

**BOARD OF TRUSTEES**  
**JERSEY TOWNSHIP, LICKING COUNTY, OHIO**

**RESOLUTION No. 23-06-05-04**

**A RESOLUTION REQUESTING THE LICKING COUNTY COMMISSIONERS  
IMPLEMENT SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED  
CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A  
COMMUNITY REINVESTMENT AREA IN JERSEY TOWNSHIP, AND  
DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM AND  
DESIGNATING A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL  
AND TAX INCENTIVE REVIEW COUNCIL**

The Board of Trustees of Jersey Township, Licking County, Ohio met in a regular meeting on June 5, 2023 at 1481 Mink Street, Pataskala, Ohio 43062, with the following members present:

Dan Wetzel, Chairman

Jeff Fry, Vice-Chairman

Ben Pieper, Trustee

Trustee Wetzel moved the following:

**WHEREAS**, the Trustees of Jersey Township, Licking County, Ohio (hereinafter the "Township") and the Board of County Commissioners of Licking County (hereinafter the "Commissioners") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of Jersey Township that have not enjoyed reinvestment from remodeling or new construction; and

**WHEREAS**, a survey of housing, a copy of which is on file in the office of the County as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area; and

**WHEREAS**, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

**WHEREAS**, the Township and the Commissioners desire to pursue all reasonable and legitimate incentive measures to assist and encourage development; and

**WHEREAS**, the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

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**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF JERSEY TOWNSHIP, LICKING COUNTY, OHIO, THAT THE FOLLOWING RESOLUTION BE AND IT HEREBY IS ADOPTED:**

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**Section 1.** Jersey Township requests the Licking County Commissioners implement sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of a Community Reinvestment area in Jersey Township, and designating a Housing Officer to administer the program and

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designating a Community Reinvestment Area Housing Council and Tax Incentive Review Council, with the Township reimbursing the costs of publication related to required notices of the CRA creation.

**Section 2.** The area designated as the Jersey Township 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 3.** Pursuant to ORC Section 3735.66, the Jersey Township Community Reinvestment Area is hereby established and shall consist of all parcels of land located within the Jersey Township unincorporated limited herein by reference. Wherein only commercial and/or industrial properties consistent with applicable zoning regulations within the Jersey Township Community Reinvestment Area will be eligible for exemptions hereunder.

**Section 4.** All properties identified in "Exhibit A" as being within the designated Community Reinvestment Area are eligible for this incentive, so long as such properties are classified as to use as commercial, industrial, or some combination thereof, and otherwise satisfying the requirements of ORC Section 3735.67. The classification of the structures or remodeling eligible for exemption in the area shall at all times be consistent with zoning restrictions applicable to the area. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, Jersey Township intends to undertake supporting public improvements in the designated area

**Section 5.** Within the Jersey Township 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 the ORC Section 3765.67. The results of the negotiation as approved by the Jersey Township Trustees (hereinafter the "Trustees") and approved by the Commissioners will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671.

a. For the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, the term and percentage of the tax exemption shall be negotiated on a case-by-case basis in advance of the commencement of the remodeling, with the maximum term of such exemption being a period of fifteen (15) years and the maximum exemption being equal to one hundred percent (100%) of the increase in the assessed valuation resulting from such improvements.

b. For the construction of new commercial or industrial facilities, the term and percentage of the tax exemption shall be negotiated on a case-by-case basis in advance of the commencement of the construction, with the maximum term of such exemption being a period of fifteen (15) years and the maximum exemption being equal to one hundred percent (100%) of the increase in the assessed valuation resulting from such new construction.

Only commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. 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.

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**Section 6.** The Commissioners shall require that the Trustees approve all tax exemptions, through a resolution, before the Commissioners approve the tax exemption.

**Section 7.** All commercial and industrial projects are required to comply with an initial application fee of \$2,500 to GROW Licking County, the local annual monitoring fee of \$500 annually to GROW Licking County, and the local annual administrative fee of \$2,000 to Jersey Township.

**Section 8.** To administer and implement the provisions of this Resolution, the Executive Director of GROW Licking County is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

**Section 9.** That the Licking County Community Reinvestment Area Housing Council (hereinafter the "CRA Housing Council") shall be used for the Jersey Township CRA. The CRA Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Council shall also hear appeals under Section 3735.70 of the ORC. The Trustees shall appoint a member to the Council.

That the Licking County Tax Incentive Review Council (hereinafter the "TIRC") shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671, of the ORC and make written recommendations to the Commissioners as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

**Section 10.** The Trustees reserve the right to re-evaluate the designation of the Jersey Township Community Reinvestment Area after December 31, 2034, at which time the Trustees may request the Commissioners to direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

**Section 11.** The CRA Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The CRA Housing Council shall also hear appeals under 3735.70 of the ORC.

**Section 11.** It is found and determined that all formal actions of this Board concerning and pertaining to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board, and any of its committees, that resulted in such formal action were in meetings open to the public, in accordance with all legal requirements including Ohio Revised Code §121.22.


**Section 12.** This Resolution shall take effect at the earliest time provided by law.

Trustee Pieper seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

YEAS: Pieper; Fry; Wetzel

NAYS:

The motion carried and the Resolution was adopted.

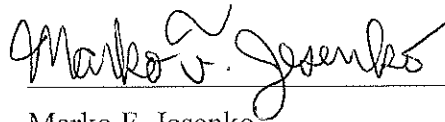
Attest:   
Marko F. Jesenko, Fiscal Officer

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**CERTIFICATE**

State of Ohio, Licking County

I, the undersigned Fiscal Officer of Jersey Township, Licking County, Ohio, hereby certify that the foregoing Resolution Number 23-06-05-04 is a true and complete copy of the Resolution adopted by a majority of the full membership of the Board of Trustees of Jersey Township at its regular meeting held on June 5, 2023 as was recorded in the official proceedings of the Board.

A handwritten signature in black ink, reading "Marko F. Jesenko", is written over a horizontal line.

Marko F. Jesenko

Jersey Township Fiscal Officer