

## **Sub-HB 182 Sponsor Testimony**

Thank you, Mr. Chairman, members of the committee, for the opportunity to provide sponsor testimony on Sub. HB 182.

Sub. HB 182 makes revisions to the statewide Joint Economic Development (JEDD) law. I was the sponsor of HB 269, which created the statewide JEDD statute in 1995. Since that time, JEDDS have been widely used across the state as an effective economic development tool. I want to emphasize that the revisions in this bill do not make major changes to this very successful law. The intent of the legislation is to merely improve the JEDD law based on input from numerous stakeholders.

Some of the key provisions of the bill are as follows:

- Easy Read – the legislation harmonizes various sections of the JEDD law to eliminate the patchwork of sections that must be put together to read the statewide JEDD statute. Under the bill

the statewide JEDD law is located in one section of the ORC and easier to read.

- Redevelopment – the bill adds economic redevelopment as a purpose for the establishment of a JEDD.
- Mixed use – HB 182 modifies the prohibition of residents being allowed in a JEDD by stipulating that residents are allowed if they live in a mix-use building combining residential with retail/office space. Mix use is defined in the bill.
- Swiss cheese – the legislation allows the JEDD to carve out properties within the district that don't want to be a part of the JEDD. These carve outs would put holes in the JEDD that would create a "Swiss Cheese" effect.
- Annexation – the bill expands the restrictions on annexation to include the territory within the JEDD.

- Out of Town Owners – the bill stipulates that out of town business and/or property owners will be contacted by certified mail during the petitioning process. If they don't respond in 30 days, it will be assumed that they agree with the establishment of the JEDD. However, the bill stipulates that the certified mail must be signed by the record property owner to ensure that the petition is going to the appropriate decision maker.
- Opt out – this provision allows a business or property owner to “opt out” of a JEDD if it can be proven that the business or property owner has received little or no economic benefit from the JEDD. The Development Services Agency will determine if the opt out is warranted. The bill also allows the decision to be appealed to the Common Pleas if disputed.
- Enterprise Zone Waiver – the bill creates a waiver for enterprise zone tax abatements if the abatement doesn't

qualify under current Ohio law. The waiver would be granted if the local school board approves the abatement.

In closing, Mr. Chairman, members of the committee, Sub-HB 182 will improve the statewide JEDD law and increase its effectiveness as a reliable economic development tool. The bill passed unanimously in the House Economic and Workforce Development Committee and had no opponent testimony.