

Oregon Board of Education

5721 Seaman Road
Oregon, Ohio 43616
October 18, 2022
Regular Meeting

9473

The Board of Education of the Oregon City School District met in a special session at 5:00 p.m. at Clay High Learning Commons. President, Carol Molnar, called the meeting to order, led the pledge of allegiance to the flag and a brief moment of silence. Upon roll call, the following members were present: Mrs. Cathers, Mr. Csehi, Mr. Saevig, and Mrs. Molnar.

Mr. Csehi made a motion, seconded by Mr. Saevig, to approve the agenda as presented.

121/22

Adopt
Agenda

Upon Roll the vote was as follows: Mr. Csehi, yes; Mr. Saevig, yes; Mrs. Cathers, yes; Mrs. Molnar, yes; President declared the motion passed.

**RESOLUTION TO APPROVE AND ENTER INTO A
COMPENSATION AGREEMENT WITH THE CITY OF
OREGON**

122/22

Compensation
Agreement

Mr. Saevig made a motion, seconded by Mrs. Molnar, to approve the following resolution.

During discussion, Mayor Mike Seferian, provided the history of the need for this project and City Administrator, Joel Mazur, answered board member questions about this project and the details of the compensation agreement.

WHEREAS, Ohio Revised Code Sections 3735.65 et seq. (the “Community Reinvestment Area Program”) authorize municipal corporations to designate Community Reinvestment Areas within the State to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available real property tax exemption for such new development or rehabilitation;

WHEREAS, pursuant to the Community Reinvestment Area Program, the Oregon City Council (the “City”) passed Ordinance No. 077-2017 on May 22, 2017, a true, correct and complete copy of which is attached hereto as Attachment A (the “CRA Ordinance”) to approve the designation of the geographic area described in said Ordinance as the Downtown Oregon Community Reinvestment Area under which new construction and remodeling of commercial and residential facilities are eligible for tax exemption;

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WHEREAS, according to Ohio Revised Code Section 3735.671, approval by the affected school district is required before the City may enter into certain agreements under the CRA Ordinance (“CRA Agreements”) to grant property tax exemptions for the new construction or remodeling of commercial structures;

WHEREAS, pursuant to the Community Reinvestment Area Program and the CRA Ordinance, residential facilities composed of more than two units are classified as commercial structures;

WHEREAS, the City has advised the Board that it plans to pass one or more ordinances (“TIF Ordinances”) to implement tax increment financing under either Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 or Ohio Revised Code Sections 5709.41, 5709.42 and 5709.43 (collectively, the “TIF Act”) for projects located in the Downtown Oregon Community Reinvestment Area that qualify as commercial improvements under the TIF Act, thereby exempting improvements to parcels from real property taxation for up to 25 years and providing for the owners of the property to make service payments in lieu of taxes equal to the amount the taxes would have been due but for that TIF Ordinance exemption;

WHEREAS, according to Ohio Revised Code Sections 5709.40 and 5709.41, under certain circumstances approval of the affected school district is required prior to the City passing a TIF Ordinance;

WHEREAS, to induce development in the Downton Oregon Community Reinvestment Area and to pay for necessary public improvements in and around the area, the City has advised the Board that it plans to grant both Community Reinvestment Area Program and tax increment financing property tax exemptions to certain proposed projects in the Downtown Oregon Community Reinvestment Area;

WHEREAS, it is anticipated that the City and the Board will derive substantial and significant benefits from the development and improvement of properties in the Downtown Oregon Community Reinvestment Area;

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WHEREAS, to obtain the approval of the Board to certain tax exemptions, ordinances and agreements under both the Community Reinvestment Area Program and the TIF Act and to compensate the Board and the Oregon City School District (the "District") as a whole for a portion of the revenue that the District would have received had improvements to parcels not been exempted from taxation, the City and the Board have determined to enter into a compensation agreement, the form of which is attached hereto as Attachment B and incorporated herein fully by reference (the "Compensation Agreement"); and

WHEREAS, the Board is a body politic and corporate capable of contracting and being contracted with pursuant to Section 3313.17 of the Ohio Revised Code.

NOW THEREFORE BE IT RESOLVED:

1. The Board hereby approves the real property tax exemptions described in, and which are subject to, the Compensation Agreement, which is attached hereto as Attachment B and incorporated herein fully by reference.
2. The Board hereby deems it is in the best interests of the District to enter into the Compensation Agreement, and therefore, the Board hereby approves and authorizes the District to enter into said Compensation Agreement.
3. The Board hereby waives any notice requirements set forth in Sections 5709.40, 5709.41, 5709. Agreements and TIF Ordinances, unless otherwise specified in the Compensation Agreement.
4. The Board further authorizes and directs the Board President, the Treasurer, and/or the Superintendent to do all things necessary and consistent with this Resolution and to take such actions as are necessary or appropriate to accomplish the objectives of this Resolution, including but not limited to, executing the Compensation Agreement in the form attached and providing such information or certificates, and entering into such instruments, from time to time as are necessary and appropriate to carry out this Resolution and the terms of the Compensation Agreement.
5. It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees

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- that resulted in such formal action were in meetings open to the public or in executive session as permitted by Ohio law.
6. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Upon rollcall all members voted yes. President declared the motion passed.

CLOSING

Mr. Csehi made a motion, seconded by Mrs. Molnar, to adjourn. Motion passed. Meeting adjourned at 5:52 p.m.

Attest: Treasurer

President