

**AVON LAKE
CRA HOUSING COUNCIL
ANNUAL MEETING
September 24, 2025, 5:30pm
Avon Lake City Hall
MEETING AGENDA**

- 1. Review of Existing Community Reinvestment Area (CRA) Abatements**
- 2. Review of Most Recent CRA Legislation**
- 3. Discussion on Reauthorization of Past Legislation, Possible Changes, and Possible New Start**
- 4. Additional Discussion**
- 5. Adjourn**

**Avon Lake
Community Reinvestment Area (CRA)
Active Tax Abatements
2025**

Property Owner / Abatement Holder		Business	Address	Year Approved	Term of Years	Percent	Market Abatement	Last Year of Benefit
1	216 Miller Road LLC (original abatement for Aquamarine)*	Kopf Properties	216 Miller	2004 (original approval)	16 different abatements			2033 for the final one
2	Towne Care Center LLC	Sprenger Health Care	300 Community Drive	2014	10 Years	100%	\$5,155,290	2027
3	JESS Lake Company, LLC	The Goddard School	430 Avon Belden	2017	10 Years	100%*	\$474,310	2028
4	Dorin Properties, LLC	Catania Medallie Specialty	668 Moore	2019	10 Years	50%	\$76,450	2030
5	NHW Properties, LLC	Northern Hammerworks	531 Miller	2019	10 Years	50%	\$75,240	2030
6	T Randall Properties, LLC	Randall's Lawn Care and Landscaping	33710 Walker	2020	10 Years	50%	\$171,200	2031
7	Lumin—Avon Lake LLC	Hinkley	33000 Pin Oak Parkway	2021	15 Years	100%	\$8,983,400	2038

* 216 Miller Road LLC abatement is for Aquamarine. Kopf (or created corporation) files separately for each building/section of Aquamarine, with the most recent just being filed this month.

*The CRA Agreement for JESS Lake calls for the applicant to make payments to the school district in the amount of 25% of the abated taxes. Also, JESS Lake has a second abatements filed for the Goddard School, but the second abatement has not yet begun to provide benefit for the company as that project (an addition to the building) has not happened

Community Reinvestment Area (CRA) Active Tax Abatements in Avon Lake
--

Abatement	Parcel #	Improvements	Tax Rate	Taxes Abated in 2025 (TY '24)	Last Year of Benefit
The Goddard School	400018128185	\$745,680.00	0.026	\$19,387.68	2028
Sprenger Health Care	400018128236	\$5,052,080.00	0.026	\$131,354.08	2027
Hinkley	400008104197	\$8,904,200.00	0.026	\$231,509.20	2038
Catania Medallie	400005000069	\$111,050.00	0.026	\$2,887.30	2030
Northern Hammerworks	400005000133	\$103,080.00	0.026	\$2,680.08	2030
Randall's Lawn Care & Lan:	400006114073	\$180,650.00	0.026	\$4,696.90	2031
Non-Aquamarine subtotal				\$392,515.24	
Aquamarine					
	1 400006105048	\$5,431,850.00	0.026	\$141,228.10	2030
	2 400006105080	\$3,384,470.00	0.026	\$87,996.22	2032
	3 400006105076	\$597,800.00	0.017	\$10,162.60	2033
	4 400006105078	\$121,500.00	0.017	\$2,065.50	2032
	5 400006105077	\$597,100.00	0.017	\$10,150.70	2033
	6 400006105074	\$597,800.00	0.017	\$10,162.60	2033
	7 400006105075	\$3,053,400.00	0.026	\$79,388.40	2031
	8 400006105072	\$907,200.00	0.017	\$15,422.40	2032
	9 400006105073	\$3,077,600.00	0.026	\$80,017.60	2032
	10 400006105069	\$2,258,700.00	0.026	\$58,726.20	2028
	11 400006105071	\$2,308,200.00	0.026	\$60,013.20	2029
	12 400006105063	\$2,172,900.00	0.026	\$56,495.40	2026
	13 400006105065	\$2,295,000.00	0.026	\$59,670.00	2026
	14 400006105066	\$2,268,600.00	0.026	\$58,983.60	2027
	15 400006105067	\$2,278,500.00	0.026	\$59,241.00	2028
	16 400006105068	\$2,271,900.00	0.026	\$59,069.40	2028
Aquamarine subtotal				\$848,792.92	
TOTAL				\$1,241,308.16	

By: Mr. Arnold

TEMP NO: 11310

RESOLUTION NO: 113-2019

A RESOLUTION RENEWING AND DESCRIBING THE
BOUNDARIES OF A COMMUNITY REINVESTMENT AREA, AND
DESIGNATING A HOUSING OFFICER TO ADMINISTER THE
PROGRAM, AND DECLARING AN EMERGENCY.

WHEREAS, Resolution No. 132-94, adopted June 30, 1994, originally established and described the boundaries of a Community Reinvestment Area and designated a Housing Officer to administer the Program; and

WHEREAS, the Resolution requires that the CRA program shall be reviewed by City Council every four years, to renew, modify or abolish the CRA program; and

WHEREAS, the CRA program has been reviewed by the Law Department and Council, and said Council has determined that the Resolution should be renewed including all subsequent modifications for an additional four years effective upon the passage of this legislation and approval by the Mayor;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF
THE CITY OF AVON LAKE, STATE OHIO

Section No. 1: That the CRA program as originally set forth in Resolution No. 132-94 and as subsequently renewed and modified, is hereby renewed as follows for an additional four-year period effective upon the passage of this legislation and approval by the Mayor.

Section No. 2: That for purposes of fulfilling the requirements set forth under Section 3735.65 to 3735.70, inclusive, of the Ohio Revised Code, the City Council has established and hereby reaffirms "Community Reinvestment Area No. 2".

Section No. 3: That the boundaries of "Community Reinvestment Area No. 2" are as follows: the entire incorporated area of the City of Avon Lake, inclusive.

Section No. 4: The incentives granted hereunder shall run with the land and shall extend to the land for the duration

granted hereunder even if the City program instituted hereby is terminated.

Section No. 5: That within "Community Reinvestment Area No. 2", tax incentives may be granted only on investments to real property whose zoning classification is either "commercial" or "industrial".

Section No. 6: That such territory which is zoned for commercial or industrial use be described as follows:

- a) Commercial: All territory currently zoned B1, B2, B3 and/or 01, and all territory that may become so zoned in the future, and/or any territory that may be zoned for commercialization by classifications not currently codified.
- b) Industrial: The territory currently zoned I or LI. This includes that part of the Pin Oak Parkway industrial area now zoned I-Industrial, or LI-Light Industrial, but not industrially developed, plus all other territory zoned for industrialization, now, or in the future.

Section No. 7: That within "Community Reinvestment Area No. 2", tax exemptions for investments (that is, improvements) to real property as described in Section 3735.65 of the Ohio Revised Code may be granted for the following periods, and with the following percentages of abated tax valuation:

- a) Commercial:
New Construction: Maximum 15 years; Maximum 75% abatement

Expansion: Maximum 12 years; Maximum 50% abatement;
Minimum investment to be at least \$5,000.00

(Phase out of abatements is permitted.)

- b) Industrial:
New Construction: Maximum 15 years; Maximum 100% abatement.

Expansion: Maximum 12 years; Maximum 75% abatement;
Minimum investment to be at least \$10,000.00

(Phase out of abatements is permitted.)

Any abatement or exemption granted hereunder shall remain in effect for any subdivided parcel of property for which an exemption or abatement was originally granted. However, if a parcel of property is subdivided in such a way that a building is alienated from the rest of the parcel, the abatement shall extend only to such parcel as that which the building stands upon and shall not extend to the other subdivided parcels.

In no instance shall a tax abatement be granted on a parcel where a building permit(s) has not been granted. Furthermore, an applicant is required to apply and be granted an abatement before a project is commenced; no abatement will be granted on projects which have been completed at the time of application.

Abatement is eligible for expansion projects only upon which the scope of the project(s) is major in nature (including, but not limited to: Alteration of exterior and bearing walls, floors, roofs, foundations, etc., and additions to structures) as determined by the Housing Officer.

Abatement is eligible and intended for structures and buildings only containing "roof cover" and not for such items as driveways, sidewalks, landscaping, etc. except when such construction is part of an overall new or expansion plan.

Taxes eligible for abatement under this Resolution within the defined "Community Reinvestment Area No. 2" shall only be those taxes assessed against real property, and only upon that real property added to, or expanded upon a given premise under a legally binding tax incentive agreement between the City of Avon Lake and any unrelated party to such a tax incentive agreement.

Land, as defined and assessed for taxation by the County of Lorain, State of Ohio, is not, and shall not be eligible for tax incentives under this Resolution.

Tax abatement granted under this Resolution shall only be applicable to those improvements to real property as defined hereunder and mutually agreed to under a legally binding tax incentive agreement between the City of Avon Lake and any unrelated party to such a tax incentive agreement.

Under no circumstances shall tax incentives under this Resolution apply to any taxes other than real property taxation.

Section No. 8: The City Council of the City of Avon Lake shall determine and require an applicant for tax abatement to submit financial and/or other relevant business information for review by the City in order for the City to consider a request for tax incentives hereunder.

Section No. 9: In the event that any Applicant/Recipient of the tax incentives available in the Community Reinvestment Area, prior to the expiration of the term for which the application was granted, vacates the project site, or moves, relocates any material portion of its operations, or ceases operations within the City of Avon Lake as contemplated in its application for incentives, then, in that event, any and all tax incentives granted hereunder shall immediately cease. In addition thereto, the Applicant/Recipient may be required to repay any and all tax incentives received pursuant to its designation as an entity entitled to the benefits of the Community Reinvestment Area. In the event the City pursues remedies under this Section, the City may record a Certificate of Non-Compliance with the Lorain County Recorder's Office which shall serve, in addition to other remedies which may be available at law or in equity, as a lien or charge against the property until repayment of taxes has been made in full.

Section No. 10: That to administer and implement the provisions of this Resolution, the Housing Officer as described in Section 3735.65,66 of the Ohio Revised Code shall be the Mayor, or his/her designee.

Section No. 11: That a Community Reinvestment Area Housing Council was created and is hereby reaffirmed consisting of seven (7) members who shall be residents of the City of Avon Lake. Two (2) members shall be appointed by the City Council, two (2) members shall be appointed by the Mayor, and the City Planning Commission shall appoint one (1) of its citizen members. The majority of the foregoing members shall then appoint two (2) additional members who shall be residents of the City. One (1) of the seven (7) foregoing members shall be a representative of the Avon Lake City Schools.

Terms of the members of the Housing Council shall be for three (3) years. An unexpired term resulting from a vacancy in

the Housing Council shall be filled in the same manner as the initial was made.

The Housing Council shall make an annual inspection of the properties with "Community Reinvestment Area No. 2" as described under Section 3735.67 of the Ohio Revised Code and shall also hear appeals under Section 3735.70.

Section No. 12: Any project approved for tax incentives must be commenced within thirty (30) days after such approval, unless an extension is granted by the Housing Officer.

Section No. 13: That a copy of this Resolution will be forwarded to the Lorain County Auditor by the Clerk of Council for information and reference.

Section No. 14: That City Council finds that the area included within the foregoing description of "Community Reinvestment Area No. 2" is one in which housing facilities or structures of historical and/or architectural significance are located and new construction and repair of existing facilities or structures has been discouraged.

Section No. 15: No CRA Tax Incentive Agreement with the City of Avon Lake shall require an Applicant/Recipient of a CRA Tax Exemption to pay an annual fee to the City of Avon Lake, nor shall such Agreement require an Applicant/Recipient of a CRA Tax Exemption to maintain membership in the North Coast Regional Chamber of Commerce.

Section No. 16: This Resolution is hereby made specifically retroactive to January 1, 2006.

Section No. 17: This Resolution shall be reviewed by City Council upon its expiration and every four (4) years thereafter to determine whether to renew, modify or abolish the CRA program.

Section No. 18: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees which resulted in such formal actions, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section No. 19: That this Resolution is hereby declared to be an emergency measure, the emergency being the necessity of providing the means to be able to offer tax incentives to commercially and industrially zoned land within the City of Avon Lake. Therefore, this Resolution shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED: 10/15/19


President of Council

POSTED: 10/18/19

APPROVED: 10/16/19

ATTEST: 
Clerk of Council


Mayor