

**APPLICATION FOR  
COMMUNITY REINVESTMENT AREA TAX EXEMPTION**

Ref: RESOLUTION NO. \_\_\_\_\_  
(To be filed with the City Clerk/Housing Officer)

Application No. \_\_\_\_\_

Date \_\_\_\_\_

1. Name of Property Owner or Company \_\_\_\_\_
2. Address of Subject Property \_\_\_\_\_
3. Exemption for: New Structure \_\_\_\_\_ Remodeling \_\_\_\_\_ Addition \_\_\_\_\_
4. Date of Project Commencement: \_\_\_\_\_ Completion: \_\_\_\_\_
5. 6 Point Instruction Summary: See Attached
6. Does this project involve a structure of historical or architectural significance?  
Yes \_\_\_\_\_ No \_\_\_\_\_

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

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**FOR OFFICIAL USE ONLY**

1. Legal Description of Property Location \_\_\_\_\_
2. Number of Community Reinvestment Area: Resolution No. 14, 2015 Zone \_\_\_\_\_
3. 6 Point Summary Letter Attached: Yes \_\_\_\_\_ No \_\_\_\_\_
4. Verification of Construction: New Structure \_\_\_\_\_ Remodeling \_\_\_\_\_ Addition \_\_\_\_\_  
Construction Cost \_\_\_\_\_
5. Project meets requirements for an exemption under ORC 3735.67  
(A) \_\_\_\_\_ (B) \_\_\_\_\_ (C) \_\_\_\_\_ (D) \_\_\_\_\_
6. Project involves structure of historical or architectural significance: Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, written certification of appropriateness of the remodeling has been submitted by  
the designating agency or authorized agent: Yes \_\_\_\_\_ No \_\_\_\_\_
7. Period of Exemption for this Improvement: Tax Year 20\_\_\_\_ to 20\_\_\_\_

I certify that the project described herein meets the necessary requirements for the Community Reinvestment Area Program in the City of Bryan.

Housing Officer \_\_\_\_\_ Date \_\_\_\_\_

Mayor \_\_\_\_\_ Date \_\_\_\_\_

Clerk/Treasurer \_\_\_\_\_ Date \_\_\_\_\_

Julie A. Beagle  
Williams County Auditor (To be filed with the County Auditor)

### **CRA Tax Abatement 6 Point Summary Letter**

The applicant must write a letter to the community detailing the following items:

1. Type of renovation, improvements, or new construction to be undertaken and a cost estimate of the same.
2. Will machinery, equipment, and/or inventories be increased as a result of #1 above? If so, by how much – cost estimate?
3. Will jobs be created? If so, how many and the average wage per job created.
4. Will the improvements detailed in #1 above result in any additional services to the community? If so, detail please.
5. Will the improvements detailed in #1 above remove a slum or blighted situation? If so, please describe.
6. How will the tax abatement benefit you, the applicant?

Please submit this letter on company letterhead along with the application provided.

RESOLUTION NO. 14, 2015

**A RESOLUTION MAKING FINDINGS AND DETERMINATIONS AS PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND EXPANDING THE BOUNDARIES OF A "COMMUNITY REINVESTMENT AREA", AS ESTABLISHED IN 1992, AND AMENDING RESOLUTION NO. 10, 1992.**

**WHEREAS**, City Council desires to pursue all reasonable and legitimate incentive measures to assist in encouraging housing maintenance and economic and community development in areas that have not enjoyed reinvestment by remodeling or new construction; and,

**WHEREAS**, the Council has been briefed on state law enabling legislation that allows for financial incentives to be offered within "Community Reinvestment Areas"; and,

**WHEREAS**, the Council has previously made a survey of housing as specified in Section 3735.66 of the Ohio Revised Code; and,

**WHEREAS**, areas were found that contain housing facilities, or structures of historical significance, and wherein new housing construction and repair of existing facilities or structures not presently being encouraged to the fullest extent possible; and,

**WHEREAS**, the maintenance and construction of structures in such areas would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and,

**WHEREAS**, the Council hereby affirms an ongoing commitment to improve the quality of housing in the City and that other community reinvestment area may be designated in the future;

**NOW, THEREFORE BE IT RESOLVED**, by the Council of the City of Bryan, County of Williams, State of Ohio, four-fifths (4/5) of its members thereto concurring:

**SECTION 1:** That for purposes of fulfilling the requirements set forth under Sections 3735.70, inclusive, of the Ohio Revised Code, the Council hereby expands "Community Reinvestment Areas as previously established under Resolution 10, 1992.

**SECTION 2:** That the boundaries of Community Reinvestment Area shall be expanded as shown on "Exhibit A" attached hereto and incorporated herein by reference, which is the property zoned I 1 , I II C-1-C-3, Multi-Use or R-1-R-3 in those areas highlighted on Exhibit A of the City of Bryan, Ohio. Further, it shall include any future annexation that is attached to the zoned areas as indicated on Exhibit A.

**SECTION 3:** That within "Community Reinvestment Area" tax exemptions for improvements to real property as described in Section 3735.67 of the Ohio Revised Code will be granted for the following period:

(A) Five (5) years for the remodeling of every single family dwelling upon which the cost of remodeling is at least twelve thousand five hundred dollars (\$12,500.00) and for the remodeling of every two family dwelling units upon which the cost of remodeling is at least twenty-five thousand dollars (\$25,000.00) as described in division D1 of Section ORC 3735.67 (1992) and five (5) years for the remodeling of any industrial, commercial or multi-unit zoned property, upon which the cost of remodeling is at least fifty thousand dollars (\$50,000.00) as described in division B of Section 3735.67. (ORC 1992)

(B) Seven (7) years for the remodeling of every dwelling containing more than two units, and industrial or commercial property, upon which the cost of remodeling is at least two hundred fifty thousand dollars (\$250,000.00) as described in division D2 of Section 3735.67(ORC 1992).

(C) Seven (7) years for the construction of every dwelling of the appraised value of at least fifty thousand dollars or industrial, or commercial structure of the appraised value of two hundred thousand dollars (\$200,000) as described in division D3 of Section 3735.67(ORC 1992).

(D) Ten (10) years for the construction of every dwelling, industrial or commercial structure of the appraised value of five hundred thousand dollars (\$500,000.00) or more as described in division D3 of Section 3735.67 (ORC 1992).

**SECTION 4:** That the following definitions are the meanings for the following terms used in this Resolution:

(A) "Housing Officer" means an officer of the City of Bryan designated by the Bryan City Council for the community reinvestment areas to administer this program.

(B) "Community Reinvestment Area" means an area within a municipal corporation where the Bryan City has adopted a resolution under Section 3735.66 of the Revised Code describing the boundaries of the area and containing a statement of finding that the area included in the description is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

(C) "Remodeling" means any change made in a structure for the purpose of making it structurally more sound, more habitable, or for the purpose of improving its appearance.

(D) "Structure of historical or architectural significance: means those designated as such by resolution of the Bryan City Council those located in the City of Bryan based on age, rarity, architectural quality, or because of a previous designation by a historical society, association or agency.

**SECTION 5:** That to administer and implement the provisions of this Resolution, the Building Inspector is designated as the Housing Officer as described in Sections 3735.65-66 of the Ohio Revised Code.

**SECTION 6:** That the following procedure shall be followed in making an application for an exemption from real property taxation for a new structure on remodeling. Upon application for a building permit, the owner of any real property in a community reinvestment area must also file an application for an exemption from real property taxation for a new structure or remodeling for the community reinvestment area in which the property is located unless the application is permitted in Section 13. The application for exemption must be filed in the office of the Housing Officer.

The Housing Officer shall verify the construction of the new structure or the cost of the remodeling and the facts asserted in the application. The Housing Officer shall determine whether the construction or the cost of the remodeling meets the requirements for an exemption under division (a), (b), or (c) of Section 3 of this Resolution. In cases involving a structure of historical or architectural significance, the housing officer shall not determine whether the remodeling meets the requirements in writing, by the society, association, agency, or legislative authority that has designated the structure by any organization or person authorized, in writing, by such society, association, agency, or legislative authority to certify the appropriateness of the remodeling.

If the construction or remodeling meets the requirements for exemption, the housing officer shall forward the application to the Bryan City Council for final approval. If the application is approved by the Bryan City Council, the Housing Officer shall forward the application to the county auditor with a certification as to the division of Section 3 of this Resolution under which the exemption is granted and the period of the exemption as determined by the Bryan City Council.

The tax exemption shall first apply in the year following the calendar year in which the certification is made to the county auditor by the housing officer pursuant to this section. If the remodeling qualifies for exemption under division (a) or (b) of Section 3 of this Resolution, the dollar amount by the remodeling increased the market value of the structure shall be exempt from real property taxation. If the construction of the structure qualifies for an exemption under division (c) of Section 3 of this Resolution, the structure shall not be considered an improvement on the land on which it is located for the purpose of real property taxation.

**SECTION 7:** That the housing officer shall make annual inspections of the properties within the community reinvestment area upon which are located structures or remodeling for which an exemption has been granted under this Resolution. If the housing officer finds that the property has not been properly maintained or repaired due to the neglect of the owner, he may revoke the tax exemption at any time after the first year of exemption. The housing officer shall notify

the county auditor and the owner of the property that the tax exemption has been revoked he also shall send a report of the revocation to the Bryan City Council containing a statement of his findings as to the maintenance and repair of the property and his reason for revoking the exemption.

**SECTION 8:** That Bryan City Council reserves the right to re-evaluate the designation of "Community Reinvestment Areas as shown on Exhibit A on or before the first meeting in February of each year, commencing on the first meeting in February, 1993 for Community Reinvestment Areas, at which time the Bryan City Council may direct the Housing Officer not to accept any new application for exemptions as described in Section 3735.67 of the Ohio Revised Code.

**SECTION 9:** That this Bryan City Council finds that the area included within "Community Reinvestment Areas, are areas in which housing facilities or industrial facilities are located and new facility construction and repair of existing facilities or structures is not presently occurring at its fullest potential.

**SECTION 10:** That a "Community Reinvestment Area Housing Council" is hereby created consisted of Seven (7) members who shall be citizens of the City of Bryan, two (2) members shall be appointed by the City Council, two (2) members shall be appointed by the Mayor, one (1) member appointed by the City Planning Commission. The majority of the foregoing members shall then appoint two (2) additional members who shall be residents within the "Community Reinvestment Areas. All four wards within the City of Bryan shall be represented on the Community Reinvestment Council, if possible.

TERMS of the members of the Housing Council shall be for three (3) years. At the conclusion of the term of each member, either the present member will be reappointed or a new member will be appointed in the same manner as the initial appointment was made.

**SECTION 11:** That the Community Reinvestment Area Housing Council shall hear appeals by person (s) aggrieved under any section of this Resolution. Appeals may be taken from a decision of the Community Reinvestment Area Housing Council to the Bryan City Council.

**SECTION 12:** That a copy of this Resolution will be forwarded to the Williams County Auditor by the Council Clerk for information and reference.

**SECTION 13:** Any application that is pending at the time of passage of this Resolution shall be permitted to remain a valid application although this application was not submitted at the same time as the building permit to the Housing Officer.

**SECTION 14:** That this Resolution shall be in full force and effect at the earliest period provided by law.