

ORDINANCE NO. 2021-35

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 7255 FREE AVENUE HOLDING, LLC
LOCATED IN OAKWOOD COMMUNITY
REINVESTMENT AREA NO. 1**

WHEREAS, The Mayor, as Housing Officer, certifies that the improvement to the commercial property in Oakwood Community Reinvestment Area No. 1 owned 7255 Free Avenue Holding, LLC qualifies for real property tax exemption under Ordinance 1991-72 as amended by Ordinances 1996-61 and 2001-22; 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. The 7255 Free Avenue Holding, LLC intends to reroof, renovate the interior, repave the parking lots & improve the landscaping of their two existing buildings on 7255 Free Avenue at an estimated cost of \$450,000.

It's tenant, Schill Landscaping & Lawn Care Service, Inc. has been a top landscaping and rapid snow and ice clearing company for over 20 years exclusively service commercial properties in Northern Ohio from downtown Cleveland and its suburbs to Akron & Canton and west to Sandusky and the Lake Erie shore communities. Within three years, 7255 Free Avenue Holding, LLC anticipates sales of \$6.5 Mil from it s Oakwood site along with approximately 65 employees and an annual payroll of about \$1.9 Mil.

SECTION 2. To the extent that the improvements to the real properties located at 7255 Free Avenue, also known as Permanent Parcel Numbers 795-03-045 & 795-05-001, which is within the Village of Oakwood and within Oakwood Community Reinvestment Area No. 1, and owned by 7255 Free Avenue Holding, LLC or its successor(s) in interest, increase the market value of the real property improvements, such amount shall be and hereby is, exempt from real property taxation pursuant to Ordinance 1991-72, as amended by Ordinances 1996-61 and 2001-22, 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 to the County Auditor by the Village Housing Officer after the completion of each building. Said exemption shall cover forty nine percent (49%) of the dollar amount by which the improvements increase the market values of the real property improvements. Any additional development on the balance of Permanent Parcel Numbers 795-03-045 & 795-05-001, similar in nature to that presently proposed, will be granted similar incentives provided such development occurs within five (5) years of the 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 incentive to 7255 Free Avenue Holding, LLC for its project within the Village of Oakwood, Ohio.

SECTION 3. The period of said exemption shall terminate before the end of fifteen (15) years or at any time 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 due to the negligence of the owner.

SECTION 4. In the event 7255 Free Avenue Holding, LLC or its successor(s) in interest, fail to reconstruct the buildings indicated in its application, which application is attached hereto and expressly made a part hereof by reference and marked Exhibit "A", within eighteen months of the date of this Ordinance this exemption shall become null and void. If 7255 Free Avenue Holding, LLC or its successor(s) in interest shall, for any reason, cease operation of the buildings contemplated hereunder, it shall reimburse to the County Auditor for proper distribution an amount equal to 100% of the tax incentive dollars it has saved as a result of this Ordinance to the point operations have ceased.

SECTION 5. 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 of Oakwood agrees to allow for the substitution of this abatement for an abatement of the new tax in the same proportion and for the remaining duration of the existing abatement provided such substitution is approved by any governmental entity having jurisdiction over such matters including, but not limited to, the local School Board.

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 provision of economic development and opportunities beneficial to the citizens of the Village of Oakwood, therefore, provided it receives two-thirds (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:

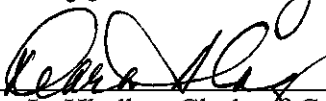
June 22, 2021
Debra L. Hladky
Debra L. Hladky, Clerk of Council

Johnnie A. Warren
Johnnie A. Warren, President of Council

Presented to the
Mayor June 23, 2021

Approved: June 23, 2021
Gary V. Gottschalk
Mayor, Gary V. Gottschalk

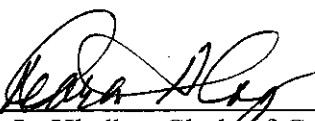
I, Debra L. Hladky, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 20201- 35 was duly and regularly passed by this Council at the meeting held on the 22 day of June, 2020.



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. 2021- 35 was duly posted on the 23 day of June 2021 and will remain posted in accordance with the Oakwood Village Charter.



Debra L. Hladky, Clerk of Council

DATED: June 23, 2021

2021-35 Schill 7255 Free Avenue Holding, LLC CRA

VILLAGE OF OAKWOOD

**Application for the
Community Reinvestment Area Program**

2021-35 Schill 7255 Free Avenue Holding, LLC CRA

EXHIBIT A

DEBRA HLADKY

From: Jerry Schill <jschill@schilllandscaping.com>
Sent: Tuesday, June 1, 2021 5:47 PM
To: DEBRA HLADKY
Subject: RE: CRA and TIF for review

7255 Free Avenue Holding, LLC

From: DEBRA HLADKY <dhladky@oakwoodvillageoh.com>
Sent: Tuesday, June 1, 2021 2:08 PM
To: Jerry Schill <jschill@schilllandscaping.com>
Subject: CRA and TIF for review

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please get back with me by Thursday in the morning.

Mayor Gary.



Debra Hladky, MMC
Clerk of Council
Hawthorne Valley Youth Council Administrator
Village of Oakwood
24800 Broadway Avenue, Oakwood Village, OH 44146
440.201.1020
<https://www.oakwoodvillageoh.com/>



You were born with the ability to change someone's life. Don't ever waste it.

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