

**ORDINANCE NO.:** 2018-17  
**SPONSOR:** MAYOR NEUGEBAUER  
**INTRODUCED:** AUGUST 14, 2018 **ASSIGNED TO:** FINANCE

**AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY OWNED BY ALDI INC. (OHIO) TO BE A PUBLIC PURPOSE, EXEMPTING 100% OF THE VALUE OF THE IMPROVEMENTS FROM REAL PROPERTY TAXATION FOR THIRTY YEARS, AND DECLARING AN EMERGENCY.**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GREEN, COUNTY OF SUMMIT, AND STATE OF OHIO, THAT:**

**SECTION ONE:**

City Council makes the following findings and determinations:

- (a) The City adopted Ordinance No. 2003-12 on September 10, 2003, (and amended that Ordinance through Ordinance 2004-03), establishing a tax increment financing program ("TIF Program"), authorizing the City to declare improvements to certain parcels of real property to be a public purpose, requiring the owner, and its successors and assigns, of any structure located on any parcel of real property declared to be a public purpose to make annual service payments in lieu of taxes ("Service Payments") to the Fiscal Officer of Summit County, and providing the City the option to enter into an agreement ("TIF Agreement") with the owner of any structure located on any parcel of real property declared to be a public purpose under the TIF Program.
- (b) In accordance with Ordinance No. 2003-18, adopted November 25, 2003, City Council established a Municipal Public Improvement Tax Increment Equivalent Fund (the "TIF Fund"), as a separate fund of the City into which Service Payments distributed to the City under the TIF program must be deposited.
- (c) Aldi Inc. (Ohio) ("Owner"), purchased property identified in the map attached as Exhibit "A" and the legal description attached as Exhibit "B" (the "TIF Property"), located within the boundaries of the City and is making improvements on the TIF Property (the "Development Improvements"), as described in Exhibit "C".
- (d) The City has approved the construction of certain public infrastructure improvements (the "Public Improvements") in connection with the Development Improvements, which Public Improvements will directly benefit the TIF Property as described in the attached Exhibit "D".
- (e) City Council has, by notice delivered to the Board of Education of the Green Local School District on October 16, 2003, and to the Board of Education of the Portage Lakes Career Center on October 16, 2003, given notice of the City's intent to declare as a public purpose certain improvements to certain parcels of



real property and of the Mayor's authorization to negotiate TIF Agreements under the TIF Program. A copy of Ordinance No. 2003-12 accompanied the notices.

- (f) Subject to the following, the Board of Education of the Green Local School District passed a resolution waiving the right to approve exemptions from taxation under Section 5709.43, Revised Code, for any improvements declared to be a public purpose and for any TIF Agreements entered into under the TIF Program on the condition that a compensation agreement be negotiated in accordance with Section 5709.40, Revised Code, and waiving any notice under Section 5709.83, Revised Code. The same has been provided by the City to the Green Local School District.
- (g) The Board of Education of the Green Local School District, on November 17, 2003, entered into a compensation agreement with the City. The City and the Board of Education amended the Compensation Agreement effective January 1, 2006 and again on May 25, 2017. As a result of the May 25, 2017 amendment, the Green Local School District is required to receive a fourteen (14) day statutory notice under Ohio Revised Code 5709.83, from the City.
- (h) The Board of Education of the Portage Lakes Career Center on October 16, 2003, passed a resolution waiving any notice under Section 5709.83, Revised Code.

**SECTION TWO:**

City Council declares the Development Improvements to the TIF Property to be a public purpose. City Council exempts one hundred percent (100%) of the value of these improvements from real property taxation in accordance with the TIF Program and the authority in Section 5709.40, Revised Code, for a period of thirty (30) years.

**SECTION THREE:**

In accordance with the TIF Program and the authority in R.C. 5709.40, the Developer, and its successors and assigns, will make Service Payments equal to the real property taxes exempted under Section Two. City Council establishes an account in the TIF Fund (a "TIF Account") as a separate account in the City's Fund. The Service Payments distributed to the City must be deposited into the TIF Account and used to finance the Public Improvements described in section 1(d), for other public infrastructure improvements benefiting the TIF Property. Additionally, funds due to the Green Local School District shall be distributed in an amount as provided in the Compensation Agreement entered into between the City and the School District.

**SECTION FOUR:**

The City finds and determines that all formal actions of this Council concerning and relating to the enactment of this Ordinance were taken in open meetings of this Council and all deliberations of this Council or any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with Section 121.22, Revised Code.

**SECTION FIVE:**

City Council declares this Ordinance to be an emergency immediately necessary for the preservation of the public peace, health, safety, and welfare of the citizens of Green and for the further reason that the Development Improvement may be revalued and Service payments commence immediately. Provided that this legislation receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise, it shall take effect and be in force at the earliest time allowed by law.

ADOPTED: Sept 11, 2018

Nichole Baldinger  
Nichole Baldinger, Interim Clerk of Council

Chris Humphrey  
Chris Humphrey, Council President

APPROVED: Sept. 11, 2018

Gerard M. Neugebauer  
Gerard M. Neugebauer, Mayor

ENACTED EFFECTIVE: Sept 11, 2018

ON ROLL CALL:    Babbitt Aye    Dyer Aye    Humphrey Aye    Shaughnessy Aye  
                         Speight Absent    Yeargin Aye    Young Aye    Adopted 6-0

Suburbanite publication on Sept 14 and Sept 21, 2018

Nichole Baldinger  
Nichole Baldinger, Interim Clerk of Council

William G. Chris

**Exhibit A**  
**Map of Development Property**

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**Exhibit B**  
**Legal Description of Development Property**

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For: Aldi Inc. (Ohio)  
4055 Massillon Road  
Green, OH 44685

Parcel Number(s): 28-16362

The Development Property

TR 22 E OF MASSILLON RD 2.3011 AC

**Exhibit C**  
**The Development Improvements**

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The Development Improvements consist of the following:

- (a) Construction of approximately 22,730 SF retail store and grocery.
- (b) Estimated Value of New Construction: Construction Costs \$2,000,000.
- (c) The facility's anticipated occupancy open September 2018.
- (d) Tax Year in which the improvements first appear on the tax list and duplicate:  
January, 2019.

**Exhibit D**  
**The Public Improvements**

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The Public Improvements consist of, but are **not limited** to, the following:

- (a) Construction of Town Park Boulevard east of Massillon Road, inclusive of design, engineering, surveying roadway, curbs, gutters, storm water collection system, sidewalks, street lighting, waterlines and if determined necessary sanitary sewer, gas, electricity, phone and cable lines. Total project estimated to cost approximately: \$3,200,000. Construction completed 2011.