

CRA HOUSING COUNCIL

NOVEMBER 5, 2020

The meeting was called to order by Glenn Grisdale, the City's Economic Development consultant, at 4:07 p.m. Council members present were Greg Bade, Pam Harrington, Kraig Mackett, Tim McCarthy, Rick Rettig, Barry VanHoozen and Brody Walters (7).

Mr. Grisdale stated that this annual meeting is a requirement under Ohio Revised Code Section 3735.69, and an inspection of CRA properties needs to take place annually.

APPROVAL OF MINUTES

The minutes of the December 11, 2019 meeting, as written, were unanimously approved.

REVIEW OF CRA PROPERTIES

Mr. Grisdale gave an overview of the CRA program, the role of the Housing Council, and the make-up of its members. He said that the City has two CRA's. CRA #1 which is the downtown area and is only for commercial properties, and CRA #4 which was recertified in 2012 with a boundary change. He said that there are 13 businesses with abatements. He said that all CRA's met the benchmarks and all school donation agreements are current. Mr. Grisdale reported that 70% of the abatements are for stage 1 and stage 2 businesses, with 77% owned by Perrysburg residents. The cost to the City was \$174,298 and the total valuation was \$21,787,210.

APPOINTMENT/NOMINATION OF MEMBERS

Mr. Grisdale stated that the Housing Council re-appointed Mr. Mackett and Mr. VanHoozen the previous year, but the other five members need to go through the process of being re-appointed by their respective bodies if they are willing to serve again.

DISCUSSION OF CRA #1 AMENDMENT

Mr. Grisdale called attention to a memo sent to the Housing Council regarding the possibility of amending the CRA program guidelines to provide incentives to spur new and revitalized mixed use development and residential opportunities in the downtown CRA. Mr. Grisdale said that benefits could include: providing an influx of full time residents that help to patronize local shops, keep residents in the community by updating housing options, low or non-productive properties could be repurposed, other communities like Sylvania offer these types of incentives, and it could increase the tax base with little to no burden on the school system. Mr. Grisdale said that he was contacted by someone who wants to create synergy in the downtown area. The amendment to include residential would not necessarily have to be for single family, but more of a mixed use like an office with a condo above it. There was discussion regarding this option with several Housing Council members agreeing that it is beneficial to have as many tools in our toolbox as we can. Mr. Walters said that the City is in the process of updating the Land Use Plan, and there is an early indication that this is the type of housing we're missing in the City. Mr. Rettig made a motion to continue the dialogue with the proper channel which would be the Finance and Economic Development Committee. Mr. McCarthy seconded, and the motion was unanimously approved.

There being no further business, the meeting adjourned at 5:06 p.m.

Respectfully submitted,

Mary Jo Sutton