



**ORDINANCE 2024-33**

**AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE POWELL NORTHERN COMMUNITY REINVESTMENT AREA IN THE CITY OF POWELL, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND DECLARING AN EMERGENCY.**

**WHEREAS,** the Ohio Community Reinvestment Area Act, under Section 3735.65 through Section 3735.70 of the Ohio Revised Code (collectively, the "Act"), authorizes cities to designate areas as Community Reinvestment Areas; and

**WHEREAS,** the City Council of the City of Powell (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in areas of the City of Powell that have not enjoyed reinvestment from remodeling or new construction; and

**WHEREAS,** a survey of housing, a copy of which is on file in the office of the City Clerk, as required by Ohio Revised Code Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area; and

**WHEREAS,** the survey of housing shows the facts and conditions relating to existing housing and commercial facilities and undeveloped areas, including, among other things, evidence of deterioration and lack of new construction or repair or rehabilitation of substantial portions of the proposed Community Reinvestment Area; and

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

**WHEREAS,** the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

**NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:**

**SECTION 1:** Designation of Community Reinvestment Area. The area designated as the Powell Northern Community Reinvestment Area constitutes an area in which housing facilities are located, and in which new construction or repair of existing facilities has been discouraged.

**SECTION 2:** Establishment of Community Reinvestment Area. Pursuant to Section 3735.66 of the Ohio Revised Code, the Powell Northern Community Reinvestment Area, is hereby established to include the following parcels as identified by the Delaware County Auditor and listed in Exhibit A attached thereto and incorporated herein.

An approximate map of the Powell Northern Community Reinvestment Area is attached to the Ordinance as Exhibit B and is incorporated by reference herein.

SECTION 3: Eligible Parcels. The entire area within the existing parcels identified in Section 2 as being within the designated Community Reinvestment Area are eligible for this incentive.

SECTION 4: Duration and Percentage of Tax Exemption. Within the Powell Northern Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in the Section 3765.67 of the Ohio Revised Code. The results of the negotiation as approved by this Commission will be set in writing in a Community Reinvestment Area Agreement as outlined in Section 3735.671 of the Ohio Revised Code. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods:

- a. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new residential dwellings, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.
- b. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the remodeling of existing residential dwelling units and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- c. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the remodeling and/or expansion of existing commercial facilities and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- d. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

If remodeling and/or expansion 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.

Within the Powell Northern Community Reinvestment Area, all multi-family structure are considered commercial facilities for the purposes of Community Reinvestment area tax exemptions.

SECTION 5. Appointment of Housing Officer. To administer and implement the provisions of this Ordinance, the Economic Development Administrator or his/her designee, is designated as the Housing Officer as described in the Act.

SECTION 6. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

City Council

Tom Counts, Mayor

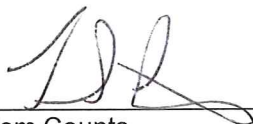
Leif Carlson   David Lester   Christina Drummond   Heather Karr   Ferzan Ahmed   Tyler Herrmann




SECTION 7. Further Authorizations. This Council authorizes the Economic Development Administrator or his/her designee to process on its behalf an Ohio CRA Program Petition for Area Certification, within 60 days after the adoption of this Ordinance, including without limitation a certified copy of this Ordinance, and all other supporting documentation, to the director of the Ohio Department of Development for the director to confirm the findings described in this Ordinance. No exemption from taxation under section 3735.67 of the Ohio Revised Code shall be granted until the director forwards the director's determination/CRA Confirmation Certificate to this Council that the findings contained in this Ordinance are valid, and that the classification of structures or remodeling eligible for exemption under this Ordinance is consistent with applicable zoning restrictions applicable to Powell Northern Community Reinvestment Area.

SECTION 8. Non-Discriminatory Hiring Policy. In accordance with Section 5709.832 of the Ohio Revised Code, this Council hereby determines that no employer located upon any Parcel shall deny any individual employment based solely on the basis of race, religion, sex, disability, color, national origin or ancestry.

SECTION 9: This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the City and its inhabitants for the reason that this Ordinance must be immediately effective so that the work can begin on the construction and/or remodeling of residential and commercial structures within the Powell Northern Community Reinvestment Area; WHEREFORE, this Ordinance shall take effect and be in force from and immediately after its adoption.

  
\_\_\_\_\_  
Tom Counts  
Mayor

9/17/2024  
Date

  
\_\_\_\_\_  
Elaine McCloskey  
City Clerk

EFFECTIVE DATE: 9/17/2024, 2024

This legislation has been posted in accordance with the City Charter on this date: 9/18/2024.

  
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Elaine McCloskey  
City Clerk

City Council  
Tom Counts, Mayor  
Leif Carlson David Lester Christina Drummond Heather Karr Ferzan Ahmed Tyler Herrmann



**EXHIBIT A**

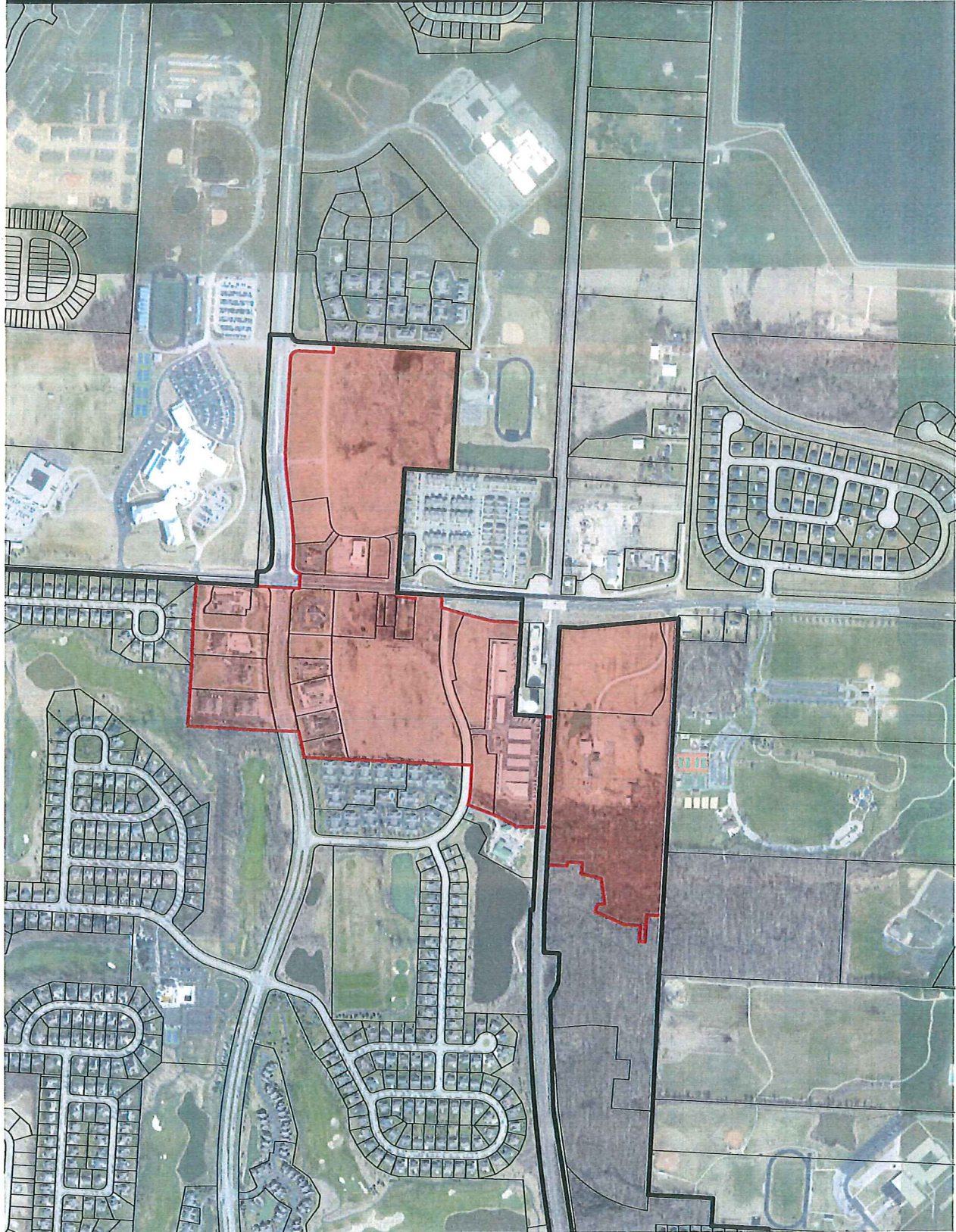
**Written Description of Powell Northern CRA Boundary**

The Powell Northern Community Reinvestment Area is established to include the following parcels as identified by the Delaware County Auditor:




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**Legend**

-  Powell Boundary
-  Parcels (County)
-  Powell Northern CRA

