

CITY OF MIDDLEBURG HEIGHTS

Community Reinvestment Area (CRA) Program



A Community Reinvestment Area or CRA is a designated area of land within the City in which property owners can receive tax incentives for investing in the remodeling of or new construction of commercial and industrial properties. Residential property in Middleburg Heights is not eligible for CRA benefits. CRA is an incentive program that can provide tax exemptions to encourage property owners to invest in the renovation of existing buildings and the construct of new buildings within two designated areas of the City.

The CRA program was established to advance the revitalization of areas where investment has been discouraged by offering property tax exemptions for increased commercial property valuation that would result from renovation of existing structures or new construction activities within the designated areas. Eligible property owners and businesses can apply to the Director of Economic Development for CRA benefits. Please note that projects involving commercial or industrial facilities must apply before the project begins. Legislative approval is required and an agreement between the City and applicant(s) must be finalized prior to the project going forward.

The percentage and term of CRA exemption is determined on a project-by-project basis. Projects will be evaluated based on factors such as capital investment, jobs created and/or retained, payroll created and/or retained and overall economic and fiscal impacts to the City and region. Following are the maximum CRA benefits allowed:

CRA Benefits	Exemption Percentage	Term
Commercial and Industrial Remodeling (Minimum \$5,000)	Up to 100%	Up to 12 Years
New Construction (Commercial and Industrial Only)	Up to 100%	Up to 15 Years

Please note that all CRA exemptions will be structured to insure that the school district receives payments equal to the amount of taxes that they would have received if not for the CRA exemption.

For more information please contact Charles Bichara, Director of Economic Development, City of Middleburg Heights, at (440) 234-8811.