

CITY OF OBETZ  
RECORD OF ORDINANCES



ORDINANCE: 17 – 22

PASSED: \_\_\_\_\_

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

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

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

**WHEREAS**, a survey of housing (attached herein as “Attachment A”), as required by Ohio Revised Code Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area;

**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;

**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 CITY OF OBETZ THAT:**

Section 1. Designation of Community Reinvestment Area. The area designated as the Buckstone 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, Buckstone Community Reinvestment Area, is hereby established to include the following parcels as identified by the Franklin County Auditor:

- 152-001841
- 152-001847
- 152-001744
- 152-001848
- 152-001749
- 152-001753
- 152-002168
- 152-002170
- 152-002161
- 152-002169
- 152-002162
- 150-002713

An approximate map of the Community Reinvestment Area is attached to the Ordinance as Attachment 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 Buckstone 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 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; provided that no such Community Reinvestment Area Agreement shall be approved by the Board without prior written consent of the Hamilton Local School District, or other school district as applicable, after proper notice thereof in accordance with 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. Fifteen (15) years, for the construction of dwellings as described in ORC Section 3735.67, with such exemption being one hundred percent (100%) for each of the fifteen (15) years.
- b. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the remodeling of existing commercial and industrial 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.

- c. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

For the purposes of the above-described Community Reinvestment Area, structures or portions thereof exclusively used for residential purposes, regardless of the number of units contained therein, shall be classified as residential structures.

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 5. Additional Requirements for Commercial and Industrial Projects. 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 Five Hundred Dollars (\$500.00) up to a maximum of Two Thousand Five Hundred Dollars (\$2,500.00) annually unless waived.

Section 6. Appointment of Housing Officer. To administer and implement the provisions of this Ordinance, the Director of Economic Development or his designee, is designated as the Housing Officer as described in the Act.

Section 7. Creation of Housing Council. That the Council shall cause a Housing Council as described in Section 3735.69 of the Ohio Revised Code to be appointed.

Section 8. Duties of Housing Officer and Housing Council. The Housing Officer 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.

Section 9. 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.

Section 10. Further Authorizations. The Council authorizes the Director of Economic Development or his designee to process on its behalf an Ohio CRA Program Petition for Area Certification, within 15 days after the adoption of this Ordinance, including without limitation a certified copy of this Ordinance and Attachment A hereto, 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 Board 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 Buckstone Community Reinvestment Area.

Section 11. 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 12. Effective Date. 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, commercial, and industrial structures within the Community Reinvestment Area; WHEREFORE, this Ordinance shall take effect and be in force from and immediately after its adoption.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTESTS:**

\_\_\_\_\_  
Stacey Boumis, Clerk of Council

\_\_\_\_\_  
Angela M. Kirk, Mayor

\_\_\_\_\_  
Michael Flaherty, Council Pres. Pro-Tem

**APPROVED AS TO FORM**

\_\_\_\_\_  
Eugene Hollins, Esq., Law Director

ORDINANCE: 17 – 22

PASSED: \_\_\_\_\_

**CERTIFICATION OF PUBLICATION**

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance \_\_\_\_\_ was duly posted at \_\_\_\_\_ (time) on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.

\_\_\_\_\_  
Stacey Boumis, Clerk

\_\_\_\_\_  
Date

## ATTACHMENT A

## CITY OF OBETZ



## HOUSING SURVEY

Proposed Buckstone Community Reinvestment Area  
May 3, 2022

**Introduction and Purpose**

Per the Ohio Revised Code and the requirements of the Ohio Department of Development, the City of Obetz (the “City”) has conducted a housing survey of residential structures within the proposed Buckstone Community Reinvestment Area (the “CRA”).

The purpose of this housing survey is to document the housing stock in the proposed area of the CRA. The proposed CRA contains minimal housing stock and is largely comprised of vacant residential and agricultural land. The CRA contains four housing structures and additional accessory structures. Currently only one of the housing structures is habitable. In addition, there has been no inducement to reinvestment or new investment in the current housing stock.

**Demographics**

According to the most recent available census statistics, the City’s population grew by over 20% between 2010 and 2020. The City’s 2020 Census population was 5,489. There were 1,968 households recorded in the City with an average household size of 2.64 persons. The median household income reported was \$68,762 and the per capita income was \$28,262.

The City’s economic development strategy has created a high demand for housing to accommodate job growth. Major public and private companies such as Amazon (AMZN), Zulily, Inc.(ZU), Tech Data (TECD), Shiseido (SSDOF), Columbus Fair Auto Auction, Inc., United Parcel Service, Inc. (UPS), Art.com, Inc., and Luxottica Retail North America, Inc. (LUX) continue to be a sound foundation of the City’s tax base. On the heels of a new Amazon e-commerce center, and a new distribution facility for Westward Pharmaceuticals in 2016, the City followed up in 2017 with the addition of an OhioHealth freestanding emergency room, Fresenius Kidney Care Dialysis Center, a Sheetz convenience store and gas station, Anheuser-Busch, Crate & Barrel, Owens & Minor, and Rodan + Fields distribution facilities, a Love’s Truck Stop, and an innovative E-commerce company – Le Tote. These new facilities resulted in thousands of new jobs in the City.

**Housing Stock and Survey**

The age of the homes in the proposed CRA vary, but most residential structures were built prior to 1950. Most of the homes and accessory structures are of wood frame construction and due to age, show signs of deterioration in the form of worn roofs, fading, peeling paint, and general disrepair. The images below illustrate the various signs of disinvestments of properties within the proposed CRA.

**Wilburn Farm**

5100 Lockbourne Road

Figure 1



Figure 2



**Figures 1 and 2:** These houses are abandoned. The house in Figure 1 has broken siding, damaged window frames, and a dead tree in the front yard. The house in Figure 2 has broken windows, a damaged roof, and is structurally not sound. The house in Figure 2 does not have electricity connected to it.

Figure 3



**Figure 3:** This housing structure is in good condition and appears to be inhabited and maintained. However, the siding and garage door require paint or cleaning, the back driveway has not been maintained, and a tree is felled in the yard.

Figure 4



**Figure 4:** This accessory barn is peeling paint and has chipped wood boards at the base of the structure.

Figure 5



**Figure 5:** This accessory barn has fading paint, is unlevel, and has appeared to have shifted causing damage to the roof of the structure.

Figure 6



**Figure 6:** These aging accessory structures are peeling paint, lacking windows, and have damage to the roofs.

**Warner Farm**  
1100 Rathmell Road

Figure 7



**Figures 7-8:** This housing structure is abandoned and in poor condition. It has a damaged foundation, broken windows, missing gutters, and downspouts, and has chipped siding.

Figure 8



Figure 9



**Figure 9:** This structure is peeling paint, has broken and warped wood panels.

Figure 10



**Figure 10:** This wooden accessory structures has broken wooden slats and may not be structurally sound.

Figure 11



**Figure 11:** This structure is showing major damage to the brick siding and to the wood underneath. The garage door's paint is peeling. In the right rear of the photo is a structure that has a broken door and missing pieces of its roof.

**Vacant Residential Land**



**152-001841 06/06/2021**



**152-001847 06/08/2021**



**152-001848 06/06/2021**



**152-001744 06/06/2021**

These four parcels represent approximately 117.958 acres of vacant land where no investment in housing has previously been made.

