



THE CITY OF
Zanesville

401 Market Street • Zanesville, Ohio 43701
Zanesville City Council Clerk
Phone (740) 617-4875
E-mail : council@coz.org

Council – Mayor Government

**ZANESVILLE CITY COUNCIL
Community Development Committee Agenda**

Monday, October 23, 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 September 25, 2023
3. **Ordinance No. 2023-100** – Introduced by Council – An Ordinance authorizing the City of Zanesville to enter into a Community Reinvestment Area agreement with 8 Main LLC. (Second Reading on 10/23/2023)
4. **Ordinance No. 2023-105** – Introduced by Council – An Ordinance authorizing the waiver of utilities fees associated with the construction of three new Habitat for Humanity of Southeast Ohio's housing development projects on Van Buren Street in the City of Zanesville and declaring an emergency.

DISCUSSION ITEMS:

5. None

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

Phone 1-844-621-3956 US Toll Free or 1-415-655-0001 US Toll Use Access Code: 126 750 8098 #

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COMMUNITY DEVELOPMENT COMMITTEE MEETING – SEPTEMBER 25, 2023

The Zanesville City Council Community Development Committee met at 5:00 p.m. on Monday, September 25, 2023 in the Council Chambers of City Hall.

Mr. Baker: I'd like to go ahead and start this meeting of the Community Development Committee. We're meeting Monday, September 25, 2023. It is 5 p.m. in City Council Chambers. May I please have roll call?

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

Others in attendance were:

Billie Corns, Clerk of Council
Don Mason, Mayor

Cody Pettit, Council-at-Large
Lauren Van Neil, Times Recorder

APPROVAL OF MINUTES OF AUGUST 28, 2023

Mr. Baker: Hearing that we have a quorum, we're going to move on to the approval of the minutes of August 28, 2023.

Miss Bradshaw moved to approve the minutes of August 28, 2023 as written. It was seconded by Mr. Wolfe.

Mr. Baker: Those in favor of such approval, say aye. Those opposed say nay.

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

Mr. Baker: The ayes have it. The minutes are approved.

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.

AND

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 West Main Street Community Reinvestment Area in the City of Zanesville, designating a Housing Office to administer the program, and creating a Community Reinvestment Housing Council and a Tax Incentive Review Council.

Matt Schley: So, Mr. Chair, if I may. Can we just kind of go over both of these, -97 and -98, at the same time?

Mr. Baker: Okay, well let me go ahead and read through the second item then, and maybe you can combine them.

Matt Schley: It's the same thing. I'm going to go over the same information. There are just two different maps. One is for West Main Street and one is Sharon Avenue.

Mr. Baker: Okay, so the first one, 2023-97 is Sharon Avenue, and the second one, 2023-98 is for West Main Street?

Matt Schley: Yes, and I got you guys some good maps, so I hope you guys can see them in your packet. I can't make it any bigger, guys. I did my best. Here is what I'll do. I'll just kind of go over what it is we're doing, the reason behind it, and then a little bit on the incentives. You guys have seen us create Community Reinvestment Areas before. Just a quick refresher, what it is, it's a tax incentive for development within districts within the City, and it is primarily geared at housing, but it does help for commercial property, as well. What it does is it does not give an abatement per se. What it does do though is it freezes your property taxes at a percent for a period of time, depending on what your project is, whether it's new construction, whether it's rehab, whether it's commercial, residential, multifamily. All of those things come into play with a CRA.

What these two CRA's were created around two developments we have with in respect to Woda Cooper. They have one where they're doing obviously the Munson School property, as well as the McKinley School property for multifamily housing. This helps them be able to afford the project. It will bring about 100 new housing units between those two alone, and I know they've presented a third project as well. What this will do, it will basically freeze the property taxes at the rate that they're at currently for a period of years. Not this in particular, there will be agreements that will come before Council in a few weeks. But in order to have those agreements, we have to have the district. It doesn't just benefit Woda Cooper. As you can see, there are more properties than one. This is two major residential areas that are primed for redevelopment. It does impact, it will allow for these incentives to be accessed by anyone who lives in these areas.

If you take a look at the West Main Street CRA, it includes Cedar Street, Clark, Abington, Ayers, Ridge Avenue: areas where the CIC has been rehabilitating properties as well as other entities. So it would allow an additional incentive for people to continue their rehabilitation efforts there. And the same over on Sharon Avenue. We haven't seen as much redevelopment there, but we have seen quite a bit of interest along Marietta Street, and part of Marietta Street is already in a CRA, but this will completely include Marietta Street, as well as Hughes Street, Grant Street, and Stone Street.

What this does is it incentivizes somebody to develop. Obviously the largest incentive is if you have a vacant lot, and the taxes are \$30 a year. But it does help whether you're rehabbing. If you have a derelict house that's only being taxed and you're paying \$100 a year in taxes on it and you put \$50,000 in it, you could be saving \$1000 or so, maybe more, a year. So that's the goal behind this. There is no emergency behind this. We do not need these waived. This has potential to help continue push investment throughout our community. We have started to see agreements come in. This Council has approved some agreements over the last couple of months for CRA incentives. So we hope that we'll continue that trend, along with these two new CRA's.

Mr. Baker: Matt, so, I understand why the general areas were selected for this; that makes sense. How did you guys come up with the exact boundaries of these?

Matt Schley: It depends on which one you're looking at. So if we look at, well actually both of them have this. CRA's cannot cross boundaries. So, both of these adjoin CRA's already. So if you look at the West

Main Street one, there's already a CRA at the corner of, well it's on Ridge. Basically from where it ends on Ridge going south, there's already a CRA there. It's the Brighton CRA. It exists and extends up into that area because we can't cross it. So this will basically add another block of area for CRA. And then the other one is the same thing, except it abuts the Downtown CRA. If you look at the northern line where it's Marietta, Harvey, that abuts our Downtown CRA. So it's basically a continuation. We also looked at where it is that we have housing stock. That is a number one thing. We have to do a housing study in each one of these areas. It's a condition study, so we have to go through how many structures do we have, what conditions are they in, all those other things. We have to have houses in an area. So we had to pick. There's a certain density number we need to have to make these things work. So a number of factors that went into it. And additionally, we need to have a historic structure in there. So, that's the other fun fact is we need to have something that is historic as an anchor that we can tie this back to. It doesn't have to be locally designated. We've done that before, but it does have to be some sort of anchor property.

Mr. Baker: Which would be what on these?

Matt Schley: I'm shooting from the hip on this one because I only fully remember one. In the West Main Street, it's actually Chaps Run Park. So the park is considered a historic site. And then I believe on the Sharon Avenue one, there is a church on this that's on the National Register, but the address escapes me. I apologize.

Mr. Baker: I think I know where that's at, actually.

Miss Bradshaw: Is that the one on the corner of, that white church?

Matt Schley: Yes, it is a white church, yes.

Mr. Baker: I wasn't sure that was still operating actually.

Matt Schley: It actually doesn't impact whether it's operating or not. The site is still historic, and it's on the National Register, so we can utilize it. This only helps; it doesn't hurt. So if somebody wants to rehab their home and not take part in it, that's their choice. If somebody wants to take part in it, that's their choice as well. But it gives people the opportunity to take part in it. And like I said, we've seen quite a bit of requests for this to come through over the last few months.

Mr. Baker: So this is primarily for housing obviously because you need so much housing stock, and I'm sure there's a formula that you have to work out on for that. But you said it helps with commercial too?

Matt Schley: It can, yes. The incentive isn't as high. So a single-family residence is the highest. It allows for up to 15 years up to 100% guaranteed. So it comes in, other than the schoolboard, if you go over 75%, you have to get schoolboard approval to go up to 100. But the timeframe of 15 years is automatic. There's no wiggle room. Commercial, it's negotiated. So, the minimum number is 8 years, and it can go up to 15 years.

Mr. Baker: So that would be up to you guys to negotiate?

Matt Schley: Well, we would negotiate and then bring that agreement in front of Council. So in that sense, Council could say, we don't want 10 years, we want 9 years. But it can help. It's just not the primary function.

Mr. Baker: So, I know it's all speculative because obviously to understand exact numbers, it requires actual investment. But, could you give us some sense of what kind of numbers we're talking about?

Matt Schley: For?

Mr. Baker: For the sort of tax, not abatement, what's the word I'm looking for? How much money off of an investment will be saved by the people that are doing the investing? I'll put it that way.

Matt Schley: Well, it depends on the actual project. So if the project is, if it's taken on from a vacant lot to building a single-family home. Let's just say a vacant lot is being taxed at a rate, let's just say it is \$100 a year. And they go and build a single-family home. They're going to continue to pay \$100 a year taxes for 15 years if they get the agreement and everything done. Let's just assume, just go off of taxes that I'm aware of, let's just say it is a \$150,000 home, and their tax would be \$1400 a year. So they're going to save \$1300 a year every year for the life of the CRA abatement. So it can be up to \$15,000 - \$20,000 over the life of that, and it freezes it at that rate for that period of time. Now, once it's over, you then start paying the market, the actual market rate taxes.

Mr. Baker: Yes, why I was wondering is just kind of curious as to what this would cost the city in lost revenue, but then again, if there's no development...it's kind of a moot point.

Matt Schley: Well, and you can't look at it as lost revenue. Because what you have to look at is it's just not changing. It would remain at the same level that it is today.

Mayor Mason: Mr. Chairman?

Mr. Baker: Yes, sir.

Mayor Mason: To remind you, that our real revenue comes from income tax. So, having a warm body or a family sitting in that house is what's going to give us our tax dollars.

Matt Schley: Absolutely.

Mr. Baker: Sure, the more development, the more incentives that encourage that development, the better, right?

Mayor Mason: And frankly, sales tax obviously helps the counties. So they still get that.

Mr. Baker: Very good. Anybody from the committee have anything else? Matt?

Matt Schley: No, if there's not any questions.

Mr. Vincent (*from WebEx*): Mr. Chairman? If I could, I have a couple of questions here. Mr. Schley, under Section 7, it talks about an annual inspection of the properties within the district, exemptions have been granted. Is that inspecting each individual property that has been granted an exemption? And if so, what is done with that inspection then? Do we terminate if they don't perform, or...?

Matt Schley: It's the exact same type of thing that would happen for a TIF agreement or any other tax abatement. It's only for the properties that have received and had an approved CRA agreement approved by Council. And then, yes, it would be the Community Development Department...

Mr. Vincent: Okay, but what about the annual inspection? What is done with that annual inspection?

Matt Schley: So, it would be to ensure that they completed the project, and that the project is done in a manner that was submitted as part of their application.

Mr. Vincent: So, once they've done what they said they were going to do, the tax exemption is granted, no further inspections are needed? Or is that always an annual inspection?

Matt Schley: It's always an annual inspection, but it's required under the ORC that we go and inspect the property every year. But once they've gone, and say they've gotten building permits and zoning permits and all of those things, they would have been inspected by the City, and then we could just follow up to ensure that they did, in fact, do the improvement and that the improvement had not changed. So, say for example, we gave an abatement and they built an outbuilding and then three years later they tore it down, then they would then be in violation of their agreement.

Mr. Vincent: So, we would terminate then?

Matt Schley: Yes.

Mr. Vincent: Okay, all right. And the other question, under Section 5, the local annual monitoring fee of one percent amount of taxes exempted, is that something we're going to do, or...? It talks about unless waived?

Matt Schley: That's required under the Ohio Revised Code, Dan.

Mr. Vincent: So, we will do that?

Matt Schley: Yes.

Mr. Vincent: But is it an opportunity to waive it in certain circumstances?

Matt Schley: No, well it is, yes. But it would have to be waived by this Council.

Mr. Vincent: Okay. For each individual project or as a whole?

Matt Schley: For each individual project, Dan.

Mr. Vincent: Okay, so it would come back to the Community Reinvestment Council or City Council?

Matt Schley: It would come back in front of this City Council.

Mr. Vincent: Okay, all right. That's all I have. Thank you so much.

Matt Schley: Okay.

Mr. Baker: One more thing, Matt. So I assume that the Housing Officer that's going to administrate these, we already have on staff? *(At this time, Matt Schley raised his hand)*. Oh, that's going to be you.

Matt Schley: I should explain that. So, technically yes, I am the Housing Officer for the City, but we do have staff that go and they handle those situations and they come back.

Mr. Baker: Okay, anything else from the committee? Or out in cyber world? Okay, hearing nothing else, let's vote on these separately then. I will start with entertaining a motion to pass 2023-97 and recommending that to City Council for adoption, first reading.

Mr. Ware: So moved.

Mr. Wolfe: Second.

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

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

Mr. Baker: The ayes have it, and it's recommended for first reading to City Council. And the second proposed ordinance is Ordinance 2023-98. I will entertain a motion recommending that to City Council for adoption for first reading.

Mr. Ware: So moved.

Mr. Wolfe: Second.

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

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

Mr. Baker: The ayes have it, and it's hereby recommended for City Council for first reading. There's nothing on the agenda for discussion. Do you have anything else, Matt, for the good of the order?

Matt Schley: No.

Mr. Baker: Anybody? Mr. Mayor?

Mayor Mason: I'm all good.

Mr. Baker: Okay, and with that, I'll entertain a motion to adjourn.

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

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: The ayes have it, and I'll see you in an hour.

The meeting adjourned about 5:17 p.m.

Regular scheduled meetings with the next dates as follows:

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 DEPARTMENT
MATTHEW SCHLEY, DIRECTOR

ORDINANCE NO. 2023 – 100
INTRODUCED BY COUNCIL

**AN ORDINANCE AUTHORIZING THE CITY OF ZANESVILLE TO ENTER INTO A
COMMUNITY REINVESTMENT AREA AGREEMENT WITH 8 MAIN LLC.**

WHEREAS, the Council of the City of Zanesville desires to pursue all reasonable and legitimate incentive measures to assist in encouraging economic and community development; and

WHEREAS, by Ordinance No. 06-10 dated January 23, 2006, the Council created the Downtown Community Reinvestment Area, as reaffirmed by Ordinance No. 03-107, dated December 24, 2003, as amended by Ordinance No. 2023-02 on January 23, 2023, which amended the boundaries of the area (collectively, the “CRA Ordinance”); and

WHEREAS, 8 Main, LLC, an Ohio limited liability company (the “Developer”), is currently the sole owner of properties located at 8 and 12 Main Street, Zanesville, Ohio 43701 which real property currently has been assigned tax parcel numbers 81-67-03-02-000 and 81-67-03-01-000 in the Muskingum County Auditor’s Office (the “Project Site”); and

WHEREAS, the Project Site is within the boundaries of the aforementioned Community Reinvestment Area established by the CRA Ordinance; and

WHEREAS, the Developer desires to participate in the Community Reinvestment Area program; and

WHEREAS, the Developer wishes to enter into a community reinvestment area agreement (the “CRA Agreement”) to receive an exemption from taxation for the construction and redevelopment of the existing building into business and residential units (the “Project”); and

WHEREAS, the Project Site is located within the Zanesville City School District (the “School District”) and the and the Mid-East Ohio Joint Vocational School District (the “JVSD”) and the Boards of Education of each of the School District and the JVSD has been notified of the proposed approval of the CRA Agreement in accordance with Sections 3735.671 and 5709.83 of the Ohio Revised Code, or has waived such notice, and has been given a copy of the Application and a draft of the CRA Agreement; and

WHEREAS, the City of Zanesville desires to enter into the CRA Agreement in order to provide the exemptions from taxation as described herein in accordance with the City’s Community Reinvestment Area program.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ZANESVILLE, OHIO:

SECTION ONE: That the Council of the City of Zanesville hereby grants a tax exemption for real property improvements consisting of the Project pursuant to ORC Section 3735.67 which exemption shall be in the amount of 75% for a period of 12 years commencing in the first year for which the Project would first be taxable were that property not exempted from taxation.

ORDINANCE NO. 2023 – 100

SECTION TWO: That the CRA Agreement in the form presently on file with the City Clerk, providing for, among other things, the provision of the real property tax exemption for the Project, is hereby approved and authorized with changes therein and completions thereto not inconsistent with this ordinance and not substantially adverse to this City and which shall be approved by the Mayor. The Mayor, for and in the name of this City, is hereby authorized to execute and deliver that CRA Agreement and any amendments thereto that do not increase the percentage or number of years of the tax exemption, provided further that the approval of changes, completions or amendments thereto by that official, and their character as not being substantially adverse to the City, shall be evidenced conclusively by the Mayor's execution thereof.

SECTION THREE: That the Council further hereby authorizes the Mayor, the Community Development Director, the Finance Director and the Law Director, and other appropriate officers of the City, to sign those agreements, certificates, and instruments; submit or file any documents or materials as necessary or appropriate; make those arrangements; and take any other actions as are necessary or appropriate to carry out the purposes of this Ordinance and the CRA Agreement, and facilitate the tax exemption described herein.

SECTION FOUR: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of the ordinance were adopted in an open meeting of Council, and that all deliberations of the Council and any of the decision-making bodies of the City of Zanesville which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

PASSED: _____, 2023

ATTEST: _____
BILLIE CORNS
CLERK OF COUNCIL

DANIEL M. VINCENT
PRESIDENT OF COUNCIL

APPROVED: _____, 2023

THIS LEGISLATION APPROVED
AS TO FORM:

DONALD MASON
MAYOR

DAVID TARBERT
CITY LAW DIRECTOR



The City of Zanesville

Community Development Department

401 Market Street, Zanesville, Ohio 43701

Phone: (740) 617-4909

Don Mason
Mayor

Matthew A. Schley
Director

APPLICATION FOR COMMERCIAL/INDUSTRIAL COMMUNITY REINVESTMENT APPLICATION

Please fill out this application completely and return to the Community Development Department with a filing fee of \$75.

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the

The City of Zanesville located in the County of Muskingum and 8 Main, LLC

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

8 Main, LLC
Enterprise Name

Justin Wagner
Contact Person

PO BOX 8161, Zanesville, OH 43702
Address

740-319-3116
Telephone Number

b. Project site:

Justin Wagner, Manager
Contact Person

PO BOX 8161, Zanesville, OH 43702
Address

740-319-3116
Telephone Number

2. a. Nature of activity (residential, manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Mixed Use Office and Residential

b. List primary 6 digit North American Industry Classification System (NAICS) #
72191, 722110, 531110

Business may list other relevant SIC numbers. _____

c. If a consolidation, what are the components of the consolidation? (Must itemize the location, assets, and employment positions to be transferred:



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Don Mason
Mayor

Matthew A. Schley
Director

d. Form of business of enterprise (corporation, partnership, proprietorship, or other).
Limited Liability Co.

3. Name of principal owner(s) or officers of the business.

John and Justin Wagner

4. a. State the enterprise's current employment level at the proposed project site:

95% Vacant – Artist Colony

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another?

Yes No

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

Construction jobs from statewide contractors, management team to manage building after rehabilitation

d. State the enterprise's current employment level in Ohio (Itemized for full and part-time and permanent and temporary employees):

Full-time permanent: _____ Part-time permanent: _____

Full-time temporary: _____ Part-time temporary: 2

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

2 part time artists

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

Increased taxes and economic activity in Downtown Zanesville

5. Does the Property Owner owe any of the following:

a. any delinquent taxes to the State of Ohio or a political subdivision of the state?



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Director

Yes _____ No x

b. any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State?

Yes _____ No x

c. any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes _____ No x

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. **Project Description:** This project is to rehabilitate 2 buildings at the most prominent corridor of Downtown Zanesville located at the foot of the Y-Bridge. It includes the renovation of the historic 8-12 Main St. buildings creating 38 residential units and over 11,000sf of new office space downtown. It has the potential to change the face of our City and exponentially impact economic growth in Downtown Zanesville.

7. **Project will begin** February , 2024 **and be completed**
 January , 2025 **provided a tax exemption is provided.**

8. **a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):**

Total Property Resources, LLC - 3 permanent full time jobs

b. State the time frame of this projected hiring:

2 Years



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Mayor

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Director

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

Full-time permanent: 2 _____ Part-time permanent: _____

Full-time temporary: _____ Part-time temporary: _____

9. a. Estimate the amount of annual payroll such new employees will add
\$180,000 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project:
\$20000

10. a. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Buildings:	\$ <u>300,000</u>
B. Additions/New Construction:	\$ _____
C. Improvements to existing buildings:	\$ <u>8,500,000</u>
D. Machinery & Equipment:	\$ <u>100,000</u>
E. Furniture & Fixtures:	\$ <u>200,000</u>
F. Inventory:	\$ _____

Total New Project Investment: \$9,100,000

b. Based on 2018 appraisal value provided by the Office of the Muskingum County Auditor, the subject property was appraised pre-improvements at a value of \$ 374,260.

11. a. Business requests the following tax exemption incentives:

75 % for 12 years covering

real _____ as described above. (Be specific as to the rate and term.)

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

To decrease the projects operation budget in order to ensure success over the long term.



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Mayor

Matthew A. Schley
Director

Submission of this application expressly authorizes The City of Zanesville to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.



Signature of Property Owner

Justin Wagner, Manager
Printed Name of Property Owner

9/28/2023

Date



Matthew A. Schley, Director of Community Development

10-2-2023

Date



mapbox

Map © 2018 City of Zanesville | DGP III Imagery | Mapbox © OpenStreetMap | Printed on 10/2/2023

City of Zanesville
Department of Public Service
Division of Engineering

8 and 12 Main Street

Map Disclaimer

City of Zanesville does not guarantee the accuracy of this data. This map is subject to all terms and conditions of the disclaimer posted at maps.coz.org/disclaimer.

Public Service Committee
Andrew Roberts, Chair

**ORDINANCE NO. 2023-105
INTRODUCED BY COUNCIL**

**AN ORDINANCE AUTHORIZING THE WAIVER OF UTILITY FEES
ASSOCIATED WITH THE CONSTRUCTION OF THREE NEW HABITAT FOR
HUMANITY OF SOUTHEAST OHIO'S HOUSING DEVELOPMENT
PROJECTS ON VAN BUREN STREET IN THE CITY OF ZANESVILLE AND
DECLARING AN EMERGENCY**

WHEREAS, Habitat for Humanity of Southeast Ohio provides affordable housing for eligible families and seniors; and

WHEREAS, Habitat for Humanity has begun construction on 104 Van Buren Street for the purpose of developing affordable single-family housing; and

WHEREAS, the Putnam Avenue Historic District and surrounding areas have been hit hardest with foreclosures, and subsequently, demolitions, resulting in the urgent need for reinvestment; and

WHEREAS, the Community Development Department has been working with residents and other agency stakeholders over the past two years, designed to encourage reinvestment in that area of the city; and

WHEREAS, Habitat for Humanity is a non-profit developer of affordable housing that works with an array of funding partners who donate monetary and volunteer resources in order to build each new housing unit; and

WHEREAS, there are water and sewer taps in the project area from the previously demolished homes; and

WHEREAS, it is appropriate for the City to participate with the other community partners to encourage this reinvestment into the Van Buren Street area by waiving all tap/capacity and labor/equipment charges for the connection of new housing; and

WHEREAS, as the project is nearing completion, it is within the public interest to complete all utility connections before the winter months to allow for redevelopment to continue in this neighborhood.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Zanesville, State of Ohio, that:

ORDINANCE NO. 2023-105

SECTION ONE: The Zanesville City Council hereby authorizes the Public Service Director to waive all water and sewer tap/capacity and labor/equipment fees associated with the construction of a new affordable single-family housing unit on Van Buren Street by Habitat for Humanity of Southeast Ohio.

SECTION TWO: For the reasons stated in the preamble hereto, this Ordinance is hereby declared to be an emergency measure. Provided it receives the affirmative vote of six (6) or more members of Council elected thereto, it shall take effect and be in force immediately upon its passage and approval of the Mayor. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2023

ATTEST: _____
Billie Corns,
Clerk of Council

Daniel M. Vincent,
President of Council

APPROVED: _____, 2023

This legislation approved as to form:

Donald L. Mason,
Mayor

Law Director's Office