

P/C 6-20-23 Legislative  
CA Spec. 7-27-23  
1st R  
2nd R  
3rd R  
B/C

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11347-2023

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE

AUTHORIZING THE CITY OF BROOK PARK TO PROVIDE A DEMOLITION GRANT  
TO G.G. BROOKPARK 2023, LLC FOR THE DEMOLITION OF 15150 SNOW  
ROAD, AND DECLARING AN EMERGENCY

WHEREAS, 15150 Snow Road (herein "the Property") is wholly  
owned by CrossAmerica Partners LP; and

WHEREAS, the property is located in the center of town at one  
of the busiest intersections in the City making this a most  
desirable and attractive investment for Brook Park; and

WHEREAS, the property has been vacant and underutilized for  
several years; and

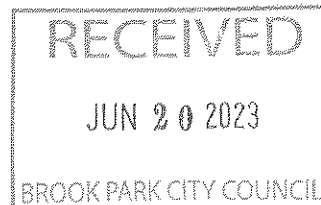
WHEREAS, the building at the Property is economically  
unviable, obsolete, dilapidated, blighted, and in substantial  
disrepair sufficient to create negative and economic pressure and  
influence upon the surrounding community;

WHEREAS, G.G. Brookpark 2023, LLC desires to purchase and  
develop the Property to attract and justify new investment and  
improvements upon the Property;

WHEREAS, G.G. Brookpark 2023, LLC desires to enter into a  
contract to demolish the existing obsolete and dilapidated building  
and make improvements upon the Property;

WHEREAS, the City of Brook Park encourages the development of  
real Property and the acquisition of personal Property; and

WHEREAS, G.G. Brookpark 2023, LLC is desirous of undertaking a  
project which will create employment opportunities within the City  
of Brook Park, provided that the appropriate development incentives  
are available from the City to support the economic viability of  
the Project; and



**WHEREAS**, financial assistance from the City of Brook Park is necessary to secure the investment of G.G. Brookpark 2023, LLC's project; and

**WHEREAS**, the City of Brook Park, having the appropriate authority for the stated type of project, is desirous of providing G.G. Brookpark 2023, LLC with incentives available for the development of the Property consistent with the purposes of Section 13 of Article VIII of the Ohio Constitution to create or preserve jobs and employment opportunities, to eradicate and mitigate blight within the City, and to improve the economic welfare of the people of the State; and

**WHEREAS**, the Mayor of the City of Brook Park has investigated the request of G.G. Brookpark 2023, LLC for demolition grant assistance and recommends the same to the City Council on the basis that G.G. Brookpark 2023, LLC is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City of Brook Park; and

**NOW THEREFORE, BE IT ORDAINED**, by the Council of the City of Brook Park, State of Ohio, that:

**SECTION 1:** This Council agrees to provide a demolition grant to G.G. Brookpark 2023, LLC to be applied exclusively to the immediate demolition of the current building and improvements on the Property located at PPN #344-13-022 in the amount of \$50,000.00.

**SECTION 2:** The money needed for the aforesaid transaction shall be paid by the City from the Economic Development Fund #243. Payments will be as follows: fifty percent (50%) upon completion of the demolition of the building currently situated upon the Property, and fifty percent (50%) upon issuance of an occupancy permit for a new structure. Said demolition funds shall be exclusively applied to the costs, expenses and fees arising from and/or incurred by G.G. Brookpark 2023, LLC in furtherance of the demolition.

**SECTION 3:** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted 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, including Section 121.22 of the Ohio Revised Code.

**SECTION 4:** This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason to provide a grant to G.G. Brookpark 2023, LLC; therefore this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED:

July 27, 2023

*Richard M. Felt*  
PRESIDENT OF COUNCIL

ATTEST:

*Carol Johnson*  
Clerk of Council

APPROVED:

*Ed M. Smith*  
MAYOR

**CERTIFICATE**

Carol Johnson, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance (Resolution)

No. 11847-2023

passed on the 27 day of July  
20 23 by said council.

*Carol Johnson*  
Clerk of Council

7-27-23

DATE

I, Carol Johnson, Clerk of Council for the City of Brook Park, State of Ohio, do hereby certify that there is no newspaper of general circulation in the municipality and that publication of the foregoing ordinances/resolutions was made by posting true copies at five of the most public places in said municipality as determined by Ordinance No. 4838-1975; location: City Hall 6161 Engle Road, Police Station 17401 Holland Road, #2 Fire Station 22530 Ruple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 6165 Engle Road, for a period of fifteen days.

commencing

7-28-23

*Carol Johnson*  
CAROL JOHNSON  
Clerk of Council

|            | Yea                                 | Nay                      |
|------------|-------------------------------------|--------------------------|
| Troyer     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Mencini    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Roberts    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Scott      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Coyne      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Poindexter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Salvatore  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I HEREBY APPROVE THE WITHIN INSTRUMENT AS TO LEGAL FORM AND CORRECTNESS.

*Robert*  
DIRECTOR OF LAW