

RESOLUTION NO.: 108 - 2018  
INTRODUCED BY: Mayor Roche *✓ Council*

A RESOLUTION AMENDING RESOLUTION NO. 145-86 TO ALLOW FOR TAX EXEMPTIONS FOR IMPROVEMENTS TO COMMERCIAL AND INDUSTRIAL REAL PROPERTY LOCATED IN EXISTING COMMUNITY REINVESTMENT AREA #1 FOR UP TO FIFTEEN YEARS IN DURATION; AND DECLARING AN EMERGENCY.

WHEREAS, This Council's Resolution No. 145-86, adopted November 11, 1986, established the criteria and boundaries for Community Reinvestment Area #1 and designated a Housing Officer and Housing Board to administer the program;

WHEREAS, Community Reinvestment Area #1 operates under the legislative authority of Ohio Revised Code Sections 3735.65 to 3735.70 as established prior to the amendments to Ohio Revised Code Sections 3735.65 to 3735.70 enacted in 1994 ("Pre-1994 Community Reinvestment Area legislation");

WHEREAS, Resolution No. 145-86 can only be amended twice after July 1994 and still retain its operation under the Pre-1994 Community Reinvestment Area legislation;

WHEREAS, Resolution No. 145-86 has never previously been amended;

WHEREAS, Resolution No. 145-86 provides that, within Community Reinvestment Area #1, tax exemptions for a period of five (5) years may be granted for certain improvements to real property; and

WHEREAS, Council desires to amend Resolution No. 145-86 to provide that, within Community Reinvestment Area #1, tax exemptions for a period of up to fifteen (15) years may be granted for certain improvements to commercial and industrial real property and the Ohio Revised Code provides for a 100% abatement of real estate taxes based on the value of the eligible improvements only.

NOW, THEREFORE, Be It Resolved by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: Section 3 of Resolution No. 145-86 is amended to read as follows:

"Within "Community Reinvestment Area #1" tax exemptions for improvements to real property as described in Section 3735.67 of the Ohio Revised Code will be granted for the following periods:

(a) Five (5) years for the remodeling of every dwelling containing not more than two family units upon which the cost of remodeling is at least five thousand dollars in Section 3735.67.

(b) ~~Five (5)~~ Up to fifteen (15) years for the remodeling of every commercial or industrial ~~properties~~property, upon which the cost of remodeling is at least ten thousand dollars as described in division B of Section 3735.67.

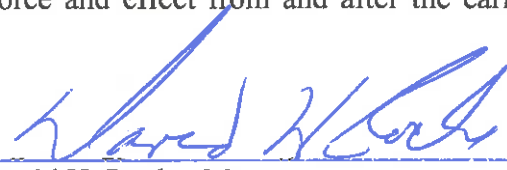
(c) ~~Five (5)~~ Up to fifteen (15) years for the construction of every commercial or industrial structure as described in division C of Section 3735.67.

Provided that multi-family housing shall not be considered "commercial" for the purposes of qualifying for abatement authorized by this resolution."

Section 2: A copy of this Resolution shall be forwarded to the Cuyahoga County Auditor by the Council Clerk for information and reference.


Section 3: This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare and for the further reason that it is immediately necessary in order to further job creation and economic development within the City based on a current commercial office user desiring to locate to and expand a building(s) in Community Reinvestment Area #1; wherefore, this Resolution shall be in effect immediately upon its passage and signature by the Mayor, provided it receives the affirmative vote of five members of Council; otherwise, it shall be in full force and effect from and after the earliest period allowed by law.

PASSED: October 9, 2018

  
David H. Roche, Mayor

APPROVED: October 9, 2018

ATTEST: Betsy Traben  
Betsy Traben  
Clerk of Council

  
Eloise Cotton-Henry  
President of Council