

RESOLUTION NO. 023-2024

AMENDING COMMUNITY REINVESTMENT AREA #1 IN THE CITY OF MAUMEE, AS ORIGINALLY ENACTED PURSUANT TO RESOLUTION NO. 72-1996, AND AS PREVIOUSLY AMENDED BY RESOLUTION NO. 129-2003, RESOLUTION NO. 17-2003, AND RESOLUTION NO. 35-1997, AND DECLARING AN EMERGENCY.

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

WHEREAS, Ohio Revised Code ("ORC") Sections 3735.65 through 3735.70 (collectively, the "CRA Act") authorize a municipality to designate one or more areas within a municipality's boundaries as a community reinvestment area and to execute agreements to facilitate the maintenance of existing and construction of new structures in such community reinvestment areas to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, to encourage that development, the City, pursuant to Resolution No. 72-1996, adopted by this Council on May 6, 1996, established the area specified therein as Community Reinvestment Area #1 ("CRA #1") under the authority of the CRA Act; and

WHEREAS, to further encourage development, the City, pursuant to Resolution No. 35-1997, adopted by this Council on February 17, 1997, Resolution No. 17-2003, adopted by this Council on January 21, 2003, and Resolution No. 129-2003, adopted by this Council on July 7, 2003, amended CRA #1; and

WHEREAS, as part of City Resolution No. 129-2003, the City prepared a survey of housing (see Exhibit A) as required by ORC Section 3735.66 and identified territory within the City where there are housing facilities and that new housing construction and repair of existing facilities have been discouraged; and

WHEREAS, the maintenance of existing structures and construction of new structures within CRA #1 would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures and the construction of new structures in CRA #1 constitutes a public purpose for which real property exemptions may be granted; and

WHEREAS, the City desires to revise the exemptions from real property taxation available for projects within CRA #1 to allow for limited exemptions for real property used for residential purposes as described in the CRA Act.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Maumee, Ohio, that:

SECTION 1. Section 1 of Resolution 129-2003, as currently written, is hereby repealed and shall be amended to read as follows:

The boundaries of Community Reinvestment Area #1 ("CRA #1") are the following described area, as originally described in Resolution No. 129-2003:

Starting at the intersection of the centerline of Cass Street and the north corporation limit (the centerline of the Ohio Turnpike right-of-way), south along the centerline of Cass to the Norfolk & Southern Railroad, then south and southeasterly along the centerline of Gibbs Street to the intersection of Gibbs and the centerline of Clinton Street, then northeasterly along the centerline of Clinton Street to the intersection with the centerline of Elizabeth Street, the southeasterly along the centerline of Elizabeth Street to the intersection of the centerline of the Anthony Wayne Trail (SR 24) right-of-way, then southwesterly along the centerline of the Anthony Wayne Trail right-of-way to the intersection of the centerline of Gibbs Street, then southeasterly along the centerline of Gibbs Street to its termination at its intersection with Front Street, then continuing along the same southeasterly heading to the southern corporation limit, then following the southern, western and northern corporation limits to the point of origin.

CRA #1 is approximately depicted as the outlined area on the map attached to this Resolution, marked Exhibit B, and by this reference incorporated herein.

Within CRA #1, the construction of new structures and the remodeling of existing structures are declared to be a public purpose for which exemptions from real property taxation shall be granted to eligible properties in the following manner in accordance with ORC Section 3735.67:

- (a) The remodeling or construction of commercial and/or light industrial properties consistent with the applicable zoning regulations within CRA #1 will be eligible for exemptions from real property taxation under the CRA Act, pursuant to the terms of a written agreement between the owner of the property and the City as required by ORC Section 3735.671. Properties designated commercial shall include but are not limited to all multi-family housing structures consisting of two or more units that are not residential properties as defined below.
- (b) The construction of new residential properties consistent with the applicable zoning regulations within CRA #1 will be eligible for a 100% real property tax exemption in accordance with the CRA Act for a term of fifteen (15) years. For purposes of the exemption from real property taxes provided for in the CRA Act, within CRA #1 "residential property" shall be defined as those multi-family housing structures that (i) are located within the Housing Development Zone, as defined below, of CRA #1, and (ii) consist of two hundred (200) or more housing units within a single contiguous structure. The exemption for residential construction granted under this section shall exclude the remodeling of existing structures used for residential purposes. The Housing Development Zone is generally depicted in the map in the attached Exhibit C, with Exhibit C by this reference incorporated herein. The Housing Development Zone is more particularly described in the legal description in the attached Exhibit D, with Exhibit D by this reference incorporated herein.

SECTION 2. Section 8 of Resolution 72-1996, as currently written, is hereby repealed and shall be amended to read as follows:

Council reserves the right to re-evaluate the designation of Maumee CRA #1 from time to time, provided that Council will not re-evaluate the designation of the Housing Development Zone portion of Maumee CRA #1 before December 31, 2030.

SECTION 3. Section 10 of Resolution 72-1996, as currently written, is hereby repealed and shall be amended to read as follows:

Real property tax exemptions provided under this Resolution shall be granted to those property owners who apply for such exemption after the effective date of this Resolution and receive approval from the Housing Officer pursuant to the requirements of the CRA Act. As an additional requirement for property owners of new structures or remodeled structures to be used for commercial or industrial purposes, as described in this Resolution, such property owners must also enter into a written agreement pursuant to ORC Section 3735.671 prior to commencement of construction or remodeling in order to be eligible for a real property tax exemption under this Resolution.

SECTION 4. The City Administrator of the City of Maumee is hereby directed to send, by certified mail, one copy of this Resolution and a map of CRA #1, in sufficient detail to denote the specific boundaries of the area to the Director of the Ohio Department of Development.

SECTION 5. The Municipal Clerk of the City of Maumee is hereby directed to publish this Resolution once a week for two consecutive weeks in a newspaper of general circulation in the City of Maumee or by a method of publication provided under ORC Section 7.16.

SECTION 6. To administer and implement the provisions of this Resolution, the City Administrator is hereby designated as the Housing Officer as described in the CRA Act.

SECTION 7. Council hereby finds and determines that all formal actions relative to the passage of this Resolution 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 all applicable legal requirements, including ORC Section 121.22.

SECTION 8. For the immediate preservation of the public peace, health, and safety, and in order to spur economic growth in this area, to help revitalize the areas in the CRA, provide housing and employment to City residents through economic development, the Resolution is declared to be an emergency measure and shall take effect and be in force immediately from and after its passage.

MOTION TO DECLARE AN EMERGENCY:

SECOND:

YEAS: NAYS:

MOTION TO PASS:

SECOND

YEAS: NAYS:

PASSED as an emergency measure on October 28, 2024.

ATTEST:

KASEY VAN WORMER
MUNICIPAL CLERK

GABRIEL BARROW
PRESIDENT OF COUNCIL

APPROVED: _____, 2024

THIS LEGISLATION APPROVED
AS TO FORM:

JAMES MACDONALD
MAYOR

ALAN LEHENBAUER
CITY LAW DIRECTOR

EXHIBIT A TO RESOLUTION NO. 023-2024
Community Reinvestment Area Housing Survey

EXHIBIT B TO RESOLUTION NO. 023-2024

Description of CRA #1 Boundaries

Starting at the intersection of the centerline of Cass Street and the north corporation limit (the centerline of the Ohio Turnpike right-of-way), south along the centerline of Cass to the Norfolk & Southern Railroad, then south and southeasterly along the centerline of Gibbs Street to the intersection of Gibbs and the centerline of Clinton Street, then northeasterly along the centerline of Clinton Street to the intersection with the centerline of Elizabeth Street, the southeasterly along the centerline of Elizabeth Street to the intersection of the centerline of the Anthony Wayne Trail (SR 24) right-of-way, then southwesterly along the centerline of the Anthony Wayne Trail right-of-way to the intersection of the centerline of Gibbs Street, then southeasterly along the centerline of Gibbs Street to its termination at its intersection with Front Street, then continuing along the same southeasterly heading to the southern corporation limit, then following the southern, western and northern corporation limits to the point of origin.

EXHIBIT C TO RESOLUTION NO. 023-2024

Housing Development Zone Map

The Housing Development Zone is generally depicted by the following map:

[INSERT MAP]

EXHIBIT D TO RESOLUTION NO. 023-2024

Housing Development Zone Legal Description

The Housing Development Zone is more particularly described by the following legal description:

ORDINANCE NO. 036-2024

AN ORDINANCE AUTHORIZING THE CITY OF MAUMEE TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH METROPOLITAN HOLDINGS LIMITED OR ONE OF ITS AFFILIATES OR DESIGNEES AND DECLARING AN EMERGENCY.

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

WHEREAS, Ohio Revised Code (“ORC”) Sections 3735.65 through 3735.70 (collectively, the “CRA Act”) authorize a municipality to designate one or more areas within a municipality’s boundaries as a community reinvestment area and to execute agreements to facilitate the maintenance of existing and construction of new structures in such community reinvestment areas to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the City, pursuant to Resolution No. 72-1996, adopted by this Council on May 6, 1996, established the area specified therein as Community Reinvestment Area #1 (“CRA #1”) under the authority of the CRA Act, as amended by Resolution No. 35-1997, adopted by this Council on February 17, 1997, Resolution No. 17-2003, adopted by this Council on January 21, 2003, Resolution No. 129-2003, adopted by this Council on July 7, 2003, and Resolution 023-2024, adopted by this Council on October 28, 2024 (collectively, the “CRA Resolution”); and

WHEREAS, Metropolitan Holdings Limited, an Ohio limited liability company, one of its affiliates, or its designee that it identifies to the City Administrator in writing (collectively, the “Developer”), owns or is expected to own vacant unimproved properties located at approximately 1758-1768 Indian Wood Circle, Maumee, Ohio 43537, which real property currently has been assigned tax parcel numbers 35-00391, 35-00401, and 35-00412, and 35-00411 in the Lucas County Auditor’s Office, the entirety of which will be combined and a portion of which will be re-subdivided, containing approximately 15.571+/- acres and having a preliminary legal description, the description of which is still subject to jurisdictional approvals, attached hereto as Exhibit A (the “Project Site”); and

WHEREAS, the Project Site is within the boundaries of CRA #1; and

WHEREAS, the Council wishes to provide the Developer an exemption from taxation for the construction of a multi-family housing project (the “Project”), which upon completion will be used for commercial purposes under the CRA Act and the CRA Resolution; and

WHEREAS, the CRA Act requires the City to enter into a community reinvestment area agreement (the “CRA Agreement”) with a property owner in order for the property owner to receive an exemption from taxation for real property to be used for commercial purposes; and

WHEREAS, the Project Site is located within the Anthony Wayne Local School District (the “School District”) and the Penta Career Center School District (the “JVSD”) and the Boards of Education of both the School District and the JVSD have been notified of the proposed approval of the CRA Agreement in accordance with ORC Sections 3735.671 and 5709.83, or have waived such notice, and have been given a draft of the CRA Agreement; and

WHEREAS, the City now desires to enter into the CRA Agreement in order to provide the exemptions from taxation as described herein in accordance with the City's CRA #1 and ORC Sections 3735.671 and 5709.83.

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

SECTION 1: That the Council of the City of Maumee 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 seventy-five percent (75%) for a period of fifteen (15) years commencing with the first tax year for which the Project would first be taxable were that property not exempted from taxation.

SECTION 2: That the CRA Agreement in the form presently on file with the Municipal 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 the 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 the CRA Agreement and any amendments thereto that do not increase the percentage or number of years of the tax exemption; provided that the approval of changes, completions or amendments thereto by the Mayor, and their character as not being substantially adverse to the City, shall be evidenced conclusively by the Mayor's execution thereof; provided further that if the Developer entering into the CRA Agreement with the City is an entity designated in writing by Metropolitan Holdings Limited, is not Metropolitan Holdings Limited, and is not an Affiliate (as that term is defined below), then the execution of the CRA Agreement with the Developer shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld, based on the Developer's capacity to complete the Project. For the purposes of this Section 2, "Affiliate" means an entity controlling, controlled by, or under common control with Metropolitan Holdings Limited.

SECTION 3: That the Council further hereby authorizes the Mayor, the City Administrator, the Finance Director and the Law Director, and other appropriate officers of the City, to take any actions as are necessary or appropriate to carry out for the purposes of this Ordinance and the CRA Agreement, and facilitate the tax exemption described herein, including the following: signing any necessary agreements, certificates, and instruments; submitting or filing any documents or materials as necessary or appropriate; and making other appropriate arrangements.

SECTION 4: 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 which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio, including the Maumee Charter and ORC Section 121.22.

SECTION 5: This ordinance is declared to be an emergency measure immediately necessary to preserve the public interest and for the health, safety and welfare of the citizens of the City, and more specifically to allow for the immediate execution of the CRA Agreement described herein in order to preserve economic development, spur economic growth within Maumee, create job, and housing opportunities for the citizens of the City, wherefore this ordinance will go into immediate effect upon its adoption by Council.

MOTION TO DECLARE AN EMERGENCY:

SECOND:

YEAS: NAYS:

MOTION TO PASS:

SECOND

YEAS: NAYS:

PASSED as an emergency measure on October 28, 2024.

ATTEST: _____
KASEY VAN WORMER
MUNICIPAL CLERK

GABRIEL BARROW
PRESIDENT OF COUNCIL

APPROVED: _____, 2024

THIS LEGISLATION APPROVED
AS TO FORM:

JAMES MACDONALD
MAYOR

ALAN LEHENBAUER
CITY LAW DIRECTOR

EXHIBIT A TO ORDINANCE NO. [036-2024]
Description of Project Site



City of Maumee, Lucas County, Ohio
HOUSING SURVEY
Completed May, 2003

On May 26, 2003, a windshield survey was conducted by Poggemeyer Design Group, Inc. within the specified area of the City of Maumee proposed as a CRA. This area is both commercial/industrial and residential. The purpose of this survey was to determine, from a brief surveillance of the area, the housing units in the area that appear to be in need of repair or upgrading, or appear to lack recent investments for remodeling or repair; and develop similar information for industrial/commercial buildings within the proposed CRA.

The following houses were surveyed with the following deficiencies noted (see attached pictures):

301 West Sophia

This unit has a deteriorated roof, deteriorated and missing siding, a poorly maintained, overgrown yard with considerable debris. The driveway is unpaved.

426 West Sophia

This unit is in a generally run-down condition with deteriorating paint on the exterior walls, some problems with the roof, particularly the eaves, and an unpaved driveway.

408 West Sophia

This unit is a house with detached garage. Both structures are in need of attention with regard to the condition and preservation/protection of the siding. The driveway is unpaved.

325 West Sophia

This unit shows signs of rain water problems at the junction of the roof for the entryway and the front of the house. There are no gutters on the house.

512 West William

As evidenced by the boarded up areas on much of the front of the house, the exposed exterior walls where the siding has been removed, and the exterior of the side of the house, this house has been neglected for some time. The driveway is unpaved.

505 West Wayne

Repairs to the porch floor, steps and roof are needed. Unpaved driveway.

325 West Broadway

This unit exhibits deterioration of the exterior of the house, especially above the porch roof. There are also problems with the porch and porch roof.

317 West Broadway

This unit continues to have some significant problems with the exterior walls. Gutters and downspouts are lacking, and the driveway remains unpaved. Removal of the large, dead tree in front of the house will be necessary and a major undertaking.

EXHIBIT A

POGGEMEYER DESIGN GROUP



Similarly, the following commercial/industrial properties were surveyed with the following deficiencies noted (see attached pictures):

NE Corner of Anthony Wayne Trail and Gibbs Street, Golden Gate Plaza, Former Food Town
Food Town recently vacated this anchor store for the Golden Gate Plaza. Also, there are several additional vacant stores within the Plaza. This entire Plaza was specifically included in the proposed CRA in order to help encourage occupation of these vacant buildings. With the former Food Town and the several other stores currently vacant within the Golden Gate Plaza, the large parking lot serving these stores is very underutilized.

205 West Sophia, Industrial Storage Building
This building has a deteriorated roof and doors. The apron in front of the doors is unpaved. There are no gutters or downspouts.

211 West Sophia, Commercial Building
This building appears to be vacant or underutilized. The large garage door on the east end of the building is deteriorating as are the concrete blocks surrounding the door. The parking area is unpaved.

311 West Sophia, Commercial Building
This "For Sale" building appears to be being used for miscellaneous storage. Portions of the concrete apron and sidewalk areas are deteriorating.

401 West Sophia, Metal Quonset Hut
This building appears to be vacant with deteriorating siding on the front of the building.

SE Corner of Conant and Indiana, Closed Sunoco Station
This recently vacated and boarded-up Sunoco Station is located on a prime intersection on the north end of the downtown Maumee area.

SW Corner of Conant and The Anthony Wayne Trail, Maumee Theater Building
This historic theater building, which has been vacant for many years, is also located on a prime intersection on the north end of the downtown. The City recently acquired the building and is in the process of restoring it.

As detailed above, there are several locations within the proposed CRA with houses and commercial buildings that are either deteriorated or vacant. West Sophia Street, parallel to and immediately north of the Anthony Wayne Trail, is a mixture of residential and industrial properties, with several of the houses and commercial buildings in obvious need of repair, within which the City will encourage industrial development. The boundaries of the CRA, as proposed for recertification, have been established to include not only this particular area, but also the Golden Gate Plaza with its numerous vacant properties and large parking lot, the downtown and the commercial area north of the downtown along Conant Street, and the vacant, developable lands in the western portion of the Maumee corporate limits.

Based on the 2000 Census, the City of Maumee has a population of 15,237 with 6,346 households. Within the boundaries of the CRA as proposed for recertification, there is a population of 3,345 residing in an estimated 1,393 households.



426 West Sophia



325 West Sophia



301 West Sophia



408 West Sophia



512 West William



505 West Wayne



325 West Broadway



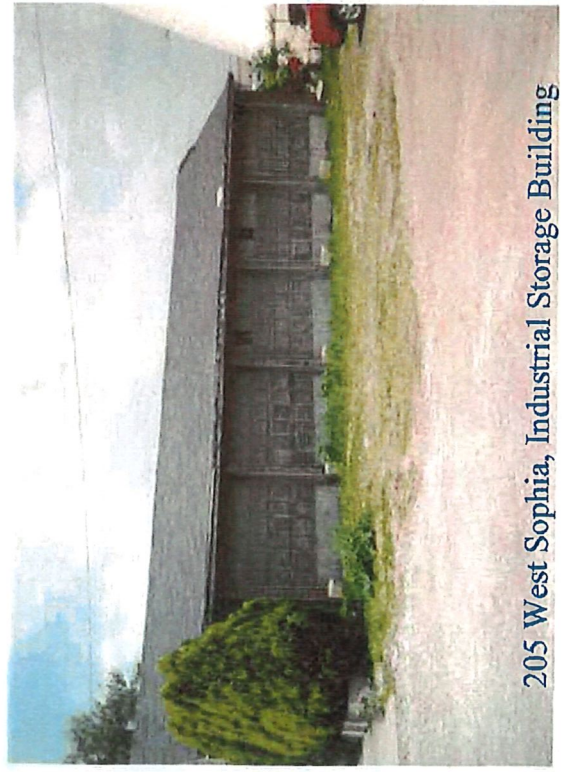
317 West Broadway



Golden Gate Plaza



Golden Gate Plaza



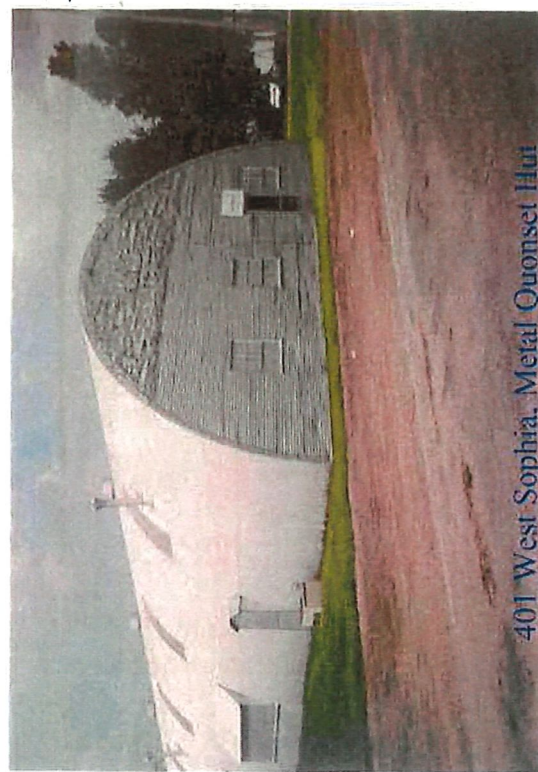
205 West Sophia, Industrial Storage Building



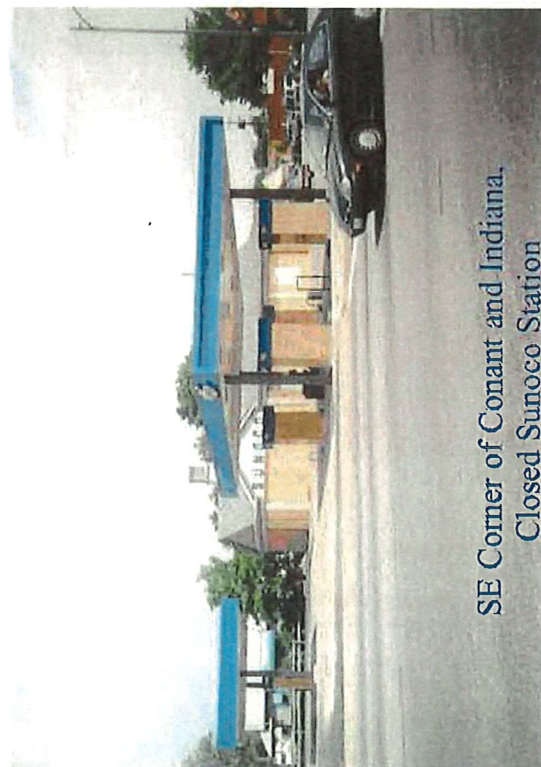
205 West Sophia, Commercial Building



311 West Sophia, Commercial Building



401 West Sophia, Metal Quonset Hut



SE Corner of Conant and Indiana,
Closed Sunoco Station



SW Corner of Conant and The Anthony Wayne Trail,
Maumee Theater Building