

Proposed: 2/3/2014

ORDINANCE NO. 8-2014(PD), *First Reading*

By Council Member

An Ordinance implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code to establish and describe the boundaries of a Community Reinvestment Area in the Turkey Ridge area of the City of Cleveland Heights; making certain findings and determinations in connection therewith; designating a housing officer to administer the program; creating a Community Reinvestment Housing Council and a Tax Incentive Review Council; and declaring an emergency.

WHEREAS, this Council desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in areas of the City of Cleveland Heights that have not enjoyed reinvestment from remodeling or new construction, in particular and at this time, certain parcels of land on Edgehill Road, Overlook Road and Kenilworth Mews hereafter referred to as the “Turkey Ridge” area, as represented on the map attached hereto as Exhibit A; and

WHEREAS, pursuant to Section 3735.66 of the Ohio Revised Code, the City’s Department of Planning and Development conducted a housing survey of the Turkey Ridge area and presented this survey along with other information and data to Council, copies of which are on file with the Clerk of Council and available for inspection and which demonstrate that buildings of historical significance are located within the Turkey Ridge area and new construction and repair of existing housing facilities are discouraged in the same area; and

WHEREAS, this Council desires to establish a Community Reinvestment Area in the Turkey Ridge area (hereafter referred to as the “Turkey Ridge Community Reinvestment Area”) to encourage exceptional new housing construction and home ownership and to encourage the remodeling of contributing structures in the Euclid Heights National Register Historic District by granting tax exemption under specific conditions for residential properties within the area; and

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

BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The area hereby designated as the “Turkey Ridge Community Reinvestment Area” constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction and repair of existing housing facilities

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has been discouraged.

SECTION 2. Pursuant to Section 3735.66 of the Ohio Revised Code, the Turkey Ridge Community Reinvestment Area, is hereby established in the following described area:

PPN 685-02-001	PPN 685-02-002	PPN 685-02-004*	PPN 685-02-007*	PPN 685-02-029*
PPN 685-02-009*	PPN 121-07-020*	PPN 685-02-030	PPN 685-02-031	PPN 685-02-032
PPN 685-02-033	PPN 685-02-034	PPN 685-02-035	PPN 685-02-036	PPN 685-02-037
PPN 685-02-038	PPN 685-02-039	PPN 685-02-040	PPN 685-02-041	PPN 685-02-042
PPN 685-02-043	PPN 685-02-044	PPN 685-02-045	PPN 685-02-046	PPN 685-03-001*
PPN 685-03-002	PPN 685-03-003	PPN 685-03-004	PPN 685-04-030	

*\*portion of parcel in Cleveland Heights only*

The Turkey Ridge Community Reinvestment Area is approximately depicted as the bounded area on the map attached to this Ordinance as Exhibit A and by this reference incorporated herein.

Only residential properties consistent with the applicable zoning regulations within the Turkey Ridge Community Reinvestment Area will be eligible for exemptions under this Program.

SECTION 3. All properties identified in Section 1 above and in Exhibit A as being within the Turkey Ridge Community Reinvestment Area are eligible for this incentive. 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 of Cleveland Heights intends to undertake supporting public improvements in the designated area.

SECTION 4. Within the Turkey Ridge Community Reinvestment Area, a tax exemption on the increase in the assessed valuation for residential property, resulting from the improvements as described in Section 3765.67 of the Ohio Revised Code shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods:

- a. **NEW BUILDING CONSTRUCTION OF OWNER-OCCUPIED DWELLING UNITS** having a per unit investment of no less than \$400,000 and a development plan that upon completion constitutes an investment of no less than four million dollars; and that does not demolish or intentionally physically destroy the architectural character and distinguishing features of contributing buildings in the Euclid Heights National Register Historic District, may file a real property tax exemption application for a period of **15 years for 100%** of the incremental assessed taxes as a result of the construction.
  
- b. **NEW BUILDING CONSTRUCTION OF OWNER-OCCUPIED DWELLING UNITS** having a per unit investment of no less than \$400,000 and a development plan that upon completion constitutes an investment of no less than 1.6 million dollars; and that does not demolish or intentionally physically destroy the architectural character and distinguishing features of contributing buildings in the Euclid Heights National Register Historic District; may file a real

property tax exemption application for a period of **7 years for 100%** of the incremental assessed taxes as a result of the construction.

- c. **REHABILITATION FOR RESIDENTIAL DWELLING UNITS IN CONTRIBUTING BUILDING OF THE EUCLID HEIGHTS NATIONAL REGISTER HISTORIC DISTRICT** that follow the Secretary of the Interior's Standards for Rehabilitation; and that has a minimum investment of \$500,000 in rehabilitation costs; may file a real property tax exemption application for a period of **10 years for 100%** of the incremental assessed taxes as a result of rehabilitation.

SECTION 5. To administer and implement the provisions of this Ordinance, the Director of Planning and Development for the City of Cleveland Heights as the Housing Officer as described in Sections 3735.65 through 3735.70 of the Ohio Revised Code.

SECTION 6. That a "Community Reinvestment Area Housing Council" shall be created, for the Turkey Ridge Community Reinvestment Area, consisting of two (2) members appointed by the City Manager, two (2) members appointed by this Council, and one (1) member appointed by the Planning Commission. The majority of the members shall then appoint two (2) additional members, both of whom shall be residents of Cleveland Heights. Terms of the members of the Council shall be for three (3) 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 Turkey Ridge Community Reinvestment Area for which an exemption has been granted under Section 3735.67 of the Ohio Revised Code. The Council also shall hear appeals pursuant to Section 3735.70 of the Ohio Revised Code.

SECTION 7. 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 Ohio Revised Code.

SECTION 8. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 9. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to meet construction season deadlines. Wherefore, provided it receives the affirmative vote of five or more of the members elected or appointed to Council, this Ordinance shall take effect and be in force immediately upon its passage, otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

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DENNIS R. WILCOX, Mayor  
President of Council

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TOM RAGUZ  
Clerk of Council

PASSED:



**Turkey Ridge Community Reinvestment Area includes the following:**

PPN 685-02-001	vacant- strip between Edgehill Road and Overlook Road
PPN 685-02-002	2300 Overlook Road
PPN 685-02-004	vacant- strip between Edgehill Road and Overlook Road (only portion of parcel in Cleveland Heights)
PPN 685-02-007	2141 Overlook Road (only portion of parcel in Cleveland Heights)
PPN 685-02-029	2155 Overlook Road (only portion of parcel in Cleveland Heights)
PPN 685-02-009	2187 Overlook Road (only portion of parcel in Cleveland Heights)
PPN 121-07-020	2187 Overlook Road (only portion of parcel in Cleveland Heights)
PPN 685-02-030	1 Kenilworth Mews
PPN 685-02-031	2 Kenilworth Mews
PPN 685-02-032	3 Kenilworth Mews
PPN 685-02-033	4 Kenilworth Mews
PPN 685-02-034	5 Kenilworth Mews
PPN 685-02-035	6 Kenilworth Mews
PPN 685-02-036	7 Kenilworth Mews
PPN 685-02-037	8 Kenilworth Mews
PPN 685-02-038	9 Kenilworth Mews
PPN 685-02-039	10 Kenilworth Mews
PPN 685-02-040	11 Kenilworth Mews
PPN 685-02-041	12 Kenilworth Mews
PPN 685-02-042	13 Kenilworth Mews
PPN 685-02-043	14 Kenilworth Mews
PPN 685-02-044	15 Kenilworth Mews
PPN 685-02-045	16 Kenilworth Mews
PPN 685-02-046	17 Kenilworth Mews
PPN 685-03-001	vacant- Edgehill Road (only portion of parcel in Cleveland Heights)
PPN 685-03-002	vacant- strip between Edgehill Road and Overlook Road
PPN 685-03-003	vacant- strip between Edgehill Road and Overlook Road
PPN 685-03-004	2348-50 Overlook Road
PPN 685-04-030	vacant- Edgehill Road