

ORDINANCE NO.: 2017-19
SPONSOR: MAYOR NEUGEBAUER
INTRODUCED: AUGUST 8, 2017 **ASSIGNED TO:** FINANCE

AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY DEVELOPED BY GREAT-GREEN, LLC AND OWNED BY CAM GREEN, LLC TO BE A PUBLIC PURPOSE, EXEMPTING A PERCENTAGE 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) GREAT-Green, LLC ("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. CAM Green, LLC, the Developer, 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". The City will provide funds to reimburse the Developer for the Public Improvements out of the Service Payments.
- (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), other public infrastructure improvements benefiting the TIF Property, to distribute to the Green Local School District in an amount as provided in the Compensation Agreement, or, at City Council's discretion, to finance specific public improvements benefiting the Green Local 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 TIF Development Agreement must be immediately effective in order that the employment opportunities may be available to the residents of this City at the earliest possible time. 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: September 12, 2017
Molly Kapeluck
Molly Kapeluck, Clerk

Chris Humphrey
Chris Humphrey, Council President

APPROVED: September 12, 2017
Gerard M. Neugebauer
Gerard M. Neugebauer, Mayor

ENACTED EFFECTIVE: Sept. 12, 2017

ON ROLL CALL: Ahlstrom -Aye Dyer -Aye Humphrey -Aye Knodel -Aye
Speight -Aye Summerville -Aye Young -Aye
Adopted 7-0

Suburbanite publication on September 15 and September 22, 2017
Molly Kapeluck
Molly Kapeluck, Clerk

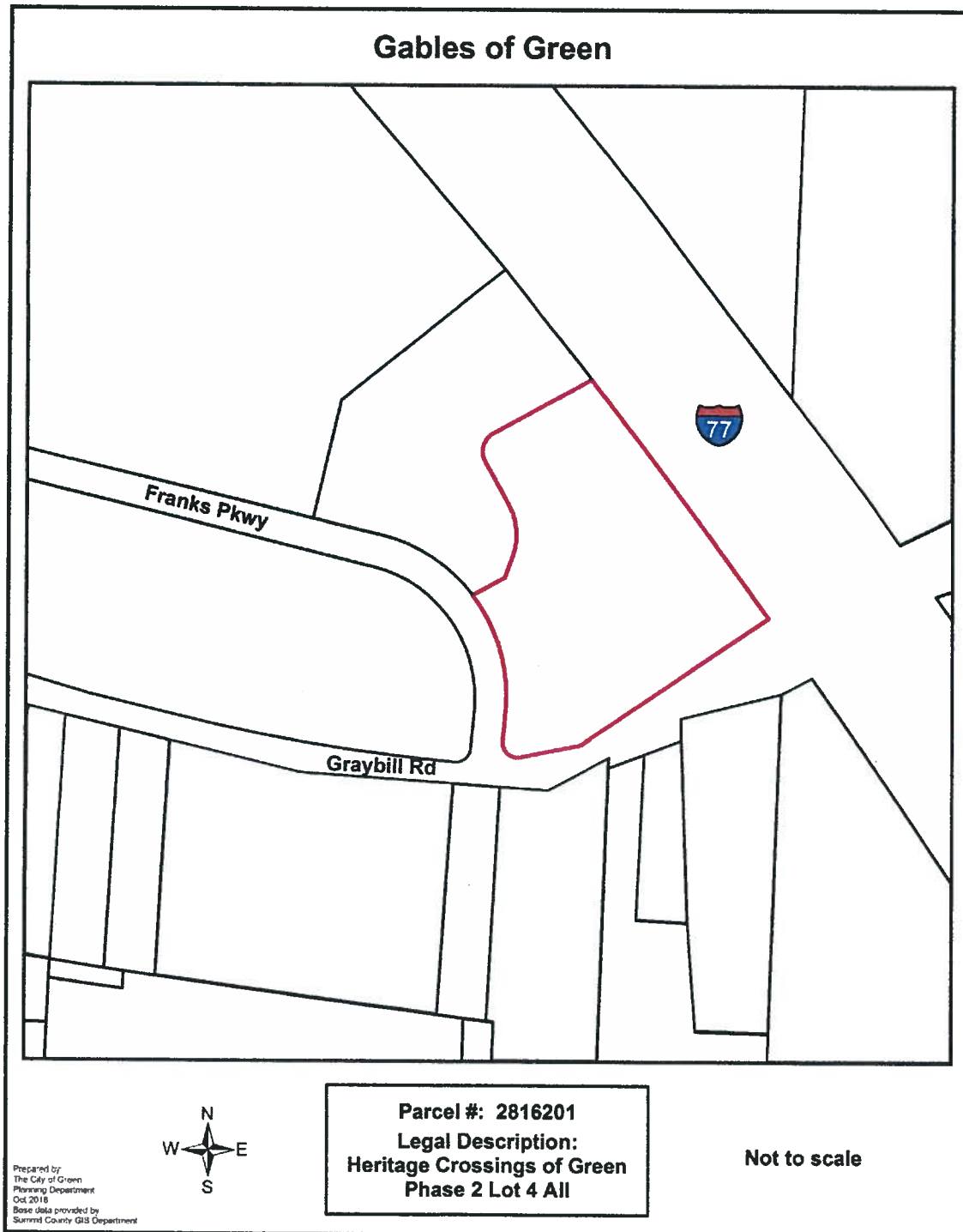
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MAY FIN LAW PLAN ENG
SVCE FIRE PARK ZONE HR

Diane A. Calta



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Exhibit A
Map of Development Property



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Exhibit B
Legal Description

For: Heritage Crossings of Green

Parcel Number: 2816201

Parcel Size: approximately 5.966 acres

Legal Description: Heritage Crossings of Green (Phase 2) Lot 4 All RN

Current Owner: Great Green, LLC

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Exhibit C
Development Improvements

The Development Improvements consist of the following:

Parcel Number 2816201

- (a) Development of a 5.966 acre parcel for an assisted living/memory care. The project will include the development of a 82,000 sq. ft. one-story facility and accommodate 86 beds. Total real property investment is anticipated to be approximately \$12,000,000.00.

1. Construction of Heritage Crossings, Franks Parkway Phase I inclusive of stormwater management, curbs, gutters, sidewalks, asphalt roadway and traffic signals.
Construction 2012 Cost \$3,319,003.00
2. Construction and relocation of the sanitary sewer pump station and sanitary sewer trunk lines along Franks Parkway.
Construction 2012 Cost \$1,601,981.00
3. Cost of improvements related to the tree removal in the Ohio Department of Transportation's right-of-way at Heritage Crossings to enhance the site and make landscape improvements along this right-of-way.
Construction 2012 Cost \$23,345.00
4. Construction of Franks Parkway Phase II inclusive of stormwater management, curbs, gutters, sidewalks, and asphalt roadway.
Construction 2017 Cost: \$1,713,862.00

