

**VILLAGE OF MOSCOW
CLERMONT COUNTY, OHIO
ORDINANCE NO. 2017-08**

**AN ORDINANCE IMPLEMENTING SECTIONS 3735.65
THROUGH 3735.70 OF THE OHIO REVISED CODE,
ESTABLISHING AND DESCRIBING THE BOUNDARIES OF
COMMUNITY REINVESTMENT AREA IN THE VILLAGE
OF MOSCOW, DESIGNATING A HOUSING OFFICER TO
ADMINISTER THE PROGRAM, AND CREATING A
COMMUNITY REINVESTMENT HOUSING COUNCIL AND
A TAX INCENTIVE REVIEW COUNCIL**

The Council for the Village of Moscow, Ohio, met in regular session on April 3, 2017 at the Moscow Community Center with the following members present:

Sharon Chambers	-	<u>Present</u>
Butch Forste	-	<u>Present</u>
Linda Carter	-	<u>Present</u>
Tim Forbes	-	<u>Absent</u>
Debra Roark	-	<u>Present</u>
Jo Caudill	-	<u>Present</u>

Sharon Chambers moved the adoption of the following Ordinance:

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

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;

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 Council of the Village of Moscow, Clermont County, Ohio, that:

SECTION I The area designated as the Moscow Community Reinvestment Area 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 II Pursuant to ORC Section 3735.66, the Moscow Community Reinvestment Area shall consist of all parcels of land within the corporate limits of the Village of Moscow. The Community Reinvestment Area is depicted as the outlined area on the map attached to this Ordinance as Exhibit A.

Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

SECTION III All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area.

SECTION IV Within the Moscow Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated. The results of the negotiation as approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671. The percentage and terms will be as follows:

- (a) The percentage and term (up to 12 years) for existing commercial and industrial facilities shall be negotiated on a case-by-case basis in advance of construction or remodeling and according to the rules outlined in Section 2765.67 through 3735.673 of the ORC.
- (b) The percentage and term (up to 15 years) for new commercial or industrial facilities shall be negotiated on a case-by-case basis in advance of construction and according to the rules outlined in Section 3765.67 through 3735.673 of the ORC.

For residential property, a One-Hundred Percent (100%) tax exemption on the increase in the assessed valuation resulting from improvements as described in Section 3735.67 of the ORC shall be granted upon property application by the property owner and certification thereof by the designated housing officer for the following periods:

- (a) Ten (10) years for the remodeling of dwelling of dwellings containing not more than 2 housing units, and upon which the cost of remodeling is at least \$10,000, as described in Section 3735.67 of the ORC.
- (b) Fifteen (15) years for the construction of new residential dwellings, containing not more than 2 housing units and upon which the cost of construction is at least \$150,000 per unit.

If remodeling qualifies for an exemption, during the period of the exemption, 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 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 V All commercial and industrial projects are required to comply with the state application fee requirements of ORC 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 \$2500 annually unless waived.

SECTION VI To administer and implement the provisions of this Ordinance, the Village Administrator is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

SECTION VII That a "Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor of Moscow, two members appointed by the Council of the Village of Moscow and one member appointed by the Planning Commission of Moscow. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made. The Community Reinvestment Area Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Council shall also hear appeals under Section 3735.70 of the ORC.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of the municipal corporation, appointed by the Municipal CEO with Council concurrence, the county auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the Village of Moscow. The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671, of the ORC and make written recommendations to the Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

SECTION VIII The Council reserves the right to re-evaluate the designation of the Moscow Community Reinvestment Area after December 31, 2022, at which time the Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

SECTION IX The Community Reinvestment Area Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The council shall also hear appeals under 3735.70, of the ORC.

SECTION X The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council 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 Section 121.22 of the ORC.

SECTION XI That this ordinance shall take effect and be enforce from and after the earliest period allowed by land and upon confirmation by the Director of the Ohio Development Services Agency of the findings in this Ordinance.

SECTION XII The Administrator of the Village of Moscow is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Ordinance.


Debbie Roark seconded the motion and the roll was called on its adoption with the following results:

Sharon Chambers	-	<u>Yea</u>
Butch Forste	-	<u>Yea</u>
Linda Carter	-	<u>Yea</u>
Tim Forbes	-	<u>Absent</u>
Debra Roark	-	<u>Yea</u>
Jo Caudill	-	<u>Yea</u>

Adopted this 3rd day of April, 2017



William Gilpin, Fiscal Officer



Tim Suter, Mayor

First Reading: April 3, 2017

Second Reading: Waived

Third Reading: Waived

Village of Moscow Parcel Map

