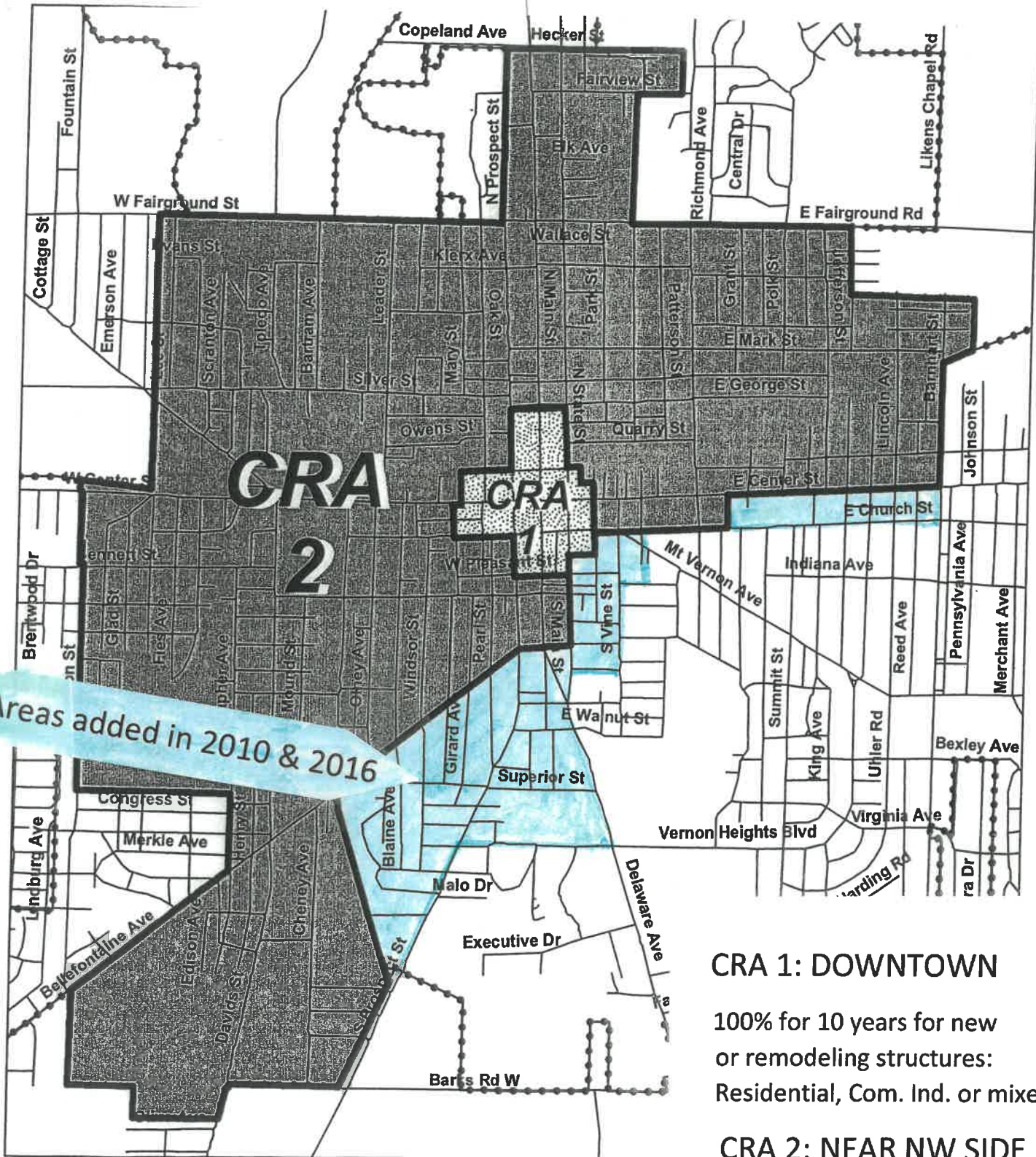


MARION CITY

COMMUNITY REINVESTMENT AREAS

2018



Areas added in 2010 & 2016

CRA 1: DOWNTOWN

100% for 10 years for new
or remodeling structures:
Residential, Com. Ind. or mixed

CRA 2: NEAR NW SIDE

100% for 10 years new
residential structures

100% for 5 years remodeling
residential structures

Disclaimer

While the Marion County Auditor's Office has made every effort to insure a good level of accuracy for the GIS data, we advise they are to be used as an informational tool only; and are not meant to be used for projects requiring survey accuracy. As such the Marion County Auditor's Office makes no explicit warrant to users. Marion County assumes no responsibility for any loss or delay that might result from its use.

The GIS maps and information are not to be sold or redistributed without the permission of the Marion County Auditor.

Office Information

Marion Co. Auditor's Office
222 W. Center St.
Marion, Ohio 43302
Phone: 740.223.4020
Fax: 740.223.4029
Email: auditor@co.marion.oh.us
Website: <http://www.co.marion.oh>

RULES FOR
COMMUNITY REINVESTMENT AREAS:
RESIDENTIAL

1. An application must be made within 30 days after completion and must be for a dwelling unit, not accessory buildings.
2. With the application must be provided:
 - a. A zoning permit if required by the City.
 - b. Parcel number or address of the property or properties.
 - c. Photo copies of paid invoices for materials and/or labor on recognizable stationery, the total which meets the requirements of the legislation. If any paid invoices look questionable, it should be the responsibility of the applicant to obtain additional documentation to prove the expenditures were made.
3. For remodeling, Exterior work other than just painting must be included for the project to be eligible.
4. Fees: Since it is the responsibility of the applicant to provide all needed information, no fees will be initially required.
5. The applicant must allow, without notice, exterior inspections of the property, and, with notice, interior inspections before the application is approved and annually thereafter for the term of the abatement.
6. If the housing officer finds that the property "has not been properly maintained or repaired due to neglect of the owner," (O.R.C.) He may revoke the exemption at any time after the first year of the exemption. Before doing this, he may seek the advice of the Community Reinvestment Housing Council on whether the severity of the neglect is enough to justify the revocation or whether a warning should be issued instead.
7. A property not maintained or repaired due to neglect of the owner may mean:
 - a. Accumulation of junk, trash, or non-operating motor vehicles or parts thereof.
 - b. Violation of zoning code.
 - c. Substantial peeling of exterior paint.
 - d. Other terms of disrepair on the property.

*The housing officer may waive the 30-day limit only if the application will not be too late for reporting to the County Auditor. Normally, a waiver shall not exceed 90 days.

Ordinance No. 2002-131, Page Six

Passed

JAN 27 2003

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RULES FOR
COMMUNITY REINVESTMENT AREAS:
RESIDENTIAL

1. An application must be made to the housing officer within 30 days after completion.*
2. With the application must be provided:
 - a. A zoning permit and/or Certification of Appropriateness if required by the City.
 - b. Parcel number of the property or properties.
 - c. Paid invoices for materials and/or labor on recognizable stationery, the total which meets the requirements of the legislation. If any paid invoices look questionable, it should be the responsibility of the applicant to obtain additional documentation to prove the expenditures were made.
3. In CRA #2, exterior work other than just painting must be included for the project to be eligible.
4. Fees: Since it is the responsibility of the applicant to provide all needed information, no fees will be initially required.
5. The applicant must allow, without notice, exterior inspections of the property, and, with notice, interior inspections before the application is approved and annually thereafter for the term of the abatement.
6. If the housing officer finds that the property "has not been properly maintained or repaired due to neglect of the owner," (O.R.C.) he may revoke the exemption at any time after the first year of the exemption. Before doing this, he may seek the advice of the Community Reinvestment Housing Council on whether the severity of the neglect is enough to justify the revocation or whether a warning should be issued instead.
7. A property not maintained or repaired due to neglect of the owner may mean:
 - a. Accumulation of junk, trash, or non-operating motor vehicles or parts thereof.
 - b. Violation of zoning code.
 - c. Substantial peeling of exterior paint.
 - d. Other items of disrepair on the property.

*The housing officer may waive the 30-day limit only if the application will not be too late for reporting to the County Auditor. Normally, a waiver shall not exceed 90 days.

I, Cathy A. Chaffin, Clerk of Council, of the City of Marion, Ohio, do hereby certify that the foregoing is a true and correct copy of Ordinance 2002-131 as passed by the legislative authority of Marion, Ohio on the 27th day of January, 2003. In witness whereof, I have hereunto subscribed my name and affixed seal this 13th day of March, 2003.

Cathy Chaffin
Cathy A. Chaffin, Clerk of Marion City Council

COMMUNITY REINVESTMENT AREA TAX EXEMPTION PROGRAM

MARION COUNTY CRA 2

1. _____
Name of Real Property Owner
2. _____
Address of Subject Property
3. Exemption sought for : New Structure _____
Remodeling _____
4. Date of project completion: _____
5. Does this project involve a structure of historical or architectural significance
Yes _____ No _____

If yes, attach written certification of such by the designating agency or authorized agent.

Date

Signature of Property Owner

RETURN TO: KEN LENGIEZA
MARION COUNTY REGIONAL PLANNING COMMISSION
222 WEST CENTER STREET
MARION, OHIO 43302

740-223-4140

klengieza@co.marion.oh.us

FOR OFFICIAL USE ONLY

1. Legal description of property location: _____
2. Number of Community Reinvestment Area: _____
3. Effective date of appropriate local resolution: _____
4. Verification of construction: New Structure _____
Remodeling _____ (cost)
5. Project meets requirements for an exemption under ORC 3735.67 (A) _____
(B) _____
(C) _____
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: _____

I certify that the project described herein meets the necessary requirements the Community Reinvestment Area Program in the _____
Name of Political Subdivision

Date

Signature of Housing Officer

Ordinance No. 2016-11Passed FEB 8 2016

ORDINANCE TO AMEND A COMMUNITY REINVESTMENT AREA (CRA) #1 IN THE CITY OF MARION BY CHANGING ALL TAX EXEMPTION PERIODS FROM 3 YEARS TO 10 YEARS AND DECLARING AN EMERGENCY

WHEREAS, the City of Marion on September 25, 1989 with RESOLUTION 1989-55, after Mayor R.S. Brown and Planning Director K.J. Lengieza consulted with the Marion City Schools, created a Community Reinvestment Area of the City of Marion in areas downtown in which reinvestment had been discouraged and contained a large number of older buildings and vacant and abandoned buildings, and

WHEREAS, the City of Marion by Resolution 1991-35, in September 1991, added an area north of the railroad tracts to George Street, and

WHEREAS, the most recent 8 buildings in downtown have had substantial renovation of over \$1,222,450, and

WHEREAS, the last project to use this incentive was in 2008 and many feel its impact is limited because while the exemption is for 100%, it is only for 3 years, and

WHEREAS, the maintenance of existing and construction of new structures in this 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 Downtown Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted, and,

WHEREAS, the Marion City School Board Adopted a Resolution in Support of the change in exemption periods from three (3) to ten (10) years, and

WHEREAS, the State of Ohio allows two (2) post June 1994 amendments to CRA districts such as this, that were established before June of 1994, and this would be the first (1st) amendment, then

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

Section 1. That there be no change in the percent of abatement at 100%

Section 2. That there be no change in the boundaries of CRA#1

Section 3. That within "Community Reinvestment Area #1, tax exemptions for improvements to real property as described in Section 3735.67 of the Ohio Revised Code will be now granted for the following periods instead of just for three (3) years:

- a.) Ten (10) years, at 100%, for the remodeling of every dwelling containing not more than two family units upon which the cost of remodeling is at least \$75,000
- b.) Ten (10) years, at 100%, for the remodeling of every dwelling containing more than two units, and commercial or industrial properties, upon which the cost of remodeling is at least \$75,000.
- c.) Ten (10) years, at 100%, for the construction of every dwelling, commercial or industrial structure as described in Division C of Section 3735.67, at a cost of at least \$150,000.

Ordinance No. 2016-11Passed FEB 8 2016

Section 4. 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: FEB 9 2016


Dr. Scot Gray
President of Council


Mayor Scott Schertzer

Attest;


Clerk of Council

Dayton Legal Blank, Inc., Form No. 30045

2017-01

FEB 13 2017

Resolution No. _____

Passed _____

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RESOLUTION REAFFIRMING SUPPORT OF MARION CITY COUNCIL FOR ORDINANCE 2016-12, "TO AMEND A MODERATE COMMUNITY REINVESTMENT AREA #2 IN THE CITY OF MARION BY ADDING TWO SMALL AREAS TO THE EXISTING DISTRICT AND DECLARING AN EMERGENCY"

WHEREAS, the State of Ohio Development Services Agency is requesting the City of Marion reaffirm its support of expansion of Community Reinvestment Area 2, which was initially approved on February 8, 2016 by Marion City Council and which was signed by Mayor Scott Schertzer on February 9, 2016 as follows:

"WHEREAS, the City of Marion on October 11, 2010, with Ordinance 2010-93, after consulting with the Marion City Schools last amended a Community Reinvestment Area of the City of Marion in areas immediately north, and west of downtown in which reinvestment had been discouraged and contained a large number of older homes and vacant and abandoned homes, and

WHEREAS, investment in this existing amended CRA has started to take place in these areas with 29 homes having substantial remodeling, 25 new single family homes constructed, and 107 new units constructed in duplexes, triplexes, and apartments as of July 2015, and

WHEREAS, several small areas adjacent to the zone have also experienced blight, and Kenneth Lengieza, City Planning Director and Housing Officer for the Community Reinvestment, after consulting with the CRA Housing Council, and the Marion City Schools, has recommended these areas be added, and

WHEREAS, THE MARION CITY SCHOOL BOARD ADOPTED A RESOLUTION IN SUPPORT OF THIS EXPANSION PROPOSAL NOVEMBER 16, 2015,

WHEREAS, a survey of housing 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 maintenance of existing and construction of new structures in such areas would serve to encourage economic stability, maintain real property values, 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 as an addition to Community Reinvestment Area #2 constitutes and 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. The expanded Marion Community Reinvestment Area #2 is hereby established to add the following described area to the area described in Ordinance 2010-93A

'An area bounded as follows and also described in the Resolution by the Marion City Schools as follows:

- a. Starting at the intersection of Sargent Street and East Church Street, proceeding east to Forest Lawn Blvd., north to East Center Street, west on East Center Street, and south on Sargent Street to the point of beginning.
- b. Starting at the intersection of the N&S Railroad with Bellefontaine Avenue, then southeast along the railroad to South Prospect Street, then northeast

I, Irene Fulton, Clerk of Council, of the City of Marion, Ohio, do hereby certify that the foregoing is a true and correct copy of Resolution 2017-01 as passed by the legislative authority of Marion, Ohio on the 13th day of February, 2017. In witness whereof, I have hereunto subscribed my name and affixed seal the 14th day of February, 2017.

Irene Fulton, Clerk of Council



RECORD OF RESOLUTIONS

Marion Legal Blank, Inc. Form No. 30045

2017-01

Passed

FEB 13 2017

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Resolution No.

along South Prospect Street to Edgewood Drive, the east on Edgewood Drive which merges with McKinley Parkway and continues east to Delaware Avenue, then northwest on Delaware Avenue to Walnut Street, then west on Walnut Street to South Prospect Street, then southwest on South Prospect Street to Duluth Avenue, then west on Duluth Avenue to Girard Avenue, then north on Girard Avenue to Bellefontaine Avenue, then southeast along Bellefontaine Avenue to 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 2, the percentage of tax exemption on the increase in valuation, the terms of the exemptions and all procedures shall not be changed by this ORDINANCE and thus shall remain as described in SECTION 5 of ORDINANCE 2003-131 and as unchanged in SECTION 4 OF ORDINANCE 2010-93

Section 5. 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."


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

Section 1. Council Reaffirms support of this Ordinance 2016-12 adopted February 8 and approved February 9, 2016.

Section 2. This resolution is hereby declared to be an emergency measure necessary for the welfare of the City of Marion and inhabitants thereof and 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:


Mayor Scott Schertzer


Scot Gray
President of Council

Attest:


Clerk of Council