

First Reading: July 2, 2019  
Second Reading: dispensed

RESOLUTION 2019 - 72

**A RESOLUTION ESTABLISHING AND DESCRIBING THE BOUNDARIES OF  
PROPOSED SYCAMORE TOWNSHIP COMMUNITY REINVESTMENT AREA 1,  
REQUESTING THAT THE HAMILTON COUNTY COMMISSIONERS CREATE  
AND DESIGNATE THE SYCAMORE TOWNSHIP COMMUNITY REINVESTMENT  
AREA 1, AND DISPENSING WITH A SECOND READING**

WHEREAS, Sections 3735.65 through 3735.70 of the Ohio Revised Code (the "Act") authorize the legislative authorities of municipal corporations and counties to designate areas as community reinvestment areas within the meaning of the Act (each, a "Community Reinvestment Area" or "CRA"), as otherwise provided therein; and

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

WHEREAS, the Board hereby requests that the Hamilton County Commissioners create a Community Reinvestment Area within Sycamore Township as described herein pursuant to the Act to be designated as the Sycamore Township Community Reinvestment Area 1 ("Sycamore Township Community Reinvestment Area 1" or "CRA 1"), and make findings and determinations to establish the eligibility of the area described for designation as a Community Reinvestment Area; and

WHEREAS, a survey of housing as required by Section 3735.66 of the Act has been prepared for the area to be included in CRA 1 and is attached to this Resolution as Exhibit A, which by this reference is incorporated herein; and

WHEREAS, the maintenance and construction of structures in CRA 1 would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures and the construction of new structures in CRA 1 constitute(s) a public purpose for which real property exemption may be granted;

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

**SECTION 1.** The area to be designated by the Hamilton County Commissioners as Sycamore Township Community Reinvestment Area 1 constitutes an area in which housing facilities or structures of

historical significance are located, and in which new construction and repair of existing facilities or structures has been discouraged.

**SECTION 2.**

Pursuant to O.R.C Section 3735.66, the Sycamore Township Community Reinvestment Area 1 is hereby established and shall contain the parcels set forth on the attached Exhibit B as identified by the Hamilton County Auditor:

**SECTION 3.**

All properties identified in Section 2, and reflected in Exhibits A and B, are within the Community Reinvestment Area to be designated and will be eligible for the incentive described herein. The proposed CRA 1 is a public/private partnership intended to promote and expand conforming uses within CRA 1. Sycamore Township intends to undertake supporting public improvements in CRA 1.

If properties within the designated CRA 1 are consolidated or subdivided, such properties shall continue to be eligible for this incentive. However, properties outside the designated CRA 1 shall not be automatically considered part of CRA 1, even if consolidated with property previously included within CRA 1.

**SECTION 4.**

Following passage of this Resolution by this Board, passage of a resolution by the Hamilton County Commissioners creating and designating CRA 1 and certification of CRA 1 by the Ohio Development Services Agency, the percentage of tax exemption on the increase in the assessed valuation resulting from improvements to the real property within CRA 1 and the term of those exemptions shall be as follows:

- A. With respect to improvements to the properties within CRA 1, where the future use has been approved to be commercial as defined below:
  - (i) Should no compensation agreement with the Deer Park Community City School District ("DPCSD") exist, the percentage, up to 50%, and term, up to fifteen (15) years, for newly constructed commercial facilities shall be negotiated on a case-by-case basis in advance of construction and according to the requirements outlined in Sections 3735.67 through 3735.673 of the Act, and upon which the cost of construction is at least \$75,000. Should an agreement with the DPCSD be presented, than the percentage, up to 100%, and term, up to fifteen (15) years for newly constructed commercial facilities shall be negotiated on a case by case basis in advance of construction and according to the

requirements outlined in Sections 3735.67 through 3735.673 of the Act, and upon which the cost of construction is at least \$500,000.

The commercial new construction projects must include, but are not limited to, an apartment community consisting of at least 200 rental units or a comparable sized condominium development, a hotel consisting of a minimum of 100 rooms, a minimum of 90,000 gross square feet of office space and a minimum of 20,000 gross square feet of retail and or restaurant uses. Each commercial use may be applied for and approved individually. As part of the agreement, if applicable, the applicant is responsible for paying an equivalent amount to the DPCSD for any required revenue sharing or payment in lieu of taxes based on newly created payroll or real property tax.

The results of the negotiation as approved by this Board and by the Hamilton County Commissioners shall be set forth in writing in a Community Reinvestment Area Agreement, as outlined in Section 3735.671 of the Act. Should the abatement for commercial projects exceed 50%, the agreement is subject to an additional approval by the DPCSD, pursuant to section 3735.671 of the O.R.C.

- B. With respect to improvements to residential real properties used as a single-family residence, in which the number of units does not exceed two (2) and zoned as such within CRA 1, and upon proper application by the property owner and certification thereof by the County designated housing officer,
  - (i) For residential remodeling, the percentage (50%) and term (up to ten (10) years) and upon which the value of the remodel is at least \$2,500.
  - (ii) For residential new construction, the percentage (100%) and term (up to fifteen (15) years) upon which the value of the new construction is at least \$100,000

Residential applications must be filed with the housing officer no later than six (6) months after construction completion.

## **SECTION 5.**

This Board recommends to the Hamilton County Commissioners and respectfully requests that the Commissioners create and designate CRA 1 bounded as set forth in Exhibits A and B, to

constitute a duly established Community Reinvestment Area pursuant to the Act.

**SECTION 6.**

The Hamilton County Commissioners shall acknowledge that the approval of any Community Reinvestment Area Agreement with respect to real property within the Sycamore Township Community Reinvestment Area 1 must be approved by the this Board prior to its approval by the Hamilton County Commissioners as a condition precedent to such agreement taking effect. The Hamilton County Commissioners also shall acknowledge that this Board may enter into an agreement with the DPCSD in order to require the Township or a property owner receiving an incentive under these Community Reinvestment Area proceedings to compensate the DPCSD for all of or a portion of tax revenues that DPCSD would have received had the improvements to the real property not been exempted from property taxation.

**SECTION 7.**

This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal actions were taken in meetings open to the public in compliance with all legal requirements, including (without implied limitation) Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

**SECTION 8.**

The preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.

**SECTION 9.**

By at least a two-thirds vote of its members, the Board dispenses with any requirement that this resolution be read on two separate days and approves it upon its first reading.

**SECTION 10.**

The Fiscal Officer shall certify a copy of this Resolution to the Clerk of the Hamilton County Board of County Commissioners.

**SECTION 11.**

This Resolution shall be in full force and effect immediately upon its passage.

**VOTE RECORD:**

Mr. Connor

Aye

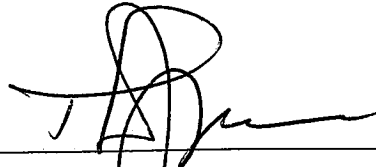
Mr. LaBarbara

No

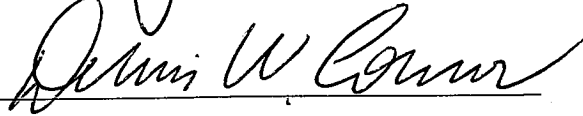
Mr. Weidman

Aye

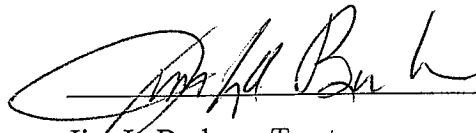
**PASSED** at the meeting of the Board of Trustees this 2<sup>nd</sup> day of July, 2019.



Thomas J. Weidman, Chairman



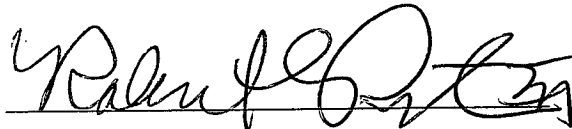
Dennis W. Connor, Vice-Chairman



Jim LaBarbara, Trustee

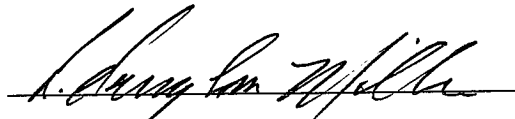
#### **AUTHENTICATION**

This is to certify that this resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 2<sup>nd</sup> day of July, 2019.



Robert C. Porter III  
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:



R. Douglas Miller, Law Director

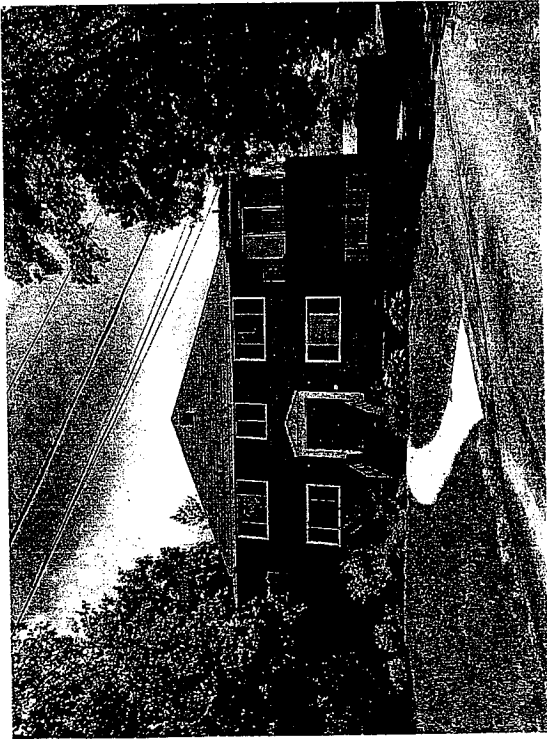
EXHIBIT A

Parcel	Use	Add #	Address Street	Roof	Fascia	Gutters / Downspouts	Siding	Doors / Windows	Porch	Exterior Stairs	Exposed Foundation	Landscape	Yard Condition	CDU
600-0210-0712	Residential (Multi-Family)	7951	Festive Court	2	3	3	2	3	4	3	N/A	5	4	2.9
600-0210-0715	Residential (Multi-Family)	7966	Festive Court	3	3	3	N/A	2	2	3	4	2	2	2.4
600-0210-0717	Residential (Multi-Family)	7982	Festive Court	2	3	4	N/A	3	N/A	4	3	3	4	2.6
600-0210-0718	Residential (Multi-Family)	7990	Festive Court	3	3	3	N/A	2	N/A	2	4	2	2	2.1
600-0210-0664	Residential (Multi-Family)	7969	Kenwood Road	3	3	3	N/A	2	N/A	2	N/A	3	3	1.9
600-0210-0708	Residential (Multi-Family)	7983	Festive Court	4	3	3	N/A	2	2	2	4	3	3	2.6
600-0210-0680	Residential (Single Family)	7966	Frolic Drive	2	2	2	4	3	3	4	4	3	3	3.0
600-0210-0665	Residential (Multi-Family)	7987	Kenwood Road	3	3	2	3	3	3	2	N/A	3	3	2.5

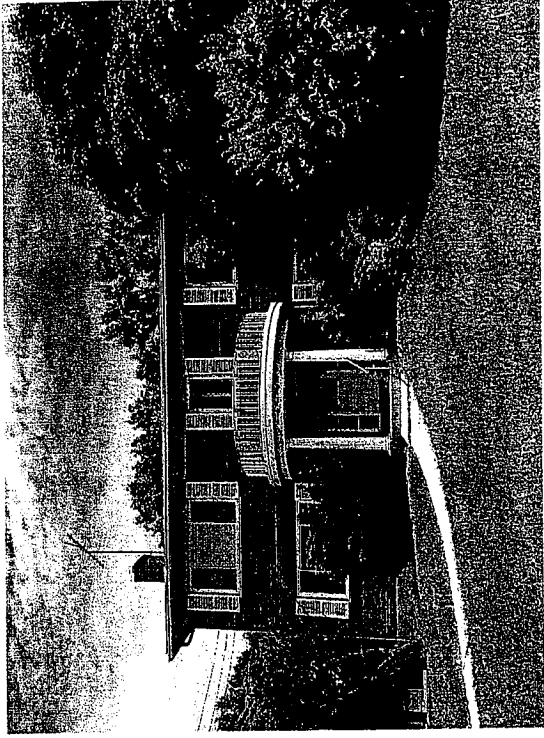
\*CDU - stands for Condition, Desirability, and Usefulness. This rating system is used to give the physical state of the structure as well as its estimated marketability. Condition refers to the overall condition of the property - Desirability determines if the facility is in demand - Usefulness estimates the utility of a structure - The different ratings for CDU are as follows: 5 = excellent; 4 = good; 3 = average; 2 = fair; and 1 = poor.

EXHIBIT A

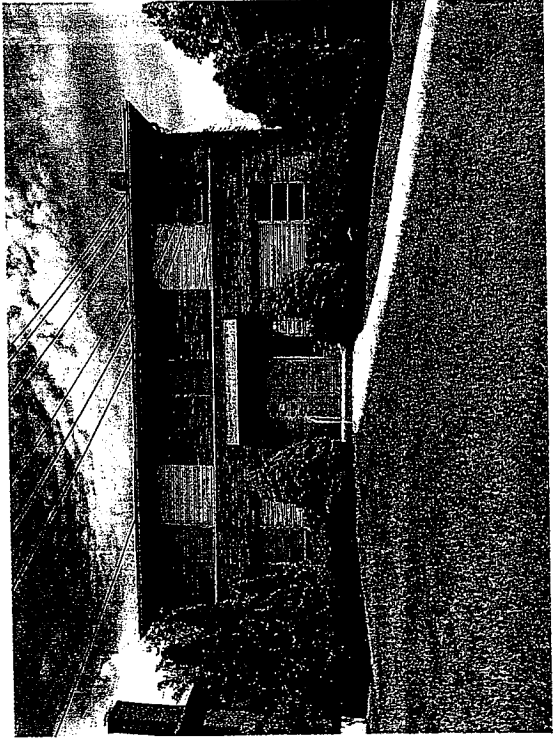
7951 Festive Court - Parcel # 600-0210-0712



7966 Festive Court - Parcel # 600-0210-0715



7982 Festive Court - Parcel # 600-0210-0717



7990 Festive Court - Parcel # 600-0210-0718

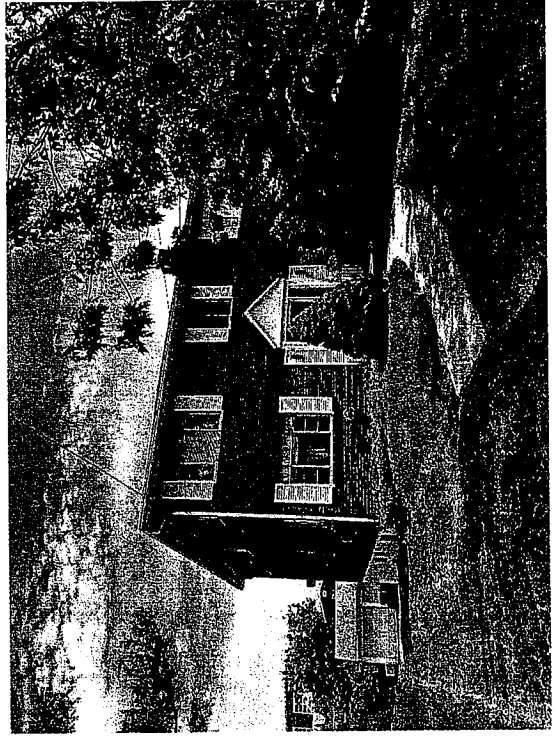
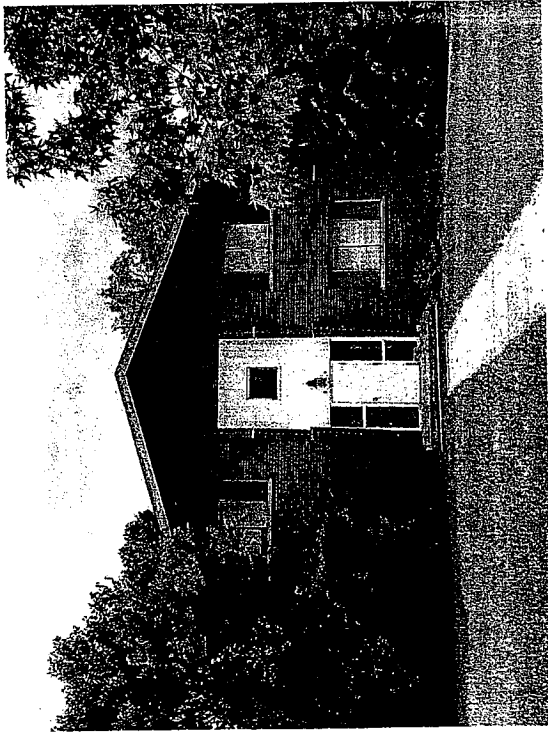
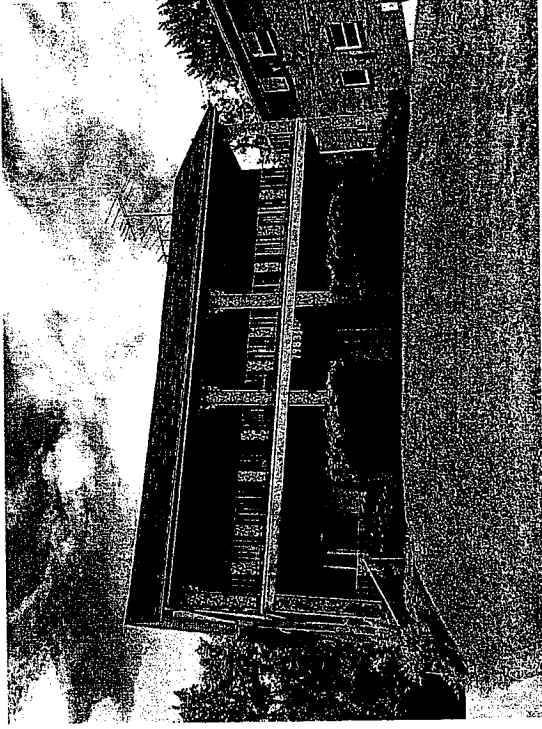


EXHIBIT A

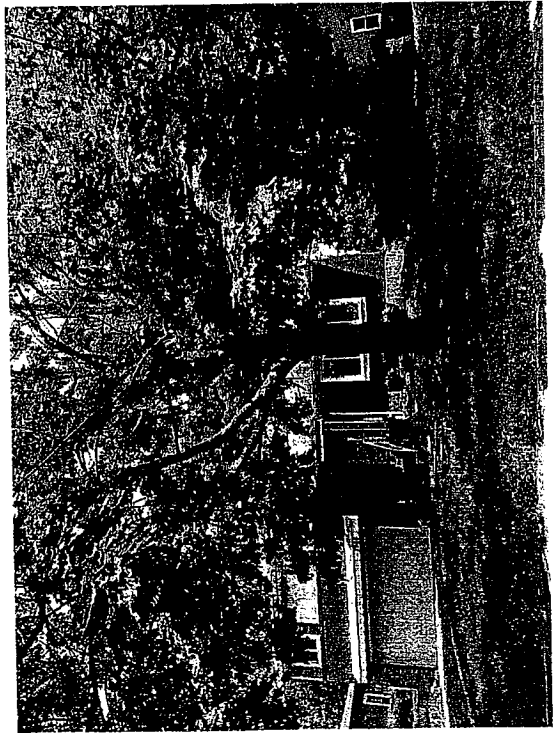
7969 Kenwood Road - Parcel # 600-0210-0664



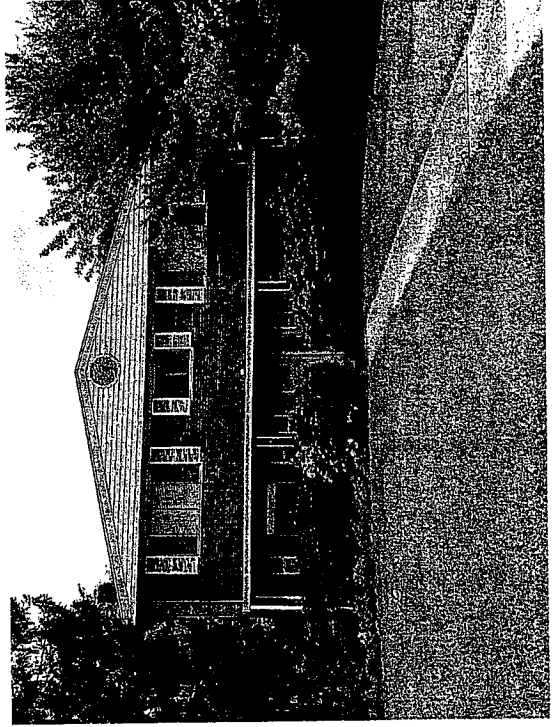
7983 Festive Court - Parcel # 600-0210-0708



7966 Frolic Drive - Parcel # 600-0210-0680



7987 Kenwood Drive - Parcel # 600-0210-0665







## Exhibit B

600-210-0680  
600-210-0666  
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