

RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN ASHTABULA COUNTY, OHIO, DESIGNATING A HOUSING OFFICER, CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL, AND CREATING A TAX INCENTIVE REVIEW COUNCIL

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

WHEREAS, a survey of housing, as required by Ohio Revised Code ("ORC") Section 3735.66, has been prepared for the area to be included in the proposed Community Reinvestment Area ("CRA"); and

WHEREAS, the maintenance of existing structures or the construction of new structures would serve to encourage economic stability, maintain real property values, and generate new employment opportunities within the County; and

WHEREAS, the remodeling of existing structures and the construction of new structures in the CRA constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF ASHTABULA COUNTY, STATE OF OHIO, THAT:

SECTION 1: The area designated as the Harpersfield Township CRA #1 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: Pursuant to ORC Section 3735.66, the Harpersfield Township CRA #1 is hereby established. Future modification of these boundaries will require an amendment to this Resolution before those areas are eligible for any CRA exemptions. The Harpersfield Township CRA #1 is approximately depicted as the highlighted area on the map attached to this Resolution, attached in Exhibit A, and by this reference incorporated herein.

SECTION 3: All commercial or industrial properties consistent with the applicable zoning regulations and located within the Harpersfield Township CRA #1 are eligible to apply for exemptions under this Resolution. For the purposes of ORC Sections 3735.65 to 3735.70, every structure containing more than three (3) dwelling units shall be classified as commercial.

SECTION 4: For a commercial or industrial property within the Harpersfield Township CRA #1, the percentage of the tax exemption and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring and shall be up to one hundred percent (100%) and up to the maximum term specified in ORC Sections 3735.67. The results of the negotiation as approved by this Council will be set in writing in a CRA agreement in accordance with ORC Section 3735.671.

All commercial or industrial projects within Harperfield Township CRA #1 are required to comply with the State of Ohio application fee requirements of ORC Section 3735.672(C) and the local annual monitoring fee requirements of ORC 3735.671(D).

SECTION 5: To administer and implement the provisions of this Resolution, the Executive Director of the Ashtabula County 503 Corporation is designated as the Housing Officer as described in ORC Sections 3735.65 through 3735.70 and is authorized and directed (i) to take all actions required of the Housing Officer under those sections, and (ii) to submit annual reports to the Director of the Ohio Department of Development on behalf of this Board in accordance with ORC Section 3735.672.

SECTION 6: The Harpersfield Township Community Reinvestment Area #1 Housing Council (the "Housing Council") is hereby created, and shall consist of one member appointed by each member of the Board and two members appointed by the Planning Commission of Ashtabula County. The majority of the members shall then appoint two additional members who shall be residents of the County. 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 area for which an exemption has been granted under ORC Section 3735.67. The Housing Council shall also hear appeals under ORC Section 3735.70.

SECTION 7: A Tax Incentive Review Council is hereby created under the provisions of ORC Section 5709.85 for the purposes of annually reviewing all agreements granting exemptions from property taxation under the Harpersfield Township CRA #1 and recommending, in writing, the continuance, modification, or termination of exemptions based upon the entity's performance and compliance with all requirements. The membership of the Tax Incentive Review Council shall be in accordance with ORC Section 5709.85.

SECTION 8: The Housing Officer is hereby directed and authorized to petition the Ohio Department of Development's Director to confirm the findings contained within this Resolution in accordance with ORC Section 3735.66.

SECTION 9: This Board hereby finds and determines that all formal actions concerning and relating to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 10: This resolution shall take effect and be in force from and after the earliest period allowed by law and upon confirmation by the Ohio Department of Development Director of the findings in this Resolution.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2021-349

September 14, 2021

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Upon the motion of Casey R. Kozlowski, seconded by J.P. Ducro IV.

VOTE:

Kathryn L. Whittington
J.P. Ducro IV
Casey R. Kozlowski

Aye
Aye
Aye

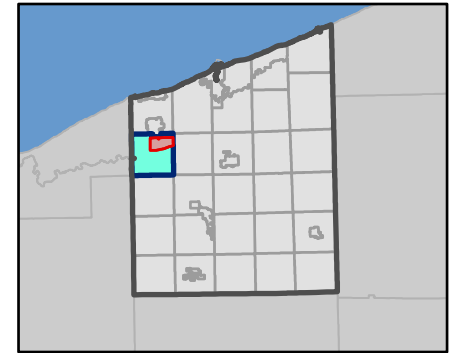
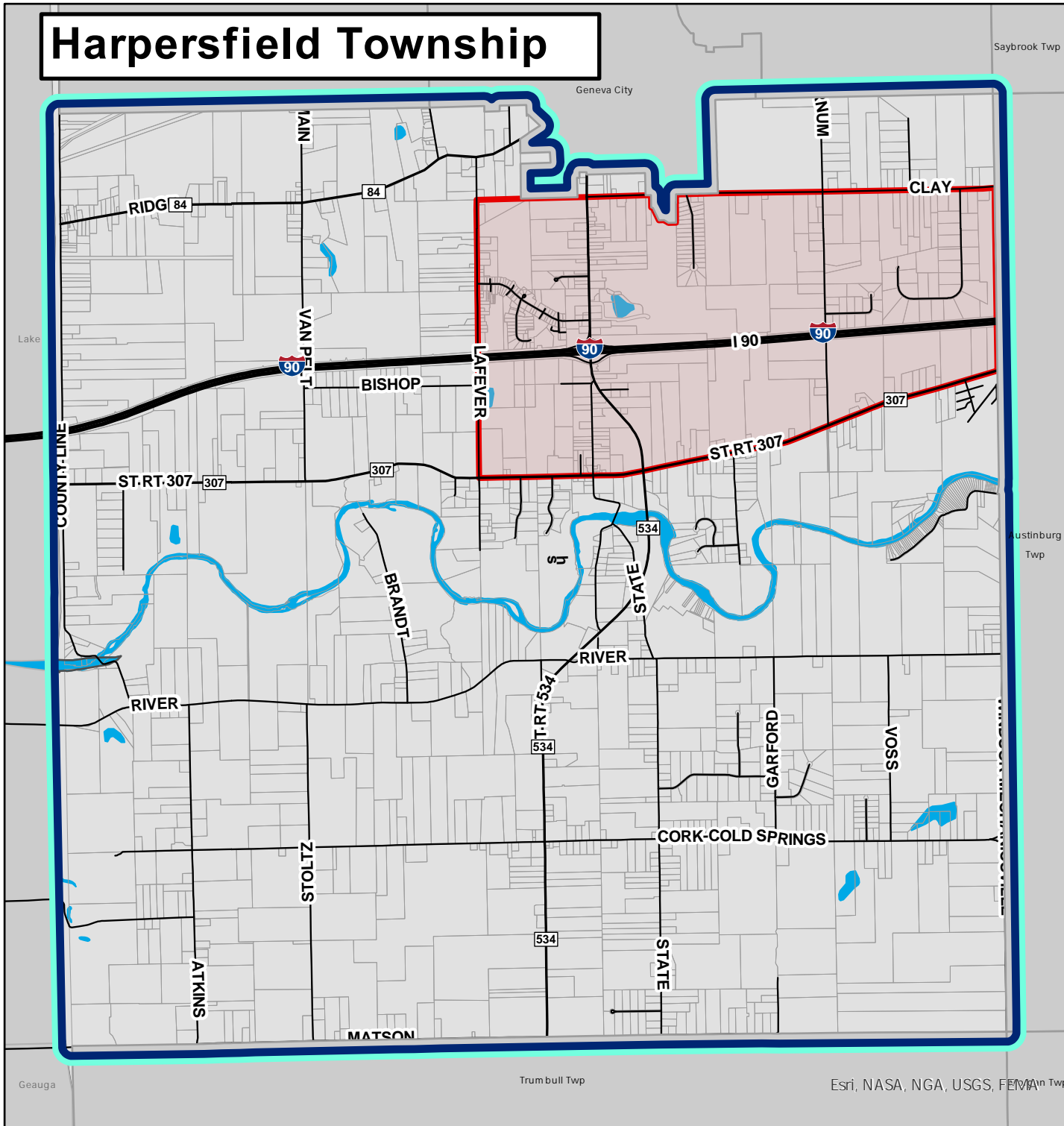
CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

Harpersfield Township



Legend

- Roads
- Water Bodies and Streams
- Harpersfield Parcels (1,663)
- Harpersfield Boundary
- CRA Boundary

