

ORDINANCE TO CREATE COMMUNITY REINVESTMENT AREA #3  
IN THE CITY OF MARION BY ADDING NEW AND PREVIOUSLY  
ANNEXED LAND COVERED UNDER THE CRA INCENTIVE, AND  
DECLARING AN EMERGENCY

WHEREAS, several annexations have occurred north of Marion of areas with sparse housing investment, state and local institutional facilities, quarries, and vacant industrial land

WHEREAS, a survey of housing (see Exhibit A) as required by the Ohio Revised Code (ORC) Section 3735.66 has been prepared for the additional area to be included in the expanded CRA, and,

WHEREAS, the three school districts in this area, Marion City, Ridgedale Local, and River Valley Local, have been notified by Certified Mail that the City was considering expanding the area covered by an Enterprise Zone (EZ) or Community Reinvestment Area (CRA), and Housing Officer and EZ Manager Ken Lengieza attended the June 13, 2019 River Valley School Board meeting, since that school district is not in any current CRA or EZ with the City of Marion, and

WHEREAS, the changes suggested by the River Valley School Board would be difficult to incorporate in the current CRA #2, but could be easily established in a new CRA # 3, better meet the needs of this area, and also not have to be connected to the existing CRA #2

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 this expanded Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted, then

THEREFORE, BE IT ORDAINED BY THE CITY OF MARION, MARION COUNTY, OHIO:

Section 1. The area described below 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 2. Marion Community Reinvestment Area #3 is hereby established in following described area in Ridgedale and River Valley School Districts:

*All of the area of the City of Marion as of July 1, 2019 north of Marion-Williamsport Rd. This is more specifically described as follows:*

*Starting at the intersection of Marion-Williamsport Rd and North Main St as the place of beginning; then east about 6500 feet to the eastern boundary of the City, then along the east boundary of the City of Marion (north about 675 feet, west about 570 feet, north about 425 feet, east about 1650 feet, north about 3500 feet, southwest about 1500 in the River Valley Mobile Home Park, north on Victory Rd about 1635 feet to Likens Rd, east along Likens Rd to US 23, north northwest along the US 23 right of way about 5700 feet, continuing along said*

right of way northwest about 3025 feet ) to the northern boundary of the City of Marion. Thence west along the northern boundary about 2500 feet to the western boundary of the City, thence along the western boundary of the City to Marion- Bucyrus Rd(southwest about 1615 feet, west about 450 feet, southwest about 1170 feet, west about 1110 feet, south southwest about 1950 feet, east about 500 feet, south about 350 feet, west about 250 feet, south about 850 feet, east about 750 feet, south about 2740 feet, west about 2050, south about 1500 feet, east about 350 feet, south about 700 feet, east about 1430 feet, and southwest 3500 feet to Marion-Bucyrus Rd), thence south about 350 feet along Marion-Bucyrus Rd to Marion-Williamsport Rd, the place of beginning

Section 3. All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive. As part of the project, the City of Marion intends to undertake supporting public improvements in the designated area.

Section 4. Within Community Reinvestment Area 3, the percentage of tax exemption on the increase in valuation shall be determined by Marion City Council for each property. Residential properties are hereby determined to not be eligible for abatement in this district nor are traditional agricultural buildings, but City Council may, on a case by case basis, consider intense state of the art vertical farming, hydroponic, and similar industrial scale structures that offer ample employment.

Section 5. Robert Morris, with the assistance of CRA 1 and 2 manager Ken Lengieza, is designated as Housing Officer.

Section 6. That this ordinance is hereby declared to be an emergency measure necessary for the welfare of the City of Marion and the inhabitants thereof and for the further reason that Area application must be filed immediately in order for properties to be eligible for consideration and as such, shall take effect and be in force immediately upon its passage and approval by the Mayor provided it receives the affirmative vote of two-thirds of all members elected to Council otherwise, it shall become effective from and after the earliest period allowed by law.

Approved:

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Todd Schneider  
President of Council

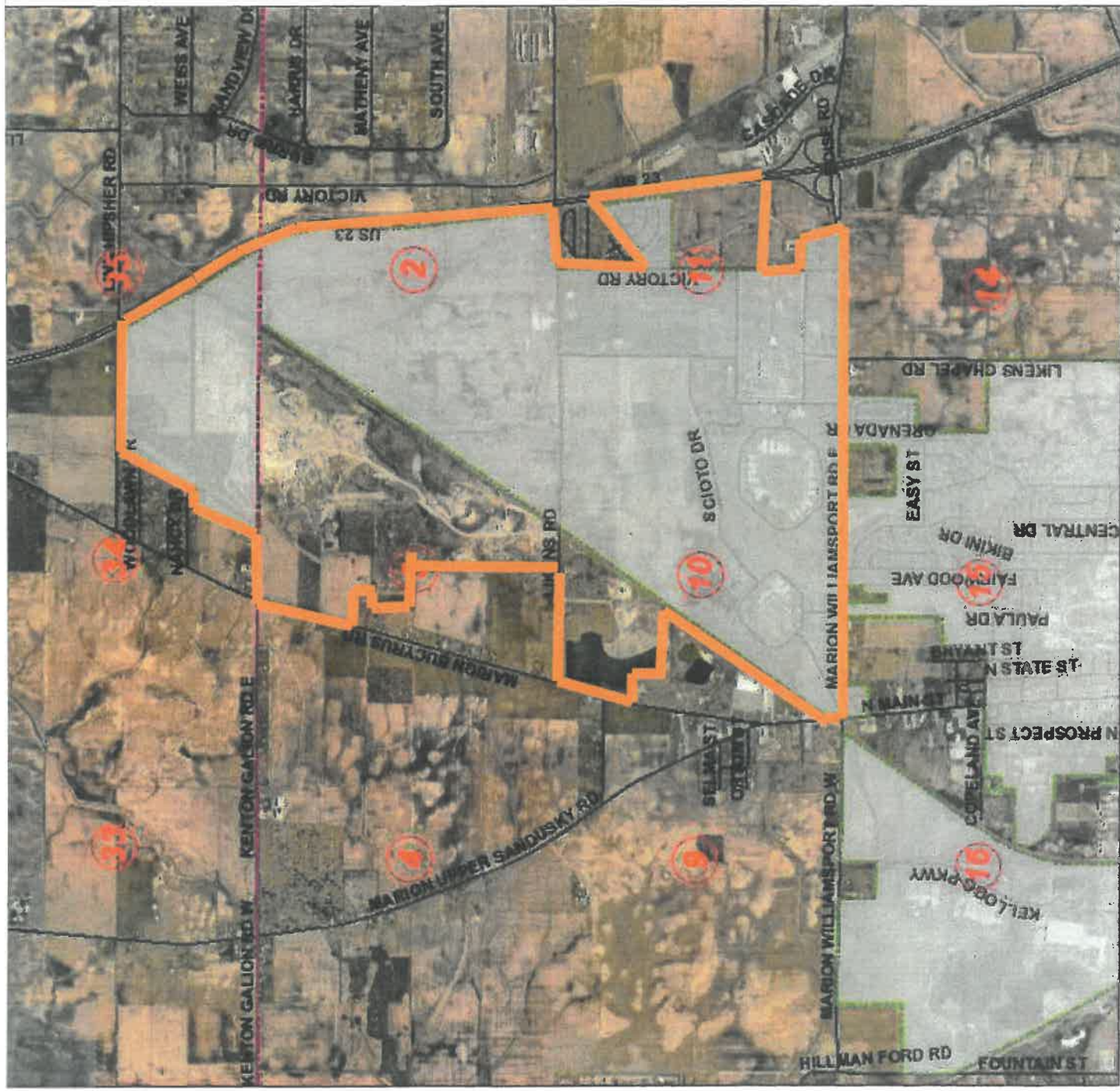
\_\_\_\_\_  
Mayor Scott Schertzer

Attest;

\_\_\_\_\_  
Clerk of Council Tarina Rose

# EXHIBIT A




## CITY OF MARION NORTHSIDE CRA #3



7/2/2019, 11:27:59 AM

1:32,000



-  Townships
-  City & Villages
-  Roads
- 2018\_3inch
- 2018\_9inch\_Aerials