

RESOLUTION 2019-24
INTRODUCED BY: Mayor Bodnar

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

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

WHEREAS, a survey of housing, a copy of which is on file in the office of the Clerk of Council of Mayfield Village 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 RESOLVED BY THE VILLAGE OF MAYFIELD, CUYAHOGA COUNTY, OHIO, THAT:

SECTION 1. The area designated as the Mayfield Village 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 2. Pursuant to ORC Section 3735.66, the Mayfield Village Community Reinvestment Area is hereby established in the described area in the boundary description attached hereto and incorporated herein as **Exhibit A.** The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Resolution as **Exhibit B** and by this reference incorporated herein. 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.

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SECTION 3. All properties identified in **Exhibit B** as being within the designated Community Reinvestment Area are eligible for this incentive. The Village may determine that all or any combination of project types - residential, commercial and industrial as eligible. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the Village of Mayfield intends to undertake supporting public improvements in the designated area.

SECTION 4. Within the 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 ORC Section 3765.67. 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. 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. Ten (10) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$25,000, as described in ORC Section 3735.67, and with such exemption being up to, and including fifty percent (50%) for each of the ten (10) years.
- b. Ten (10) years, for the construction of dwellings containing not more than two (2) housing units, as described in ORC Section 3735.67, with such exemption being up to, and including fifty percent (50%) for each of the ten (10) years.
- c. Up to, and including, fifteen (15) year, 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 \$300,000, 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 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 exclusively used for residential purposes and composed of two (2) and fewer units 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

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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. 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 \$2,500 annually unless waived.

SECTION 6. To administer and implement the provisions of this Resolution, John Marquart is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

SECTION 7. That a “Community Reinvestment Area Housing Council” shall be created, consisting of two members appointed by the Mayor of Mayfield Village, two members appointed by the Council of the Village of Mayfield and one member appointed by the Planning and Zoning Commission of Mayfield Village. 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.

SECTION 8. 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 Mayfield. 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 9. The Council reserves the right to re-evaluate the designation of the Mayfield Village Community Reinvestment Area after December 31, 2024, 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 10. 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.

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SECTION 11. The Council hereby finds and determines that all formal actions relative to the passage of this Resolution 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 12. This resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the health, safety and welfare of the residents of Mayfield Village, Ohio, to assist and encourage development in specific areas of the Village of Mayfield that have not enjoyed reinvestment from remodeling or new construction. It shall, therefore, take effect and be in force from and after the earliest period allowed by law and upon confirmation by the Director of the Ohio Development Services Agency of the findings in this Resolution.

SECTION 13. The Mayor of the Village of Mayfield is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Resolution.

JOSEPH M. SAPONARO
Council President

First Reading: _____, 2019

Second Reading: _____, 2019

Third Reading: _____, 2019

PASSED: _____, 2019

BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

ANTHONY J. COYNE, ESQ.,
Director of Law

ATTEST: _____
MARY E. BETSA, MMC
Clerk of Council

Beginning at the northwestern-most Village limits at the intersection of White Road and Interstate 271, the CRA is proposed as follows:

- From the centerline of Interstate 271, the CRA is proposed to follow the northern Village limits (White Road) in an easterly direction for approximately 0.41 mile,
- From this point, the CRA is proposed to follow the centerline of SOM Center Road in a southerly direction for approximately 0.69 mile,
- From this point, the CRA is proposed to follow the northern boundary of PPN 831-16-001 in an easterly direction for approximately 850 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-16-001 in a southerly direction for approximately 400 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-16-001 in a westerly direction for approximately 390 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-16-002 in a southerly direction for approximately 210 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-16-002 in a westerly direction for approximately 460 feet,
- From this point, the CRA is proposed to follow the centerline of SOM Center Road in a southerly direction for approximately 195 feet,
- From this point, the CRA is proposed to follow the northern boundary of PPN 831-09-004 in a westerly direction for approximately 370 feet,
- From this point, the CRA is proposed to follow the boundary between Single Family zoning and Office-Laboratory zoning in a southerly direction for approximately 0.19 mile
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-11-024 in an easterly direction for approximately 370 feet,
- From this point, the CRA is proposed to follow the centerline of SOM Center Road in a southerly direction for approximately 565 feet,
- From this point, the CRA is proposed to follow the northern boundary of PPN 831-11-005, 831-11-029 and 831-11-028 in a westerly direction for approximately 695 feet,
- From this point, the CRA is proposed to follow the western boundary of PPN 831-11-028 and (crossing over Highland Road) 831-11-011 in a southerly direction for approximately

735 feet,

- From this point, the CRA is proposed to follow the northern boundary of PPN 831-11-016 in an easterly direction for approximately 345 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-11-012 in a northerly direction for approximately 370 feet,
- From this point, the CRA is proposed to follow the centerline of Highland Road in an easterly direction for approximately 360 feet,
- From this point, the CRA is proposed to follow the centerline of SOM Center Road in a southerly direction for approximately 0.27 mile,
- From this point, the CRA is proposed to follow the northern boundary of PPN 831-13-009 in a westerly direction for approximately 295 feet,
- From this point, the CRA is proposed to follow the western boundary of PPN 831-13-009, 831-13-001 and 831-13-010 in a southerly direction for approximately 370 feet,
- From this point, the CRA is proposed to follow the centerline of Beta Drive in an easterly direction for approximately 275 feet,
- From this point, the CRA is proposed to follow the centerline of SOM Center Road in a southerly direction for approximately 520 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-13-002 in a westerly direction for approximately 745 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-13-016 and 831-13-004 in a southerly direction for approximately 400 feet,
- From this point, the CRA is proposed to follow the northern boundary of PPN 831-13-018 and 831-13-020 in an easterly direction for approximately 420 feet,
- From this point, the CRA is proposed to follow the boundary between Single Family zoning and Office-Laboratory zoning in a southerly direction for approximately 0.21 mile,
- From this point, the CRA is proposed to follow the northern boundary of PPN 831-15-007 in an easterly direction for approximately 365 feet,
- From this point, the CRA is proposed to follow the centerline of SOM Center Road in a southerly direction for approximately 525 feet,

- From this point, the CRA is proposed to follow the centerline of Sandalwood Drive in an easterly direction for approximately 310 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-24-101 in a southerly direction for approximately 215 feet,
- From this point, the CRA is proposed to follow the northern boundary of PPN 831-24-065 in an easterly direction for approximately 200 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-24-065 in a southerly direction for approximately 350 feet,
- From this point, the CRA is proposed to follow the centerline of Wilson Mills Road in an easterly direction for approximately 170 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-39-004 in a southerly direction for approximately 325 feet,
- From this point, the CRA is proposed to follow the northern boundary of PPN 831-39-041 and 831-39-042 in a westerly direction for approximately 180 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-39-043 in a southerly direction for approximately 320 feet,
- From this point, the CRA is proposed to follow the centerline of Seneca Road in a westerly direction for approximately 210 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-38-020 in a southerly direction for approximately 95 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-38-020 in a westerly direction for approximately 175 feet,
- From this point, the CRA is proposed to follow the centerline of SOM Center Road in a southerly direction for approximately 845 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-37-045 in a westerly direction for approximately 360 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-37-040 in a southerly direction for approximately 80 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-37-040 in a westerly direction for approximately 80 feet,

- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-37-041 in a southerly direction for approximately 470 feet,
- From this point, the CRA is proposed to follow the eastern boundary of PPN 831-37-041 in a southerly direction for approximately 470 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-37-041 in a westerly direction for approximately 365 feet,
- From this point, the CRA is proposed to follow the western boundary of PPN 831-37-041 in a northwesterly direction for approximately 185 feet,
- From this point, the CRA is proposed to follow the centerline of Aintree Park Drive in a northerly, curvilinear direction for approximately 0.25 mile,
- From this point, the CRA is proposed to follow the western boundary of PPN 831-37-006 in a northerly direction for approximately 390 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-37-011, 831-37-010, 831-37-009, 831-37-008 and 831-37-001 in a westerly direction for approximately 550 feet,
- From this point, the CRA is proposed to follow the western boundary of PPN 831-37-001 in a northerly direction for approximately 110 feet,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-36-018, 831-36-017, 831-36-016, 831-36-015, 831-36-014, 831-36-013, 831-36-012, 831-36-011, 831-36-010, (crossing over Raleigh Drive), 831-36-008, 831-36-007, 831-36-006, 831-36-005, 831-36-004 and 831-36-003 in a westerly direction for approximately 0.21 mile,
- From this point, the CRA is proposed to follow the eastern R-O-W line of Interstate 271 in a southerly direction for approximately 0.38 mile,
- From this point, the CRA is proposed to follow the southern Village limits in a western direction (crossing over Interstate 271) for approximately 0.29 mile,
- From this point, the CRA is proposed to follow the western boundary of PPN 831-35-004 in a northerly direction for approximately 0.34 mile,
- From this point, the CRA is proposed to follow the southern boundary of PPN 831-33-013 in a westerly direction for approximately 280 feet,

- From this point, the CRA is proposed to follow the centerline of Worton Park Drive in a northerly direction for approximately 330 feet,
- From this point, the CRA is proposed to follow the centerline of Wilson Mills Road in an easterly direction for approximately 0.24 mile,
- From this point, the CRA is proposed to follow the western Village limits (Interstate 271) in a northerly direction for approximately 2.16 miles, terminating at the point of beginning.

The above boundaries encompass an area of 1.084 square miles, and includes the following Permanent Parcel Numbers:

831-04-001	831-07-001	831-11-014
831-04-002	831-07-003	831-11-015
831-04-003	831-07-004	831-11-016
831-04-004	831-07-005	831-11-017
831-04-010	831-07-006	831-11-018
	831-07-007	831-11-019
831-05-001	831-07-008	831-11-020
831-05-002	831-07-010	831-11-021
831-05-003		831-11-031
831-05-004	831-08-001	
831-05-005		831-12-002
831-05-006	831-09-003 **	831-12-003
831-05-007	831-09-004 **	831-12-005
831-05-010	831-09-005 **	831-12-006
831-05-015	831-09-006 **	
831-05-065		
831-05-066	831-10-020	
831-05-067		
	831-11-002	
831-06-001	831-11-010	
831-06-002	831-11-013	
831-13-002	831-14-002	831-14-013
831-13-004	831-14-003	831-14-014
831-13-011	831-14-004	831-14-015
831-13-013	831-14-005	831-14-017
831-13-014	831-14-006	831-14-302
831-13-015	831-14-007	831-14-710
831-13-016	831-14-008	831-14-738
831-13-018	831-14-010	831-14-750
831-13-020	831-14-010X	
	831-14-011	831-15-002 **
831-14-001	831-14-012	831-15-004

831-15-007	831-36-005
831-15-008	831-36-006
831-15-009	831-36-007
831-15-010	831-36-008
831-15-011	831-36-010
831-15-012	831-36-011
831-15-013	831-36-012
831-15-014	831-36-013
831-15-015	831-36-014
831-15-016	831-36-015
831-15-017	831-36-016
831-15-018	831-36-017
831-15-019	831-36-018
831-15-020	
831-15-021	831-37-001
831-15-022	831-37-002
831-15-023	831-37-003
831-15-024	831-37-004
831-15-026	831-37-005
831-15-027	831-37-006
831-15-028	831-37-008
831-15-029	831-37-009
831-15-030	831-37-010
831-15-700	831-37-011
	831-37-038
831-16-001	831-37-039
831-16-002	831-37-040
	831-37-041
831-24-013	831-37-045
831-24-014	
831-24-034	831-38-020
831-24-035	
831-24-036	831-39-001
831-24-064	831-39-002
831-24-065	831-39-003
831-24-101	831-39-004
	831-39-006
831-33-010	831-39-043
831-33-011	831-39-044
831-33-013	

831-35-004
831-35-005

** portion zoned Office-
Laboratory only

831-36-003
831-36-004

If any of the above parcels are split and or subdivided subsequent to the formation of this proposed CRA, and if the resulting new parcel(s) meet applicable Mayfield Village zoning codes, and the resulting new parcel(s) do not geographically exceed the boundaries of this proposed CRA; it is the applicant's intent that the resulting parcels be included by default into the CRA.

VILLAGE LIMITS

VILLAGE LIMITS

VILLAGE LIMITS



**PROPOSED
COMMUNITY
REINVESTMENT
AREA**

VILLAGE LIMITS

VILLAGE LIMITS

VILLAGE LIMITS

VILLAGE LIMITS

