

RESOLUTION NO. 42-18

A RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA (CRA #5) IN THE CITY OF PAINESVILLE.

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

WHEREAS, a survey of housing, a copy of which is on file in the Department of Economic Development 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; and

WHEREAS, the remodeling of existing structures or 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 PAINESVILLE, LAKE COUNTY, OHIO, THAT:

SECTION 1: Pursuant to ORC Section 3735.66, the City of Painesville Community Reinvestment Area #5 (CRA #5) is hereby established in the following described area:

**CRA Area # 5**  
**Property Boundary Description**  
**Written: 6/29/2018**

**Renaissance Business Park**

Beginning at Newell Street and South of Andover Ct at Parcel Number 15-C-036-G-00-026-0 thence extending westerly across the northerly boarder of the properties South of Andover Ct. Continuing northerly along parcel 35-A-008-0-00-015-0 abutting to Renaissance Business Park then continuing westerly across Renaissance Business Park to the easterly boarder of parcel 35-A-008-0-00-013-0 and 35-A-008-0-00-014-0 just south of PCC Airfoils. Thence continuing westerly to the corner Parcel at State Route 44 and the CSX Rail on parcel (35-A-008-0-00-011-0) in the North West corner of Renaissance Business Park. Thence, continuing along the Easterly boarder of State Route 44 to the Northerly boarder of West Jackson Street.

**Michael Court and Hayer Drive**

Thence, continuing northerly along West Jackson Street to the easterly boarder of Newell Street thence, incorporating the Michael Court and Hayer Drive properties. (Extending from the easterly boarder of Newell Street North to the 2<sup>nd</sup> Parcel North of Hayer Drive parcel number 15-C-030-C-01-021-0 and extending easterly along the northerly boarder of the parcels fronting Hayer Drive starting at 15-C-030-C-01-019-0 to the easterly boarder of parcel 15-C-030-0-00-001-0 which is a long parcel that extends from the northerly boarder of the properties on Hayer Drive to Jackson Street. Thence crossing Jackson Street to parcel 15-C-019-0-00-014-0 at the South East corner of Jackson Street and Grant Street and extending South to the easterly boarder of Grant Street to 15-C-019-0-00-010-0 and continuing to parcel 15-C-019-0-00-019-0 Rainforest Village / Founders Court Apartments and

following said parcel south to Mentor Avenue. Thence, continuing along the northerly roadway boarder of Mentor Avenue to Washington Street. Thence crossing Mentor Avenue at Charter Oak Park along the south westerly boarder of Charter Oak Park and extending easterly along Washington Street.

### **Washington Street**

Thence, continuing along the southerly boarder of Washington Street to Gillet Street and crossing to the easterly boarder of Gillet Street. Thence continuing along Gillett Street to the North East boarder of South Street and continuing East along South Street to the westerly boarder of Liberty Street. Thence, continuing North to the southerly boarder of Park Place at the corner of Park and Liberty Street.

### **Downtown/ Elm Street / Richmond Road**

Thence, continuing North on the Easterly border of Liberty Street to South Park Place. Thence, continuing on the Southerly border of South Park Place through Main Street to St. Clair Street. Thence, following the Easterly border of St. Clair Street North to East Erie Street. Thence, continuing on the Southerly border of East Erie Street to parcel 15-A-007-0-00-055-0, known as a pharmacy location, thence southerly along the easterly boarder of said parcel to the easterly boarder of parcel 15-A-007-0-00-050-0. Thence crossing over Rockwood Drive. Thence, continuing Westerly on the boarder of unknown private drive located at parcel 15-A-007-A-00-017-0 and following the parcel of said property on its westerly boarder and continuing crossing through the commercial property to Avery Terrace, thence continuing to the Easterly border of Parcel 15-A-007-A-00-004-0 and following the Southerly border of said property. Thence, continuing along the Northerly border of the commercial property 15-A-007-0-00-017-0 known as the Telegraph Building. Thence, continuing along the Northerly property border of said parcel and continuing to follow the border of that property to Latimore Street (excluding parcel 15-A-007-0-00-009-0). Thence, following the Northerly border of Latimore Street to parcel 15-A-011-0-00-003-0, known as Recreation Park. Thence, continuing to follow said parcel northerly to Erie Street thence, continuing on the Southerly border of Erie Street to parcel 15-A-011-A-00-001-0. Thence, continuing on the southerly border of the homes on Parkview Drive, following their Southerly property borders to the center of the Grand River. Thence, continuing along the Grand River to the City of Painesville border with Painesville Township and continuing Northerly along the City of Painesville border. Thence, crossing over Erie Street and continuing along the Grand River and City of Painesville border. Thence, crossing over State Route 2 and continuing along the Grand River and City of Painesville border to North Saint Clair Street and continuing along the Grand River and the City of Painesville border crossing over Richmond Street to parcel 11-S-060-0-00-006-0 and following the parcel's Westerly border along the Rail to Richmond Road. Thence, following the City of Painesville border and crossing over State Route 2 onto parcel 11-B-060-0-00-001-0 site of AirGas an industrial property. Thence following the Northerly boarder to the Easterly border of the industrial property to Stage Avenue and then crossing over Richmond Street to the Southerly boarder of State Route 2

### **Stage Avenue / Lexington**

Thence, following the Southerly border of the State Route 2 off-ramp parcel to Sanford Street. Thence, crossing over Sanford Street to parcel 15-D-016-C-00-011-0 a known industrial property. Thence, continuing South Easterly along said parcel to 15-D-016-B-00-008-0 (including: 15-D-016-B-00-004-0, 15-D-016-B-00-006-0, 15-D-016-B-00-006-8), and continuing South to parcel 15-D-015-0-00-009-0 to 15-D-013-0-00-001-0. Thence continuing on the Easterly boarder of Chardon Street thence crossing over Chardon to the Northerly boarder of 15-D-16-A-00-014-0 thence continuing on the South Easterly boarder to Lawnview to parcel 15-D-16-A-00-038-0 and continuing on the easterly boarder south to 15-D-16A-00-042-0, known commercial restaurant. Thence, continuing on the northerly boarder to Fairlawn and South to Chester Street.

Thence, crossing over Chester Street to the Northerly boarder of the triangular parcel number 15-D-016-A-00-076-0.

Thence, continuing along the Southerly border of Chester Street to Richmond Street at the intersection of Stage Avenue. Thence, crossing over Stage Avenue to parcel 15-D-018-0-00-015-0, known Car Wash, and continuing West along Stage Avenue to parcel 15-C-026-0-00-024-0, known as Painesville Recycling. Thence, continuing along the parcel and following the said parcel West to its Southerly border where it connects to parcel 15-D-999-0-00-200-A, property of CSX Rail. Thence following the Northerly border of said CSX property to parcel 15-C-021-0-00-030-0 industrial property. And continuing along the northerly property of the industrial facility to parcels 15-C-021-0-00-006-0 and 15-C-021-0-00-005-0. Thence, crossing Newell Street to the City border of the City of Painesville and Painesville Township, at Freedom Road.

### **Richmond Street**

Thence, Continuing along the Southerly border of CSX railroad along the City of Painesville border to Newell Street. Thence, following Newell Street on the easterly side of the roadway and continuing North along the Southerly boarder of CSX Rail past Chicago Street. Thence, continuing on the southerly border of the CSX Rail to Richmond Street, following Richmond Street South past Prospect Street to the southerly property line of the City of Painesville Electric Plant Colling Tower Facility and the small retail plaza parcel 15-D-008-000-043-0 owned by JNJ Enterprise, LLC. Thence, running along the westerly property lines of the homes bordering Richmond Street including 15-D-008-0-00-041-0, 15-D-008-0-00-040-0, 15-D-008-0-00-038-0. Thence crossing over Axtell Avenue and continuing along the homes bordering Richmond Street starting at 15-D-008-0-00-017-0 and continuing along 15-D-008-0-00-016-0, 15-D-008-0-00-015-0 and then along the commercial property at 15-D-008-0-00-012-0 to Kerr Ave. Thence, crossing over Kerr Ave to the commercial property and running along the Westerly border of 15-D-006-0-00-016-0 and 15-D-006-0-00-015-0 over to the border of 15-D-006-0-00-007-0, 15-D-006-0-00-022-0 and continuing along the northerly border to 15-D-006-0-00-006-0. Thence, continuing along the westerly border of the commercial property 15-D-006-0-00-006-0 to Jackson Street. Thence, continuing on the Southerly boarder of Jackson Street to the Northeasterly corner of Grant Street at the corner of parcel 15-C-0109-0-00-014-0 and then crossing Jackson Street continuing back to the original connection North Easterly back onto parcel 15-C-030-0-00-001-0 that runs along the residential properties that adjoin Hayer Drive.

The Community Reinvestment Area #5 (CRA #5) is approximately depicted as the shaded area on the map attached to this Resolution as Exhibit A and by this reference incorporated herein.

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

SECTION 2: The area designated as the City of Painesville Community Reinvestment Area #5 (CRA #5) constitutes an area in which housing facilities or structures of historical significance are located, and in which new housing construction and repair of existing facilities has been discouraged by reason of the harsh economic climate.

SECTION 3: All commercial and residential properties identified in Exhibit A as being within the designated Community Reinvestment Area #5 (CRA #5) 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 Painesville intends to undertake supporting public improvements in the designated area.

SECTION 4: Within the Community Reinvestment Area #5 (CRA#5), 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 according to the rules outlined in the ORC Section 3765.67 and within the limits as hereinafter set. 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. No tax exemption on commercial property shall exceed one

hundred percent (100%) of the cost of new construction; and no term involving commercial property shall exceed ten (10) years.

Within the Community Reinvestment Area #5 (CRA #5), the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to residential property and the term of those exemptions shall be as follows.

- a) Ten (10) years for the construction of every new residential dwelling unit containing not more than one (1) housing unit and with such exception being one hundred percent (100%) for the first year in which it takes effect and decreases by an equal percent each year over the life of the abatement to achieve a zero percent (0%) at the completion of the abatement term.
- b) Ten (10) years for the remodeling of every residential dwelling unit containing not more than one (1) housing unit and upon which the cost of remodeling is at least Two Thousand Five Hundred Dollars (\$2,500.00), as described in O.R.C. Section 3735.67, and with such exemption being one hundred percent (100%) for the first year in which it takes effect and decreases by an equal percent each year over the life of the abatement to achieve a zero percent (0%) at the completion of the abatement term.
- c) Five (5) years for the construction of every new residential dwelling unit containing more than one (1) but not more than two (2) housing units, and with such exception being fifty percent (50%) for the first year in which it takes effect and decreases by an equal percent each year over the life of the abatement to achieve a zero percent (0%) at the completion of the term.
- d) Five (5) years for the remodeling of every residential dwelling unit containing more than one (1) but not more than two (2) housing units and upon which the cost of remodeling is at least Five Thousand Dollars (\$5,000.00), as described in O.R.C. Section 3735.67, and with such exception being fifty percent (50%) for the first year in which it takes effect and decreases by an equal percent each year over the life of the abatement to achieve a zero percent (0%) at the completion of the term.
- e) Five (5) years for the construction of every new residential dwelling unit containing more than two (2) but not more than seventeen (17) housing units, and with such exception being fifty percent (50%) for the first year in which it takes effect and decreases by an equal percent each year over the life of the abatement to achieve a zero percent (0%) at the completion of the term.
- f) Five (5) years for the remodeling of every residential dwelling unit containing more than two (2) but not more than seventeen (17) housing units and upon which the cost of remodeling is at least Five Thousand Dollars (\$5,000.00) as described in O.R.C. Section 3735.67, and with such exception being fifty percent (50%) for the first year in which it takes effect and decreases by an equal percent each year over the life of the abatement to achieve a zero percent (0%) at the completion of the term.

SECTION 5: All commercial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of Five Hundred Dollars (\$500.00) unless waived.

SECTION 6: To administer and implement the provisions of this Ordinance, the Director of Economic Development is designated as the Housing Officer as described in ORC Sections 3735.65 through 3735.70.

SECTION 7: The City of Painesville will employ its existing established Community Reinvestment Area Housing Council for areas 1, 2, 3, and 4 to regulate Area #5.

SECTION 8: The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within Community Reinvestment Area #5 for which an exemption has been granted under ORC Section 3735.67. The Community Reinvestment Area Housing Council shall also hear appeals under ORC 3735.70.

SECTION 9: The Council reserves the right to re-evaluate the designation of Community Reinvestment Area #5 (CRA #5) after December 31, 2023, at which time the Council may direct the Housing Officer not to accept any new applications for exemption as described in ORC Section 3735.67.

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

Council and of its committee's, 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: The City Manager of the City of Painesville is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Ordinance.

SECTION 12: That this ordinance shall take effect and be enforced from and after the earliest period allowed by law, and upon confirmation by the Ohio Development Services Agency for the State of Ohio of the findings in this Ordinance.

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

PASSED: November 19, 2018



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Paul W. Hach, II  
President of Council

ATTEST:



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Amanda Kappel  
Acting Clerk of Council