000; thence north along the westerly lot line of parcel 6501383000 and extending to the south property line of permanent parcel 650132000; thence east along the said lot line to the eastern lot line of parcel 650132000; thence north along the east lot line of said parcel to the south right of way of University Street; thence east along the south right of way line of University Street to the centerline of Palmer Street thence east along the centerline of Bowman Street to the centerline of the north/south alley running between Spink Street and Belmont Avenue; thence north along said centerline to a point at the centerline of University Street; thence east along said centerline to a point at the centerline of Palmer Street; thence south along the centerline of Palmer Street to the center line of Bowman Street; thence east along the centerline of East Bowman to point~~

where East Bowman Street turns northeasterly; thence projecting the center line of East Bowman Street, from said point, east to its intersection with the corporation line as of November 2004;

On the South, by the northerly right-of-way line US 30; and

On the East and West by the political boundaries of the City as of November 2004; plus

The area within the political boundaries of the City as of November 2004 lying south of U.S. Route 30, bounded on the east by Madison Avenue; on the south by the Section Line and on the west by Prairie Lane, projecting the center line of Prairie Lane north to US Route 30

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

1st reading 2-6-06 2nd reading 2-21-06 3rd reading 3-6-06

Passed: March 20, 2006

Vote: 7-0

Attest: Sheila Stanley
Clerk of Council

Judith Mitten
President of Council

Approved: 3-21, 2006

Samuel H. Huxey
Mayor

Introduced by: Keith Topovski

ORDINANCE NO. 2007-58

AN ORDINANCE AMENDING ORDINANCE NO. 2004-33 BY
EXPANDING THE BOUNDARIES OF WOOSTER COMMUNITY
REINVESTMENT AREA #1

WHEREAS, this City Council, with the adoption of Ordinance No. 2004-33, created Wooster Community Reinvestment Area #1, in which qualified properties may be eligible for tax incentives for repair or reconstruction thereof; and

WHEREAS, by the adoption of Ordinance No. 2006-1 this Council amended the earlier ordinance by expanding the boundaries of the CRA; and

WHEREAS, this Council desires to once again expand the CRA described in the above-designated ordinance in order to promote reinvestment in an area that is presently adjacent to the existing CRA.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Section 2 of Ordinance No. 2004-33 is hereby amended to read as follows:

The boundaries of the Wooster Community Reinvestment Area #1 shall be the area bounded:

~~On the North~~ Beginning at a point on the west corporation line where such line from the south intersects West Old Lincoln Way; thence west along the center line of West Old Lincoln Way to the west corporation line; thence following the corporation line to its intersection with the center line of Old Mansfield Road; thence easterly along the center line of Old Mansfield Road to the intersection of Mechanicsburg Road, West Liberty Street and West Bowman Street; thence east along the centerline of Bowman Street to the centerline of the north/south alley running between Spink Street and Belmont Avenue; thence north along said centerline to a point at the centerline of University Street; thence east along said centerline to a point at the centerline of Palmer Street; thence south along the centerline of Palmer Street to the center line of Bowman Street; thence east along the centerline of East Bowman to point where East Bowman Street turns northeasterly; thence ~~projecting the center line of East Bowman Street, from said point, east to its intersection with the corporation line as of November 2004;~~ *continuing along the center line of East Bowman Street to the beginning of State Route (SR) 585; to the intersection of Long Road and 585, thence continuing in a easterly direction along the centerline of Long Road to the intersection of Long Road and Geyers Chapel Road, thence continuing in a easterly direction to the northeast corner of parcel 65-01314.000; thence continuing in a southerly direction along the parcels eastern boundary and corporation limit to the centerline of Dover Road; thence continuing northwest along the centerline of Dover*

Road to the southeast corner of parcel 66-00092.000; thence continuing west along the corporation line to the point of beginning.

On the South, by the northerly right-of-way line US 30; and

— On the East and West by the political boundaries of the City as of September 2007; plus

— The area within the political boundaries of the City as of November 2004 lying south of U.S. Route 30, bounded on the east by Madison Avenue; on the south by the Section Line and on the west by Prairie Lane, projecting the center line of Prairie Lane north to US Route 30

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

1st reading 10-15-07 2nd reading _____ 3rd reading 10-15-07

Passed: October 15, 2007

Vote: 7-0

Attest: Cheyl K. Collins
Acting Clerk of Council

Robert F. Bracco
President of Council

Approved: October 23, 2007

Judith Mathen
Mayor

Introduced by: Mindy Cavin

ORDINANCE NO. 2007-58

AN ORDINANCE AMENDING ORDINANCE NO. 2004-33 BY
EXPANDING THE BOUNDARIES OF WOOSTER COMMUNITY
REINVESTMENT AREA #1

WHEREAS, this City Council, with the adoption of Ordinance No. 2004-33, created Wooster Community Reinvestment Area #1, in which qualified properties may be eligible for tax incentives for repair or reconstruction thereof; and

WHEREAS, by the adoption of Ordinance No. 2006-1 this Council amended the earlier ordinance by expanding the boundaries of the CRA; and

WHEREAS, this Council desires to once again expand the CRA described in the above-designated ordinance in order to promote reinvestment in an area that is presently adjacent to the existing CRA.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Section 2 of Ordinance No. 2004-33 is hereby amended to read as follows:

The boundaries of the Wooster Community Reinvestment Area #1 shall be the area bounded:

~~On the North~~ Beginning at a point on the west corporation line where such line from the south intersects West Old Lincoln Way; thence west along the center line of West Old Lincoln Way to the west corporation line; thence following the corporation line to its intersection with the center line of Old Mansfield Road; thence easterly along the center line of Old Mansfield Road to the intersection of Mechanicsburg Road, West Liberty Street and West Bowman Street; thence east along the centerline of Bowman Street to the centerline of the north/south alley running between Spink Street and Belmont Avenue; thence north along said centerline to a point at the centerline of University Street; thence east along said centerline to a point at the centerline of Palmer Street; thence south along the centerline of Palmer Street to the center line of Bowman Street; thence east along the centerline of East Bowman to point where East Bowman Street turns northeasterly; thence ~~projecting the center line of East Bowman Street, from said point, east to its intersection with the corporation line as of November 2004;~~ *continuing along the center line of East Bowman Street to the beginning of State Route (SR) 585; to the intersection of Long Road and 585, thence continuing in a easterly direction along the centerline of Long Road to the intersection of Long Road and Geyers Chapel Road, thence continuing in a easterly direction to the northeast corner of parcel 65-01314.000; thence continuing in a southerly direction along the parcels eastern boundary and corporation limit to the centerline of Dover Road; thence continuing northwest along the centerline of Dover*

Road to the southeast corner of parcel 66-00092.000; thence continuing west along the corporation line to the point of beginning.

~~On the South, by the northerly right-of-way line US 30; and~~

~~On the East and West by the political boundaries of the City as of September 2007; plus~~

~~The area within the political boundaries of the City as of November 2004 lying south of U.S. Route 30, bounded on the east by Madison Avenue; on the south by the Section Line and on the west by Prairie Lane, projecting the center line of Prairie Lane north to US Route 30~~

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

1st reading 10-15-07 2nd reading _____ 3rd reading 10-15-07

Passed: October 15, 2007

Vote: 7-0

Attest: Cheyl K. Collins
Acting Clerk of Council

Robert J. Brundage
President of Council

Approved: October 23, 2007

Judith Mathen
Mayor

Introduced by: Mindy Cavin

AMENDED
ORDINANCE NO. 2008-02

AN ORDINANCE AMENDING ORDINANCE NO. 2004-33 BY
EXPANDING THE BOUNDARIES OF WOOSTER COMMUNITY
REINVESTMENT AREA #1

WHEREAS, this City Council, with the adoption of Ordinance No. 2004-33, created Wooster Community Reinvestment Area #1, in which qualified properties may be eligible for tax incentives for repair or reconstruction thereof; and

WHEREAS, by the adoption of Ordinance No. 2007-58 this Council amended the earlier ordinance by expanding the boundaries of the CRA; and

WHEREAS, this Council desires to once again expand the CRA described in the above-designated ordinance in order to promote reinvestment in an area that is presently adjacent to the existing CRA.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Section 2 of Ordinance No. 2004-33 is hereby amended to read as follows:

The boundaries of the Wooster Community Reinvestment Area #1 shall be the area bounded:

Beginning at a point on the west corporation line where such line from the south intersects West Old Lincoln Way; thence west along the center line of West Old Lincoln Way to the west corporation line; thence following the corporation line to its intersection with the center line of Old Mansfield Road; thence easterly along the center line of Old Mansfield Road to the intersection of Mechanicsburg Road, West Liberty Street and West Bowman Street; thence east along the centerline of Bowman Street to the centerline of the north/south alley running between Spink Street and Belmont Avenue; thence north along said centerline to a point at the centerline of University Street; thence east along said centerline to a point at the centerline of Palmer Street; thence south along the centerline of Palmer Street to the center line of Bowman Street; thence east along the centerline of East Bowman to point where East Bowman Street turns northeasterly; thence; continuing along the center line of East Bowman Street to the beginning of State Route (SR) 585; *thence continuing in a northeasterly direction along the centerline of (SR) 585 to the southeast corner of parcel number 67-02667.000; thence continuing in a westerly direction along the boundary of parcel number 67-02667.000 to the southern boundary line of parcel number 67-02683.000; thence continuing in a westerly direction along the boundary of parcel number 67-02683.000 to the northwestern corner of parcel number 67-02677.00; thence continuing in an easterly*

direction along the north boundary line of parcel number 67-03677.000 to the northwest corner of parcel number 67-02685.000; thence continuing in a northerly direction to the southwest corner of number 67-02675.000; thence continuing in a northerly direction along parcel number 67-02675.000 boundary line to the parcel's northwest corner; thence continuing in a northerly direction to the southeast boundary line of parcel number 67-000435.000; thence west along the parcel's south boundary line to the east boundary line of parcel number 67-01601.002; thence continuing in a southerly direction along parcel number 67-01601.002 boundary line to the southwestern corner of parcel number 67-01601.002; thence north along the western boundary line of parcel number 67-01601.00, to the centerline of Portage Road; thence east along the centerline of Portage Road to the centerline of Back-Orrville Road; thence continuing in an easterly direction along the centerline of Back-Orrville Road to intersection of Back-Orrville Road and Geyers Chapel Road; thence continuing south along the centerline of Geyers Chapel Road to the northwest corner of parcel 67-02972.000; thence continuing in an easterly direction along the parcel's boundary to its far southeast point; thence continuing in a westerly direction along the corporation line to the centerline of Dover Road (U.S. 250); thence continuing northwest along the centerline of Dover Road to the southeast corner of parcel 66-00092.000; thence continuing west along the corporation line to the point of beginning.

SECTION 2. That Section 4 of Ordinance No. 2004-33 is hereby amended to read as follows:

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 as approved by this City Council will be set in writing in a Community Reinvestment Area Agreement as outlined ORC Section 3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from improvements as described in ORC Section 3735.67 shall be granted upon proper application by the property owner and certification thereof by the designated Housing Officer for the following periods. Residential applications must be filed with the Housing Officer no later than six months after construction completion.

The following rates and terms apply to real property tax abatement:

- (a) 100% abatement for ten (10) years, (term the same for all) for the remodeling of dwellings containing not more than 2 housing units, and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67.
- (b) Abatement can be up to 100% for up to (12) years (negotiated - up to 12 years) for existing commercial and industrial facilities and shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring. Apartment complexes of three

(3) or more units will be considered commercial structures for the CRA program. The cost of remodeling must be at least \$5,000, as described in ORC Section 3735.67.

- (c) Abatement can be up to 100% for up to 15) years (negotiated - up to 15 years) for new commercial or industrial facilities and shall be negotiated on a case-by-case basis in advance of construction occurring.

If remodeling qualifies for an exemption, the exempted percentage of the dollar amount of the increase in market value of the structure during the period of the exemption shall be exempt from real property taxation. If new construction qualifies for an 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 during the period of the exemption.

- (d) *Failure to fulfill the requirement of substantial positive impact during the abatement period and for one additional year for each year of abatement may cause all tax abatements received by the organization to be owed and payable to the City of Wooster upon demand. Upon receipt of these penalty payments the City shall cause distribution of said moneys to the other affected taxing districts in their prorated share.*

EXPEDITED AGREEMENTS

The Wooster City Council commits to expedite applications by waiving the three reading rule (Charter Section 2.10) in the following situations:

- A. The proposed Community Reinvestment Area Agreement does not seek an abatement in excess of seventy-five percent (75%) nor a term in excess of ten (10) years; and*
- B. The agreement has been recommended by Wooster Growth Corporation as having a positive impact on the City; and*
- C. New businesses must agree to employ at least ten (10) full-time persons as a result of the investment in order to qualify as having a substantial impact on jobs.*
- D. The business will not directly compete with the customer base of an existing business located in the City; except that this section will not apply if the applicant is an existing business located in the City seeking to expand; or the business with which the applicant would compete has previously been granted a tax abatement, in which case the abatement terms for the applicant will not exceed the prior tax abatement; and*
- E. The wage rates contained in the proposed Community Reinvestment Area Agreement shall generally equal or exceed seventy-five percent (75%) of the highest wage for comparable positions as shown in the latest edition of the Tri-County Wage and Benefit Survey at the time of the application; and*

F. The application contains a benefit package that includes a health benefit plan.

If the Tri-County Wage and Benefit survey is older than three years at the time of application, or the Tri-County Wage and Benefit survey does not address proposed positions, another reputable source of wage rates may be used to demonstrate that the proposed wages equal or exceed 75% of the highest wages in the area for the particular position(s).

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 4. This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

1st reading 1-22-08 2nd reading 2-4-08 3rd reading 2-19-08

Passed: February 19, 2008 Vote: 5-1

Attest: Cheryl K. Callin Clerk of Council
Jill M. Mc President of Council

Approved: February 19, 2008 Robert F. Breuninger Mayor

Introduced by: Michael G. Buytendyk

ORDINANCE NO. 2020-16

AN ORDINANCE AMENDING ORDINANCE NO. 2004-33 BY PERMITTING NEW CONSTRUCTION FOR RESIDENTIAL CRA TAX INCENTIVES IN THE WOOSTER COMMUNITY REINVESTMENT AREA #1 AND DECLARING AN EMERGENCY

WHEREAS, this City Council, with the adoption of Ordinance No. 2004-33, created Wooster Community Reinvestment Area #1, in which qualified properties may be eligible for tax incentives for repair or reconstruction thereof; and

WHEREAS, by the adoption of Ordinance No. 2008-02 this Council amended the earlier ordinance by amending Section 4 with criteria for expedited agreements; and

WHEREAS, this Council desires to once again expand the CRA described in the above-designated Ordinance in order to promote reinvestment in an area that is presently adjacent to the existing CRA.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Section 4 of Ordinance No. 2004-33 is hereby amended to include the following to the specified rates and terms to real property tax abatement:

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 as approved by this City Council will be set in writing in a Community Reinvestment Area Agreement as outlined ORC Section 3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from improvements as described in ORC Section 3735.67 shall be granted upon proper application by the property owner and certification thereof by the designated Housing Officer for the following periods. Residential applications must be filed with the Housing Officer no later than six months after construction completion.

The following rates and terms apply to real property tax abatement:

- (a) 100% abatement for ten (10) years, (term the same for all) for the remodeling of dwellings 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.
- (b) Abatement can be up to 100% for up to (12) years (negotiated - up to 12 years) for existing commercial and industrial facilities and shall be negotiated on a case-by-case basis in

advance of construction or remodeling occurring. Apartment complexes of three (3) or more units will be considered commercial structures for the CRA program. The cost of remodeling must be at least \$5,000, as described in ORC Section 3735.67.

(c) Abatement can be up to 100% for up to 15) years (negotiated - up to 15 years) for new commercial or industrial facilities and shall be negotiated on a case-by-case basis in advance of construction occurring.

(d) Abatement can be up to 100% abatement for twelve (12) years, dependent upon the request of the applicant, for the new construction of residential single-family dwellings that are individually-platted when located in the C-4 zoning district, and upon which the cost of new construction is at least \$2,500, as described in ORC Section 3735.67

If remodeling qualifies for an exemption, the exempted percentage of the dollar amount of the increase in market value of the structure during the period of the exemption shall be exempt from real property taxation. If new construction qualifies for an 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 during the period of the exemption. The following rates and terms apply to real property tax abatement:

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 4. This Ordinance is declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary to protect the public and the City; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading 5-4-20 2nd reading → 3rd reading 5-4-20

Passed: 5-4, 2020

Vote: 7-0

Attest: *Lynne DePaulo*
Clerk of Council

Michael G. Byrnes
President of Council

Approved: May 5, 2020

RFE Brannaman
Mayor

Introduced by: John Ansel