

RESOLUTION NO. 813 CMS

A RESOLUTION MAKING FINDINGS AND DETERMINATIONS AS PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A "COMMUNITY RE-INVESTMENT AREA" AND DESIGNATING A HOUSING OFFICER AND PROVIDING FOR A HOUSING COUNCIL TO ADMINISTER THE PROGRAM

WHEREAS, the City Council desires to pursue all reasonable and legitimate incentive measures to assist in encouraging housing maintenance and economic and community development in areas that have not enjoyed re-investment by remodeling or new construction, and

WHEREAS, City Council has been briefed on State enabling legislation that allows for financial incentives to be offered within "community re-investment areas", and

WHEREAS, City Council has made a survey of housing as specified in Section 3735.66 of the Ohio Revised Code, and

WHEREAS, areas were found that contain housing facilities, or structures of historical significance, and wherein new housing construction and repair of existing facilities or structures are discouraged, and

WHEREAS, the maintenance and construction of structures in such areas would serve to encourage economic stability, maintain real property values, and generate new employment opportunities.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Oberlin, Lorain County, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That for the purposes of fulfilling the requirements set forth under Section 3735.65 to 3735.70 inclusive, of the Ohio Revised Code, the City Council hereby establishes "community re-investment area No. 1".

SECTION 2. That the boundaries of said "community re-investment area No. 1" are as shown on the attached Exhibit "A".

SECTION 3. That within said "community re-investment area No. 1" tax exemptions for improvement to real property as described in Section 3735.67 of the Ohio Revised Code will be granted for the following periods:

- (a) Ten (10) years for the remodeling of every dwelling containing not more than two family units upon which the cost of remodeling is at least \$2,500 as described in division A of Section 3735.67.
- (b) Ten (10) years for the remodeling of every dwelling containing more than two units, and commercial or industrial properties, upon which the cost of remodeling is at least \$5,000 as described in division B of Section 3735.67.
- (c) Ten (10) years for the construction of every dwelling, commercial or industrial structure as described in division C of Section 3735.67.

SECTION 4. That to administer and implement the provisions of this Resolution, the Code Administrator of the City of Oberlin is hereby designated as the housing officer as described in Section 3735.65-66 of the Ohio Revised Code.

SECTION 5. There is hereby created a "Community Re-investment Area No. 1 Housing Council". The number of members, the method of appointment and the term of office of members, and the powers, duties and functions of the Housing Council shall be as provided in Sections 3735.69 and 3735.70 of the Ohio Revised Code.

SECTION 6. That a copy of this Resolution will be forwarded to the Lorain County Auditor by the Clerk of this Council for information and reference.

SECTION 7. That the ability to obtain tax exemption in "Community Re-investment Area No. 1" shall automatically terminate on July 1, 1983, and the Housing Officer is hereby directed to not accept any new applications for exemption within said area after that date unless and until this Council by Resolution re-establishes said program.


SECTION 8. That this Council finds that the area included within the foregoing attached description as "Community Re-investment Area No. 1" is one 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 9. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of 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 10. That this Resolution shall be in full force and effect at the earliest date allowed by law.

PASSED: 1st reading - May 18, 1981 (amended)
2nd reading - June 1, 1981 (amended - Emergency Passage)

ATTEST:


CLERK OF COUNCIL


CHAIRMAN OF COUNCIL

POSTED:

June 2, 1981

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EXHIBIT "A"

That the boundaries and description of "community re-investment area No. 1" are as follows:

Beginning at the intersection of the centerline of East Lorain Street and the extension of the easterly line of lands conveyed to the United States of America;

Thence easterly along the centerline of East Lorain Street to the intersection with the centerline of North Crosby Road (also known as Oberlin Road), said centerline being the easterly corporation line of the City of Oberlin;

Thence northerly along said centerline of North Crosby Road (also known as Oberlin Road) to the northerly line of lands conveyed to John Stern; said northerly line also being the northerly corporation line of the City of Oberlin;

Thence westerly along said northerly corporation line a distance of approximately 2,400 feet to the northwesterly corner of lands conveyed to the City of Oberlin;

Thence southerly along the westerly line of said lands conveyed to the City of Oberlin to the northerly line of lands conveyed to the United States of America;

Thence easterly to the northeasterly corner of said lands conveyed to the United States of America;

Thence southerly along the easterly line of said lands conveyed to the United States of America to the point of beginning.

The foregoing described boundaries includes all of the M1 (Industrial) zone exclusive of lands owned by the United States of America.

TAX ABATEMENT
COMMUNITY REINVESTMENT AREA

City of Oberlin
(Formerly O.I.D.)

John Stern

Hydro Tube

Spec
Building
M1

U.S.A.
(FAA)

G.E.

Gilford

ARTINO

RR

NACS

LORAIN

C1

CHOSBY

CENTRAL

CERTIFICATE OF FILING

State of Ohio }
Lorain County } SS

I, JULIAN A. PIJOR, the duly elected, qualified and acting Auditor in and for the
County and State aforesaid, do hereby certify that Eugene F. Simon

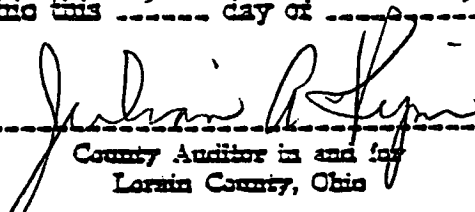
the duly elected, qualified and acting Clerk of Council

in and for said City of Oberlin Ohio County of Lorain, Ohio,

and ex-officio Fiscal Officer for said District, has this day officially filed in the office of
the Auditor of Lorain County a certified copy of RESOLUTION NO. 813 CMS

providing for a resolution making findings & determinations as permitted in
~~SECTION 3735.65~~ Sections 3735.65 to 3735.70 O.R.C. establishing & describing
boundaries of a "Community Re-investment Area" & designating
a housing officer & providing for a housing council to administer
the program.

WITNESS my hand and Official Seal at Elyria, Ohio this 9th day of June 1981.


County Auditor in and for
Lorain County, Ohio

(SEAL)