Terry Emery

ORDINANCE 007-2025

TO AMEND THE EXEMPTIONS AUTHORIZED WITHIN THE MARYSVILLE COMMUNITY REINVESTMENT AREA NO. 2 TO INCLUDE THE EXTENDED EXEMPTION AVAILABLE UNDER SECTION 3735.67(D)(2)(a) FOR QUALIFYING COMMERCIAL OR INDUSTRIAL STRUCTURES SITUATED ON MEGAPROJECT SITES OR OWNED AND OCCUPIED BY MEGAPROJECT SUPPLIERS

WHEREAS, this City Council ("Council") of the City of Marysville ("City") desires to continue to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed sufficient reinvestment in remodeling or new construction; and

WHEREAS, this Council, to assist and encourage the development described above, pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code (the "CRA Act"), established the Marysville Community Reinvestment Area No. 2 (the "CRA No. 2") through the adoption of Resolution No. 17-19 on August 12, 2019, a copy of said resolution is attached hereto as Exhibit A and incorporated herein (the "Original CRA Legislation"); and

WHEREAS, the boundaries of CRA No. 2 are described in Section II of the Original CRA Legislation and approximately depicted on the map attached as Exhibit B to Original CRA Legislation (as so described in the Original CRA Legislation, the "CRA Area"); and

WHEREAS, the City will separately consider real property tax exemptions which relate to a proposed project to develop and improve multiple buildings consisting of approximately 500,000 cumulative square feet of commercial buildings, together with appurtenances related thereto (the "Project"), to be constructed on +/- 55 acres of real property located within the CRA Area (the "Project Area), which Project Area is more particularly described on Exhibit B attached hereto and incorporated herein; and

WHEREAS, the City anticipates that the Project will constitute a "megaproject" and be operated by a "megaproject operator," as such terms are defined in Section 122.17(A) of the Ohio Revised Code ("R.C."); and

WHEREAS, since the adoption of the Original CRA Legislation, the Ohio General Assembly amended the CRA Act in 2022 pursuant to House Bill 687, effective September 13, 2022, to include R.C. Section 3735.67(D)(2)(a), which permits counties and other eligible political subdivisions to grant an extended real property tax exemption period of up to thirty (30) years for the new construction of commercial or industrial structures if the structures are either situated on the site of a megaproject and owned and occupied by a megaproject operator, or are not situated on the site of a megaproject but are owned and occupied by a megaproject supplier that meets the requirements described in R.C. 122.17(A)(13)(b); and

WHEREAS, the City desires to amend the Original CRA Legislation to authorize real property tax exemptions for up to thirty (30) years for structures within the CRA Area that meet the requirements of R.C. Section 3735.67(D)(2)(a); now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. Definition of Qualifying Megaproject Structures. New construction of commercial or industrial structures that meet the requirements for the extended exemption set forth in R.C. Section 3735.67(D)(2)(a) shall be referred to herein as "Qualifying Megaproject Structures".

SECTION II. Project Area Location. This Council acknowledges and agrees that the Project Area is situated within the boundaries of the CRA Area.

SECTION III. Tax Exemptions in the CRA.

This Council seeks to reaffirm the eligible exemptions authorized for the "Marysville Community Reinvestment Area No. 2", which shall continue to include all exemptions identified in Section IV of the Original CRA Legislation (the "Existing CRA Authorizations"), and this Council further seeks to amend the Original CRA Legislation to provide an extended exemption period for Qualifying Megaproject Structures pursuant to and in accordance with R.C. Section 3735.67(D)(2)(a). Accordingly, this Council hereby amends the Original CRA Legislation by authorizing the following for Qualifying Megaproject Structures:

a) The percentage of the increase in the assessed valuation resulting from the construction of Qualifying Megaproject Structures to be exempted from real property taxation and the term of those exemptions shall be negotiated in advance of construction, all in accordance with Section 3735.67 of the Ohio Revised Code. The results of the negotiation of any exemption of a Megaproject Structure authorized by this Ordinance shall be set forth in writing in a Community Reinvestment Area Agreement (any such agreement, a "Megaproject CRA Agreement") pursuant to and in accordance with R.C. Section 3735.671, which Megaproject CRA Agreement shall be approved by this Council.

b) The percentage of the increase in the assessed valuation resulting from the construction or remodeling of commercial and industrial structures to be exempted from real property taxation, which shall be negotiated and approved as required by Sections 3735.67 and 3735.671 of the Ohio Revised Code, shall not exceed 100%.

c) The period of exemption, which shall be negotiated and approved as required by Sections 3735.67 and 3735.671 of the Ohio Revised Code, shall not exceed thirty (30) years for the construction of new Qualifying Megaproject Structures, negotiated on a project-by-project basis in advance of construction.

d) If new construction qualifies for exemption, during the period of the exemption, the applicable percentage of the assessed value of the Qualifying Megaproject Structures shall be exempted from real property taxation.

The City Manager is hereby authorized to give any and all notices on behalf of this Council that may be required by Sections 3735.671, 3735.673 and 5709.83 of the Ohio Revised Code in connection with the consideration, approval, or execution and delivery of any Megaproject CRA Agreements.

SECTION IV. Prior Legislation. Any and all prior legislation adopted by this Council, including the Original CRA Legislation, shall only be superseded by this Ordinance to the extent to which the prior legislation is inconsistent with the terms and conditions herein.

SECTION V. Ordinance to be Forwarded; Ordinance to be Published. A copy of this Ordinance shall be forwarded to the Union County Auditor, and a copy of this Ordinance shall be published in a newspaper of general circulation in the City once a week for two (2) consecutive weeks immediately following its passage.

SECTION VI. Open Meeting. The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and 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, all in full compliance with the applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION VII. Effective Date. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

1st Reading February 10, 2025

2nd Reading February 24, 2025

3rd Reading March 10, 2025

Passed: March 10, 2025

PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

LAW DIRECTOR

ATTEST:

CLERK OF COUNCIL

CERTIFICATE

The undersigned Clerk of Council hereby certifies that the foregoing is a true copy of Ordinance No. 07-25 duly adopted by the Council of the City of Marysville, Ohio on March 10, 2025.

EXHIBIT A

Original CRA Legislation

Attachment begins on next page.

Terry Emery

RESOLUTION 17-19

TO IMPLEMENT SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, BY ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF MARYSVILLE, OHIO, BY DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND BY CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL

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

WHEREAS, as required by Ohio Revised Code (ORC) Section 3735.66, a housing survey (the "Survey"), a copy of which is attached hereto as Exhibit A, and is also on file in the office of the Union County Economic Development Partnership, has been prepared for the area to be included in the proposed Community Reinvestment Area (the "CRA"); and

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 the Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted; and

WHEREAS, the Survey shows the facts and conditions related to existing residential facilities and undeveloped lands in the CRA, including, among other things, evidence of deterioration and lack of new construction or repair or rehabilitation of substantial portions of the CRA; and

WHEREAS, Council finds and determines that the findings of the Survey should be and hereby are incorporated into this Resolution; now, therefore;

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The area designated as the Marysville 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 II. Pursuant to ORC Section 3735.66, the Marysville Community Reinvestment Area is hereby established within the following described area:

The CRA Boundary begins at parcel 290023006000 and includes the northern boundaries of parcels 2900230080000, 2900230100000, 2900230390000, 2900230410000, 2900230830000, 2900230810000. The CRA boundary continues along the west side of Columbus Avenue/Industrial Parkway until its intersection with parcel 2900230540020. The boundary then continues along the northern boundary of parcel 2900230580000 and along the west side of US-33 until its intersection with parcel 2900230670000. Excluding parcel 290023670000, the remaining CRA boundary matches the eastern, southern, and western corporation boundary of the City of Marysville until its intersection with Chestnut Street/Weaver Road. The CRA boundary then continues north along the eastern side of Chestnut Street/Weaver Road, concluding at parcel 290023006000.

The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Resolution (see 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.

SECTION III. All residential, commercial and/or industrial properties identified in Exhibit B as being within the designated Community Reinvestment Area are eligible for this incentive. Residential new build projects must be owner-occupied to be eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area.

SECTION IV. 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 percentage and term of the tax exemption shall satisfy the thresholds established in the Union County Economic Development Incentive Policy (EDIP). (Said Policy is set forth and incorporated in Enterprise Zone #178). 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. Please refer to the maximum terms and percentages for all projects:

A. Up to, and including, seven (7) years for the remodeling of existing residential units containing not more than two dwelling units upon which the cost of remodeling is at least $7,500, as described in ORC Section 3735.67, and with such exemption being up to, and including, seventy-five percent (75%) for each of the years the abatement is active.

B. Up to, and including, seven (7) years for the construction of new owner-occupied residential dwelling units containing not more than two dwelling units as described in ORC Section 3735.67, and with such exemption being up to, and including, seventy-five percent (75%) for each of the years the abatement is active.

C. Up to, and including, twelve (12) 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 $700,000, 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, up to one-hundred percent (100%) for the construction of new commercial or industrial facilities and upon which the cost of construction is at least $700,000, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

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 V. All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672(C) and the minimum local annual monitoring fee in accordance with the Economic Development Incentive Policy shall be paid to the Union County Economic Development Partnership as an investment into economic development services by December 31 of each year of the agreement.

SECTION VI. To administer and implement the provisions of this Resolution, the City Manager is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

SECTION VII. That a "Community Reinvestment Area Housing Council" (the "Housing Council") shall be created, consisting of two members appointed by the City Manager, two members appointed by the Council of the City of Marysville, and one member appointed by the Planning Commission of Marysville. The majority of the members shall then appoint two additional members who shall be residents within the CRA. Terms of the members of the Housing Council shall be for three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing 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 Housing Council shall also hear appeals under Section 3735.70 of the ORC.

SECTION VIII. A Tax Incentive Review Council ("TIRC") has been established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of Union County Commissioners, two representatives of the City of Marysville appointed by the City Manager with the concurrence of the Council, the county auditor or his/her designee, and a representative of the affected Board of Education. At least two members of the TIRC must be residents of the City of Marysville. The TIRC 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 City Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

SECTION IV. The City Council reserves the right to re-evaluate the designation of the Marysville Community Reinvestment Area annually, at which time the City Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

SECTION X. The City Manager is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Resolution.

SECTION XI. A copy of this Resolution shall be forwarded to the Union County Auditor, and a copy of this Resolution shall also be published in a newspaper of general circulation in the City once a week for two consecutive weeks, or as provided in Section 7.16 of the Revised Code, immediately following its passage.

SECTION XII. The Council hereby finds and determines that all formal actions of this Council and of any of its committees concerning and relating 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 XIII. That this Resolution shall take effect and be in full 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.

1st READING July 8, 2019 Amended July 22, 2019

2nd READING July 22, 2019

3rd READING August 12, 2019

Passed: August 12, 2019

MAYOR/PRESIDENT OF COUNCIL

ATTEST:

CLERK OF COUNCIL

APPROVED AS TO FORM:

Law Director Date 8/12/19

Exhibit A

Attachment J – Housing Survey Data

Parcel #	Property Location	Use	Foundation	Roof	Siding	Down Spouts	Windows	Off Square	Paint/Eaves	Not Airtight	Vacant
0700060412000	13195 Industrial Pkwy.	SF RES		X	X				X		
2700010220000	12863 Industrial Pkwy.	SF RES									
2700010260000	13209 Industrial Pkwy.	SF RES									
2700080220010	13025 Industrial Pkwy.	SF RES									
2900200282000	14500 Weaver Road	SF RES									
2900230560000	14879 Industrial Pkwy.	SF RES		X							
2900230690000	14270 Industrial Pkwy.	SF RES									
2900230770000	14900/15000 Weaver Rd.	SF RES									
2900230780000	14978 Weaver Road	SF RES									
2900300490000	14302 Weaver Road	SF RES							X		
2900300500000	14348 Weaver Road	SF RES									
2900300510000	14400 Weaver Road	SF RES									
2900300520000	14710 Weaver Road	SF RES									
2900300540000	14604 Weaver Road	SF RES		X					X		
2900301040000	15044 Scottslawn Rd.	SF RES									

DRAFT

Attachment J – Residential Photographs

12863 Industrial Pkwy.



13025 Industrial Pkwy.





13195 Industrial Pkwy.



13209 Industrial Pkwy.

14270 Industrial Pkwy.



14302 Weaver Road





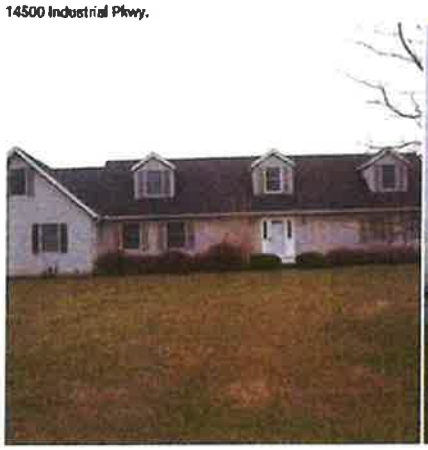
14308 Weaver Road



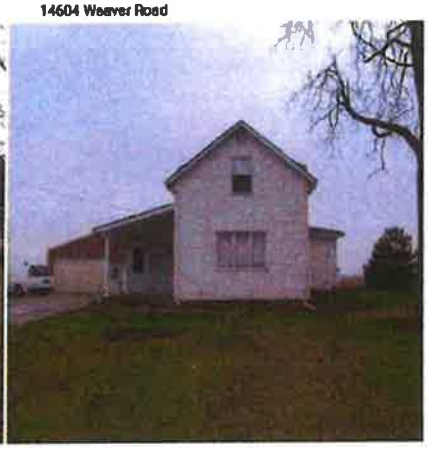
14400 Weaver Road

DRAFT

14500 Industrial Pkwy.



14604 Weaver Road





14710 Weaver Road



14879 Industrial Pkwy.

DRAFT

14900 Weaver Road



14978 Weaver Road





15044 Scottslawn Road

DRAFT

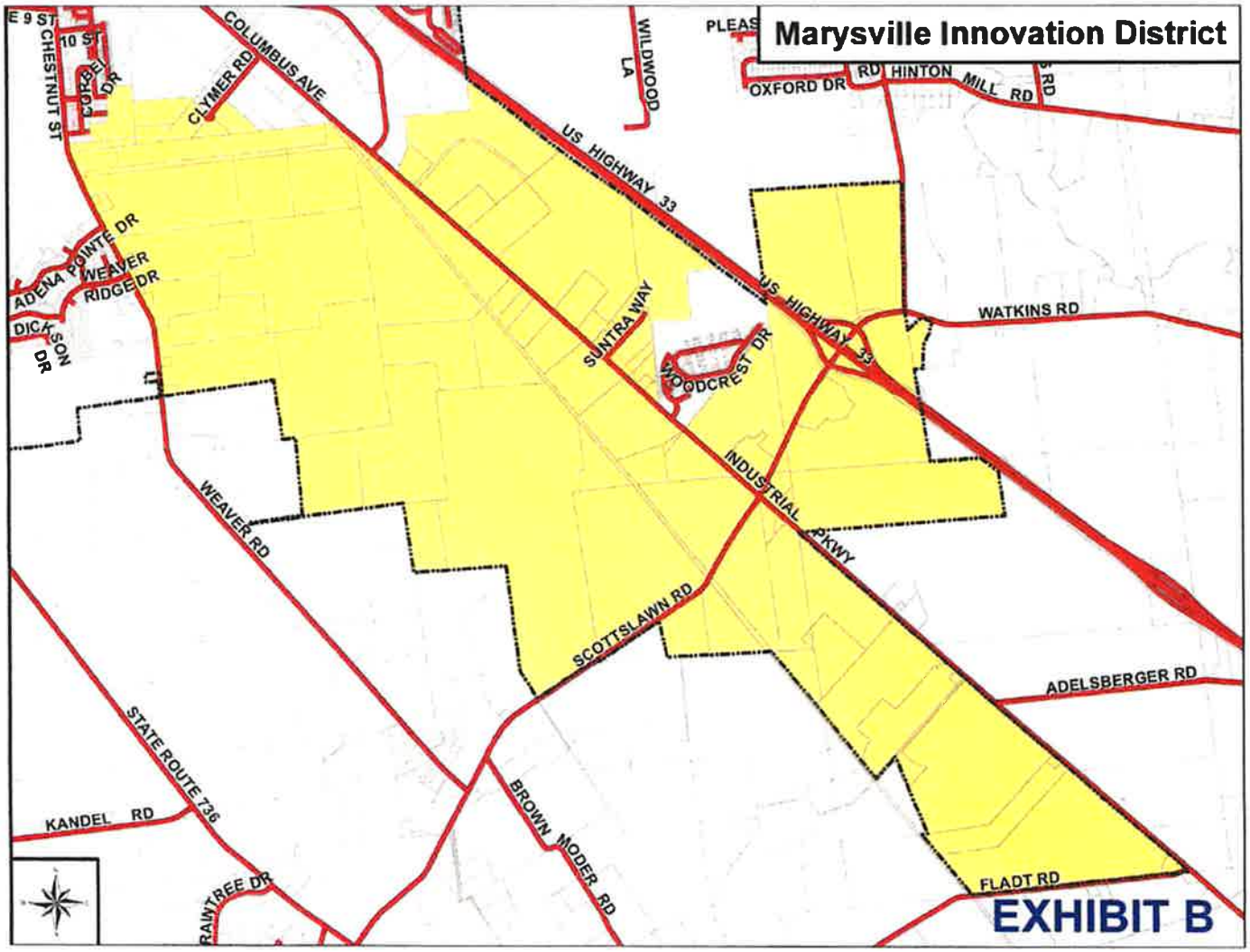

Marysville Innovation District
E 9 ST
10 ST
CHESTNUT ST
CORBEL DR
CLYMER RD
COLUMBUS AVE
WILDWOOD LA
PLEAS
OXFORD DR
RD
HINTON
MILL RD
S RD
US HIGHWAY 33
ADENA POINTE DR
WEAVER RIDGE DR
DICKSON DR
SUNTRA WAY
WOODCREST DR
US HIGHWAY 33
WATKINS RD
INDUSTRIAL PKWY
WEAVER RD
SCOTTSLAWN RD
ADELSBERGER RD
STATE ROUTE 736
KANDEL RD
BROWN MODER RD
RAINTREE DR
FLADT RD
EXHIBIT B

EXHIBIT B: Project Area
DESCRIPTION AND DEPICTION OF PROJECT SITE

The Project Site is an approximately 55+/- acre site as generally outlined in blue below:

