

First Reading: May 7, 2024
Second Reading: Dispensed

Resolution 2024- 046

A RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE TOWNSHIP, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL; AND RELATED AUTHORIZATIONS

WHEREAS, the Board of Trustees (the "Board") of Sycamore Township (the "Township"), Hamilton County, Ohio desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the Township that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing (the "Housing Survey") of the area described and depicted in Exhibit A attached hereto and incorporated herein by this reference (the "Area") has been prepared as required by Ohio Revised Code Section 3735.66, a copy of which survey is on file with the Township; and

WHEREAS, as noted in the Housing Survey, the Area 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; and

WHEREAS, this Board has determined that the construction of new structures and the remodeling of existing structures in the Area is a public purpose, and would encourage the creation and retention of employment opportunities and would benefit the overall economic health of the Township; and

WHEREAS, the Township desires to designate the Area as the "Sycamore Township Community Reinvestment Area No. 2" or "CRA 2" pursuant to Sections 3735.65 through 3735.70 (the "Act") to encourage such development; and

WHEREAS, the Township is a limited home rule township pursuant to R.C. Sections 504.01 through 504.24;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees for Sycamore Township, Hamilton County, Ohio, that:

SECTION 1. The CRA 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. This Board hereby establishes the CRA pursuant to the Act, with Boundaries as described and depicted in Exhibit B. Only multi-family residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated CRA will be eligible for exemptions pursuant to this Resolution.

SECTION 3. Within the CRA, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to multi-family residential, 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 pursuant to R.C. Section 3735.67. The results of the negotiation as approved by this Board will be set in writing in a CRA agreement as outlined in R.C. Section 3735.671. For commercial and industrial property, a tax exemption on the increase in the assessed value resulting from the improvements as described in R.C. Section 3735.67 shall be granted for the following periods:

a. When combined with an approved and executed Joint Economic Development District pursuant to Section 715.70 of the Ohio revised code, up to, and including, fifteen (15) years, and up to, and including, seventy-five percent (75%) for the remodeling of existing commercial, multi family residential, and industrial facilities and upon which the cost of remodeling is at least \$100,000, as described in R.C. Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.

b. When combined with an approved and executed Joint Economic Development District pursuant to Section 715.70 of the Ohio revised code, up to, and including, fifteen (15) years, and up to, and including, seventy-five percent (75%) for the construction of new commercial, multi-family residential, or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

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

SECTION 4. All commercial and industrial projects are required to comply with the state application fee requirements of R.C. Section 3735.672(C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement-a minimum of \$500 up to a maximum of \$2,500 annually unless waived.

SECTION 5. To administer and implement the provisions of this Resolution, the Township Administrator is designated as the Housing Officer as described in the Act.

SECTION 6. A "Community Reinvestment Area Housing Council" (the "Housing Council") shall be created, consisting of one member appointed by each member of this Board, and two members appointed by the Township

Administrator. The members of this Board shall make their appointments to the Housing Council in separate legislation passed at a later date. This Board is directed to obtain the appointees from the Township Administrator as soon as practicable after passage of separate legislation for this Board's appointees. The majority of the members shall then appoint two additional members who shall be residents within the Area. Terms of the members of the Housing 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. The Housing Council shall make an annual inspection of the properties within the CRA for which an exemption has been granted under R.C. Section 3735.67. The Housing Council shall also hear appeals under R.C. Section 3735.70.

A Tax Incentive Review Council (the "TIRC") shall be established pursuant to R.C. Section 5709.85 and shall consist of three representatives appointed by this Board, two representatives of the Township appointed by the Township Administrator, the County Auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the Township. This Board shall appoint the Township representatives on the TIRC in separate legislation passed at a later date. The TIRC shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under R.C. Section 3735.671 and make written recommendations to the Board as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

SECTION 7. The Housing Officer is hereby authorized to take any and all actions required by the Act for the establishment of the CRA consistent with the requirements of the Act and this Resolution.

SECTION 8. This Board reserves the right to re-evaluate the designation of the CRA after December 31, 2040, and annually each December 31 thereafter, at which time this Board may direct the Housing Officer not to accept any new applications for exemptions as described in ORC Section 3735.67.

SECTION 9. This Board hereby finds and determines that all formal actions relative to The passage of this Resolution were taken in an open meeting of this Board, that all deliberations of this Board and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including R.C. Section 121.22.

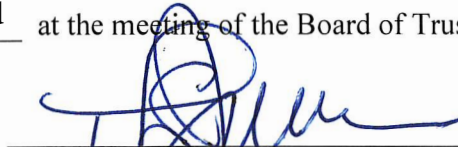
SECTION 10. This resolution shall take effect on the earliest date allowed by law.

SECTION 11. This Resolution is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health, welfare, and safety of the Township.

VOTE RECORD:

Mr. Weidman Aye Ms. Schwegmann Aye Mr. Kellums Aye

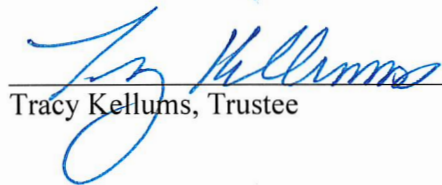
Passed at the meeting of the Board of Trustees this 7th Day of May 2024.



Thomas J. Weidman, Chairman



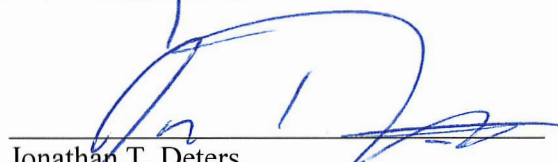
Tracy Schwegmann, Vice-Chairman



Tracy Kellums, Trustee

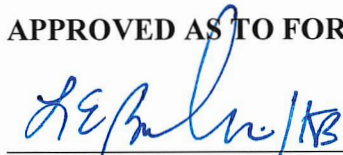
AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this 7th day of May 2024.



Jonathan T. Deters
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:



Lawrence E. Barbieri, Law Director

Exhibit A:

Sycamore Township, Hamilton County, Ohio

Sycamore Township Community Reinvestment Area 2: Housing Survey

I. PURPOSE AND SCOPE

This document aims to evaluate existing area conditions and recommend a Community Reinvestment Area (CRA) as described in Ohio Revised Code Sections 3735.65-70 within the limits of Sycamore Township (the "Township"), Hamilton County, Ohio. The circumstances in the defined area will show that "housing facilities or structures of historical significance are located in the area, and new housing construction and repair of existing facilities or structures are discouraged." O.R.C. §3735.65(B). Unless otherwise noted all statistical information contained here comes from the most recent U.S. Census or American Community Survey data.

A Community Reinvestment Area is an area designated by local authority, which contains housing facilities or structures of historical significance, where new housing construction and repair of existing facilities has been discouraged. In such an area, and within the guidelines established by the State of Ohio, the County will be able to offer tax abatements which will encourage the repair of the structures as well as the construction of new facilities in Sycamore Township.

The Sycamore Township Grooms Road Community Reinvestment Area (CRA) will encompass a portion of the Township and will provide the Township with an effective tool to encourage, manage, and guide certain desired economic development activity. Specifically, the Township intends that the benefits available through the CRA should be used to promote the establishment and retention of commercial and residential projects, whose locations within the Township will have a long term impact on the community, through the provision of quality employment opportunities and substantial private and public capital investment.

II. PROPOSED COMMUNITY REINVESTMENT AREA

The Township is proposing to create a CRA that consists of several parcels within the Township (Exhibit 2) which are either vacant or blighted and require tax relief to be redeveloped. The proposed CRA is within the limits of the Township that do not have a preexisting CRA. The CRA is approximately 17.5 acres, including vacant, wooded land and a former trailer park. The proposed CRA includes several parcels of developable and residential land that have since been consolidated, the natural boundaries of which are Grooms Road to the west, a Hamilton county maintenance facility to the south, and I-275 to the northeast and east.

There are blighted structures and neighborhoods in a pre-blight phase scattered around the proposed CRA boundaries. Exhibit 3 shows examples of blighted homes around the proposed CRA boundaries. The trailer park within the CRA has been demolished to further encourage new development in this blighted area. These properties stand to benefit from the economic enhancement that will come with the proposed CRA.

III. CONCLUSIONS

The evidence for disinvestment and blight in the proposed area is summarized by the following:

- Lower housing stock than surrounding areas in the Township
- Higher number of dilapidated residential structures than the surrounding areas in the Township
- Undeveloped, underutilized parcels inside and outside the proposed CRA

The proposed CRA has suffered from disinvestment and meets the criteria under O.R.C. § 3735.65-70. Creating the CRA will mitigate the blight that has set in and prevent blight from spreading to surrounding areas by encouraging reinvestment into properties in the area.

CRA Site Photos

Site #1



Site #2



Site #3



Site #4



Dilapidated Structures adjacent to CRA
(All properties within the Sycamore
Township limits)

Example Property #1

11665 Grooms Road



Example Property #2

Grooms Road



Example Property #3

11611 Grooms Road



Example Property #4

11621 Grooms Road



Example Property #5

11630 Grooms Road



Example Property #6

11639 Grooms Road



Exhibit B



Sycamore Township Community Reinvestment Area 2

PIN: 600-0140-0455

600-0140-0456

600-0140-0457

