

CITY OF BEDFORD, OHIO

ORDINANCE NO. 9937-22

AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF BEDFORD AND **BARTLETT, LLC.**, AND AUTHORIZING EXECUTION OF THAT AGREEMENT, AND DECLARING AN EMERGENCY

WHEREAS, by Ordinance No. 6953-97 passed by this Council on July 7, 1997, as amended by Ordinance No. 6974-97 passed on October 6, 1997 (collectively the “CRA Ordinance”), this Council found and determined that the Community Reinvestment Area (the Area) designated in Ordinance No. 6953-97 constitutes an area in which housing facilities or structures of historical significance are located and in which new construction and repair of existing facilities has been discouraged, and

WHEREAS, PURSUANT TO Section 3735.66 of the Ohio Revised Code, this City Council certified Ordinance No. 6953-97 to the Director of Development of the State of Ohio within 15 days after the passage of that Ordinance, and the Director has determined that the findings contained in that Ordinance are valid and the classification of structures or remodeling eligible for exemption under that Ordinance is consistent with zoning restrictions applicable to the Area, and

WHEREAS, pursuant to the CRA Ordinance and Section 3735.671 of the Ohio Revised Code, the City has negotiated a Community Reinvestment Area Agreement (the Agreement) with **Bartlett, LLC.**, with the Project (as defined and described in that Agreement) to be subject to a real property tax exemption as follows:

<u>Years of Tax Exemption</u>	<u>Tax Exemption</u>
Year One	70%
Year Two	70%
Year Three	70%
Year Four	70%
Year Five	70%
Year Six	70%
Year Seven	70%
Year Eight	70%
Year Nine	70%
Year Ten	70%
Year Eleven	70%
Year Twelve	70%
Year Thirteen	70%
Year Fourteen	70%
Year Fifteen	70%

The new facilities to be subject to this exemption are consistent with the CRA Ordinance, and

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WHEREAS, a notice of this proposed Ordinance has been delivered to the Board of Education of each affected school district in accordance with Section 5709.83 of the Ohio Revised Code, and

WHEREAS, the City has determined that the Agreement is vital and in the best interests of the City and will improve the health, safety, and welfare of the citizens of the City;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Bedford, County of Cuyahoga, and the State of Ohio:

Section 1. The Community Reinvestment Agreement between the City and **Bartlett LLC., located at 18800 Rockside Road, Bedford, Ohio 44146**, in the form presently on file with the Clerk of Council, is hereby approved and authorized with changes therein not inconsistent with this Ordinance and not substantially adverse to the City and which shall be approved by the City Manager. The City Manager, for and in the name of this City is hereby authorized to execute that Agreement, provided further that the approval of changes thereto by this official, and the character of those changes as not being substantially adverse to the City, shall be evidenced conclusively by their execution thereof.

Section 2. Pursuant to Section 3735.671(f) of the Ohio Revised Code, the Clerk of this Council is hereby directed to deliver a copy of this Ordinance and the Agreement to the Director of Development of the State of Ohio and the Ohio Tax Commissioner within 15 days after the Agreement is entered into.

Section 3. This Council finds and determines that all formal actions of this Council concerning or relating to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and its committees, if any, that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. This Ordinance is declared to be an emergency measure and necessary for the immediate preservation of the public peace, health, safety, or welfare of this City and for the further reason that this Ordinance is required to be immediately effective in order to provide for the implementation of economic development incentives for the Project at the earliest possible time to create jobs and employment opportunities and improve the economic welfare of the people of the City; and provided that it receives the affirmative vote of at least five (5) members elected to Council, this ordinance shall be in full force and effect immediately upon its passage; otherwise, it shall take effect and be in force after the earliest period allowed by law.

1st Rdg.: 1/18/22

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Stanley C. Koci, Mayor-President of Council

Tracy M. Simons, Clerk of Council

Prepared and approved as to legal content by: _____
John J. Montello, Law Director

Passed: February 7, 2022