

CITY OF OBERLIN, OHIO

ORDINANCE No. 25-61 AC CMS

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

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

WHEREAS, a survey of housing, a copy of which is on file in the Office of the City of Oberlin Department of Planning and Development as required by§ 3735.66 of the Ohio Revised Code, has been prepared for the area to be included in the proposed Community Reinvestment Area; and

WHEREAS, the construction of new structures in such area would serve to encourage economic stability, maintain real property values, and provide affordable housing for senior citizens.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, Ohio, County of Lorain, State of Ohio:

SECTION 1: The area designated as "The Oberlin Place 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 § 3735.66 of the Ohio Revised Code, The Oberlin Place Community Reinvestment Area is hereby established for the property known as 450 West College Street (Lorain County Permanent Parcel Number 0900084101103). However, only residential, commercial, and/or industrial properties consistent with the applicable zoning regulations within the Community Reinvestment Area will be eligible for exemptions under this program.

SECTION 3: All properties identified in Exhibit "A" as being within the Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand affordable housing uses 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 § 3765.67 of the Ohio Revised Code. The results of the negotiation as approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in § 3735.671 of the Ohio Revised Code. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in § 3735.67 of the Ohio Revised Code shall be granted upon application by the property owner and certification thereof by the designated Housing Officer, as defined in Section 6 of this Ordinance, for the following periods:

A) 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 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 § 3735.672(C) of the Ohio Revised Code, and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of \$500.00 up to a maximum of \$2,500.00 annually unless waived.

SECTION 6: To administer and implement the provisions of this Ordinance, the Director of Planning and Development is designated as the "Housing Officer" as described in §§ 3735.65 through 3735.70 of the Ohio Revised Code.

SECTION 7: A "Community Reinvestment Area Housing Council" (the "CRAH Council") shall be created, consisting of two (2) members appointed by the City Manager, two (2) members appointed by this Council, and one (1) member appointed by the City Planning Commission. The majority of the members shall then appoint two (2) additional members, who shall be residents within the area. Terms of the members of the CRAH Council shall be for three (3) years. An unexpired term resulting from a vacancy in the CRAH Council shall be filled in the same manner as the initial appointment was made. The CRAH Council shall make an annual inspection of the properties within the district for which an exemption has been granted under § 3735.67 of the Ohio Revised Code. The CRAH Council shall also hear appeals under § 3735.70 of the Ohio Revised Code.

SECTION 8: A "Tax Incentive Review Council" (the "TIR Council") shall be established pursuant to § 5709.85 of the Ohio Revised Code and shall consist of three (3)

representatives appointed by the Board of County Commissioners; two (2) representatives of the City, who shall be appointed by the City Manager with this Council's concurrence; the county auditor or designee; and a representative of each affected board of education. The TIR Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under § 3735.671 of the Ohio Revised Code and make written recommendations to this Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

SECTION 9: This Council reserves the right to re-evaluate the designation of The Oberlin Place Community Reinvestment Area after December 31, 2026, at which time this Council may direct the Housing Officer not to accept any new applications for exemptions as described in § 3735.67 of the Ohio Revised Code.

SECTION 10: This Ordinance shall be published in a newspaper of general circulation in the City once a week for two consecutive weeks, or as provided in § 7.16 of Ohio Revised Code, immediately following its adoption and upon confirmation by the Director of the Ohio Department of Development. The City Manager is hereby directed and authorized to petition the Director of the Ohio Department of Development to confirm the findings contained within this Ordinance.

SECTION 11: That it is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of its committees that resulted in such formal actions, were held in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 12: This Ordinance shall take effect on the earliest date allowed by law.

PASSED: 1st Reading: December 1, 2025

2nd Reading: December 15, 2025

3rd Reading: January 5, 2026

ATTEST:



BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL



EBONI A. JOHNSON
PRESIDENT OF COUNCIL

POSTED: 01/06/2026

EFFECTIVE DATE: 02/04/2026

Legal Description for:
Remainder Parcel
A Portion of Current Parcel Number: 09-00-084-101-085
4.0206 Acres as Surveyed

Situated in the City of Oberlin, County of Lorain, State of Ohio, and known as being part of Original Russia Township Lot Number 84, also being known as a portion of land originally described in a deed to Milan J. Deruyter and Kathleen M. Deruyter, Trustees as recorded in Instrument Number 2022-0897515 of the Lorain County Deed Records, and more particularly described as follows:

Beginning at 1-inch iron pin found at the intersection of the centerline of West College Street (60' R/W) and the Westerly line of the West College Street Extension Subdivision as recorded in Plat Volume 5 Page 19 of the Lorain County Plat Records;

Thence North 89 degrees 28' 48" West, along the centerline of said West College Street, a distance of 2.26 feet to a point of curvature;

Thence along the centerline of said West College Street, 97.82 feet along the arc of a curve that bears to the right with a radius of 749.37 feet, tangent of 48.98 feet, delta of 07 degrees 28' 44", and chord of 97.75 feet bearing North 85 degrees 44' 26" West, to a point at the southwesterly corner of a parcel of land as described in a deed to Milan J. Dreuyter and Kathleen M. Dreuyter, Trustees as recorded in Instrument Number 2022-0896673 of the Lorain County Deed Records and the Principal Place of Beginning of land herein described;

1. Thence along the centerline of said West College Street, 84.26 feet along the arc of a curve that bears to the right with a radius of 749.37 feet, tangent of 42.18 feet, delta of 06 degrees 26' 33", and chord of 84.22 feet bearing North 78 degrees 46' 47" West, to a point at the southeasterly corner of a parcel of land as described in a deed to P. Mark Johnson and Maureen F. Johnson as recorded in Deed Volume 1423 Page 1 of the Lorain County Deed Records;
2. Thence North 00 degrees 22' 50" East, along the easterly line of said P. Mark Johnson and Maureen F. Johnson parcel, a distance of 150.00 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set at the northeasterly corner of a said P. Mark Johnson and Maureen F. Johnson parcel;
3. Thence North 72 degrees 29' 55" West, along the northerly line of said P. Mark Johnson and Maureen F. Johnson parcel, a distance of 80.00 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set at the northeasterly corner of a parcel of land as described in a deed to Lori Duke and Tracey Roberts as recorded in Instrument Number 2021-0842624 of the Lorain County Deed Records;
4. Thence North 66 degrees 22' 45" West, along the northerly line of said Lori Duke and Tracey Roberts parcel, a distance of 80.00 feet to a point at the northwesterly corner of a said Lori Duke and Tracey Roberts parcel and in the easterly line of a parcel of land as described in a deed to Barbara B. Patterson and David L. Bickel as recorded in Instrument Number 2018-0660756 of the Lorain County Deed Records, said point being 1.39 feet southerly and 0.07 feet westerly from three 1-inch iron pipes inside of a 3-3/4-inch steel pipe found;
5. Thence North 00 degrees 22' 50" East, along the easterly line of said Barbara B. Patterson and David L. Bickel parcel, passing through a 1-inch iron pipe found at a distance of 263.10 feet an overall distance of 448.13 feet to a point at the southwesterly corner of a parcel of land as described in a deed to Kieta L. Yasher as recorded in Instrument Number 2000-0718614 of the Lorain County Deed Records;

Legal Description for:
Remainder Parcel
A Portion of Current Parcel Number: 09-00-084-101-085
4.0206 Acres as Surveyed

6. Thence South 89 degrees 51' 23" East, along the southerly line of said Kieta L. Yasher parcel, the southerly line of a parcel of land as described in a deed to Chris Kulhanek and Chelsea Kulhanek as recorded in Instrument Number 2025-0039943, the southerly line of a parcel of land as described in a deed to Maria Angeles Perry as recorded in Instrument Number 2023-0905813, and the southerly line of a parcel of land as described in a deed to Amber Stalcup as recorded in Instrument Number 2023-0905487 all of the Lorain County Deed Records, passing through three 1-inch iron pipes found at a distance of 90.75 feet, 180.74 feet, 276.72 feet, an overall distance of 347.00 to a point at the southeasterly corner of said Amber Stalcup parcel and in the westerly line of a parcel of land as described in a deed to the State of Ohio as recorded in Deed Volume 125 Page 542 of the Lorain County Deed Records, said point being 0.07 feet southerly from a 1-inch iron pipe found;
7. Thence South 01 degrees 36' 38" West, along the easterly line of said State of Ohio Parcel, a distance of 406.10 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
8. Thence South 57 degrees 52' 15" West, a distance of 120.13 feet to a 5/8-inch rebar with cap stamped "RAFTER A LTD CORNER PIN" set;
9. Thence South 01 degrees 36' 38" West, along the westerly line of said Milan J. Dreuyter and Kathleen M. Dreuyter, Trustees parcel, passing through a 5/8-inch rebar with cap stamped "RAFTER A LTD LINE PIN" set at a distance of 169.80 feet in the northerly right-of-way of said West College Street an overall distance of 200.00 feet to a point and the Principal Place of Beginning;

The land described contains 4.0206 Acres of land, of which 0.0583 of an Acre lies within the right-of-way of West College Street, all of which is subject to all legal roads, restrictions and easements of record. The basis of bearing is derived from a portion of the centerline of West College Street which was assumed to be North 89 degrees 28' 48" West. This legal description is based upon an actual field survey performed by Rafter A, Ltd in November of 2024, January, March, and April of 2025.

