



ORDINANCE 2025-28

AN ORDINANCE AMENDING ORDINANCE 2023-10, WHICH IMPLEMENTED SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHED AND DESCRIBED THE BOUNDARIES OF THE DOWNTOWN COMMUNITY REINVESTMENT AREA IN THE CITY OF POWELL, DESIGNATED A HOUSING OFFICER TO ADMINISTER THE PROGRAM, CREATED A COMMUNITY REINVESTMENT HOUSING COUNCIL, AND DECLARING AN EMERGENCY.

WHEREAS, the Ohio Community Reinvestment Area Act, under Section 3735.65 through Section 3735.70 of the Ohio Revised Code (collectively, the "Act"), authorizes cities to designate areas as Community Reinvestment Areas; and

WHEREAS, the City Council of the City of Powell (hereinafter "Council") pursued reasonable and legitimate incentive measures to assist and encourage development in areas of the City of Powell 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 office of the City Clerk, as required by Ohio Revised Code 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 commercial structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted; and

WHEREAS, the City wishes to amend its existing CRA program that was created by Ordinance 2023-10 by amending the area for which the fifteen (15) year, one hundred percent (100%) tax abatement for the new construction of residential dwelling units as described in ORC Section 3735.67 is permitted.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, AS FOLLOWS:

SECTION 1: Amendment to Area for Eligibility for New Residential Construction Tax Exemption. Within the Downtown Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial 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 Section 3765.67 of the Ohio Revised Code. The results of the negotiation as approved by this Commission will be set in writing in a Community Reinvestment Area Agreement as outlined in Section 3735.671 of the Ohio Revised Code and shall conform to the following:

- a. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the remodeling of existing commercial 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.
- b. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

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 as follows:

- a. Fifteen (15) years, for the construction of every residential dwelling unit as described in ORC Section 3735.67, with such exemption being one hundred percent (100%) for each of the fifteen (15) years, **but only applicable and eligible for those parcels identified on the map attached as Exhibit A and those parcels listed on the attached Exhibit B.**
- b. Fifteen (15) years, for the remodeling of every residential dwelling unit upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, and with such exemption being (100%) for each of the fifteen (15) years.

For the purposes of the Downtown Community Reinvestment Area, any structure containing four residential units or more, shall be classified as commercial for purposes of this Community Reinvestment Area.

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.

Eligible applicants must submit a complete application to the City within ninety (90) days of adoption of this Ordinance or within ninety (90) days of receiving a final certificate of occupancy, whichever is later.

SECTION 2. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the City and its inhabitants for the reason that this Ordinance must be immediately effective so that the work can begin on the construction and/or remodeling of structures within the Downtown Community Reinvestment Area; WHEREFORE, this Ordinance shall take effect and be in force from and immediately after its adoption.

Tom Counts
Mayor

11/18/25
Date

Elaine McCloskey
City Clerk

11/18/25
Date

EFFECTIVE DATE: November 18, 2025

This legislation has been posted in accordance with
the City Charter on this date 11/19/2025
Elaine McCloskey
City Clerk

Kurt Ramsey

Leif Carlson

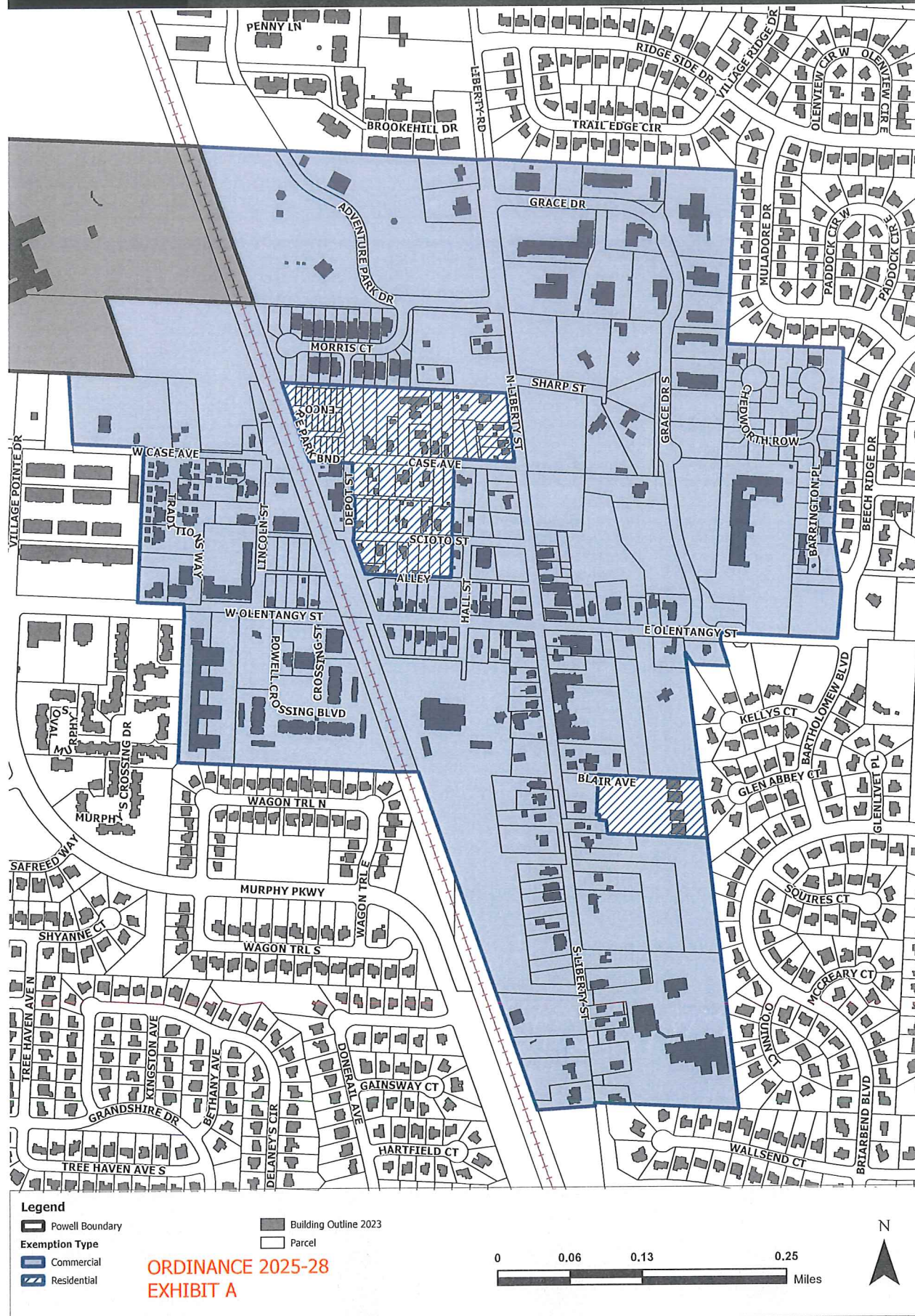
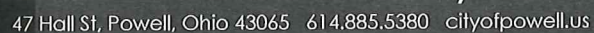
David Lester

Heather Karr

Ferzan Ahmed

Tyler Herrmann

City Council
Tom Counts, Mayor



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EXHIBIT B

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