

RESOLUTION NO.: 107-2019 (As Revised 12/10/19)  
INTRODUCED BY: Mayor Roche and All of Council

A RESOLUTION AMENDING RESOLUTION NOS. 145-86 AND 108-2018 BY EXPANDING THE BOUNDARIES OF THE CITY'S EXISTING COMMUNITY REINVESTMENT AREA #1 AND INCLUDING PARCELS BEING DEVELOPED FOR MIXED USE WITH MULTI-FAMILY HOUSING THEREIN AS ELIGIBLE FOR TAX ABATEMENT; 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 Community Reinvestment Area Program;

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

WHEREAS, under Ohio law, Resolution No. 145-86 may be amended twice after July 1994 and continue to retain its operation under the Pre-1994 Community Reinvestment Area Legislation;

WHEREAS, this Council's Resolution No. 108-2018, adopted October 9, 2018, was the first amendment to Resolution No. 145-86 and allowed for tax exemptions of up to 100% for improvements to commercial and industrial real property located in existing Community Reinvestment Area #1 for up to fifteen (15) years in duration;

WHEREAS, Resolution No. 108-2018 was the first amendment to Resolution No. 145-86 and can be amended one (1) additional time and retain its operation under the Pre-1994 Community Reinvestment Area Legislation; and

WHEREAS, Council desires to amend Resolution Nos. 145-86 and 108-2018 to expand the boundaries of Community Reinvestment Area #1 and to include parcels being developed with multi-family housing as being eligible for real estate tax abatement under the Community Reinvestment Area Program.

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

Section 1: The findings and determinations made in Resolution Nos. 145-86 and 108-2018 and the recitals above are hereby affirmed and incorporated herein by reference.

Section 2: The boundary of the City of Richmond Heights Community Reinvestment Area #1 is expanded to include land area within the City as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

Section 3: Section 1 of Resolution No. 108-2018 is amended to read as follows:

"Within "Community Reinvestment Area #1", tax exemptions for improvements to real property 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 **as described** in Section 3735.67.

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

(c) 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 ~~A m~~**Multi-f**~~Family housing~~ **Dwelling, as defined in Section 1123.03 of the City of Richmond Heights Zoning Code, or its successor provision,** shall ~~not be~~ considered ~~a~~ "commercial" **structure** for the purposes of qualifying for **the tax** abatement authorized by this ~~r~~**Resolution**.

**A Multi-Family Dwelling shall not be eligible for a tax exemption within Community Reinvestment Area #1 unless the Dwelling is included within an approved mixed use development plan, pursuant to Section 1151.10 of the City of Richmond Heights Zoning Code or its successor provision. "**

Section 4: Pursuant to Ohio law, this Council finds that this Resolution shall be considered the second amendment to Resolution No. 145-86.

Section 5: A copy of this Resolution shall be forwarded to the Cuyahoga County Fiscal Officer and the Ohio Development Services Agency by the Council Clerk for information and reference.

Section 6: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 7: This Resolution declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the City in that the developer of an approved mixed use development plan has filed an application for tax abatement under the CRA and requires assurances that the City's CRA #1 will apply to the development for its ability to secure financing for the project and to close on transfer of title to certain properties anticipated for future development to further economic development within the City; wherefore, this Resolution shall take effect and be in force effective immediately upon its passage by Council and the signature of the Mayor.

PASSED: Dec 10, 2019

APPROVED: Dec 10, 2019

ATTEST: Betsy Traben  
Betsy Traben  
Clerk of Council

David H. Roche  
David H. Roche, Mayor

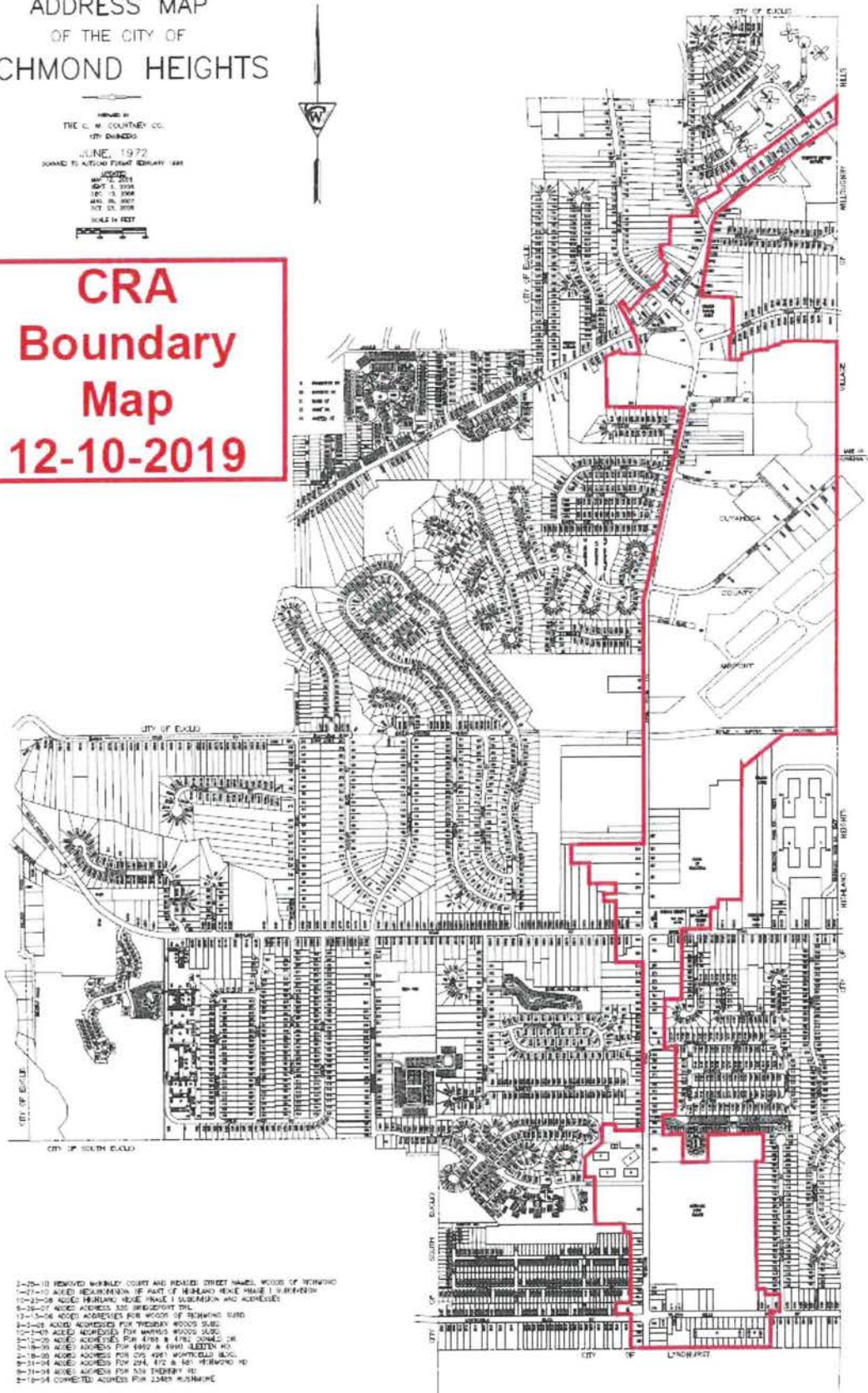
Eloise Cotton-Henry  
Eloise Cotton-Henry  
President of Council

Exhibit A to Resolution No. 107-2019

ADDRESS MAP  
OF THE CITY OF  
RICHMOND HEIGHTS

DESIGNED BY  
THE C. W. COUNTRY CO.  
1011 DUNEDIN  
JUNE, 1972  
DONOR TO ALTON FOREST LIBRARY 1981  
SCALE IN FEET  
1" = 100'

**CRA  
Boundary  
Map  
12-10-2019**



2-25-10 REMOVED WINDLEY COURT AND RENAMED STREET NAMES, WOODS OF TERNING  
1-27-10 ADDED RECONSTRUCTION OF PART OF HIGHLAND RISE PHASE 1 SUBDIVISION  
10-23-08 ADDED HIGHLAND RISE PHASE 1 SUBDIVISION AND ADJACENT  
8-26-07 ADDED ADDRESS AND BRIDGEPORT DR.  
13-1-04 ADDED ADDRESSES FOR WOODS OF TERNING SUBD.  
8-2-03 ADDED ADDRESSES FOR WINDLEY COURT SUBD.  
10-2-03 ADDED ADDRESSES FOR WINDLEY COURT SUBD.  
8-1-03 ADDED ADDRESSES FOR 4100 & 4100-2000 S.W.  
2-18-01 ADDED ADDRESS FOR 4952 & 4950 ALBERTA RD.  
11-18-00 ADDED ADDRESS FOR 475 & 481 WINDYBELL BLVD.  
9-21-00 ADDED ADDRESS FOR 224, 472 & 481 WINDYBELL RD.  
7-21-00 ADDED ADDRESS FOR 5311 THERAPY RD.  
7-12-00 ADDED ADDRESS FOR 1200 WINDYBELL