

VILLAGE OF CLEVES

HAMILTON COUNTY, OHIO

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE; ESTABLISHING A SPECIFIC CRA BOUNDARY WITHIN THE VILLAGE OF CLEVES AS A COMMUNITY REINVESTMENT AREA; ESTABLISHING ELIGIBILITY AND EXEMPTION STANDARDS FOR QUALIFYING COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL DEVELOPMENT; DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM; ESTABLISHING A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL; ESTABLISHING AND PROVIDING FOR REVIEW BY A TAX INCENTIVE REVIEW COUNCIL; AND DECLARING AN EMERGENCY.

ORDINANCE NO. 10 - 2026

- WHEREAS,** Sections 3735.65 through 3735.70 of the Ohio Revised Code authorize political subdivisions to establish Community Reinvestment Areas for the purpose of encouraging new construction and the repair, remodeling, rehabilitation, and redevelopment of existing structures; and
- WHEREAS,** pursuant to Section 3735.66 of the Ohio Revised Code, the Village has conducted a survey and review of housing, structures, property conditions, land use, development patterns, and opportunities for reinvestment within the corporate limits of the Village; and
- WHEREAS,** the findings resulting from said survey are incorporated herein and demonstrate that the Village contains established structures and developed properties, vacant or underutilized properties, aging or functionally obsolete improvements, and opportunities for rehabilitation, modernization, expansion, adaptive reuse, redevelopment, and new construction; and
- WHEREAS,** the Village is a geographically compact and substantially developed community with limited opportunities for outward expansion, making reinvestment, rehabilitation, redevelopment, and productive reuse of existing property particularly important to its future economic development; and
- WHEREAS,** Village Council finds that conditions exist within the proposed Community Reinvestment Area in which new construction and the repair or remodeling of existing facilities or structures are discouraged within the meaning of Sections 3735.65 and 3735.66 of the Ohio Revised Code; and
- WHEREAS,** Village Council finds that encouraging qualifying commercial, industrial, and residential investment will promote economic development, redevelopment, property improvement, employment creation and retention, improvement of the Village's housing stock, expansion and stabilization of the Village's tax base, and the long-term economic and financial stability of the Village; and
- WHEREAS,** Village Council desires to encourage substantial residential investment through uniform and conservative residential incentives while retaining flexibility to separately evaluate and negotiate commercial and industrial incentives based upon the merits and anticipated public benefits of each individual project;

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Cleves, Ohio:

SECTION I: ESTABLISHMENT OF COMMUNITY REINVESTMENT AREA

The area as outlined and identified in the Community Reinvestment Area Boundary Map and Street List attached hereto as Annex A is hereby designated as a Community Reinvestment Area pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code.

The boundaries of the Community Reinvestment Area shall be coterminous with the corporate boundaries of the Village of Cleves as depicted on the map attached hereto and incorporated herein as Annex A.

Village Council hereby adopts and incorporates the findings resulting from the Village's Community Reinvestment Area Survey of Housing, Structures, and Property Conditions and Findings, which shall be maintained on file with the Village.

Village Council finds that the area contains housing facilities and other structures and that conditions exist within the area in which new construction and the repair or remodeling of existing facilities or structures are discouraged within the meaning of Sections 3735.65 and 3735.66 of the Ohio Revised Code.

SECTION II: ELIGIBLE USES AND CLASSIFICATIONS

New construction and remodeling classified as commercial, industrial, or residential shall be eligible for exemption within the Community Reinvestment Area, subject to the requirements, classifications, minimum investment thresholds, exemption percentages, exemption periods, and other limitations established by this Ordinance and applicable Ohio law.

For purposes of Sections 3735.65 through 3735.70 of the Ohio Revised Code and this Community Reinvestment Area, structures or remodeling composed of multiple dwelling units that satisfy the residential requirements established by Section 4 of this Ordinance shall be classified as residential, provided such classification and use are consistent with applicable zoning restrictions.

All other structures and remodeling shall be classified according to their applicable use and zoning classification.

In all instances, the responsible or seeking party must complete a uniform application and receive the CRA Classification prior to the commencement of construction, demolition, or rehabilitation, etc.

SECTION III: COMMERCIAL AND INDUSTRIAL EXEMPTIONS

A. Remodeling, Rehabilitation, and Redevelopment

Remodeling, rehabilitation, or redevelopment of an existing commercial or industrial structure involving an investment of not less than Ten Thousand Dollars (\$10,000.00) in real property improvements shall be eligible for consideration for an exemption.

B. New Construction

Qualifying new commercial or industrial construction shall be eligible for consideration for an exemption.

No additional local minimum investment threshold is established by this Ordinance for new commercial or industrial construction.

C. Case-by-Case Determination

The percentage and term of any commercial or industrial exemption shall be negotiated and determined on a case-by-case basis prior to commencement of construction or remodeling and shall be incorporated into a written agreement entered into pursuant to Section 3735.671 of the Ohio Revised Code.

No commercial or industrial exemption granted pursuant to this Ordinance shall exceed:

1. Seventy-five percent (75%) of the assessed valuation eligible for exemption; or
2. Fifteen (15) years in duration.

Each proposed commercial or industrial exemption shall be separately considered and approved by Village Council.

Satisfaction of the eligibility requirements established herein establishes eligibility for consideration only and shall not create any right or entitlement to an exemption.

Village Council expressly reserves the right to approve, deny, negotiate, or modify the percentage and duration of any proposed commercial or industrial exemption within the limitations established herein and applicable law.

SECTION IV: RESIDENTIAL EXEMPTIONS

All qualifying residential construction and remodeling under this Ordinance shall receive an exemption of seventy-five percent (75%) of the increase in assessed valuation eligible for exemption for a period of five (5) years, subject to the applicable minimum investment and owner-occupancy requirements established below.

A. Remodeling of Existing Owner-Occupied Residential Structures

Qualifying remodeling of an existing owner-occupied residential structure shall involve a minimum investment of One Hundred Thousand Dollars (\$100,000.00) in real property improvements.

The structure shall be owner-occupied as a condition of eligibility and continued exemption.

B. New Owner-Occupied Single-Family Residential Construction

Qualifying new construction of an owner-occupied single-family residential structure shall involve a minimum investment of Two Hundred Fifty Thousand Dollars (\$250,000.00) in real property improvements.

The parcel shall be owner-occupied upon completion of construction as a

condition of eligibility and continued exemption.

C. New Two- or Three-Unit Owner-Occupied Residential Structures

Qualifying new construction of a residential structure containing two (2) or three (3) dwelling units shall involve a minimum investment of Three Hundred Twenty-Five Thousand Dollars (\$325,000.00) in real property improvements to the entire structure.

Each dwelling unit shall be owner-occupied upon completion of construction as a condition of eligibility and continued exemption.

D. New Owner-Occupied Residential Structures Containing Four or More Units

Qualifying new construction of a residential structure containing four (4) or more dwelling units shall involve a minimum investment of Five Hundred Thousand Dollars (\$500,000.00) in real property improvements to the entire structure.

Each dwelling unit shall be owner-occupied upon completion of construction as a condition of eligibility and continued exemption.

Such structures shall be classified as residential for purposes of this Community Reinvestment Area to the extent permitted by Section 3735.66 of the Ohio Revised Code and provided the use is consistent with applicable zoning restrictions.

E. Uniform Residential Exemption.

The exemption applicable to all qualifying residential construction and remodeling under this Section shall be seventy-five percent (75%) for five (5) years.

Residential exemption percentages and terms shall not be individually negotiated or determined on a case-by-case basis.

The Housing Officer shall determine whether an application satisfies the objective eligibility, investment, occupancy, and other requirements established by this Ordinance and applicable law.

SECTION V: EVALUATION OF COMMERCIAL AND INDUSTRIAL EXEMPTIONS

In determining whether to approve a proposed commercial or industrial exemption and the appropriate percentage and duration thereof, Village Council may consider:

1. The amount of new real property investment;
2. The number and quality of jobs created or retained;
3. Anticipated annual payroll;
4. Anticipated municipal income tax revenue;
5. The existing condition and use of the property;
6. Whether the project involves vacant, underutilized, deteriorated, or obsolete property;

7. The extent of rehabilitation, redevelopment, expansion, or new construction;
8. The anticipated effect upon surrounding properties and development;
9. The anticipated economic and fiscal benefit to the Village;
10. Whether the proposed investment would likely occur within the Village without an incentive;
11. The applicant's proposed schedule for investment, construction, employment, and occupancy; and
12. Such other factors as Village Council determines relevant to the public interest.

Nothing contained herein shall require Village Council to grant a commercial or industrial exemption merely because a project satisfies the minimum eligibility requirements.

SECTION VI: COMMERCIAL AND INDUSTRIAL COMMUNITY REINVESTMENT AREA AGREEMENTS

Prior to commencement of construction or remodeling for which a commercial or industrial exemption is sought, the Village and property owner shall enter into a written agreement satisfying Section 3735.671 of the Ohio Revised Code and all other applicable provisions of law.

Each agreement shall contain all information, representations, commitments, and provisions required by law and may contain additional provisions determined appropriate by Village Council, including provisions concerning investment, employment, payroll, project completion, reporting, compliance, maintenance, assignment, default, termination, revocation, and reimbursement or recapture of benefits.

All notices, approvals, certifications, payments, or other requirements applicable to affected school districts and other taxing authorities shall be satisfied in accordance with Sections 3735.671, 5709.82, 5709.83, and other applicable provisions of the Ohio Revised Code.

SECTION VII: HOUSING OFFICER

The Village Administrator/Chief Administrative Officer, or the Administrator's designee, is hereby designated as the Housing Officer for the Community Reinvestment Area pursuant to Sections 3735.65 and 3735.66 of the Ohio Revised Code.

The Housing Officer shall administer the Community Reinvestment Area in accordance with applicable law and is authorized to:

1. Receive and process applications;
2. Determine eligibility in accordance with this Ordinance and applicable law;
3. Verify completion of qualifying construction or remodeling and the cost

thereof;

4. Conduct or coordinate required inspections;
5. Maintain records relating to the Community Reinvestment Area;
6. Transmit approved applications and certifications as required by law;
7. Prepare and submit required reports;
8. Establish administrative forms, procedures, and application requirements consistent with this Ordinance and applicable law; and
9. Perform such other administrative duties as are necessary to implement the Community Reinvestment Area.

Nothing in this Section authorizes the Housing Officer to grant or approve a commercial or industrial exemption without the separate approval of Village Council and execution of the agreement required by Section 3735.671 of the Ohio Revised Code.

SECTION VIII: COMMUNITY REINVESTMENT AREA HOUSING COUNCIL

A Community Reinvestment Area Housing Council shall be appointed for the Community Reinvestment Area in accordance with Section 3735.69 of the Ohio Revised Code.

The Housing Council shall consist of:

1. Two members appointed by the Mayor;
2. Two members appointed by Village Council;
3. One member appointed by the Village Planning Commission; and
4. Two additional members who are residents of the Village, appointed by a majority of the foregoing five members.

Members shall serve terms as provided by law.

The Housing Council shall exercise the powers and perform the duties prescribed by Sections 3735.69 and 3735.70 of the Ohio Revised Code, including annual inspection of properties within the Community Reinvestment Area for which exemptions have been granted and consideration of appeals.

SECTION IX: TAX INCENTIVE REVIEW COUNCIL

A Tax Incentive Review Council shall be established and shall consist of three representatives appointed by the Hamilton County Board of County Commissioners; two representatives of the Village of Cleves appointed by the mayor with the concurrence of Village Council; the Hamilton County Auditor or the Auditor's designee; and a representative of each affected board of education. At least two members shall be residents of the Village of Cleves.

Pursuant to Section 5709.85 of the Ohio Revised Code, the Hamilton County Tax Incentive Review Council ("HCTIRC") shall annually review the compliance and performance of all agreements authorized by the Village involving the granting of exemptions for commercial or industrial real property improvements pursuant to

Section 3735.671 of the Ohio Revised Code.

The HCTIRC shall provide written recommendations to Village Council concerning the continuation, modification, or termination of such agreements based upon the performance of each agreement.

Village Council shall consider and act upon recommendations of the HCTIRC in the manner and within the time required by Section 5709.85 of the Ohio Revised Code.

SECTION X: STATE DESIGNATION AND FILING

Following adoption of this Ordinance, the Village Administrator and other appropriate Village officials are authorized and directed to transmit to the Director of Development, by certified mail and in the manner required by Section 3735.66 of the Ohio Revised Code:

1. A copy of this Ordinance;
2. A map of the Community Reinvestment Area in sufficient detail to denote the specific boundaries of the area; and
3. Such other information or documentation as may be required for designation and administration of the Community Reinvestment Area.

No exemption from taxation shall be granted within the Community Reinvestment Area until the Director of Development has assigned the area the unique designation required by Section 3735.66 of the Ohio Revised Code.

SECTION XI: PUBLICATION

This Ordinance shall be published once a week for two consecutive weeks in a newspaper of general circulation within the Village, or as otherwise provided by Section 7.16 of the Ohio Revised Code, immediately following its adoption, in accordance with Section 3735.66 of the Ohio Revised Code.

SECTION XII: ANNUAL REPORTING AND COMPLIANCE

The Housing Officer, Fiscal Officer, and other appropriate Village officials are authorized and directed to prepare, maintain, and submit all reports and information required by Sections 3735.65 through 3735.70, Section 3735.672, Section 5709.85, and other applicable provisions of the Ohio Revised Code.

The Community Reinvestment Area Housing Council shall conduct the annual inspections required by Section 3735.69 of the Ohio Revised Code.

The Village shall monitor compliance with Community Reinvestment Area exemptions and agreements and may take such action as permitted by law and any applicable agreement in the event of noncompliance.

SECTION XIII: CONTINUING AUTHORITY OF VILLAGE COUNCIL

Village Council reserves the right to amend, restrict, suspend, or terminate the

availability of future exemptions within the Community Reinvestment Area to the extent permitted by law.

No amendment, suspension, or termination shall impair an exemption or contractual right previously granted except as authorized by applicable law or the terms of an applicable Community Reinvestment Area agreement.

SECTION XIV: SEVERABILITY

If any provision of this Ordinance or its application to any person, property, or circumstance is determined to be invalid or unenforceable, such determination shall not affect the remaining provisions or applications of this Ordinance, which shall continue in full force and effect.

SECTION XV: EMERGENCY

This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, order, safety, health, and welfare of the Village of Cleves and for the daily operation of municipal government.

The reason for said emergency is that the Village is presently experiencing an influx of development and redevelopment activity, and the immediate establishment of the Community Reinvestment Area is necessary to provide the Village with economic development tools to encourage and facilitate continued private investment, redevelopment, improvement of the Village's housing stock, job creation and retention, expansion and stabilization of the Village's tax base, and the economic and financial stabilization of the Village.

Therefore, upon receiving the affirmative vote required by law, this Ordinance shall take effect and be in force immediately upon its passage and approval.

Approved: 5-Y 0-N

X Geri Meister
Geri Meister, Mayor

Rob Merkle
SOLICITOR

Penny Williams
Penny Williams, Clerk

SUSPENSION OF RULES
&

DECLARING AN EMERGENCY

MOTIONED BY
2ND LINDA BOLTON

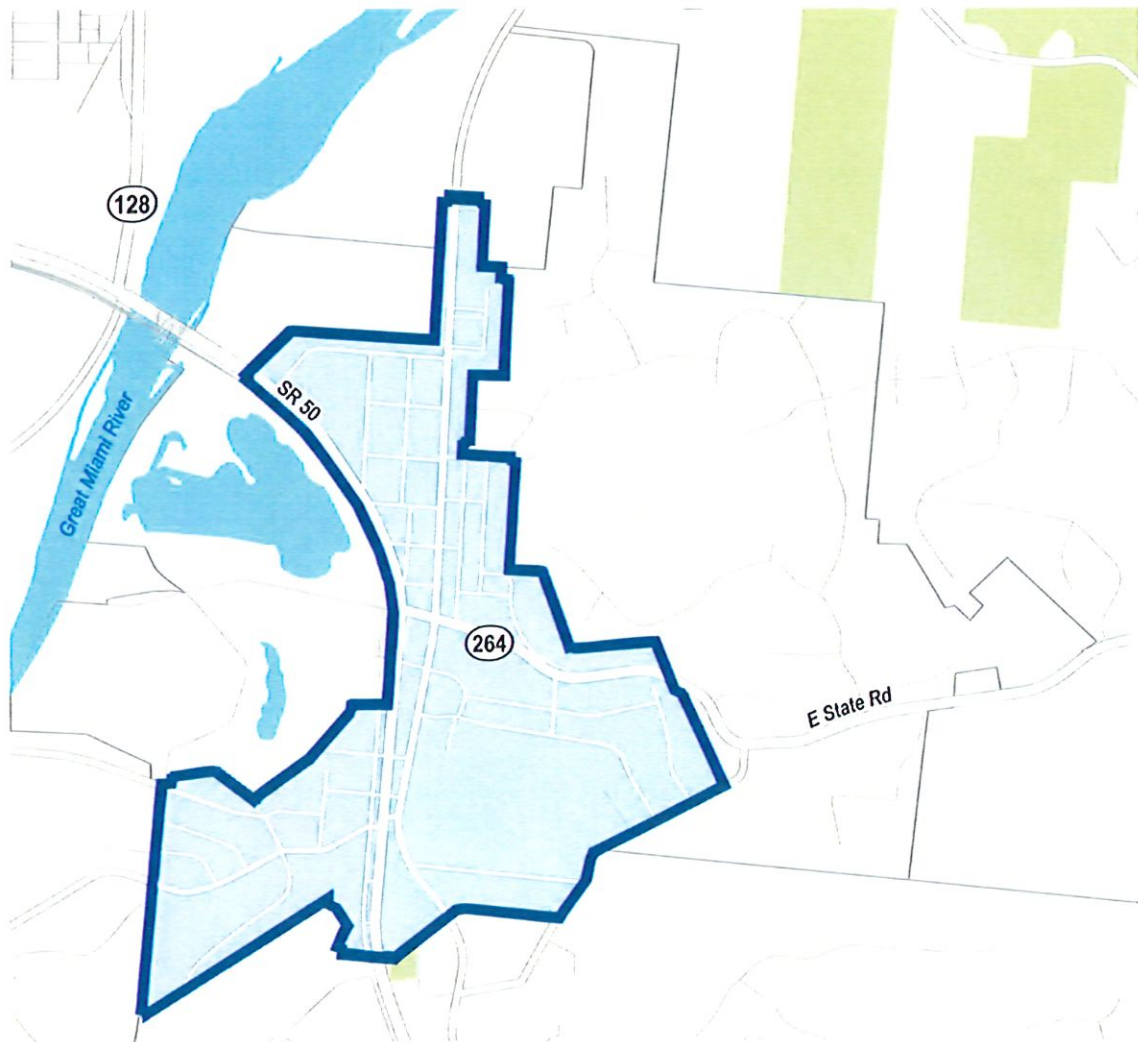
5-Y 0-N

MOTION GRANTED

Approved As to Form:

Rob Merkle
Rob Merkle, Village Solicitor

ANNEX A - COMMUNITY REINVESTMENT AREA BOUNDARY MAP



ANNEX A CONT. – STREET LIST

Village of Cleves – CRA Street List	
Street Name	Description (If Not Entire Street)
Bassett St	
Blondeau St	
Carter St	
College St	
Cooper Ave	
Cremer St	
Dowling St	
E Cleves Ave	
E Main St	
E State Rd	From US 50 to Pontius Ave
Elliott St	
Finley St	
Harrison Ave	From corpline at Ridge to 63 Harrison Ave
Howell St	
Locust St	
Lower River Rd	
Maiden Ln	
Main St	
Malbury St	
Marian Ave	
Marian St	
Montieth St	
Mt Nebo Rd	
N. Miami Ave	
Pontius Ave	
Porter St	
Ridge Ave	North Side
S. Miami Ave	
Skidmore Ave	
Spring St	From E State Rd to W Morgan St
Symmes St	
Timberline Ct	
Timea St	
W Laird St	
W Markland St	
W Morgan St	
W Scott St	
Wamsley Ave	

VILLAGE OF CLEVES, OHIO

COMMUNITY REINVESTMENT AREA SURVEY OF HOUSING, STRUCTURES, AND PROPERTY CONDITIONS AND FINDINGS

Prepared pursuant to Ohio Revised Code Sections 3735.65 through 3735.70

Date: September 9, 2026

I. PURPOSE AND AREA SURVEYED

Pursuant to R.C. 3735.66, the Village of Cleves conducted a survey and review of housing, structures, property conditions, land use, development patterns, and opportunities for reinvestment within the Village.

The area surveyed consists of all territory within the corporate limits of the Village of Cleves, Hamilton County, Ohio, as depicted on the Community Reinvestment Area Boundary Map.

The purpose of this survey is to determine whether the area contains the conditions necessary for designation as a Community Reinvestment Area under R.C. 3735.65 and 3735.66.

II. EXISTING CONDITIONS

Cleves is a geographically compact and substantially developed community containing established residential neighborhoods, commercial and industrial properties, vacant and underutilized parcels, and properties capable of rehabilitation or redevelopment.

The Village has limited opportunities for outward expansion. Continued growth and improvement therefore depend substantially upon reinvestment in existing properties, rehabilitation and modernization of structures, redevelopment of vacant or underutilized property, infill development, and productive reuse of developed land.

The Village's survey and administrative review identified areas and properties exhibiting one or more of the following conditions:

1. Private disinvestment and deferred reinvestment;
2. Aging, deteriorating, or functionally obsolete structures and improvements;
3. Vacant or underutilized buildings and parcels;
4. Properties requiring substantial rehabilitation, modernization, or redevelopment;
5. Deferred maintenance and deteriorating property conditions;
6. Limited availability of undeveloped land and increased reliance upon redevelopment and infill development; Significant costs associated with rehabilitation, demolition, site preparation, adaptive reuse, infrastructure improvements, and new construction;
7. Increased real-property taxation resulting from substantial improvements and new construction;
8. Competition from surrounding jurisdictions for residential, commercial, and industrial

ANNEX B

investment; The Village finds that these conditions discourage substantial private investment and, if left unaddressed, may contribute to continued deterioration, declining property conditions, reduced economic productivity, and the spread of blighting influences to surrounding properties.

9. Existing and emerging conditions contributing to deterioration and blight that may worsen without substantial private reinvestment.

III. RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CONDITIONS

The Village contains established housing stock and commercial and industrial structures of varying ages, conditions, and levels of utilization.

Substantial rehabilitation, modernization, redevelopment, and new construction require significant private investment. The costs associated with such investment, together with increased assessed valuation and resulting property taxation, can discourage or delay improvements.

The Village does not find that the Village as a whole is blighted. Rather, the survey identifies specific areas and properties experiencing disinvestment, deterioration, vacancy, underutilization, functional obsolescence, or other existing or emerging blighting influences for which substantial private reinvestment should be encouraged.

IV. FINDINGS

Based upon the foregoing survey and review, the Village finds that:

1. The Village contains housing facilities and other existing structures;
2. Areas and properties within the Village are experiencing disinvestment, deterioration, vacancy, underutilization, aging or functionally obsolete improvements, and existing or emerging blighting influences;
3. Substantial rehabilitation, redevelopment, and new construction require significant private capital investment;
4. Without reinvestment, certain properties and areas are at risk of continued deterioration and the spread of blighting influences;
5. Limited undeveloped land makes rehabilitation, redevelopment, infill development, and productive reuse particularly important to the Village;
6. Development costs, increased property taxation resulting from improvements, economic risk, and competition from surrounding jurisdictions discourage private investment; and
7. Community Reinvestment Area incentives can encourage substantial rehabilitation, redevelopment, property improvement, and new residential, commercial, and industrial construction.

Accordingly, the Village finds that the proposed Community Reinvestment Area contains housing facilities and conditions in which new housing construction and repair of existing facilities or structures are discouraged within the meaning of R.C. 3735.65(B) and 3735.

ANNEX B

V. COMMUNITY REINVESTMENT AREA

Based upon these findings, the Village recommends designation of all territory within the corporate

limits of the Village of Cleves as a Community Reinvestment Area.

The boundaries of the proposed Community Reinvestment Area are depicted on the Community Reinvestment Area Boundary Map accompanying the establishing legislation.

Qualifying residential, commercial, and industrial construction and remodeling shall be eligible for exemptions subject to the requirements and limitations established by Village Council and applicable Ohio law.

Prepared by:

A handwritten signature in black ink, appearing to read "Justin Habig", written in a cursive style.

Justin Habig

Administrator

Village of Cleves