



THE CITY OF
Zanesville

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Council – Mayor Government

ZANESVILLE CITY COUNCIL
Community Development Committee Agenda

Monday, September 25, 2023 at 5:00 p.m.

Located in Council Chambers on the 2nd floor of Zanesville City Hall

This meeting is open to the public to attend in person or
remotely by using the information below.

This meeting is for discussion pertaining to the upcoming Ordinances, Resolutions, and discussion items of the Community Development Committee for review as follows:

1. **Roll Call**
2. **Approval of Minutes of August 28, 2023**
3. **Ordinance No. 2023-97 – Introduced by Council – An Ordinance implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of Sharon Avenue Community Reinvestment Area in the City of Zanesville, designating a Housing Officer to administer the program, and creating a Community Reinvestment Housing Council and a Tax Incentive Review Council. (First Reading)**
4. **Ordinance No. 2023-98 – Introduced by Council – An ordinance implementing sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of the West Main Street Community Reinvestment Area in the City of Zanesville, designating a Housing Officer to administer the program, and creating a Community Reinvestment Housing Council and a Tax Incentive Review Council. (First Reading)**

DISCUSSION ITEMS:

None

This meeting is open to the public who may attend by phone or via the Internet using the information below.

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COMMUNITY DEVELOPMENT COMMITTEE MEETING – AUGUST 28, 2023

The Zanesville City Council Community Development Committee met at 5:00 p.m. on Monday, August 28, 2023 in the Council Chambers of City Hall.

Mr. Baker: Welcome to this meeting of Zanesville City Council's Community Development Committee. It's August 28, 2023 at 5 p.m. in Council Chambers. May I have roll call, please?

The committee members present were: Councilperson Mark Baker, Chairman; Councilperson Jan Bradshaw for Second Ward; and Councilperson Todd Ware for Third Ward. Councilperson Brad Wolfe for Fourth Ward was absent.

Others in attendance were:

Mark Ballmer, Council-at-Large
Billie Corns, Clerk of Council
Lisa Hittle, IT

Cody Pettit, Council-at-Large
Matt Schley, Community Development Director
Dan Vincent, President of Council

APPROVAL OF MINUTES OF JULY 24, 2023

Mr. Baker: Hearing a quorum, I'll entertain a motion to accept the minutes as printed.

Miss Bradshaw moved to approve the minutes of July 24, 2023. Mr. Ware seconded the motion.

Mr. Baker: For approval of the minutes of July 24, 2023, can I have the ayes or nays?

A voice vote was taken with all present in favor. None were opposed. Mr. Wolfe was absent.

Mr. Baker: They ayes have it; the minutes are approved.

Ordinance No. 2023-76 – An Ordinance to amend and revise the zoning map and make permanent zoning in the City of Zanesville, Ohio as herein provided.

Matt Schley: This request was heard from the Planning Commission at the end of June of this year. Due to scheduling conflicts and some things, that's why we're on second reading now. What this is, is to change a vacant lot from C-1 Neighborhood Commercial to RS-5, which is our High-Density Single-Family Residential. The purpose behind it is the property owners would like to build a single-family home on this lot. As such, the Planning Commission unanimously recommended approval of this. The property is currently vacant. There's no demo that will be taking place, and it will aid in providing additional single-family housing in the City of Zanesville. There is a hearing for this on September 11th of this year.

Mr. Baker: Matt, what's the zoning of everything that surrounds it? Is it RS-5 too?

Matt Schley: To the north is RS-5. To the south is C-1.

Mr. Baker: Okay. And when did you say the hearing is again? Sorry.

Matt Schley: September 11th.

Miss Bradshaw: World Trade Center Memorial Day.

Mr. Baker: Alright. Are there any questions or concerns from the committee?

Mr. Ware: Yes, is that on Spangler?

Matt Schley: Yes.

Mr. Ware: And someone is building a house there?

Matt Schley: Yes.

Mr. Ware: Okay. We'll take it.

Matt Schley: Got to start somewhere.

Mr. Ware: Are they eligible for any of those credits for building that house on the programs that we had?

Matt Schley: Not in this district, no. They got the property relatively inexpensively which has enabled them to actually build the home there.

Mr. Baker: Okay, anything else from the committee? Those in favor of recommending this to City Council, please say aye. Those opposed say nay.

A voice vote was taken with all present in favor. None were opposed. Mr. Wolfe was absent.

Mr. Baker: The ayes have it. It's hereby recommended.

Ordinance No. 2023-86 – An Ordinance amending Chapter 1145.06 and Chapter 1159.01 of the City of Zanesville Codified Ordinances.

Matt Schley: So, this code section pertains to two different pieces of our code. The 1145.06 is in regard to what we call our special zoning districts. So think of like agriculture estate. That's the predominant one here. There's a couple other ones, like our arts and culture overlay, which is what is downtown. There's a PUD defined here, but we don't go too far into that. What this amendment pertains specifically to is the keeping and raising and cultivating of livestock within the City of Zanesville. What we found was that there's some inconsistencies. In one of our code sections, it says that it's not allowed at all. In another code section, it says it's permitted. Another section says it's conditional. So, with that in mind, we also found that it has been increasingly difficult to manage people with livestock animals inside the City. It seems like every couple weeks on Facebook, somebody's losing a pig somewhere or chickens get loose or something like that. It has become difficult for my staff to look at something and go, okay well this is agriculture estate, how many can they have? What is the amount? Where can they be? Is this lot appropriate for all these other pieces and puzzles? So, we went ahead and said it makes the most sense for us to just make it consistent across the board. Inside the City of Zanesville, you are not allowed to raise and cultivate livestock such as cows, pigs, chickens, horses, things of that nature.

Mr. Baker: What were the general parameters as it stands now, some of these codes stand now as far as raising livestock? I mean, what hoops did you have to jump through?

Matt Schley: Well, it depends on which code section you look at, and it depends on which district you're in. Currently, every district outside of agriculture estate, you are not allowed to have any livestock whatsoever. And I can tell you that, every year, we are constantly sending violations for people having livestock in the City, in places you probably wouldn't expect. Like, off of Fountain Square in downtown. Five hawks we found on Fountain Square. Under any of our ordinances, those aren't allowed; no matter what, those wouldn't be allowed. The issue that's coming to play is in the agriculture estates, for example, it says it's a permitted use and then in another section it says it's a conditional use and then it says it's going to be an accessory. And that was just creating difficulties across the board.

Mr. Baker: How do you define an agricultural estate?

Matt Schley: So, it's just a zoning district that we have. We typically use it as a placeholder. It's a very restrictive zoning district. And the reason we use it as a placeholder is so that way we can utilize it for new zoning in the future. So think of, there's really only a handful of places that it exists, but it's predominantly on the east end of the City. So, like Wayne Avenue area. That section there going south along the river, that's all agriculture estate. There are some pockets of it elsewhere. The Country Club is agriculture and estate. The Lear property is agriculture estate. Most of our parks are agriculture and estate. The reason behind is that is again a very restricted zoning classification, and it's designed to protect these areas.

Mr. Baker: So it really has nothing to do with agriculture? It's just a term.

Matt Schley: It doesn't, just a term.

Mr. Baker: Well that clears that up. Okay, thanks. Does the committee have anything else? I'll entertain a motion to recommend this for City Council for adoption.

Matt Schley: Mr. Chair?

Mr. Baker: Excuse me for just a second.

Matt Schley: I apologize. I did not mean to interrupt. On my notes, we are going to have to postpone this one meeting for the purposes of meeting the statutory requirements for a public hearing. ORC says we have to advertise 30 days in advance; there's not 30 days in advance between the first reading tonight and what would be the third reading. So, at some point in its legislative cycle, it will have to be postponed once. We do have the hearing scheduled on October 10th.

Miss Bradshaw: For this ordinance?

Matt Schley: For this ordinance.

Mr. Baker: So, how about if we entertain a motion to postpone this until the next meeting on first reading and then recommend that and then recommend adoption. Does that work?

Matt Schley: It works for me.

Mr. Baker: Okay.

Mr. Ware: So moved.

Miss Bradshaw: Second.

Mr. Baker: Hearing a motion and a second, those in favor of such recommendation, please say aye. Those opposed say nay.

A voice vote was taken with all present in favor. None were opposed. Mr. Wolfe was absent.

Mr. Baker: Okay.

Ordinance No. 2023-87 – An Ordinance authorizing the Community Development Director to submit an application for funding to the Ohio Department of Natural Resources for the Abandoned Mine Land Economic Revitalization (AMLER) Grant and declaring an emergency.

Matt Schley: So, the AMLER program is a grant offered through the Ohio Department of Natural Resources. What that grant is intended to do is mitigate the impact of strip mining and coalmining in general. Zanesville is a coal-impacted community. Therefore, we are eligible to pursue funding under this program. Historically up until I should say up until the last couple of years, AMLER funding was predominantly utilized for reclamation projects, think of the Wilds. The Wilds' major portions of that facility was funded through the AMLER program. Over the last few years, the Ohio Department of Natural Resources has adjusted their mindset regarding coal-impacted communities. So, a large portion of the east end of the City has coalmines. It still has coalmines. We find those periodically, and there is an impact. There's not much reclamation we can do over there. But what can we do to ease the economic impact and try to uplift communities that way is how the AMLER program has evolved.

We took a look at projects, and we do this periodically, where we have a row of projects on shelf, right? And we look, and we get funding opportunities. We pull them off to make sure it can work and then we move forward. That's how we've been successful in a number of grant programs over the last 5 years or so. We submitted to the Ohio Department of Natural Resources a letter of intent. That's a nonbinding letter to allow us to apply. And what that does is it determines eligibility of the proposal and then basically says whether or not this is something that could be funded under the program. So not just eligibility, the applicant and proposal, but whether or not it's something they would find cause to fund.

What we have submitted is a revitalization project along the Muskingum River in the lower pool. So over the last few years, it's been very clear that there is no public boat launch or boating access in the lower pool. That is a problem not just for the residents of our community but also for our first responders and our ecotourism, ability to promote Putnam and specifically downtown and the east end of the City. A few years ago we went ahead and got preliminary design, which is not something we can bid out at that stage, but gives us a cost estimate. It gives us a basic schematic. This is the fourth grant we've submitted under. The previous three grants were not AMLER grants, but every single one we were determined eligible. We were recommended for funding, and then at the final hour we were cut. So I guess fourth time is going to be the charm.

The project will involve reconstructing the boat launch in Putnam Landing. The installation of docks at the landing to aid in both kayak launches, canoe launches, and handicap accessible launching of boats. That's incredibly important. It will include improvements to the parking area, and it will include what is known as an overlook or a promenade, so to speak. That total cost comes in around \$700,000. That includes final design and engineering, as well as the estimated construction cost. The deadline for this grant is September 15th. We were made aware of our eligibility on August 11th. So you can see things at state level and city level sometimes it doesn't always mesh up and match correctly. But, that's why we can do it this way.

What this ordinance will do is it will allow us to make the application to the Ohio Department of Natural Resources and if funded, execute the documents pertaining to that. After that, if we are awarded, we'll go into final design and get all the engineering and everything done. And then within 3 years, we'll have this thing constructed, done, and out of the way.

Mr. Baker: Are we hoping that the grant will fund that entire \$700,000?

Matt Schley: Yes, there's not a matching component with this program.

Mr. Baker: Sounds good. Sign us up.

Matt Schley: I will also say if we're not funded here, we're going to continue to pursue funding avenues until this project is done.

Mr. Baker: What is this based on actually, as far as the criteria goes? I mean, why did we lose out, do you think?

Matt Schley: So, this wasn't the program we utilized. This is the first year we're going after this funding I should say. In the past, we went after the Ohio Department of Natural Resources Cooperative Boating Facilities Program. That is a highly-competitive program. We were recommended for funding. There were over \$50 million in funding requests submitted for about a \$10 million pot of money and the majority were competing with Lake Erie or competing with Marietta or competing with Seneca, Salt Fork, competing with everybody. It just was the luck of the draw on that one. The problem is that program only comes every 3 years. So we haven't been able to reapply.

We applied for a state capital bill 2 years ago, and again, great response from our representatives. Final hour, it just got pushed out. Those things happen. There are other projects. Capital bill is not typically funded. We were asking for \$500,000, and we were going to eat the engineering costs and some of the other portions. And it just couldn't get done. And then through Senator Brown's office, Sherrod Brown's office, again, recommend for funding. Got all the way to federal committees, and at the final hour, we got line itemed out. Those things happen too. Again, every single person we've brought this up to, we've said, hey there's a significant stretch of this river where there is no access. And we're not just talking somebody getting in a canoe or a pontoon. We're talking a first responder getting in a boating accident on that stretch of the river or somebody falling in or something happening. That doesn't mean we can't get there, be very clear, it doesn't mean we can't get there. It's just a lot faster if we had a modern launch. Our launch is there, and people do use it. But when you put a boat in the water there...yes Todd's shaking his head. He understands exactly what I'm talking about. Yes, you don't want to use it.

Mr. Ware: If you want to lose a boat and a truck and a trailer, go take it down there.

Matt Schley: Yes, that's exactly correct. And it's unfortunate because that is...

Mr. Ware: It's like a 10 foot drop off of that.

Matt Schley: Yes, there is. The unfortunate thing is that is a straight shot down the river for about 2 ½ to 3 miles, just straight down. And it's beautiful. It's absolutely beautiful. So hopefully, and again the other piece to the puzzle, what we're banking on here is that there is ecotourism there. And ecotourism is the idea behind you're taking an environmental or a natural resource thing, think of like Mohican, like they have the kayaking and all that. We have that right down the road. If we can provide a resource where people could go kayaking, canoeing, and things like that and take their fishing boat or their pontoon or whatever and take that stretch. Then we're going to allow to market that section of our City a lot stronger than we currently can. And that's what we're hoping for this program. Again, there's no guarantees, but we're working on it.

Mr. Baker: Very good, awesome, thank you. Does the committee have anything else?

Mr. Ware: Yes, I have one thing about that.

Mr. Baker: Do you want to talk about your boat some more?

Mr. Ware: No, I want to talk about that used to wash all the time. Of course, the river comes at an angle and hits that bank. And you guys got some engineering stuff that says that you can mitigate that from happening? Because that whole ramp used to wash downriver every year. We'd go fish it up and bring it back.

Matt Schley: Well, there's nothing we're going to, okay we'll take a step back. The docks going downriver, that is easily mitigated simply by taking it out of the water. And the design we have will allow a single person to crank it, and it will pull completely out of the water. That's a modern dock. It's also got straps and tie-ons. So that way if we forgot and they let the dock go and we don't know. It can go out. It will be tethered and will still be able to go. And I guess nothing's foolproof. The debris and the other issues, what we have in the design is what's called a debris barrier. Essentially what it is, is think of it like a buoy, as a system of buoys. Like at a public pool, right? You got the different buoys separating the areas. It's the same thing. Again, it's not foolproof. Things will get through, and things will happen. It's a river, a massive river, and a fast-moving river. Things are going to happen, and things are going to hit it. Those type of things will happen. But, if we keep on it and we stay diligent and we do the correct things with our docks and other things like that, we should be able to reduce any impact to the issue. In terms of flooding, I don't have an answer for that. It's going to flood. I think we just need to accept the fact that it's in the flood zone, and it's probably underwater right now if I were to guess. It's always underwater. So, I think that there's no easy answer, other than us spending more than \$700,000.

Mr. Ware: Why couldn't you move it down a little bit maybe? Because you own all that land. That's your land, right?

Matt Schley: Some of it. We can do that when we get to final design and take a look and see if that's something we could feasibly do. It gets a little funky with Army Corp of Engineering permits and ODNR permitting. It's a little funky, but we can definitely look into that and see if that's something we could fix. My concern though is that we're still going to have to dig it out and create a flat area. And when we do

that, is that going to drive that water back, just going to move it from one spot to the next spot? I don't know, maybe. That's in engineering, and I'm not an engineer. If we're funded, that's the question for them to ask.

Mr. Baker: Okay, anything else? Hearing nothing else, I will entertain a motion to recommend this for City Council.

Miss Bradshaw: So moved.

Mr. Ware: Second.

Mr. Baker: Hearing a motion and a second, those in favor of such recommendation please say aye. Those opposed say nay.

A voice vote was taken with all present in favor. None were opposed. Mr. Wolfe was absent.

Mr. Baker: The ayes have it, and it's hereby recommended to City Council for adoption.

DISCUSSION ITEMS:

Mr. Baker: Okay, no discussion items. Anything else, Matt? I know it says nothing here.

Matt Schley: We've been working on a number of other grants and projects. We've been hard at work at the Natural Resources Assistance Council grant to purchase property near the Y-Bridge that we approved at the last Council meeting, I think? Maybe the one before. We've been working on that. We have not heard back yet on our 2023 Block Grant, but I assume that that is moving forward normally. No news is good news in those situations. And then we have one more summer concert coming up, and then we kind of hit into our fall things that we do. The scarecrows are coming back if anybody's interested in making one. You can make one. They are coming back. I will have more details on that the next CD Committee meeting. But the last summer concert is September 7th. It's a Tom Petty tribute band. It's one of the most-requested bands we had received. I'm excited and happy with my staff and thankful that Council lets us do these things. We think it has a big impact. We think it's helped change the narrative in downtown, and we hope to continue to do them next year and into the future.

Mr. Baker: Okay, very good. Anything else from the committee? I'll entertain a motion for adjournment.

Miss Bradshaw moved to adjourn. It was seconded by Mr. Ware.

Mr. Baker: Hearing a motion and a second, those in favor of adjournment please say aye. Those opposed say nay.

A voice vote was taken with all present in favor. None were opposed. Mr. Wolfe was absent.

Mr. Baker: See you in a bit.

The meeting adjourned about 5:23 p.m.

The next Community Development Committee meeting will be September 25, 2023 in the Council Chambers at Zanesville City Hall.

Regular scheduled meetings with the next dates as follows:

Monday, September 25, 2023

Monday, October 23, 2023

Monday, November 27, 2023

Tuesday, December 26, 2023

Submitted by Billie Corns
Clerk of Council

Mark Baker, Chairman of the
Community Development Committee

Community Development Director
Matthew Schley

ORDINANCE 2023 – 97
INTRODUCED BY COUNCIL

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF SHARON AVENUE COMMUNITY REINVESTMENT AREA IN THE CITY OF ZANESVILLE, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL

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

WHEREAS, a survey of housing, a copy of which is on file in the Community Development Department as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area; 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 this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO, THAT:

Section 1: The area designated as the Sharon Avenue 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 2: Pursuant to ORC Section 3735.66, Sharon Avenue Community Reinvestment Area, is hereby established in the following described area:

The boundary of the CRA begins at the intersection of Hughes Street and South 7th Street (with South 7th Street being the western boundary of the area) and continues north on South 7th Street to the intersection of South 7th Street with Marietta Street. It follows Ohio east along Marietta Street (with Marietta Street being the northern boundary of this part of the CRA) then north along 11th Street to Harvey Street. It follows Harvey Street east and then turns south, so that it runs along the western boundary of parcels 81-56-03-16-000 and 81-56-03-12-000 (which are not included in the CRA), then east on Marietta Street and then along the southern boundaries of parcels 81-56-03-23-000, 81-56-03-26-000, 81-56-03-27-000, and 81-56-03-28-000 (which are not included in the CRA) until the intersection of that boundary with Glessner Avenue. The boundary then continues north on Glessner Avenue, then east onto Swingle Street (with the property south of Swingle Street being included in the CRA), continuing east to the intersection of Swingle Street with Green Street. At Green Street, the boundary continues south to the Sharon Avenue intersection. The boundary then travels east along Sharon Avenue to the intersection of Jessamine Street then south along

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Jessamine Street (with the property on the west side of Jessamine Street being included in the CRA) to Wheeler Road. The boundary then continues west along Wheeler Road, then jogs south at 1386 Wheeler Road, along the western Boundary of parcel 81-47-01-13-000 (which is not included in the CRA) to Haessler Avenue. The boundary continues along Haessler Avenue and then continues northwest along the western boundary of parcels 81-47-05-19-000 and 81-47-05-22-000, and then along the eastern boundary of parcel 81-48-01-01-000 (Calvert Park) until the boundary reaches Sharon Avenue. On Sharon Avenue, the boundary travels west along Sharon Avenue until approximately Hughes Street, where it heads southwest, following the northern and western boundary of parcel 81-52-05-34-000 (which is not included in the CRA) south to the eastern boundaries of parcels 81-40-02-12-000 and 81-40-02-08-000 then west along the southern boundary of parcel 81-40-02-08-000 to the Muskingum River. The boundary continues north along the east bank of the Muskingum River until the intersection of Hughes Street and South 7th Street, which is the point of the beginning.

The Community Reinvestment Area is depicted as the enclosed area on the map attached to this Ordinance (see Exhibit A) and by this reference incorporated herein. The CRA area includes all the properties within this boundary. Where a street is mentioned above the boundary line is assumed to travel along the middle of the street. All properties that are located on a mentioned street and inside the boundary line are included in the area, but those properties on the opposite side of a mentioned street and outside of the boundary area are not included. In case of a conflict between the map and the description, the map controls.

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 3: All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive (the city/village may determine that all or any combination of project types - residential, commercial and industrial as eligible). This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City Zanesville intends to undertake supporting public improvements in the designated area.

Section 4: 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 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. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods.

- a. Fifteen (15) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67, and with such exemption being up to one hundred percent (100%) for each of the fifteen (15) years.

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- b. Fifteen (15) years, for the remodeling of every residential dwelling unit containing more than two housing units and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, and with such exemption being up to 100 percent (100%) for each of the fifteen (15) years.
- c. Fifteen (15) years, for the construction of all housing units, as described in ORC Section 3735.67, with such exemption being up to one hundred percent (100%) for each of the fifteen (15) years.
- d. Up to, and including, fifteen (15) 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 \$5,000, 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.
- e. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial or industrial facilities, 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 5: All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of \$500 up to a maximum of \$2500 annually unless waived.

Section 6: To administer and implement the provisions of this Ordinance, the city Community Development Director is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

Section 7: That a “Community Reinvestment Area Housing Council” shall be created, consisting of two members appointed by the Mayor of Zanesville, two members appointed by the Council of the City Zanesville and one member appointed by the Planning Commission of the City of Zanesville. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made. The Community Reinvestment Area 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 Council shall also hear appeals under Section 3735.70 of the ORC.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of the municipal corporation, appointed by the Municipal CEO with Council concurrence, the county auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the City Zanesville. The Tax Incentive Review Council 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 Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

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Section 8: The Council reserves the right to re-evaluate the designation of the Sharon Avenue Community Reinvestment Area after December 31, 2025, at which time the Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

Section 9: The Community Reinvestment Area 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 Council shall also hear appeals under 3735.70 of the ORC.

Section 10: The Community Development Director of the City Zanesville is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Ordinance.

Section 11: 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, 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 12: That this ordinance shall take effect and be in 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 Ordinance.

PASSED: _____, 2023

ATTEST: _____
Billie Corns
Clerk of Council

Daniel M. Vincent
President of Council

APPROVED: _____, 2023

**THIS LEGISLATION APPROVED
AS TO FORM**

Don Mason, Mayor

David Tarbert, Law Director



Proposed Sharon Avenue CRA
Zanesville, OH

-  Parcel
-  Sharon Avenue CRA



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Miles

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Additional Source(s): Bowen National Research

Community Development Director
Matthew Schley

ORDINANCE 2023-98
INTRODUCED BY COUNCIL

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE WEST MAIN STREET COMMUNITY REINVESTMENT AREA IN THE CITY OF ZANESVILLE, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL

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

WHEREAS, a survey of housing, a copy of which is on file in the Community Development Department as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area; 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 this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO, THAT:

Section 1: The area designated as the West Main Street 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 2: Pursuant to ORC Section 3735.66, West Main Street Community Reinvestment Area, is hereby established in the following described area:

The area is bounded on the northwest by a boundary that begins at the intersection of W. Main Street and Young Street traveling north on Young Street and east at the intersection of Young Street and Pear Street to Beaumont Street. From Beaumont Street, the boundary travels south connecting back to W. Main Street. The boundary continues east along W. Main Street, then south on S. Pine Street until S. Pine St. intersects Vine Street. The boundary travels west to the intersection of Vine Street and Luck Avenue. The boundary then continues south on Luck Avenue (with the area included in the CRA to the west of the midpoint of Luck Avenue), jogs east to include Parcel 83-18-01-15-000 into the CRA and then continues south on Luck Avenue (with the area included in the CRA to the west of Luck Avenue) to Dryden Road. The boundary continues southwest on Dryden Road. At the intersection of Dryden Road and Brighton Boulevard, the boundary travels north on Brighton Boulevard to the Hickory Street intersection. At Hickory Street, the boundary travels west until it reaches an unnamed alley which runs north between Bailey Street and Hedgewood Avenue (the boundary borders the eastern boundaries of the parcels having addresses

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of 312, 316, 322, 326, 330, 336, 340, 402, 408-1/2, 412 418, 422, and 426 Hedgewood Avenue (which are not included in the CRA)), and then continues on along the eastern boundary of Parcel 83-15-07-01-000 (which is not included in the CRA) until it reaches Ridge Road. At Ridge Road, the boundary continues east along Ridge Road and then north on McBride Alley to its intersection with Crown Street (i.e. the boundary runs along the western and northern border of Parcel 83-23-02-01-000 (which is included in the CRA). The boundary then continues east along Crown Street to Brighton Boulevard, where it runs northwest until its intersection with Bristol Street. The boundary continues east on Bristol Street and then continues north along Violet Alley to its intersection with W. Main Street. From that intersection, the boundary runs east along W. Main Street to its intersection with Young Street, which is where this description began.

The Community Reinvestment Area is depicted as the enclosed area on the map attached to this Ordinance (see Exhibit A) and by this reference incorporated herein. Area includes all the properties within this boundary. Where a street is mentioned above the boundary line is assumed to travel along the middle of the street. All properties that are located on a mentioned street and inside the boundary line are included in the area, but those properties on the opposite side of a mentioned street and outside of the boundary area are not included. In case of a conflict between the map and the description, the map will control.

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 3: All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive (the city/village may determine that all or any combination of project types - residential, commercial and industrial as eligible). This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City Zanesville intends to undertake supporting public improvements in the designated area.

Section 4: 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 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. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods.

- a. Fifteen (15) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67, and with such exemption being up to one hundred percent (100%) for each of the fifteen (15) years.
- b. Fifteen (15) years, for the remodeling of every residential dwelling unit containing more than two housing units and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, and with such exemption being up to 100 percent (100%) for each of the fifteen (15) years.
- c. Fifteen (15) years, for the construction of all housing units, as described in ORC Section 3735.67, with such exemption being up to one hundred percent (100%) for each of the fifteen (15) years.

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- d. Up to, and including, fifteen (15) 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 \$5,000, 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.
- e. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial or industrial facilities, 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 5: All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of \$500 up to a maximum of \$2500 annually unless waived.

Section 6: To administer and implement the provisions of this Ordinance, the city Community Development Director is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

Section 7: That a “Community Reinvestment Area Housing Council” shall be created, consisting of two members appointed by the Mayor of Zanesville, two members appointed by the Council of the City Zanesville and one member appointed by the Planning Commission of the City of Zanesville. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made. The Community Reinvestment Area 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 Council shall also hear appeals under Section 3735.70 of the ORC.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of the municipal corporation, appointed by the Municipal CEO with Council concurrence, the county auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the City Zanesville. The Tax Incentive Review Council 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 Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

Section 8: The Council reserves the right to re-evaluate the designation of the West Main Street Community Reinvestment Area after December 31, 2025, at which time the Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

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Section 9: The Community Reinvestment Area 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 Council shall also hear appeals under 3735.70 of the ORC.

Section 10: The Community Development Director of the City Zanesville is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Ordinance.

Section 11: 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, 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 12: That this ordinance shall take effect and be in 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 Ordinance.

PASSED: _____, 2023

ATTEST: _____
Billie Corns
Clerk of Council

Daniel M. Vincent
President of Council

APPROVED: _____, 2023

**THIS LEGISLATION APPROVED
AS TO FORM**

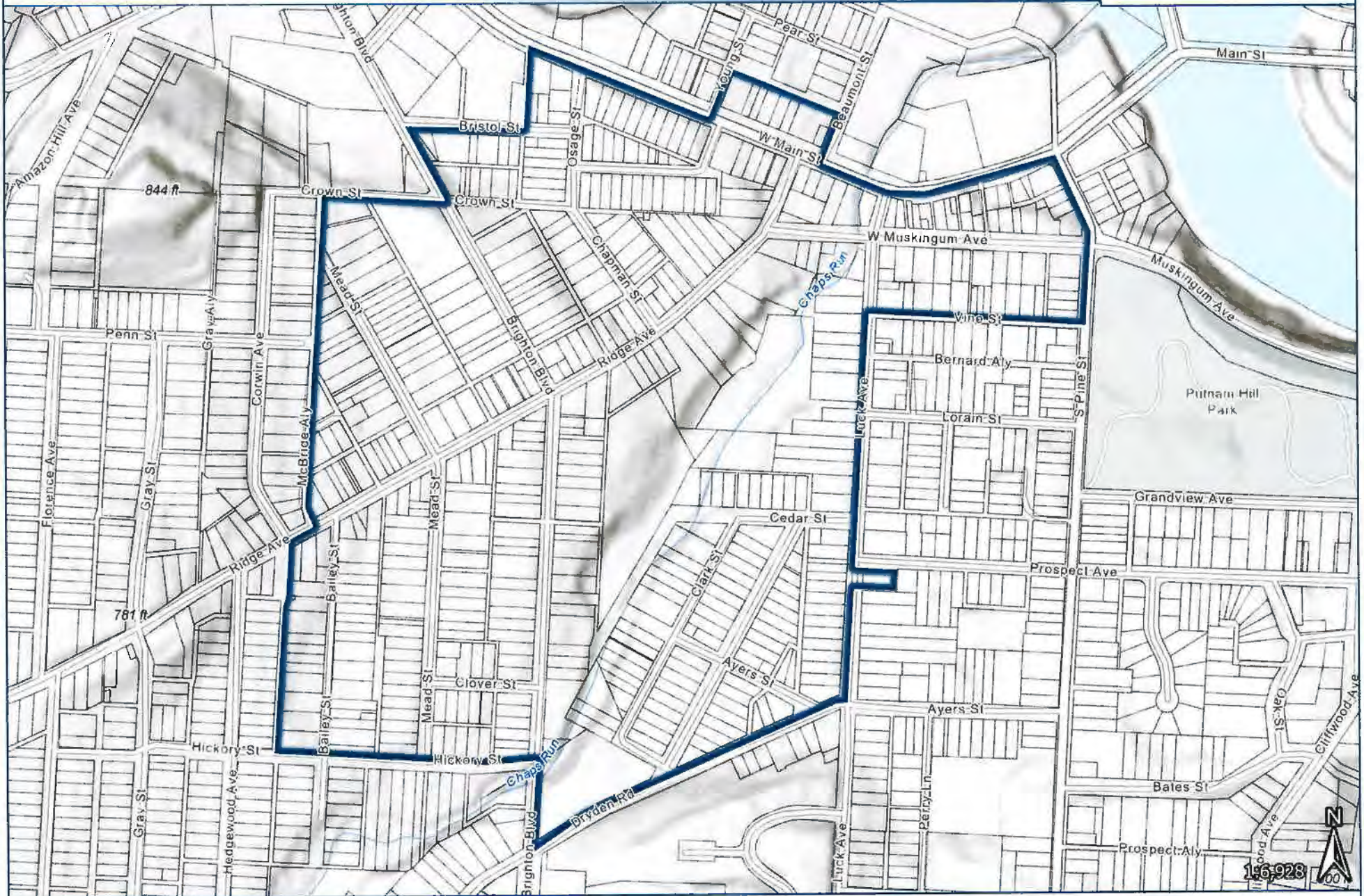
Don Mason, Mayor

David Tarbert, Law Director



Proposed West Main Street CRA
Zanesville, OH

-  Parcel
-  West Main Street CRA



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