



Introduced: 07/01/2024  
Revised:  
Adopted:  
Effective:

## CITY OF PATASKALA

### ORDINANCE 2024-4475

**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 CITY OF PATASKALA, 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 City of Pataskala (hereinafter “City Council”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Pataskala 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 City of Pataskala 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 remodeling of existing structures and the 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 PATASKALA, COUNTY OF LICKING, STATE OF OHIO, A MAJORITY OF ALL MEMBERS ELECTED OR APPOINTED THERETO CONCURRING, THAT:**

Section 1: The area designated as the City of Pataskala Northwest Innovation District Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or remodeling of existing facilities has been discouraged:

Section 2: Pursuant to ORC Section 3735.66, the City of Pataskala Northwest Innovation District Community Reinvestment Area, is hereby established in the following described area:

The City of Pataskala Northwest Innovation District, as defined by the 2021 Comprehensive Plan Future Land Use Map. The Northwest Innovation District Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Ordinance as Exhibit A, and by this reference is incorporated herein.

Only commercial, office 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 3: All commercial, office and/or industrial 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. As part of the project, the City of Pataskala will consider 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, office 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 City Council will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671.

- a. Up to, and including, twelve (12) years, and up to, and including, one hundred percent (100%) for the remodeling of existing commercial, office and industrial facilities and upon which the cost of remodeling is at least \$100,000, 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.
- b. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial, office 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, no matter how many units, shall be classified as residential structures and not eligible for abatement.

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: 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 Community Reinvestment Area Agreement, with a minimum monitoring fee of \$500 annually up to a maximum monitoring fee of \$2,500 annually unless waived by the City Council.

Section 6: To administer and implement the provisions of this Ordinance, the City of Pataskala Administrator is designated as the Housing Officer as described in ORC Sections 3735.65 through 3735.70.

Section 7: A Community Reinvestment Area Housing Council (hereinafter “CRA Housing Council”) shall be created, consisting of two members appointed by the Mayor of Pataskala, two members appointed by the Council of the City of Pataskala and one member appointed by the Planning Commission of the City of Pataskala. The majority of the members shall then appoint two additional members who shall be residents within the City of Pataskala. Terms of the members of the CRA Housing Council shall be for three years. An unexpired term resulting from a vacancy in the CRA Housing 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 ORC Section 3735.67. The CRA Housing Council shall also hear appeals under ORC Section 3735.70.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of the city administrator or that administrator’s designee with the City of Pataskala; a member of City Council of the City of Pataskala, appointed by the president of City Council; the finance director of the City of Pataskala or that finance director’s designee; a representative of the Licking Heights Local School District; a representative of C-TEC of Licking County, and two members of the public appointed by the city administrator of the City of Pataskala, with City Council concurrence. 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 terms of the Community Reinvestment Area Agreements.

Section 8: The City Council, pursuant to the annual TIRC review set forth in Section 7, reserves the right to re-evaluate the designation of the City of Pataskala Northwest Innovation District Community Reinvestment Area on an annual basis beginning December 31, 2024, at which time the City Council may direct the Housing Officer not to accept any new applications for exemptions as described in ORC Section 3735.67.

Section 9: The CRA Housing Council shall make an annual inspection of the properties within the Community Reinvestment Area for which an exemption has been granted under ORC Section 3735.67. The council shall also hear appeals under ORC Section 3735.70.

Section 10: The City Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of City Council, that all deliberations of City 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 ORC Section 121.22.

Section 11: That this ordinance shall take effect and be enforced from and after the earliest period allowed by law and upon confirmation by the Director of the Ohio Department of Development of the findings in this Ordinance.

Section 12: The City of Pataskala Administrator is hereby directed and authorized to petition the Director of the Ohio Department of Development to confirm the findings contained within this Ordinance.

Section 13: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

ATTEST:

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Jessica Cumbo, Clerk of Council

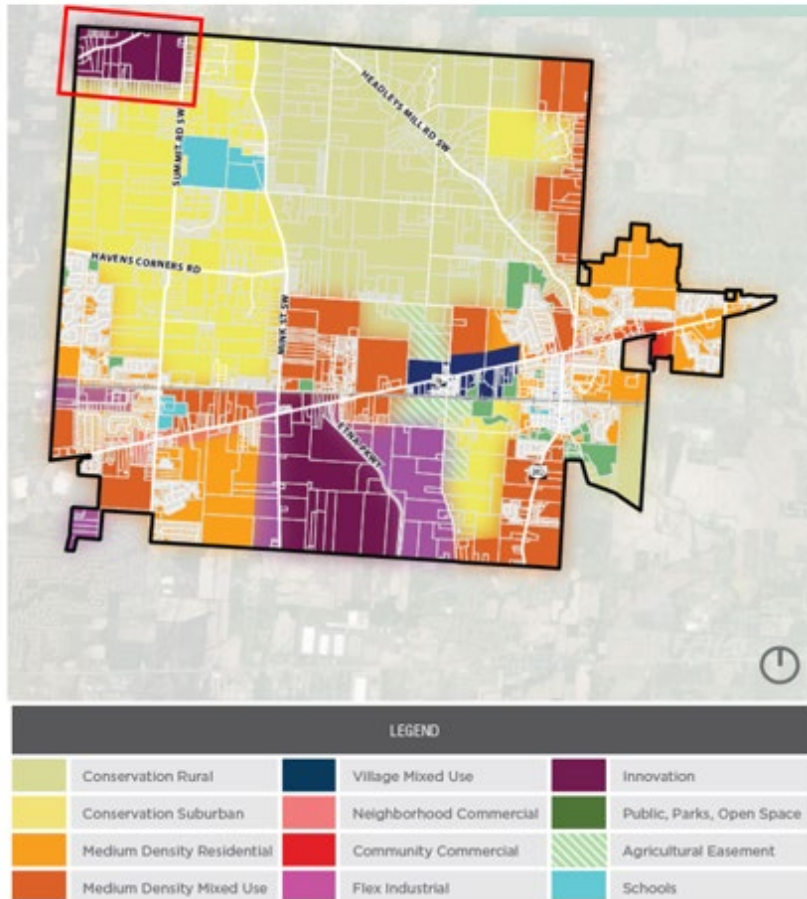
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Michael W. Compton, Mayor

Approved as to form:

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Brian M. Zets, Law Director

# EXHIBIT A MAP OF NORTHWEST INNOVATION DISTRICT CRA

**Figure 1: City of Pataskala, Proposed Community Reinvestment Area**



*Source: City of Pataskala, Ohio Comprehensive Plan*