

AMENDMENTS TO THE
TWINSBURG TOWNSHIP COMMUNITY REINVESTMENT AREA

*Adopted per Ordinance 87-453
Amended per Ordinance 90-388*

November 5, 2010

SECTION 1

The Twinsburg Township Community Reinvestment Area is hereby established consisting of the following territory within Twinsburg Township:

Consisting of the R-3, IMU, and I-2 zoning districts in the southwestern portion of Twinsburg Township which are bounded on the north by the corporate limits of the City of Twinsburg and East Aurora Road (SR 82); on the east by the corporate limits of the City of Twinsburg and Hadyden Road; on the south by the southern boundary of Tract 1-SE Lot 1; and on the west by the corporate limits of the City of Macedonia, as further described on the attached map.

SECTION 2

The Council hereby finds that the area included in the above description is one in which housing facilities or structures of historic significance are located, and new housing construction and repair of existing facilities or structures are discouraged.

SECTION 3

Within the Twinsburg Township Community Reinvestment Area, tax exemptions for improvements to real property as described in Revised Code Section 3735.67 shall be granted for the following periods:

a) Five (5) years for every dwelling containing not more than two family units, located within the same community reinvestment area, and upon which the cost of remodeling is at least two thousand five hundred dollars (\$2,500.00).

b) Five (5) years for every dwelling containing more than two units, located within the same community reinvestment area, and upon which the cost of remodeling is at least five thousand dollars (\$5,000.00).

c) Ten (10) ~~Five (5)~~ years for construction of every dwelling located within the same community reinvestment area.

~~d) Three (3) years for existing commercial or industrial properties located within the same community reinvestment area, and upon which the cost of remodeling is at least five thousand dollars (\$5,000.00), and where expansion creates 50 or less full-time jobs.~~

~~e) Five (5) years for existing commercial or industrial properties located within the same community reinvestment area, and upon which the cost of remodeling is at least five thousand dollars (\$5,000.00), and where expansion creates 51 or more full-time jobs.~~

df) Three (3) years for existing commercial industrial properties or the new construction of commercial or industrial structures located within the same community reinvestment area, and where expansion creates 50 or less full-time jobs.

eg) Five (5) years for existing commercial industrial properties or the new construction of commercial or industrial structures located within the same community reinvestment area, and where expansion creates 51-99 full-time jobs within eighteen (18) months after completion of construction (amended per Ord. No. 90-388).

fh) Six (6) to ten (10) years for existing commercial industrial properties or the new construction of commercial or industrial structures located within the same community reinvestment area, and where expansion creates 100-124 full-time jobs within eighteen (18) months after completion of construction (added per Ord. No. 90-388).

gi) Eleven (11) to fifteen (15) years for existing commercial industrial properties or the new construction of commercial or industrial structures located within the same community reinvestment area, and where expansion creates 125 or more full-time jobs within eighteen (18) months after completion of construction (added per Ord. No. 90-388).

SECTION 4

A Community Reinvestment Area Housing Council is hereby established and composed of three members appointed by the County Executive, and two members appointed by the County Planning Commission. The majority of the foregoing members shall then appoint two additional members who shall be residents of Twinsburg Township. Terms of each member of the council shall be for three years. Term expiration dates of members shall be staggered such that expiration of no more than three member terms shall occur in any given year. An unexpired term resulting from a vacancy in the council shall be filled in the same manner as the initial appointment was made.

SECTION 5

The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the community reinvestment area for which an exemption has been granted under Section 3735 of the Revised Code. The Council shall also hear appeals under Section 3735.70 of the Revised Code.

SECTION 6

This ordinance and any amendments thereto shall be published in full in a newspaper of general circulation in the county once a week for two consecutive weeks immediately following its adoption pursuant to Section 3735.66 of the Revised Code.