

ORDINANCE NO. 2026-35

AN ORDINANCE AMENDING THE COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT BETWEEN THE CITY OF KENT, OHIO, KMPH REAL ESTATE, LLC AND MC AUTOMOTIVE, INC. (DBA MONTROSE MAZDA) DATED AUGUST 27, 2020 TO REMOVE THE ANNUAL FEE REQUIREMENT IN SECTION 5 OF THE AGREEMENT AND DECLARING AN EMERGENCY.

WHEREAS, the City of Kent entered into a Community Reinvestment Area (CRA) Agreement with KMPH Real Estate, LLC and MC Automotive, Inc. dated August 27, 2020 to provide a real property tax exemption to Mazda for its more than \$8 million investment in renovations at its dealership on West Main Street; and

WHEREAS, the real property exemption is for 50% of the assessed increase in the Portage County Auditor's valuation from the improvements beginning in January 2023 and continuing annually for twelve (12) year period; and

WHEREAS, on April 4, 2023 the State of Ohio Department of Development (ODOD) enacted new rules as a result of the passage of a Statehouse bill that eliminated an annual reporting fee requirement of \$500 that was paid annually by companies with CRA agreements; and

WHEREAS, the City of Kent would like to amend the fee section of the CRA agreement to align with the City's other active CRA agreements and remove the annual fee of \$500.00.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Kent, Portage County, Ohio, at least three-fourths (3/4) of all members elected thereto concurring:

SECTION 1. That Council does hereby amend the Community Reinvestment Area (CRA) Agreement by removing the annual fee of \$500.00 to align with the City's other active CRA Agreements.

SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of this City, for which reason and other reasons manifest to this Council this ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediate after passage.

PASSED: April 15, 2026
Date


EFFECTIVE: April 15, 2026
Date

ATTEST: Kathleen Coleman
Kathleen Coleman
Clerk of Council

Jack Armhein
Jack Armhein
Mayor and President of Council

I, KATHLEEN COLEMAN, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF ORDINANCE No. 2026-35, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON April 15, 2026.

(SEAL)


KATHLEEN COLEMAN
CLERK OF COUNCIL