

# City of Cincinnati

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## An Ordinance No. \_\_\_\_\_

- 2021

**ESTABLISHING** certain policies and conditions regarding the application of residential Community Reinvestment Area real property tax abatements for homes in The Sanctuary at River Green subdivision in the California neighborhood of Cincinnati, notwithstanding Ordinance No. 370-2020.

WHEREAS, Ordinance No. 274-2017, passed by this Council on September 27, 2017, as amended by Ordinance No. 166-2018, passed by this Council on June 27, 2018, designated the area within the corporate boundaries of the City of Cincinnati as a “Community Reinvestment Area” (“CRA”) pursuant to Ohio Revised Code (“ORC”) Sections 3735.65 through 3735.70 (the “Statute”); and

WHEREAS, effective October 23, 2017, the Director of Development of the State of Ohio determined that the area within the corporate boundaries of the City of Cincinnati contains the characteristics set forth in the Statute and confirmed such area as a Community Reinvestment Area under the Statute; and

WHEREAS, Ordinance No. 276-2017, passed by this Council on September 27, 2017 (the “2017 Ordinance”), sets forth certain additional policies, conditions, and limitations regarding newly constructed or remodeled residential structures in the CRA; and

WHEREAS, Ordinance No. 370-2020, passed by this Council on November 12, 2020 (the “2020 Ordinance”), amends the 2017 Ordinance to (i) expand the definition of residential properties to include structures containing four dwelling units, and (ii) create additional caps on residential real property tax abatements and make certain other changes; and

WHEREAS, pursuant to an approval provided by City Planning Commission on July 7, 2017, Osterfeld Construction, Inc. (“Developer”) recently created a new subdivision for forty-four homes along Sanctuary Place in the Cincinnati neighborhood of California, which neighborhood has not seen new single-family construction in over ten years and is in need of additional development and economic stimulus, at a cost to Developer of \$3,800,000, and which property is more particularly described on Attachment A (the “Property”); and

WHEREAS, Developer installed and upgraded 2,130 linear feet of the existing public water main provided by Greater Cincinnati Water Works, at a cost to Developer of \$295,000, which upgrade now enables adequate firefighting for the entire California neighborhood; and

WHEREAS, Developer upgraded three blocks of existing Renslar Avenue in the California neighborhood, which included widening the road, improving drainage, and adding curbs, sidewalks and landscaping, at a cost to Developer of \$141,250; and

WHEREAS, Developer has built over 750' of new streets, complete with all utilities, at a cost of \$1,057,000 to Developer, which have been transferred to the City at no cost to the City; and

WHEREAS, Developer constructed and incurred the foregoing costs prior to the passage of the 2020 Ordinance as part of its significant investment in the California neighborhood; and

WHEREAS, the 2020 Ordinance is applicable to applications for tax exemption for residential improvements when the remodeling or construction commenced on and after January 1, 2022, as more particularly described therein; and

WHEREAS, in consideration for the significant public infrastructure improvements that Developer has made to the California neighborhood, Council desires to apply the terms and conditions of the 2017 Ordinance to residential real property tax abatement applications for any portion of the Property received by the City on or before January 1, 2026, notwithstanding the 2020 Ordinance; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That this Council desires to apply the policies, terms, and conditions for residential real property tax abatements established pursuant to Ordinance No. 276-2017 to applications for residential real property tax abatements received by the City on or before January 1, 2026, related to any portion of the property described on Attachment A of this ordinance (the "Property").

Section 2. That this Council enacts Section 1 of this ordinance notwithstanding Ordinance No. 370-2020.

Section 3. That the proper City officials are authorized to do all things necessary and proper to comply with the provisions of Sections 1 and 2 herein.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2021

\_\_\_\_\_  
John Cranley, Mayor

Attest: \_\_\_\_\_  
Clerk