

ORDINANCE NO. 2021 -

INTRODUCED BY MAYOR AND COUNCIL AS A WHOLE

AN EMERGENCY ORDINANCE DETERMINING THE PERIOD OF TAX EXEMPTION FOR AN IMPROVEMENT TO REAL PROPERTY OWNED BY PREMIER OAKWOOD, LLC. LOCATED IN OAKWOOD COMMUNITY REINVESTMENT AREA NO. 1 AND AUTHORIZING THE MAYOR TO ENTER INTO A MUNICIPAL REVENUE SHARING AGREEMENT WITH THE BOARD OF EDUCATION OF THE BEDFORD CITY SCHOOL DISTRICT

WHEREAS, The Mayor, as Housing Officer, certifies that the improvement to the commercial property in Oakwood Community Reinvestment Area No. 1, owned by Premier Oakwood, LLC (hereinafter "Premier"), qualifies for real property tax exemption under Ordinance 1991-72, as amended by Ordinances 1996-61, 2001-22 and 2019-09; and

WHEREAS, The Mayor, as Housing Officer, has given notice to the Board of Education in the school district in which the proposed tax exempted property is located pursuant to Section 5709.83 of the Ohio Revised Code; and

WHEREAS, Council must determine the period of such exemption:

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. It is anticipated that Premier, as disclosed in the Application attached hereto and incorporated herein as Exhibit "A", will develop up to three (3) buildings (potentially each in phases) on the property described hereinafter, one (1) building consisting of no less than approximately two hundred fifty thousand (250,000) square feet ("Phase 1"), to be expandable to approximately 400,000 square feet land acquisition and market demand permitting ("Phase 1 Prime"), a second phase ("Phase 2") to consist of an office building of not less than 100,000 square feet and a third phase ("Phase 3") to consist of a third commercial building of no less than approximately 100,000 square feet. To the extent of each of the three (3) proposed improvements to the real property located off Macedonia Road, also presently known as Permanent Parcel Numbers 795-17-032, 795-18-058, 795-18-034, 795-18-029, and 795-28-001; the Southerly sixty-five (65) feet of Permanent Parcel Numbers 795-18-057, 795-18-033, 795-18-032 and 795-18-031; Permanent Parcel Numbers 795-18-030, 795-28-006, 795-28-013 and 795-28-005; which are all within the Village of Oakwood (hereinafter "Village"), all of which are located within Oakwood Community Reinvestment Area No. 1, and are now owned by Premier or its successor in interest, which increased or will increase the market value of the real property improvements, the value of which shall be, and hereby is, exempt from real property taxation pursuant to Ordinance 1991-72, as amended by Ordinances 1996-61, 2001-22, and 2019-09, and Section 3735.67(D)(3) of the Ohio Revised Code for a period of fifteen (15) years, beginning in the year following the calendar year of certification of the above value to the County Auditor by the Village Housing Officer after the completion of each phase of each building (as to each phase of improvement separately, its

“Certification Date”). Said exemption shall cover seventy-five per cent (75%) of the dollar amount by which the improvements increase the market values of the real property improvements, for the period of 15 years after each of the phase’s improvements’ Certification Date. Any additional development on the balance of Permanent Parcels already presented or land contiguous to the subject parcels, similar in nature to the presently proposed, will be granted similar tax incentives provided such development occurs within six (6) years of the date of adoption of this Ordinance. In addition, all tap-in, permit and review fees, as well as the abatement application fee, shall be waived for the construction of these facilities, and items related thereto, as and for additional economic incentives to Premier for its project within the Village.

SECTION 2. To the extent permitted by law, as to each phase of improvement, the period of said exemption shall terminate before the end of fifteen (15) years of each phase’s improvements’ Certification Date, but after the first year of exemption, if the Housing Officer finds and certifies delinquency in a payment of property taxes for the subject property, or that the subject property has not been maintained or repaired in accordance with the Village’s code and ordinances due to the negligence of the owner. To the extent permitted by law, as to each phase of improvement, the exemption(s) shall be granted separately for each tax parcel within or comprising each structure that constitutes part of the development so that the exemption period will commence upon completion of phase’s improvements to such tax parcel. Each of the Village and Premier acknowledge that, to the extent possible, the exemption shall be granted upon separate identified parcels of property which are occupied by specific occupants such that the specific occupants have both the benefit and risk of the exemption as to such specific tenant’s occupied premises.

SECTION 3. Premier agrees to pay the sum of Forty Thousand Dollars (\$40,000.00) per year for a period of fifteen (15) years to the Board of Education of the Bedford City School District (hereinafter “Board”). Premier agrees to commence said payments in the second year following the first year in which Premier receives a tax abatement for any of the improvements upon the parcels as provided herein and continue said payments thereafter on or before June 1 of each succeeding year for a total of fifteen (15) yearly installments.

SECTION 4. In the event the real property tax, as it is presently constituted, is eliminated by the State of Ohio and if a new tax, in whatever form, replaces said real property tax and in the further event abatement from the payment of the new tax is permitted by applicable law, the Village agrees to allow for the substitution of this abatement for an abatement, and for the remaining duration of the existing abatement, provided this substitution is permitted, in whole or in part, by State and /or local laws, and is approved by any governmental entity having jurisdiction over such matters, including, but not limited to, the local school board, if required by such State law.

SECTION 5. A Municipal Income Tax Revenue Sharing Agreement between the Village of Oakwood and the Board, a copy of which is attached hereto and expressly made a part hereof by reference and marked Exhibit “B”, is hereby approved. The Mayor be and he is hereby authorized to execute such Agreement on behalf of the Village.

SECTION 6. 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 inhabitants of the Village, the reason for the emergency being that the same relates to the daily operation of a municipal department and the preservation of time-sensitive economic development opportunities benefitting the residents of the Village, therefore, provided it receives two-third (2/3) of the vote

benefitting the residents of the Village, therefore, provided it receives two-third (2/3) of the vote of all members of Council elected thereto, said Ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____
Johnnie A. Warren, President of Council

Debra L. Hladky, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Gary V. Gottschalk, Mayor

I, Debra L. Hladky, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2020- was duly and regularly passed by this Council at the meeting held on the _____ day of _____, 2020.

Debra L. Hladky, Clerk of Council

POSTING CERTIFICATE

I, Debra L. Hladky, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2020- was duly posted on the _____ day of _____, 2020, and will remain posted for a period of fifteen (15) days thereafter in the Council Chambers and in not less than five (5) of the most public places in the municipality as determined by the Council of the said Village.

Debra L. Hladky, Clerk of Council

DATED: _____

EXHIBIT A

Village of Oakwood
Community Reinvestment Area (CRA) Application

1. (a) Please provide name of property owner(s), legal business name, main office address and other contact information of the property owner(s):

Premier Oakwood, LLC

Property Owner

Kevin M. Rallabhan

Contact Person

216 341 1200

Property Owner

EIN 83-3466470

Daytime Phone #

Kevin@premierdevelop.com

Business Name

5301 Grant Ave., Suite 100, Cleveland, Ohio 44125

Email & Website Address

www.premierdevelop.com

Mailing Address & Federal Tax ID#

- (b) Business Organization:

Corporation, Partnership, Sales Proprietorship, LLC, Joint Venture, Franchise, Start-Up or Other (specify)

Ohio limited liability company

- (c) List primary 6-digit North American Industry Classification System (NAICS) # 531190

2. Nature of Business Activity @ proposed Property Site in Oakwood:

Office, Research & Development, Light Manufacturing, Warehouse/Distribution, Wholesale/Retail, Service or Other (specify) Please estimate Percentage of Total Business.

Light Industrial (I-1) District Uses per applicable zoning code

3. Description of Proposed Facility

(a) Site Address: _____

(b) Permanent Parcel #(s) _____

(c) Cost of Land: _____

(d) Project Timeline: Will Begin _____ Be Completed _____

(e) Building Description: _____

4. Project Description & 5-Year Business Plan

Please include existing as well as new products or services which will result from this Project:

5. Estimate the amount to be invested by the Applicant to establish, renovate, expand or occupy the proposed Project Site:

- (a) Acquisition of Existing Building(s) \$ _____
- (b) Renovation/Expansion to Existing Building(s) \$ _____
- (c) Construction of New Building(s) \$ _____
- (d) Machinery & Equipment \$ _____
- (e) Furniture & Fixtures \$ _____
- (f) Inventory \$ _____
- Total New Project Investment \$ _____

6. Employment Opportunities @ proposed Project Site In Oakwood:

- (a) _____ Current # Employees
- (b) _____ Current Annual Payroll
- (c) Relocation and/or Consolidation of Operations
Will the project involve the relocation of employment positions or assets from one Ohio location to the proposed Oakwood Project Site? Yes _____ No _____
- (d) If yes, please name the site affected by the relocation to Oakwood & the impact of the relocation on that site detailing the number of employees and/or assets to be relocated:

- (e) _____ Estimate # New Employees the Applicant will cause to be created @ proposed Oakwood Project Site. Please list total employment level by full & part-time and permanent & temporary:

- (f) _____ Estimate Annual Payroll for Year 1
- (g) _____ Estimate Annual Payroll for Year 3
- (h) _____ Estimate Annual Payroll for Year 5

7. (a) The Applicant requests the following tax incentives:

CRA abatement of _____% for _____ Years covering real property improvements as described above.

- (b) Reasons requesting tax incentives (please be quantitatively specific):

8. Delinquencies

Does the Property Owner/Applicant owe:

- (a) Any delinquent taxes to the Federal Govt. State of Ohio or a political subdivision?
Yes _____ No X
- (b) Any moneys to the Federal Government, State or a state agency for the administration or enforcement of any environmental laws? Yes _____ No X
- (c) Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?
Yes _____ No X
- (d) If yes to any of the above, please provide details of each instance including, but not limited to, the location, amounts and/or case identification numbers.

9. Legal Proceedings:

- (a) Are there any current or pending lawsuits involving any principals of or the Applicant?
Yes _____ No X
- (b) If yes, please provide details and attach any supporting documents relating to the lawsuits.

----REQUIREMENTS & CERTIFICATIONS----

- (a) Submission of this application expressly authorizes the Village of Oakwood to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including Item #8, and to review applicable confidential records. As part of this application, the Applicant may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Department of Taxation, to release specific tax records to the Village of Oakwood for consideration of this request.
- (b) The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) & 2921.13(F)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000.00 and/or a term of imprisonment of not more than six months.

(c) The Applicant agrees to supply additional information upon request.

Premier Oakwood, LLC

Name & Title of Property Owner (Typed or printed)

By: Premier Managers, LLC, its Manager

Signature & Date

Kevin R. Collahan, Manager

Submit complete application to:

Gary V. Gottschalk

Mayor

Village of Oakwood

24800 Broadway Avenue

Oakwood Village, Ohio 44146

Phone: (216) 346-7073

dhammett@oakwoodvillageoh.com

A copy of this proposal will be forwarded by the Village of Oakwood to the Board of Education of the Bedford City School District along with notice of the meeting date on which Oakwood Village will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the Oakwood Village Council considering the request.

A copy of the proposal will be attached to the final Community Reinvestment Area Agreement as Exhibit A and will be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.

Addendum to Community Reinvestment Area Application

This Addendum to Community Reinvestment Area ("CRA") Application ("Addendum") is made a part of that certain Village of Oakwood, Ohio Community Reinvestment Area Application to which it is attached.

3(a). Site Address: Land accessed from Alexander Rd., Oakwood Village, Ohio (address not yet assigned).

3(b). Permanent Parcel #(s): 795-28-001, 795-18-029, 795-18-030, 795-17-032, 795-28-013, 795-28-005, 795-18-058, 795-28-006, 795-18-034 and portions of backyards of PPN 795-18-033, 795-18-032, 795-18-031, and 795-18-057.

3(c). Approximately \$2,500,000-\$2,750,000.

3(d). Will Begin: 2021-2022 Be Completed: 2026 – as demand dictates.

3(e). Proposed initial commercial building to be constructed accommodating a light manufacturing facility of approximately 250,000 square feet ("Phase 1"), to be expandable to approximately 400,000 square feet land acquisition and market demand permitting ("Phase 1 Prime"), a second phase ("Phase 2") to consist of an office building of no less than 100,000 square feet and a third phase ("Phase 3") to consist of a third commercial building of no less than approximately 100,000 square feet. Notwithstanding the foregoing, Developer shall have the right to alter or forgo Phase 3 based on the demand in the market place.

4. Existing and new products or services which will result from this Project will be determined by the business of the tenants of the Project. Developer has and will continue to market the Project to tenants who have office, laboratory, light manufacturing and other uses permissible within the Oakwood Village Light Industrial (I-1) District.

5(a). Acquisition of Existing Building(s) N/A

5(b). Renovation/Expansion to Existing Building(s) N/A

5(c). Construction of New Building(s)	Phase 1	\$16,250,000
	Phase 1 Prime	\$9,750,000
	Phase 2	\$15,000,000
	Phase 3	\$15,000,000

5(d). Machinery & Equipment as determined by future tenants

5(e). Furniture & Fixtures as determined by future tenants

5(f). Inventory as determined by future tenants

Total New Project Investment \$55,000,000 - \$60,000,000

6(a). Current # Employees as determined by future tenants

- 6(b). Current Annual Payroll as determined by future tenants
- 6(c). Relocation and/or Consolidation of Operations unknown at this time and will be determined by future tenants.
- 6(d). Unknown at this time and will be determined by future tenants.
- 6(e). Unknown at this time and will be determined by future tenants.
- 6(f). Estimated Annual Payroll for Years 2022 – 2023 (on an annualized basis) \$15 million.
Estimated Annual Payroll for Years 2026 – 2027 (on an annualized basis) \$32.5-35 million.
- 7(a). CRA: abatement of 75% for 15 years covering real property improvements described above. .41 Tax Increment Financing (TIF): The Bedford City School District (BCSD) will not receive any portion of the real property taxes that would have been distributed to it by the County Treasurer but for the TIF exemption. For the second 15 years the BCSD receives 100% of the amount it would have received but for the TIF exemption.
- 7(b). In order to attract tenants, allow for wetlands remediation and also to induce residents to vote for necessary rezoning for the project by providing access to the project site from Alexander rather than Macedonia Road, providing screening/beautification along Macedonia Road for nearby residents and providing a multi-purpose trail along Macedonia to Alexander Road.

EXHIBIT B

MUNICIPAL INCOME TAX REVENUE SHARING AGREEMENT

This Agreement is made this ____ day of _____, 2020 by and between the Village of Oakwood (hereinafter "Village") and the Board of Education of the Bedford City School District (hereinafter "District").

WITNESSETH:

WHEREAS, the Village may, under the authority of the Ohio Revised Code, grant an exemption from taxation for real and/or personal property as a result of certain development occurring in the Village's Community Reinvestment Area No. 1; and

WHEREAS, the Village and the District may agree, although in this case the Village is not obligated, to compensate the District by a certain percentage of the amount of income tax revenue realized from the proposed development or a lump sum amount; and

WHEREAS, Premier Oakwood LLC (hereinafter "Developer"), has proposed development in the Village's Community Reinvestment Area No. 1 which will result in the abatement of real property taxes for a certain period of time; and

WHEREAS, due to the fact the Village needs to enter into Municipal Job Creation Income Tax Credit Agreements with certain potential tenants for a five (5) year period as an enticement to locate their facilities within the Village of Oakwood; and

WHEREAS, the Village offered the residents of Ward 4 a Home Exterior Maintenance Credit for a five (5) year period to encourage them to vote to rezone the Project site in their ward from Single Family Residential to Light Industrial; and

WHEREAS, the Village and District desire to enter into this Municipal Income Tax Revenue Sharing Agreement (hereinafter "Agreement") which will be beneficial to both parties:

NOW THEREFORE, in consideration of the exchange of the mutual covenants expressed herein the parties hereto agree as follows:

1. The Developer is proposing to build a series of up to three commercial buildings, the first a combined light manufacturing/distribution/administrative office facility being approximately 250,000 square feet in size (expandable to approximately 400,000 square feet, land acquisition and market demand permitting), the second a 3-story office building of no less than 100,000 square feet in size, and the third a 2 to 3-story office building being no less than approximately 100,000 square feet in size located off Macedonia Road on property presently known as Permanent Parcel Numbers 795-17-032, 795-18-058, 795-18-034, 795-18-029 and 795-28-001; the Southerly sixty-five (65) feet of Permanent Parcel Numbers 795-18-057, 795-18-033, 795-18-032 and 795-18-031; Permanent Parcel Numbers 795-18-030, 795-28-006, 795-28-013 and 795-28-005; within the Village (hereafter "Project"), which is located in the Village's Community Reinvestment Area No. 1.
2. The Village is proposing to grant Developer or its successors in interest a 75% real property tax abatement for any increase in fair market value to the property caused by the

construction of each of the three buildings comprising the Project for a Fifteen (15) year period for each phase of each building.

3. During the first Five (5) tax abatement years in which the District would have received real property tax payments derived from the Project but for the Village authorizing for that Project the tax abatement described above, the Village agrees to pay to the District for each of such years an amount equal to Zero percent (0%) of the income tax revenues received by the Village as a result of the occupancy by way of lease, ownership or otherwise of any employer in each of the Project's buildings. During any subsequent tax abatement years falling within the first fifteen (15) years after the first year in which tax abatements are granted and in which the District would have received real property tax payments derived from the Project but for the Village authorizing for that Project the tax abatement described above, the Village agrees to pay to the District for each of such years the greater of Two hundred thousand and 00/100 Dollars (\$200,000.00) or an amount equal to Twenty Two & One Half percent (22½%) of the income tax revenues received by the Village as a result of the occupancy by way of lease, ownership or otherwise of an employer in each of the Project's buildings.
4. The Village agrees to submit such payment to the District no later than June 1st of the year following any year to which this Agreement applies.
5. This Agreement may be modified or amended by the parties only in writing signed by both parties to the Agreement. The invalidity of any provision of this Agreement shall not affect the other provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first listed above.

Village of Oakwood

The Board of Education of the Bedford City
School District

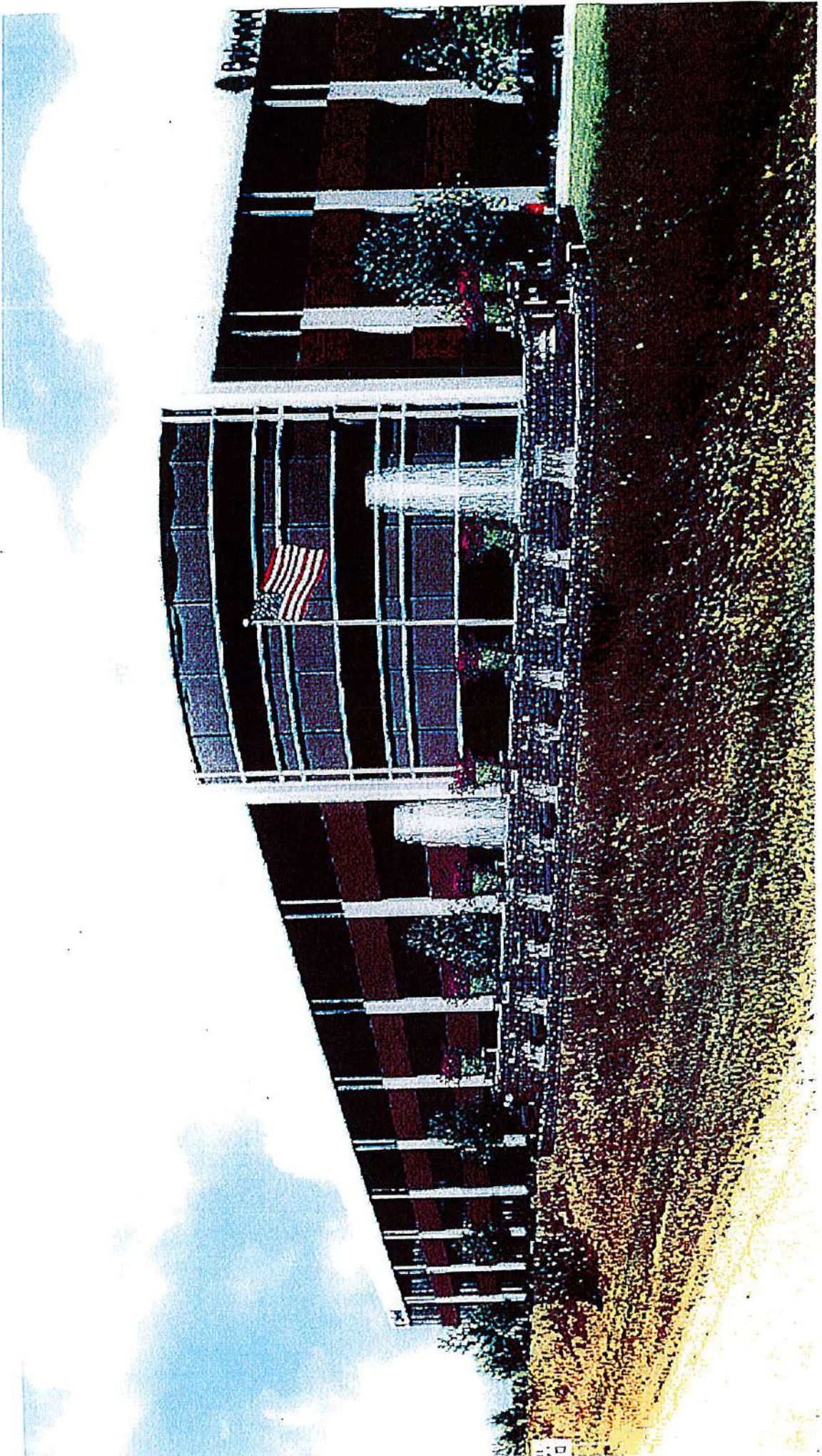
By: _____
Mayor Gary V. Gottschalk

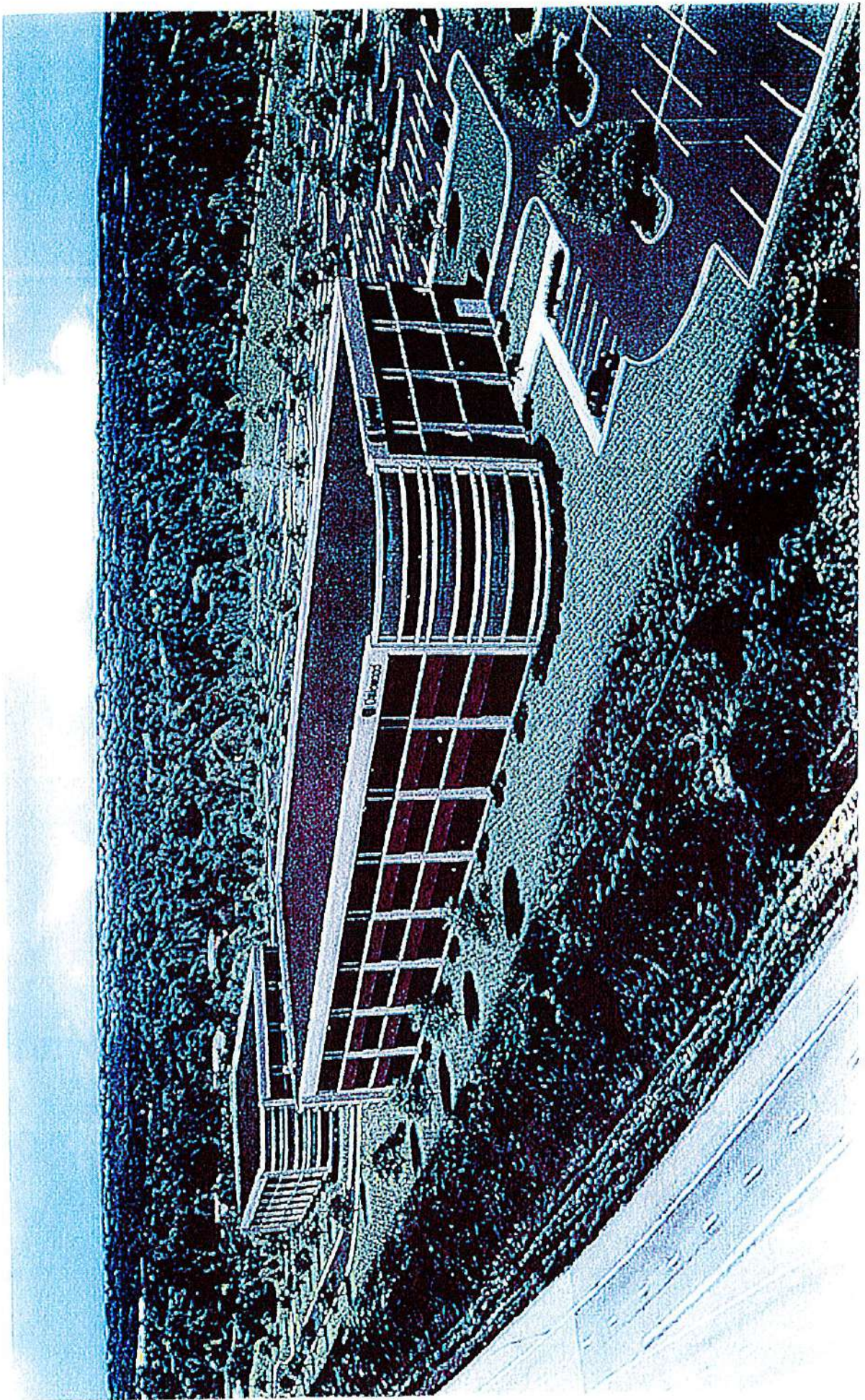
By: _____
Superintendent Andrea Celico

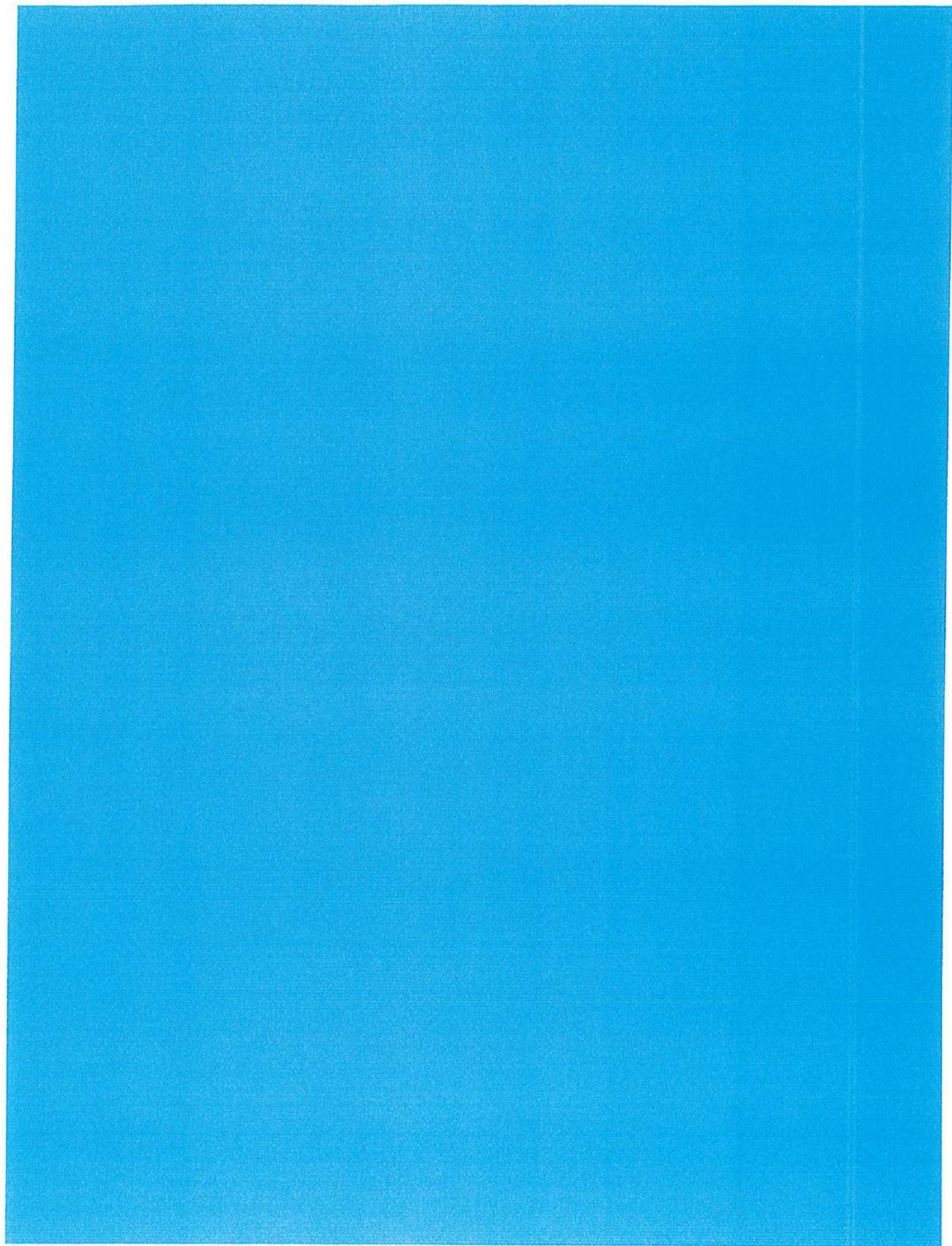
APPROVED AS TO FORM:

By: _____
President of the Board of Education

James A. Climer
Law Director, Village of Oakwood, Ohio







ORDINANCE NO. -2020

BY:

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE, EXEMPTING THE IMPROVEMENTS TO SUCH PARCELS FROM REAL PROPERTY TAXATION FOR A PERIOD OF THIRTY YEARS; AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE BEDFORD CITY SCHOOL DISTRICT REGARDING SUCH EXEMPTION, REQUIRING THE OWNERS OF SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES ESTABLISHING AN URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.41, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Oakwood (the "Village") has, pursuant to Ordinance No. __-2020, acquired Permanent Parcel Number(s) 795-28-001, and pursuant to Ordinance No(s). ----- -- and -----, acquired title to additional parcels of real property located in the Village of Oakwood, more fully described as Permanent Parcel Nos. 795-17-032, 795-18-058, 795-18-034, 795-18-029 and; the Southerly sixty-five (65) feet of Permanent Parcel Numbers 795-18-057, 795-18-033, 795-18-032 and 795-18-031; and Permanent Parcel Numbers 795-18-030, 795-28-006, 795-28-013 and 795-28-005 (collectively, the "Property") as shown on Exhibit A hereto, all located within the Village, and]has conveyed and re-conveyed title to the Property to Premier Oakwood, LLC (the "Developer"), for the purpose of urban redevelopment of the Property pursuant to the Development Agreement approved by the Oakwood Village Council in furtherance of the City's policy of urban redevelopment as evidenced by the Village of Oakwood Community Reinvestment Area Housing Survey performed by Chagrin Valley Engineering dated December 2018 which was approved by the Oakwood Village Council on or about January 19, 2019 in Ordinance No. 2019-09; and

WHEREAS, Developer has, pursuant to the Development Agreement between Village and Developer, effective _____, 2020], agreed to redevelop the Property by the construction of a commercial real estate project (the "Project"), consisting of buildings and other commercial real estate components consistent with the applicable zoning code, along with related landscaping and improvements, as further described on Exhibit B, thereby creating jobs and employment opportunities for the residents of the Village and Cuyahoga County; and

WHEREAS, certain infrastructure improvements are required in order for Developer to proceed with the development of the Property, which include grading, a public road, utilities, and other infrastructure as further described in more detail on Exhibit C attached hereto (collectively,

the "Improvements"). The Improvements include certain improvements to certain portions of the Property.

WHEREAS, Ohio Revised Code Sections 5709.41, 5709.42 and 5709.43 authorize this Council to declare all of the Improvements (as defined in Ohio Revised Code Section 5709.41) with respect to real property which has been owned by the Village and thereafter conveyed to a private person to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of years, and to provide for the making of service payments in lieu of taxes by the owner of such parcel and to establish a urban redevelopment tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, the Village has determined that it is necessary and appropriate and in the City's best interest to provide for service payments in lieu of taxes with respect to the Property pursuant to Ohio Revised Code Section 5709.42 (the "Service Payments") to pay a portion of the costs of the redevelopment of the Property and the Improvements; and

WHEREAS, the Property is located within the boundaries of the Bedford City School District (the "School District"); and the School District has been notified of the City's intent to pass this Ordinance in accordance with Ohio Revised Code Sections 5709.41(C) and 5709.83; and

WHEREAS, the Village and the School District have agreed to enter into a Compensation Agreement substantially in the form attached hereto as Exhibit D (the "Compensation Agreement") pursuant to which the School District has waived all required notices and/or consents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OAKWOOD, STATE OF OHIO, that:

Section 1. This Council finds and determines that the Improvements described in Exhibit B hereto and further described in more detail in Exhibit C, to be constructed by the Developer or its designee, are declared to be a public purpose for purposes of Section 5709.41 of the Ohio Revised Code.

Section 2. The Mayor is hereby authorized to enter into the Compensation Agreement with the Bedford City School District in substantially the form attached hereto as Exhibit D, with such changes therein as are not adverse to the City, as evidenced by the Mayor's signature thereon.

Section 3. Pursuant to and in accordance with the provisions of Section 5709.41 of the Ohio Revised Code, 100% of the Improvements is hereby declared to be a public purpose for a period of thirty (30) years and exempt from taxation for a period of thirty (30) years, commencing with the effective date of this Ordinance and continuing for a period of thirty (30) years (the "TIF Exemption").

Section 4. As provided in Section 5709.42 of the Ohio Revised Code, the owner or owners of the Property are hereby required to, and shall make, semi-annual Service Payments to the Cuyahoga County Treasurer (the "County Treasurer") on or before the final dates for payment of real property taxes due and payable with respect to the Improvements. In accordance with Section 5709.42 of the Ohio Revised Code The County Treasurer is hereby requested to distribute

a portion of the Service Payments directly to the School District in the amount provided for in the School Compensation Agreement. The remaining Service Payments, when distributed to the Village by the County Treasurer, shall be deposited in the Oakwood Business Park Urban Redevelopment Tax Increment Equivalent Fund (the "Fund") established in Section 5 hereof. This Council hereby authorizes the Mayor, the Director of Finance and Village Law Director, and other appropriate officers of the City, to provide such information and certifications and to execute and deliver or accept delivery of such instruments as are necessary and incidental to collection of those Service Payments, and to make such arrangements as are necessary and proper for payment of those Service Payments.

Section 5. This Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the Fund, into which shall be deposited all of the Service Payments distributed to the Village with respect to the Improvements, by or on behalf of the County Treasurer as provided in Section 5709.42 of the Ohio Revised Code, and hereby provides that the moneys deposited in the Fund shall be paid to the Developer to pay any or all acquisition, construction, installation or financing costs, and any or all other direct and indirect costs of the Project, or to reimburse the Developer for such costs, or retained by the Village in accordance with the Development Agreement previously approved by this Council.

The Fund shall remain in existence so long as Service Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved in accordance with Section 5709.43 of the Ohio Revised Code and any moneys remaining therein shall be paid to the City.

Section 6. Pursuant to Section 5709.41(E) of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage. On or before March 31st of each year that the exemption set forth in Section 3 hereof remains in effect, the Mayor or other authorized officer of this Village shall prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under Section 5709.40(I) of the Ohio Revised Code.

Section 7. This Council determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were passed 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.

Section 8. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective so that the Village can maximize the amount of Service Payments to be received from the Property and take advantage of time-sensitive economic development opportunities beneficial to the Village and its residents; wherefore, this Ordinance shall become immediately effective upon receiving the affirmative vote of two thirds

of all members elected to Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED _____, 2020

President of Council

ATTEST:

APPROVED:

Clerk of Council

FILED WITH MAYOR: _____

MAYOR, VILLAGE OF OAKWOOD

**EXHIBIT A
PROPERTY**

Village of Oakwood

Permanent Parcel Numbers

The entirety of the following parcels:

795-17-032
795-18-058
795-18-034
795-18-029
795-28-001
795-18-030
795-28-006
795-28-013
795-28-005

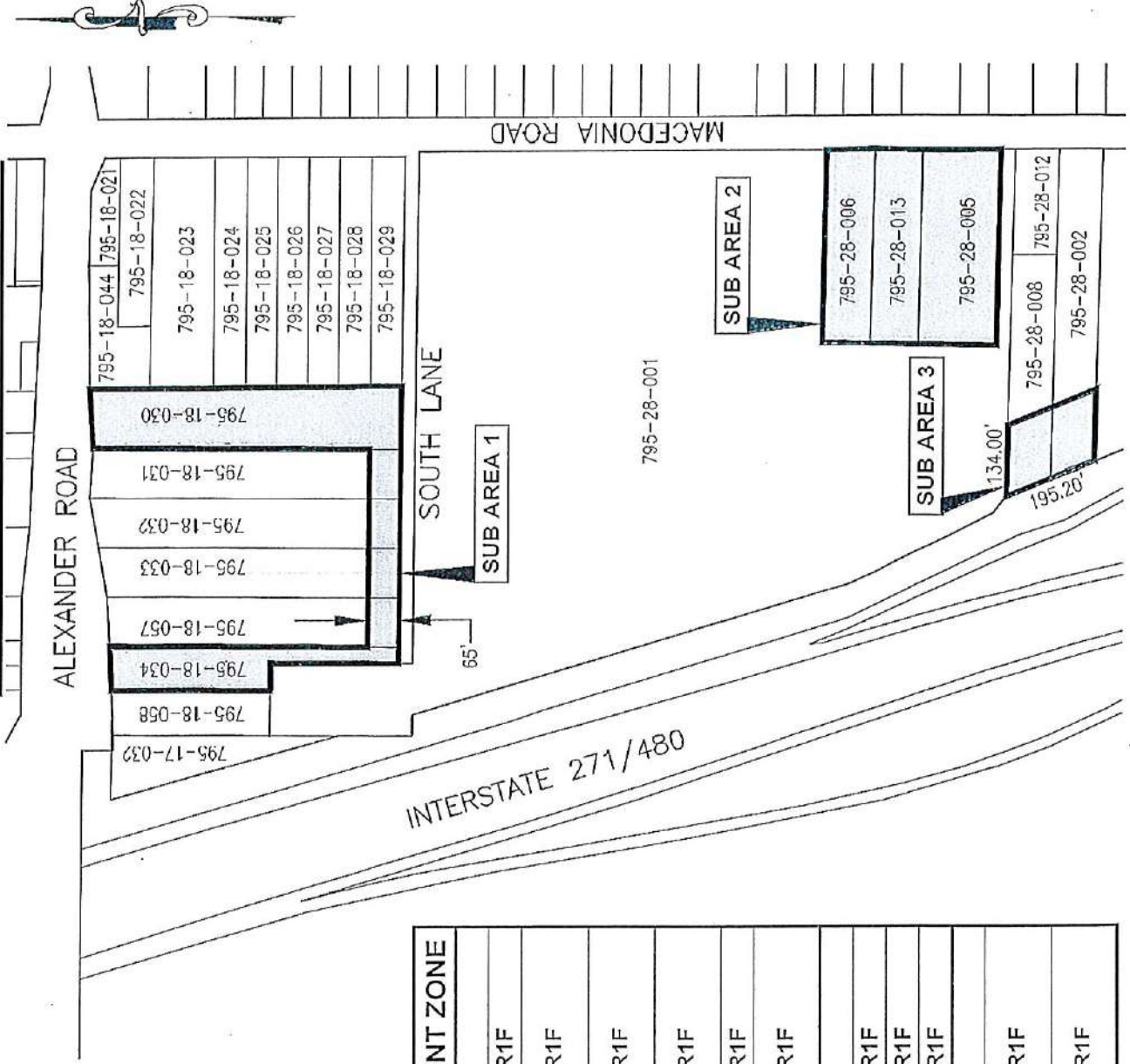
The Southerly sixty-five (65) feet of the following parcels:

795-18-057
795-18-033
795-18-032
795-18-031

EXHIBIT A

AREAS REZONED TO LIGHT INDUSTRIAL I-1

FROM RESIDENTIAL R1F



PARCEL NO.	PRESENT ZONE
SUB AREA 1	
795-18-030	R1F
795-18-031 South 65 Feet	R1F
795-18-032 South 65 Feet	R1F
795-18-033 South 65 Feet	R1F
795-18-034	R1F
795-18-057 South 65 Feet	R1F
SUB AREA 2	
795-28-005	R1F
795-28-006	R1F
795-28-013	R1F
SUB AREA 3	
795-28-002 West 134 Feet	R1F
795-28-008 West 134 Feet	R1F

EXHIBIT B

Description of the Project

As provided for in the Development Agreement, improvements on the Project Site, to consist initially of a light manufacturing facility of 250,000 square feet ("Phase 1") to be expandable to 400,000 square feet ("Phase 1 Prime"), a second phase ("Phase 2") to consist of a second commercial building of approximately 100,000 square feet and a third phase ("Phase 3") to consist of a third commercial building of approximately 100,000 square feet.



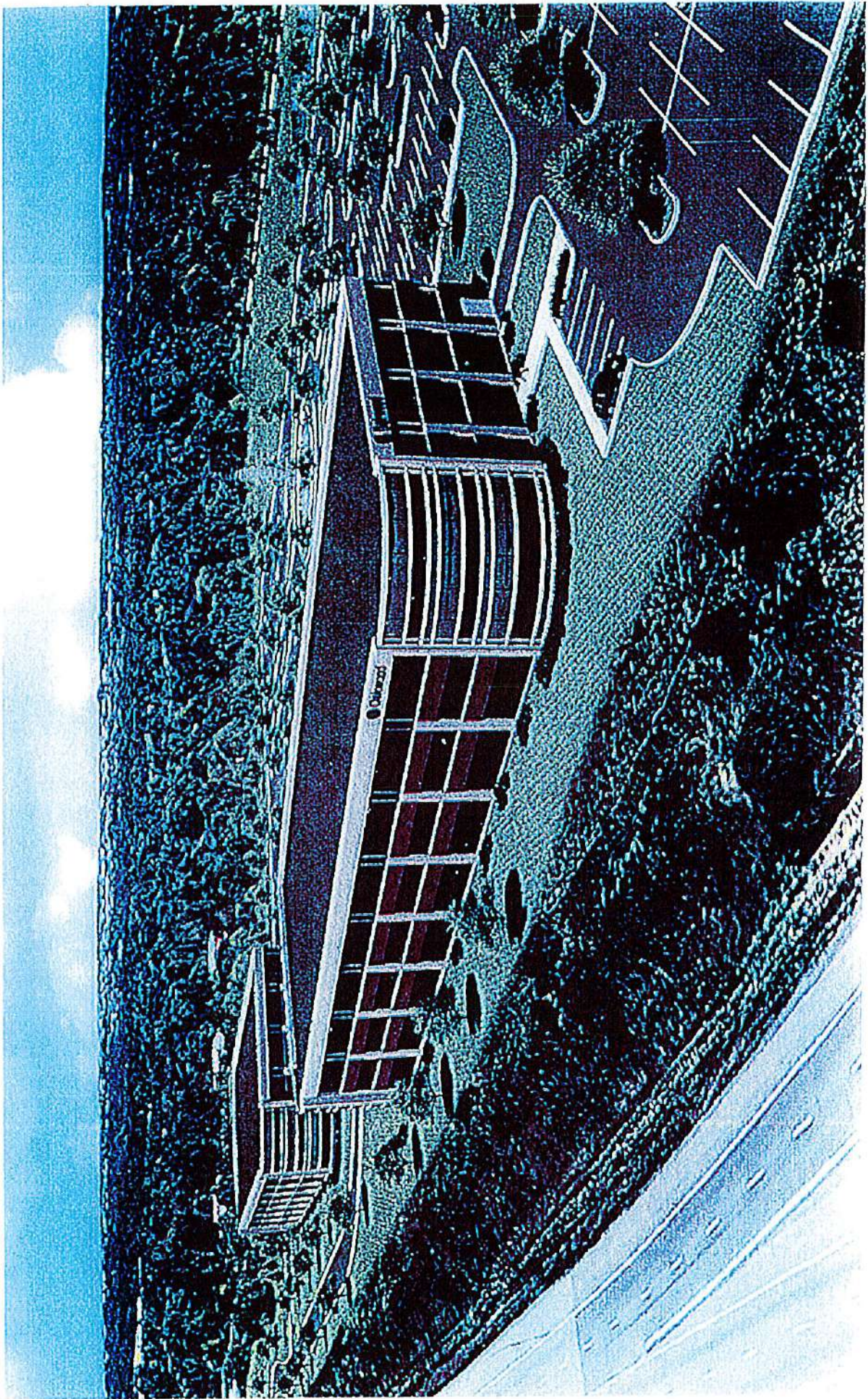
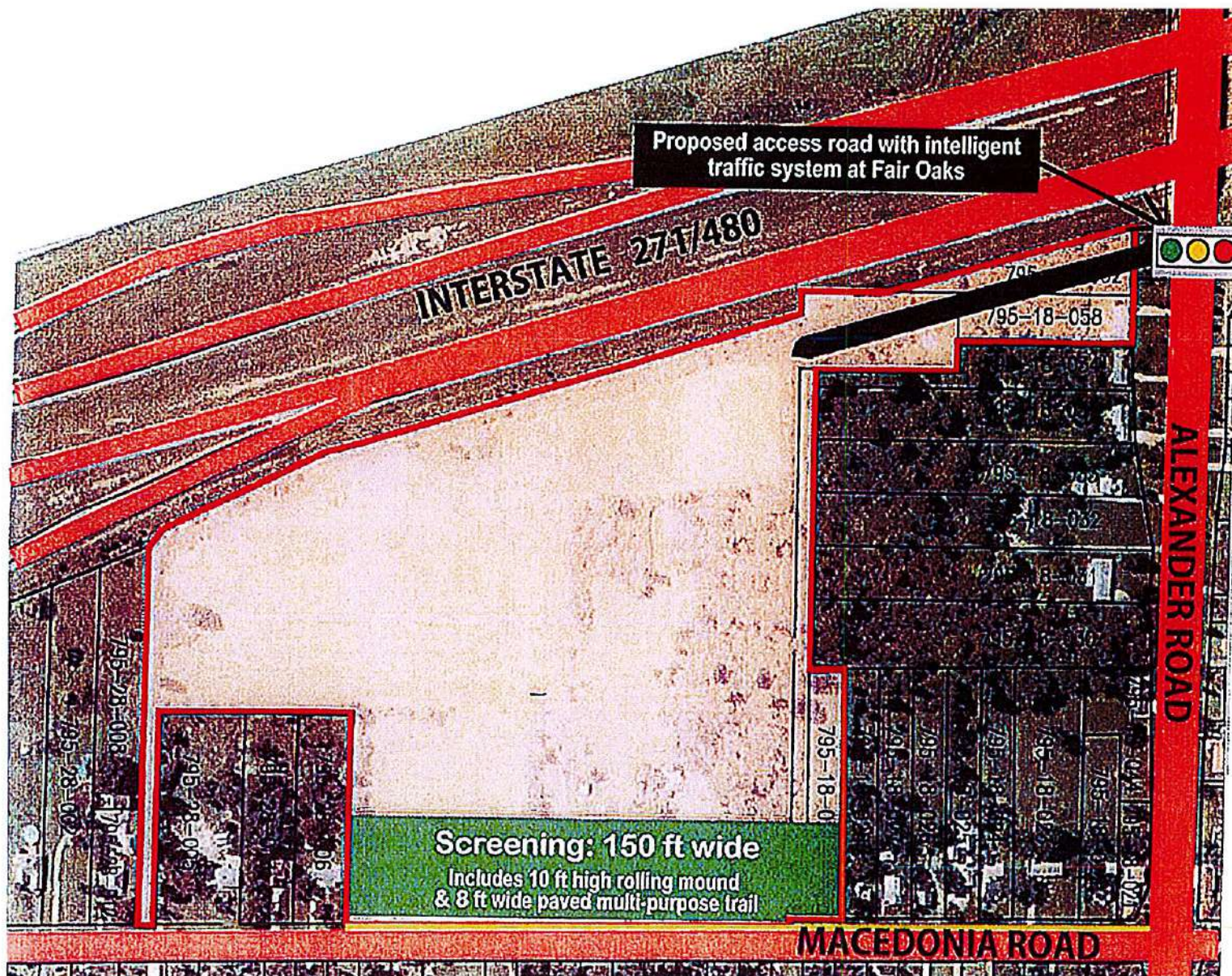


EXHIBIT C

Improvements

The Project shall include but not be limited to:

- The provision of utilities and utility connections to the Project Site including but not limited to storm water drainage, sanitary sewerage and water facilities along with all trenching and conduits for public utilities;
- Street and intersection improvements, bridges, pedestrian bridges, off-street public parking facilities;
- Construction of an access road onto the Project Site (680 feet long by 28 feet wide) including a right turn only lane onto Alexander Rd.;
- Reconstruction of the Alexander Rd./Fair Oaks Rd. intersection at the entrance to the Project Site along with signalization for said intersection;
- The purchase of property adjoining Rte 271 on Alexander Rd. as well as two homes including demolition for the above-referenced main access road;
- The acquisition of land or interests therein including but not limited to the purchase of undeveloped property along Alexander Rd. to be used as temporary access onto the Project Site to facilitate construction in late 2020 until the main access road is complete. (Includes the purchase of land, temporary fencing and re-beautification of the property when this alternative access is no longer needed);
- Screening/landscaping of the access road route;
- Dredging, grading, demolition draining, paving, resurfacing, sidewalks, curbs, landscaping, fire hydrants, street lighting and traffic control devices with respect to the foregoing;
- Environmental remediation including but not limited to wetlands mitigation of the area;
- Designing and landscaping of a 10 foot high/100 foot wide/800 foot long curvilinear, undulating mound along Macedonia Rd. with lawn and irrigation to screen the view of the Project buildings from the residents who live on Macedonia Rd.;
- The maintenance of landscaping;
- The purchase of rezoned property consisting of the rear 65 feet of four homes on Alexander Rd. including the removal of vegetation and landscaping of new rear yard boundary;
- The purchase and demolition of three homes on south Macedonia Rd. as well as other properties potentially adding to the Project Site;
- The extension of mounding for areas added to the Project Site, including those mentioned immediately above, to be compatible with the design and purpose of the original mounding and landscaping of same;
- Construction of an 8 foot wide asphalt all-purpose trail along the Project Site adjacent to Macedonia Rd. extending to Alexander (approximately 900 feet long);
- Payments to the Board of Education of the Bedford City School District and Oakwood Village for agreeing to development incentives.

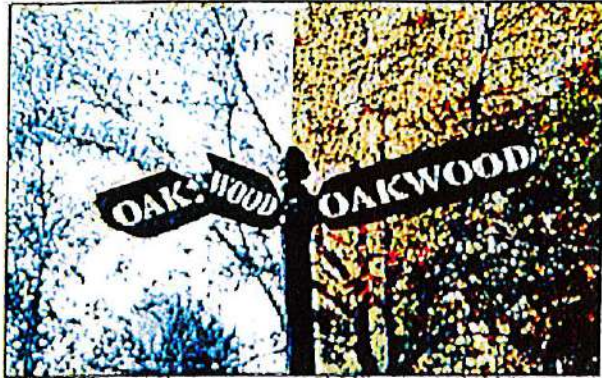


Supplemental Costs to Premier Development

\$ 230,000	Realignment of Alexander Rd/ Fair Oaks Intersection & Signalization to Handle Daily 900 More Cars
850,000	Construction of Access Road to Project Site (680' x 28')
580,000	Purchase Property for Main Access Road
310,000	Cost of Property & Construction of Temporary One-Lane Access to Project Site for Spring 2021 Start Up
400,000	Mounding/Landscaping with Irrigation System to Screen Project from Macedonia Rd Residents
300,000	Wetlands Mitigation
120,000	Landscaping Maintenance (Labor/Materials) for 5 Years
590,000	Purchase of 3 Homes on South Macedonia Rd for Parking Spaces
75,000	Purchase Backyards of 4 Homes on Alexander Rd for Parking Spaces
130,000	8' Wide All Purpose Trail on Macedonia Rd.

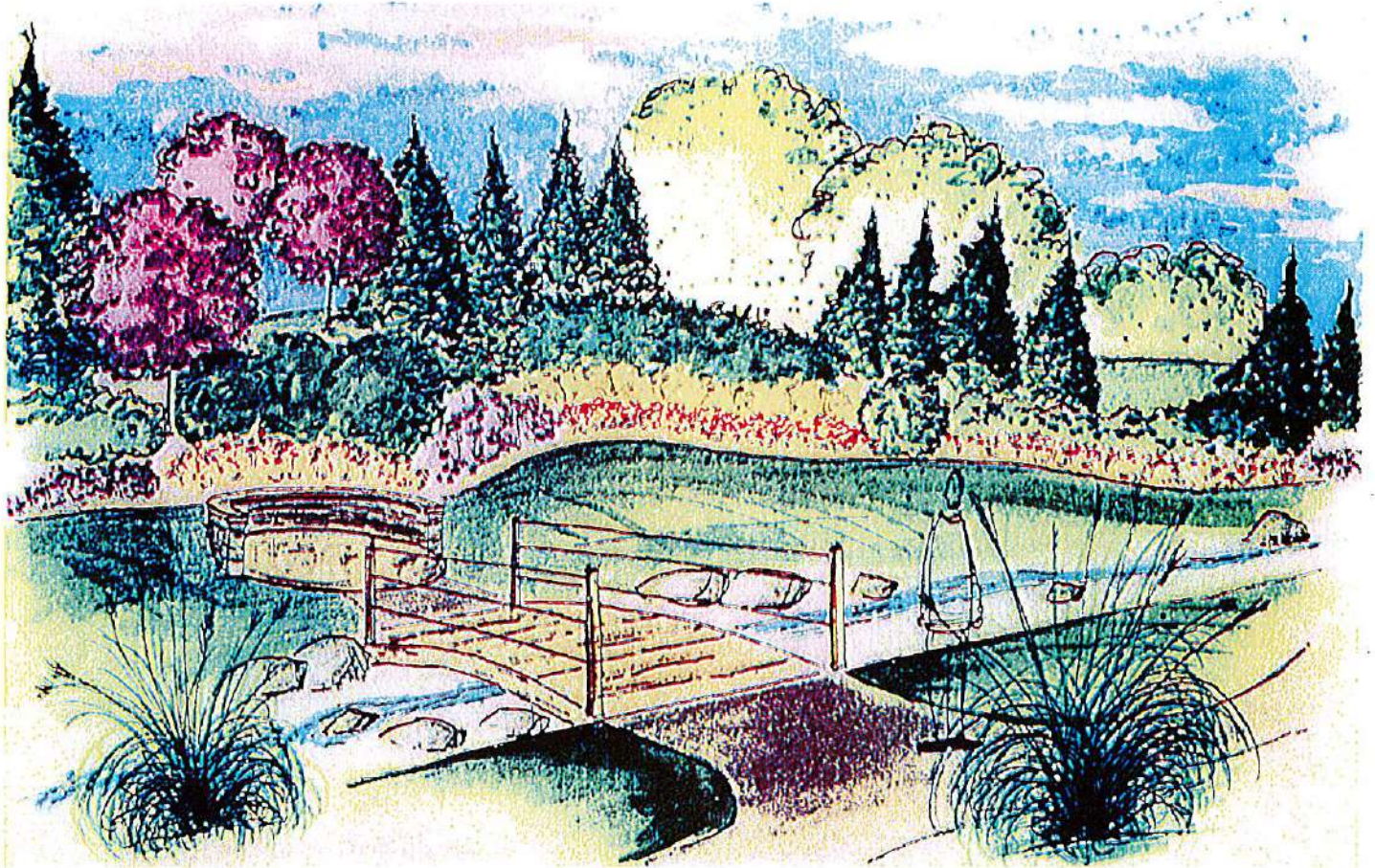
\$ 3,600,000

The Village of Oakwood is at a
CROSSROADS



KNOW WHAT IS AT STAKE!

VOTE YES	
ISSUES	54 &52,53
ITS ABOUT OUR FINANCIAL VIABILITY, SAFETY, STREETS & SERVICES <i>Protect our quality of life !</i>	



BY PASSING ISSUE 54, this picturesque setting along the project site on Macedonia Road in Ward 4 will totally screen the future view of the two office buildings far away on the other side of this 10 foot high rolling mound. You will not find anything like this picture postcard landscaping beautifying a residential street anywhere in Ohio and it will all be paid for, including the maintenance, by the developer.

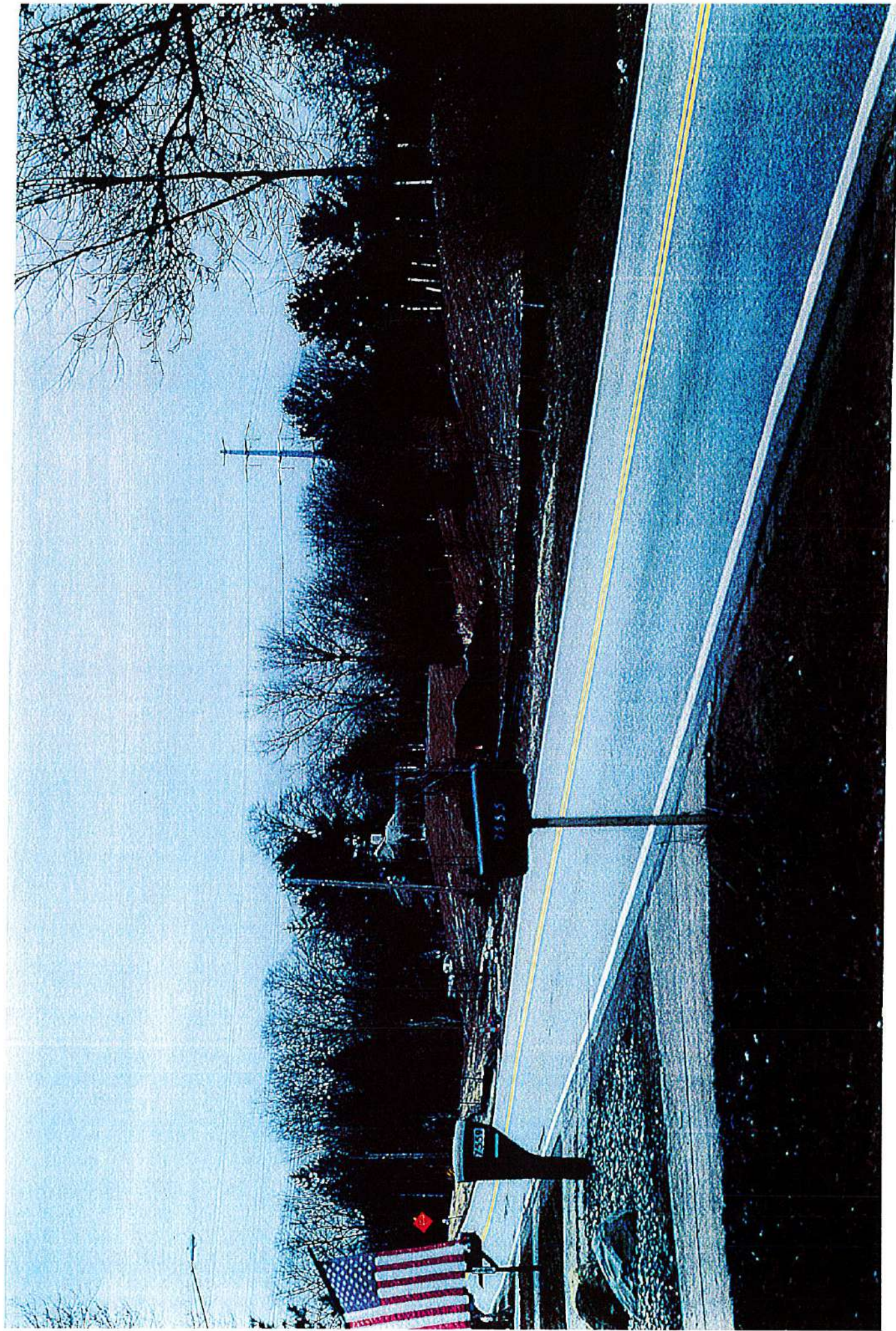


Exhibit D

School Compensation Agreement

Exhibit D

School Compensation Agreement

EXHIBIT D

COMPENSATION AGREEMENT

This Compensation Agreement (the "Agreement") is made and entered into as of _____, 2020, by and between the VILLAGE OF OAKWOOD, OHIO (the "Village"), a municipal corporation organized and existing under the constitution, its Charter, and the laws of the State of Ohio with its principal offices at Oakwood Village Hall, 24800 Broadway, Oakwood Village, Ohio 44146, and the BOARD OF EDUCATION OF THE BEDFORD CITY SCHOOL DISTRICT (the "School District"), a public school district with its principal offices located at 475 Northfield Road, Bedford, OH 44146.

WITNESSETH:

WHEREAS, pursuant to Ohio Revised Code Section 5709.41, .42, and .43 (together with related provisions of the Ohio Revised Code, the "TIF Act"), the Village may, among other things, (i) declare the increase in assessed value of real property located in the Village to be a public purpose, thereby exempting such increase from real property taxation for a period of time; (ii) provide for the making of service payments in lieu of taxes by the owners of such real property; and (iii) provide for compensation payments to the affected school districts out of such service payments in lieu of taxes; and

WHEREAS, the Village proposes to establish a tax increment financing district with respect to certain property located at or near the intersection of Alexander and Macedonia Roads in the Village, as more fully described in Exhibit A attached hereto (the "Premier Property") including future additions to or extensions of the Premier Property, to exempt from real property taxation the Premier Property pursuant to Section 5709.41 of the Ohio Revised Code (the "TIF Statute") and to require the owners of parcels included in the Premier Property (collectively, "Owners"), to make Service Payments In Lieu of Taxes ("Service Payments") and to use such Service Payments to pay a portion of the cost of certain private and public infrastructure improvements; and

WHEREAS, the Village proposes to enact Ordinance No. _____ (the "TIF Ordinance") on or after December __, 2020, and therein (a) declare to be a public purpose the improvement to the Premier Property and authorize the execution of a Development Agreement (the "Development Agreement") between the Village and Premier Oakwood, LLC, as the Owner of the Premier Property, providing for, among other things, the exemption of the increase in value of the Premier Property subsequent to the passage of the TIF Ordinance (each improvement having the meaning as set forth in the TIF Act and collectively referred to herein as the "Improvements") relating to the Premier Property consistent with the objectives stated in the TIF Ordinance and the payment of Service Payments with respect to such Improvements, and (b) authorize the execution of this Agreement; and

WHEREAS, the Village and the School District will derive substantial and significant benefits from the Improvements; and

WHEREAS, on _____, 2020, and prior to the passage of the TIF Ordinance, the Board of the School District adopted a resolution granting its approval of this Agreement and the exemption of the real property taxes on the Improvements as provided in the TIF Ordinance and waived any further requirements of the TIF Act and Sections 5709.82 and 5709.83 of the Ohio Revised Code on the condition that the Village execute and deliver this Agreement; and

WHEREAS, the TIF Ordinance provides for a 30-year, 100% exemption from real property taxes with respect to the Improvements on the Premier Property (the "TIF Exemption") and for the payment of Service Payments; and

WHEREAS, to facilitate the construction of certain public and private improvements to the Premier Property and to compensate the School District for a portion of the real property taxes that the School District would have received had the Premier Property been improved and not been exempted from taxation, the Village and the School District have determined to enter into this Agreement, which Agreement is in the vital and best interest of the Village and the School District and will improve the health, safety and welfare of the citizens of the Village and the School District;

NOW THEREFORE, in consideration of the premises and covenants contained in this Agreement, the parties agree as follows:

Section 1. School District Approval and Agreement. In consideration of the compensation to be provided to it under this Agreement, the School District hereby approves the TIF Exemption in the amount of up to 100% for up to 30 years, as provided for in the TIF Ordinance, and waives any payment of income tax revenues derived from new employees at the Premier Property as provided in Section 5709.82 of the Ohio Revised Code.

Section 2. Compensation Payments to School District.

(a) The parties agree that, as consideration for the School District's agreement in Section 1 above:

(i) commencing with the first collection year in which Service Payments are received by the Cuyahoga County Treasurer (the "Treasurer") with respect to any portion of the Premier Property, and ending with the fifteenth collection year in which Service Payments are received by the Treasurer with respect to that portion of the Premier Property, the School District shall not receive any portion of the real property taxes that would have been distributed to the School District but for the TIF Exemption. For avoidance of doubt, the Premier Property will be improved by different phases of building such that improvements will be added to the tax duplicate in differing years.

(ii) commencing with the sixteenth collection year in which Service Payments are received by the Treasurer with respect to that particular portion of the Premier Property, and ending with the collection year in which the TIF Exemption ends, the Village shall cause the Treasurer to pay semi-annually to the School District, but solely from Service Payments received by the Treasurer, an amount

equal to 100% of the amounts, if any, the School District would have received but for the TIF Exemption. In addition, the Village shall cause the Developer to pay to the School District the amount of Forty Thousand Dollars (\$40,000) annually in each of the years 2024 through and including 2038.

(b) The payments specified in subsection (ii) shall be made only to the extent that the Treasurer actually receives Service Payments in an amount equal to the real property taxes that the School District would have received, but for the TIF Exemption. Amounts to be received by the School District in accordance with subsection (ii) of this Section 2 are collectively referred to herein as "TIF Revenue Payments." In the event that in any year the amount of Service Payments actually received by the Treasurer are not equal to the TIF Revenue Payments to be received under this Section 2, such amounts shall be carried forward and will be payable from amounts received in future years after reimbursement of the School District for the applicable percentage of taxes that the School District would have received in such future year. In the event that the valuation of the Premier Property is challenged by an Owner or by the School District and the result of such challenge is an increase or decrease in the assessed valuation of such parcel which increase or decrease is finally determined, either through all appeals or after expiration of any appeal period, in a later collection year, the TIF Revenue Payments due to the School District in the year of such final determination and thereafter shall be increased or decreased to reflect such increased or decreased valuation.

Section 3. Timing of Payments. The Treasurer shall distribute the TIF Revenue Payments to the School District in accordance with law. The payments due under Section 2(a)(ii) shall be paid to the School District not later than January 31 of each collection year that the TIF Exemption is in effect, commencing with the calendar year in which the first Service Payments are distributed by the Treasurer. The records of the Village relating to the amount of any TIF Revenue Payment or other payment shall be made available to the School District for audit annually by the treasurer of the School District or by an independent auditor of the School District's choice and at its sole expense.

Section 4. Sharing of Information. The Village agrees to cooperate to share information with the School District as to its receipt of Service Payments upon request of the School District, subject to any restrictions imposed by law, and shall provide the School District with a copy of information it sends to the State to comply with annual reporting requirements in connection with the exemption under the TIF Ordinance.

Section 5. Amendment. This Agreement may be amended or modified by the parties only in writing, signed by both parties to the Agreement.

Section 6. Entire Agreement, Waiver of Notice. This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and merges and supersedes all prior discussions, agreements, and undertakings of every kind and nature between the parties with respect to the subject matter of this Agreement. The School District hereby waives any notice requirements set forth in the TIF Act or in Sections 5709.82, 5709.83 and 5715.27(D)

of the Ohio Revised Code with respect to the TIF Exemption and waives any defects or irregularities relating to the TIF Exemption.

Section 7. Notices. All payments, certificates and notices which are required to or may be given pursuant to the provisions of this Agreement shall be sent by the United States ordinary mail, postage prepaid, and shall be deemed to have been given or delivered when so mailed to the address set forth in the first paragraph of this Agreement, to the attention of the Mayor or the Superintendent, as applicable. Either party may change its address for receiving notices and reports by giving written notice of such change to the other party.

Section 8. Severability of Provisions. The invalidity of any provision of this Agreement shall not affect the other provisions of this Agreement, and this Agreement shall be construed in all respects as if any invalid portions were omitted.

Section 9. Counterparts. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any party to this Agreement may execute this Agreement by signing any such counterpart.

Remainder of Page Intentionally Left Blank

Signature Page Follows

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered on the date set forth above.

VILLAGE OF OAKWOOD, OHIO

BOARD OF EDUCATION OF THE
BEDFORD CITY SCHOOL DISTRICT

By: _____
Mayor

By: _____
Superintendent

By: _____
Treasurer

By: _____
President of the Board of Education

Approved as to legal form:

Law Director

SECTION 5705.41
CERTIFICATE OF AVAILABILITY OF FUNDS

The undersigned, Director of Finance of the Village of Oakwood, Ohio (the "Village"), hereby certifies in connection with the Compensation Agreement between the Village and the Bedford City School District, dated _____, 2020, that:

The amount required to meet the contract, obligation, or expenditure for the attached, has been lawfully appropriated for the purpose, and is in the treasury or in process of collection to the credit of an appropriate fund, free from any outstanding obligation or encumbrance.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2020.

Director of Finance

Dated: _____, 2020

**EXHIBIT A
PROPERTY**

Village of Oakwood

Permanent Parcel Numbers

The entirety of the following parcels:

795-17-032
795-18-058
795-18-034
795-18-029
795-28-001
795-18-030
795-28-006
795-28-013
795-28-005

The Southerly sixty-five (65) feet of the following parcels:

795-18-057
795-18-033
795-18-032
795-18-031