

**ORDINANCE NO.:** 2013-18  
**SPONSOR:** MAYOR NORTON  
**INTRODUCED:** SEPTEMBER 24, 2013      **ASSIGNED TO:** FINANCE

**AN ORDINANCE DECLARING A PORTION OF IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY OWNED BY GREEN VILLAGE REALTY, LTD 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) Green Village Realty, Ltd ("Owner"), has 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. The Owner will make improvements on the TIF Property (the "Development Improvements"), as described in Exhibit "C".
- (c) The City will acquire, construct, install, and finance certain public infrastructure improvements (the "Public Improvements") in connection with the Development Improvements, which Public Improvements will directly benefit the TIF Property.
- (d) The City of Green will acquire, construct, and install the Public Improvement described in the attached Exhibit "D". The Public Improvements will directly benefit the TIF Property.
- (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.

**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 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: Oct. 22, 2013  
Molly Kapeluck  
Molly Kapeluck, Clerk

Dave France  
Dave France, Council President

APPROVED: Oct. 22, 2013  
Richard G. Norton  
Richard G. Norton, Mayor

COPIED \_\_\_\_\_  
SVCE ZONE PARK ROAD ENG  
LAW FIN MAY PLAN FIRE

ENACTED EFFECTIVE: Oct. 22, 2013

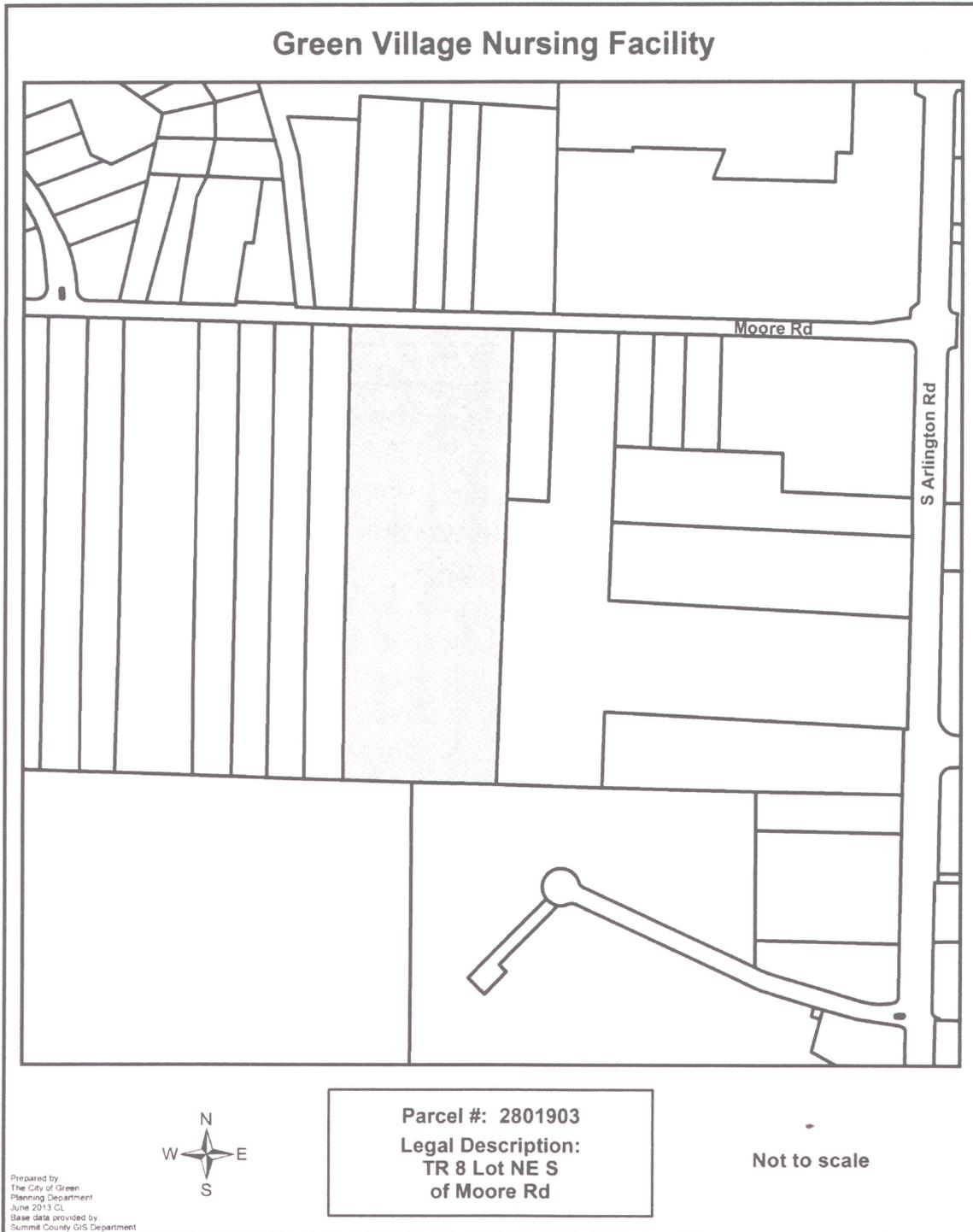
ON ROLL CALL: Colopy - absent France - yes Humphrey - yes Knodel - yes  
Neugebauer - yes Reed - yes Summerville - yes Adopted 6-0

Suburbanite publication on Oct. 27 and Nov 3, 2013  
Molly Kapeluck  
Molly Kapeluck, Clerk

09/18/2013 Approved as to form and content by Stephen J. Pruneski, Law Director SP 9/11/13

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**Exhibit A  
Map of Development Property**



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

For: Green Village Realty, Ltd.  
Green Village Nursing Home  
897 Arlington Ridge East  
Green, OH 44319

Parcel Number(s): 28-01903

The Development Property

TR 8 LOT NE S OF MOORE RD 11.170A

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

The Development Improvements consist of the following:

- (a) Construction of a 69,851 square foot skilled nursing facility with 72 beds and a 24 bed rehabilitation facility.
- (b) Estimated Value of New Construction: \$4,300,00.00.
- (c) The facility's anticipated occupancy date is June 30, 2014.
- (d) Tax Year in which the improvements first appear on the tax list and duplicate: January, 2015.

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**Exhibit D**  
The Public Improvements

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

- (a) Upgrade of the intersection at State Route 619 and Arlington Road and the Reconstruction of Arlington Road north of State Route 619 to the northern corporation limit boundary.  
Total project estimated to cost approximately: \$13,650,000 (completed)
- (b) Construction of sidewalks along Moore Road. Anticipated construction in 2016.  
Total project estimated to cost approximately: \$330,000