



Legislation Text

File #: O-383-20, Version: 1

CRA-Phoenix Toledo Industrial Investors LLC (1313 Campbell)
Department of Economic Development
B. Schlorst (x1692), C. Watkins (x1154)
(Revised)

Approving a Community Reinvestment Area real property tax exemption for Phoenix Toledo Industrial Investors, LLC, 401 E. Kilbourn Avenue, Suite 2017, Milwaukee, WI 53202, for the redevelopment of an industrial structure and parcel of real property located at 1313 Campbell Street, Toledo, Ohio 43607, located in the Southwest Community Reinvestment Area; authorizing the execution of needed agreements and other documents related thereto; making certain findings and determinations; and declaring an emergency.

SUMMARY & BACKGROUND:

Ordinance No. 787-95 enacted on December 20, 1995 as amended by Ord. No. 57-96 enacted on February 7, 1996, designated the “Southwest Community Reinvestment Area”, pursuant to Sections 3735.67 through 3725.671 of the Ohio Revised Code, and declared that these tax exemption incentives promote and expand conforming use in the designated area. This area was subsequently certified by the Ohio Department of Development as Community Reinvestment Area (“CRA”) effective February 15, 1996.

On October 29, 2019, Toledo City Council authorized Ordinance 494 granting a Community Reinvestment Area real property tax exemption to Phoenix Toledo industrial Investors, LLC (“Property Owner”) for the redevelopment of a 226,929 square foot structure located at 1411 Campbell Street Toledo, OH 43607 for Brenntag North America, Inc.’s (“Tenant”) new distribution facility. The Property Owner acquired the adjacent dilapidated industrial building located at 1313 Campbell Street to provide additional acreage for the Tenant’s operations that will include additional parking, rail spur and storage, tank farm and a stormwater detention pond.

Phoenix Toledo Industrial Investors, LLC has submitted an application and agreement for a CRA real property tax exemption. The exemption is requested for the redevelopment of a former dilapidated industrial structure, located at 1313 Campbell Street, Toledo, Ohio 43607, into expanded outdoor operations for Brenntag North America, Inc.’s new distribution facility. The Owner estimates it will invest \$778,890.38 to redevelop this 13.59-acre site.

This proposed project is in conformance with Toledo’s Southwest Community Reinvestment Area requirements as established by the above referenced ordinances. The Toledo Public School District was notified and has approved the granting of a twelve (12) year tax exemption, subsequently entering into a School District Payment Agreement with Phoenix Toledo Industrial Investors, LLC for an annual payment in lieu of taxes. This Ordinance is required to authorize a 100% real property tax exemption of twelve (12) years for taxes that would otherwise be generated due to the increase in the assessed valuation of the real property at the project site.

The fiscal impact of this ordinance is as follows:

- The amount of funds requested: N/A
- The expenditure budget line item: N/A
- New revenue generated (operational revenue, grants, if any): N/A
- Revenue budget line item (if any): N/A
- Are funds budgeted in the current fiscal year (yes/no)? N/A
- Is this a capital project (yes/no)? No
- If yes, is it new or existing (new/existing)? N/A
- What section of the City's Strategic Plan does this support:
 - o Excellence in Basic Services (yes/no) N/A
 - o Quality Community Investment (Livable City, Development) (yes/no) yes
 - o Workplace Culture & Customer Service (yes/no) no
 - o Environment (yes/no) no

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That pursuant to Ohio Revised Code section 3735.67 and City of Toledo Ord. No. 787-95 as amended by Ord. No. 57-96, a Community Reinvestment Area real property tax exemption of 100 percent of the increase in the assessed valuation of real property resulting from the remodeling by the Phoenix Toledo Industrial Investors, LLC on property located at 1313 Campbell Street, Toledo, Ohio, within the Southwest Community Reinvestment Area is approved; and further said exemption shall be for a period of twelve (12) years and said period shall commence as of the first year in which, but for that exemption, the specified property improvements, or portion thereof, would otherwise become taxable.

SECTION 2. That the mayor is authorized to enter into a Community Reinvestment Area Tax Exemption Agreement with Phoenix Toledo Industrial Investors, LLC and the mayor, Director of Law, Director of Neighborhoods and Business Development and the Real Estate Division and other appropriate City officials are authorized to execute such other agreements, instruments, documents, and certifications, and take such other actions as may be necessary or appropriate to effectuate the above authorized Community Reinvestment Area exemption.

SECTION 3. That it is found and determined that all formal actions of City Council concerning and relating to the passage of this Ordinance were taken in an open meeting of City Council, and that all deliberations of City Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including those of Sections 121.11 and 121.22 of the Ohio Revised Code.

SECTION 4. That this Ordinance is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that the same is necessary for the immediate preservation of the public peace, health, safety, and property, and for the further reason that the Ordinance must be immediately effective in order to enable the City to approve tax exemption for this redevelopment in Toledo's Southwest Community Reinvestment Area.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council