

**RESOLUTION NO. 56-10**  
**CITY OF CENTERVILLE, OHIO**

SPONSORED BY COUNCILMEMBER Paul Graham ON THE 20<sup>th</sup>  
DAY OF December, 2010.

**A RESOLUTION AMENDING CHAPTER 890 COMMUNITY REINVESTMENT AREA OF THE MUNICIPAL CODE OF THE CITY OF CENTERVILLE, A RESOLUTION MAKING FINDINGS AND DETERMINATIONS AS PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A "COMMUNITY REINVESTMENT AREA" AND DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM.**

**PREAMBLE AND PURPOSE**

**WHEREAS**, the Centerville City Council passed Resolution No. 57-80 for the purpose of establishing a Community Reinvestment Area and designating a housing officer per Sections 3735.65 to 3735.70 of the Ohio Revised Code; and

**WHEREAS**, the City of Centerville has surveyed the housing within the City of Centerville and areas were found in the City of Centerville and outside of the Community Reinvestment Area described in Resolution No. 57-80 that contain housing facilities or structures of historical significance and wherein new housing construction and repair of existing facilities or structures is discouraged; and

**WHEREAS**, the Centerville City Council passed Resolution No. 33-98 for the purpose of amending the prior resolution to further establish and describe the boundaries of the Community Reinvestment Area, which section was codified as Chapter 890 of the Municipal Code; and

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

**WHEREAS**, the Centerville City Council has deemed it necessary to amend the boundaries of the Community Reinvestment Area to include such areas as permitted in Sections 3735.65 to 3735.70 of the Ohio Revised Code; and

**WHEREAS**, all requirements of Chapter 713 of the Ohio Revised Code, with regard to actions taken by the City Council have been met; and

)

**NOW THEREFORE**, the City of Centerville hereby resolves:

**Section 1:** All text additions shall be written in *italics* and all text deletions shall be written using ~~strike-out~~ as provided in Section 5.02 of the Centerville Charter:

890.01 PURPOSE: ESTABLISHMENT.

For the purpose of fulfilling the requirements set forth under Ohio R.C. 3735.65 to 3735.70, a Community Reinvestment Area is hereby established.

890.02 BOUNDARIES.

The boundaries of the Community Reinvestment Area are the same as the boundaries of the present corporate boundaries of the City, *located within Montgomery County, Ohio*, all of which boundaries are more particularly described on the map marked "Exhibit ~~A-1~~ 2010.2" attached hereto and incorporated herein by reference. *This Council hereby finds that the area included in the Community Reinvestment Area 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.*

890.03 TAX EXEMPTIONS.

~~(a) Tax exemptions for improvements to real property within in the Community Reinvestment Area, as described in Section 890.02, shall only be granted for properties that meet at least one of the following criteria:~~

~~(1) The property is zoned A-P, Architectural Preservation, as provided in the Zoning Code; or~~

~~(2) The property contains a designated landmark as provided by the Centerville Landmark Preservation Ordinance.~~

Within the Community Reinvestment Area, tax exemptions for improvements to real property as described in Ohio R.C. 3735.67 will be granted for the following periods:

- (1) Ten years for the remodeling of every dwelling, *not less than twenty-five (25) years old at the time of remodeling*, containing not more than two family units upon which the

cost of remodeling is at least two thousand, five hundred dollars (\$2,500) as described in Ohio R.C. 3735.67(D)(1).

- (2) Twelve years for the remodeling of every dwelling containing more than two units, *not less than twenty-five (25) years old at the time of remodeling*, and commercial or industrial properties upon which the cost of remodeling is at least five thousand dollars (\$5,000) as provided for in Ohio R.C.3735.67(D)(2).
- (3) Fifteen years for the construction of every ~~dwelling or~~ commercial or industrial structure as provided for in Ohio R.C. 3735.67(D)(3).

*The foregoing criteria shall not apply, and the criteria in effect under Resolution No. 57-80, as previously amended (the "Prior CRA Resolution"), shall apply, to any applications for tax exemptions under the Prior CRA Resolution currently pending with the housing officer.*

#### 890.04 HOUSING OFFICER.

To administer and implement the provisions of this resolution, the City Manager of the City of Centerville, or his duly authorized designate, is designated as the housing officer as described in Ohio R.C. 3735.65 through 3735.68.

#### 890.05 COUNCIL FINDINGS.

Council finds that the area included within the foregoing description as the Community Reinvestment Area 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.

#### 890.06 APPEALS.

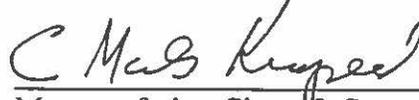
Any person aggrieved under Ohio R.C. 3735.65 through 3735.69 shall have the right of appeal as provided for in Ohio R.C. 3735.70.

#### 890.07 COPY TO BE FORWARDED TO COUNTY AUDITOR.

A copy of this chapter will be forwarded to the County Auditor by the Clerk of Council for information and reference.

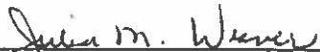
**Section 2:** This resolution shall become effective immediately upon passage.

PASSED THIS 20<sup>th</sup> day of December, 2010.



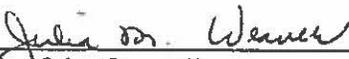
Mayor of the City of Centerville,  
Ohio

ATTEST:

*asst.*   
Clerk of Council  
City of Centerville, Ohio

CERTIFICATE

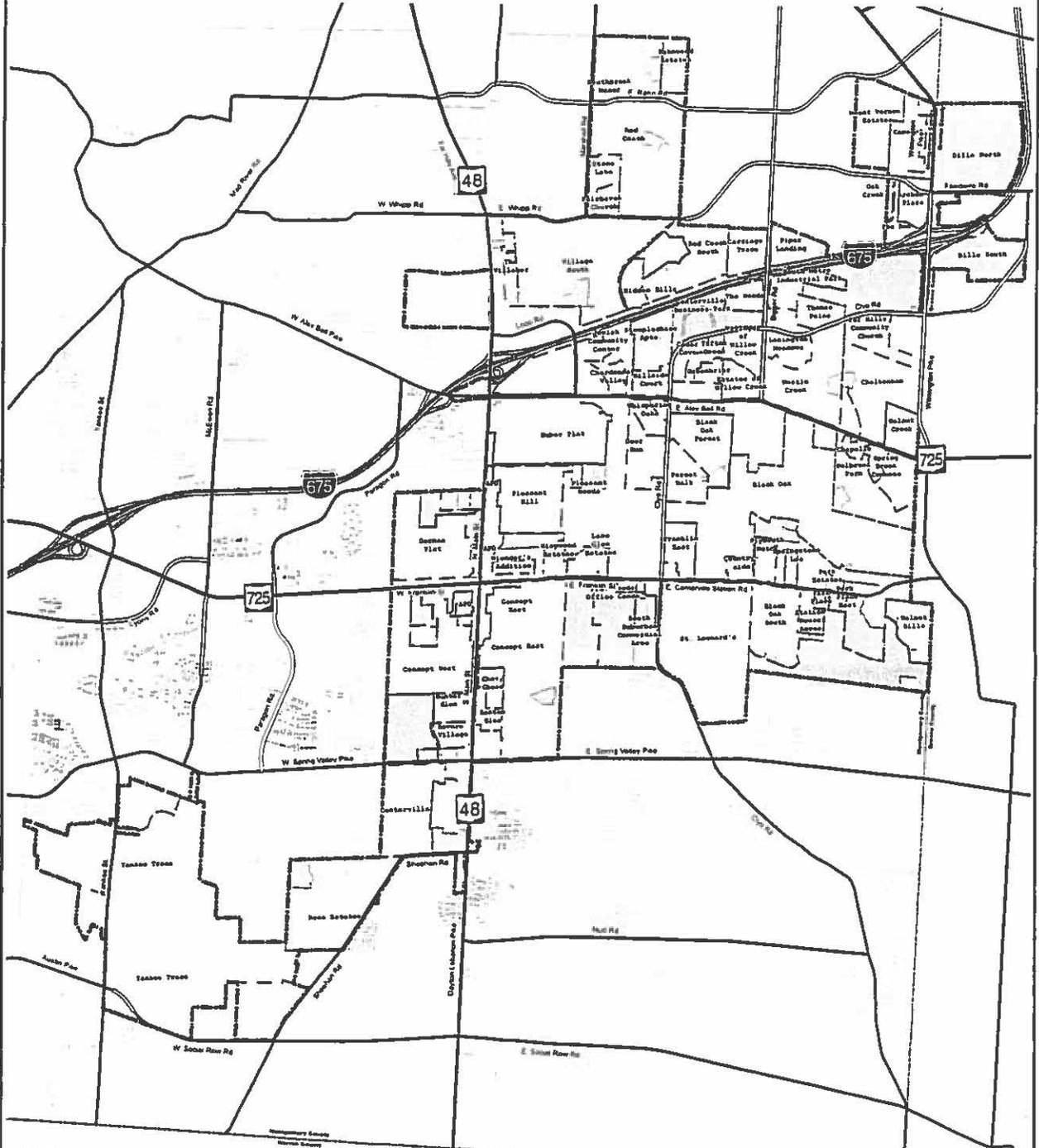
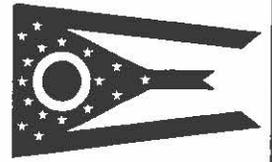
The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Resolution No. 56-10, passed by the Council of the City of Centerville, Ohio on the 20<sup>th</sup> day of December, 2010.

*asst.*   
Clerk of the Council

Approved as to form, consistency  
with existing ordinances, the  
charter & constitutional provisions  
Department of Law  
Scott A. Liberman  
Municipal Attorney



# City of Centerville, OH 2010 CRA Eligible Properties



### Legend

Centerville Boundary

Subdivision

### CRA Status

Not Eligible

Residential Only



Map Prepared By:  
City of Centerville  
Planning Department  
100 West Spring Valley Rd.  
Centerville, Ohio 45458  
(937) 433-7151  
[www.ci.centerville.oh.us](http://www.ci.centerville.oh.us)

### Exhibit A

