

P/C 10/18/16 Finance  
CA 10/25/16 - amended  
1st R 11/1/16  
2nd R 11/15/16  
3rd R \_\_\_\_\_  
B/C \_\_\_\_\_

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 10050-2016

INTRODUCED BY: MAYOR COYNE

AN ORDINANCE AUTHORIZING  
THE CITY OF BROOK PARK TO PROVIDE A JOB RETENTION, BUSINESS  
EXPANSION & GRANT TO JAMES C. & MARY ANN WHITE TO FACILITATE THE  
RETENTION & EXPANSION OF BLUELINE RENTALS, LLC, 16000 BROOKPARK  
RD., OHIO AND DECLARING AN EMERGENCY.

**WHEREAS**, James C. & Mary Ann White (herein "Whites" own Permanent Parcel Nos. 344-36-009 (.92 aces), 344-36-010 (4.3 acres) and 344-36-011 (.78 acres), also known as 16000-10 Brookpark Rd., (herein the "Property";

**WHEREAS**, Permanent Parcel Nos. 344-36-009 (.92 acres) and 344-36-011 (.78 acres) have been vacant, uncompetitive and non-productive for over ten (10) years;

**WHEREAS**, Permanent Parcel Nos. 344-36-011, contains an obsolete, dilapidated garage structure and said structure has been vacant and non-productive for over ten (10) years;

**WHEREAS**, Parcel No. 344-36-011 was purchased by the Whites in 2016 for Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) to facilitate the expansion of the BlueLine facility and to improve the appearance of the Brookpark Road Corridor Special District;

**WHEREAS**, BlueLine Rentals, LLC, (herein "BlueLine"), a construction and industrial heavy equipment rental firm has occupied Permanent Parcel No. 344-36-010 (4.3 acres) under a leasehold since March 1, 2012;

**WHEREAS**, BlueLine desires to renew and extend its lease through 2022 and expand its operations to include the entire Property provided certain buildings are demolished and improvements and expansions constructed, and certain landscaping improvements are implemented on the Property;

**WHEREAS**, BlueLine has maintained an average payroll of Five Hundred and Twenty Thousand Dollars (\$520,000) per annum in the city;

**WHEREAS**, BlueLine anticipates expanding its business within the city by 25% over the new lease term to maintain an average payroll of Eight Hundred Twenty-Five Thousand Dollars (\$825,000) per annum;

**WHEREAS**, BlueLine currently maintains and leases and stores approximately Six Million Six Hundred Thousand Dollars (\$6,600,000) worth of equipment at the Property;

**WHEREAS**, BlueLine intends to expand its equipment inventory to Eleven Million Dollars (\$11 M) in 2017, Fifteen Million Dollars (\$15M) in 2018; Seventeen Million Dollars (\$17M) in 2019 and Eighteen Million (\$18M) in 2020 in order to maintain and expand its current payroll, remain competitive, create jobs, construct facilities and expand its business services portfolio within the city;

**WHEREAS**, the Whites seek an economic development grant to facilitate the expansion of BlueLine to Parcel Nos. 344-36-009 and 011, to demolish the existing dilapidated building on the 011 parcel, to remove and reinstall decorative fencing and landscaping at the Property consistent with the intent and purpose of the Brookpark Road Corridor Special District, as adopted by Brook Park City Council in 1998;

**WHEREAS**, the estimated total cost to remove the current blight at the Property and to construct the improvements on the Property to retain and expand BlueLine exceeds Two Hundred Eighty Thousand Dollars (\$280,000);

**WHEREAS**, the Property and BlueLine are located within the City's Enterprise and Target Improvement Zone;

**WHEREAS**, the City of Brook Park encourages the development of business within the City's Enterprise and Target Improvement Zones; and

**WHEREAS**, the Whites and BlueLine are desirous of expanding its facilities and acquiring equipment which will maintain current employment and create new employment opportunities within the City of Brook Park, provided that appropriate business expansion, retention and development incentives are available from the City; and

**WHEREAS**, Financial assistance from the City of Brook Park is necessary to secure the investment of the Whites and BlueLine

in the City;

**WHEREAS**, the City of Brook Park, having the appropriate authority for the stated type of project, is desirous of providing job retention and job/business expansion incentives to promote economic activity within the City 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 Sate; and

**WHEREAS**, the Mayor of the City of Brook Park has investigated the foregoing request for a job creation, retention and economic development grant assistance and recommends the same to the City Council on the basis that James C. and MaryAnn White and BlueLine Rentals are qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City of Brook Park;

**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 job retention, creation and economic development assistance grant to James C. and Mary Ann White to be applied exclusively to the purchase of (1)the demolition of the existing dilapidated structure on Permanent Parcel No. 344-36-011 and to the removal, replacement of appurtenant asphalt and concrete improvements, as well as the removal and replacement of existing fencing on the Property in accordance with permits issued by the City, and to design, implement and install beautification landscaping as approved by the City Planning Commission consistent with the Brookpark Road Corridor Special District standards, and, provided that the Whites and BlueLine execute a lease renewal for the Property on or before December 31, 2016 and commence the aforesaid demolition and improvements to the Property on or before December 31, 2016.

**SECTION 2:** The Mayor is authorized to enter into a Job Creation, Retention & Economic Development Grant agreement with James C. and Mary Ann White for the work set forth in Section 1 in the amount of \$50,000.00 provided they utilize the funds solely to improve the Property as herein described and for no other improvements on or before June 1, 2017.

**SECTION 3:** The money needed for the aforesaid

transaction shall be paid to James C. and Mary Ann White from funds appropriated to the city Economic Development Fund 243 and Brook Park Road Corridor Fund 244 upon the issuance for a permit for the aforesaid improvements, and said funds shall be exclusively applied to the costs, expenses and fees arising from and/or incurred by James C. and Mary Ann White in furtherance of the implementation of aforesaid improvements to the Property.

**SECTION 4:** 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 Sections 121.22 of the Ohio Revised Code.

**SECTION 5:** This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of public peace, health, safety and welfare of said City, and for the further reason provide a job retention and grant to James C and Mary Ann White; therefore the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: November 15, 2016

Jim Astora  
PRESIDENT OF COUNCIL

ATTEST: Michelle Blazak APPROVED:  
Clerk of Council

[Signature]  
MAYOR

11/15/16

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

[Signature]  
DIRECTOR OF LAW

DATE CERTIFICATE

Michelle Blazak, 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. 1000-2016

passed on the 15th day of NOVEMBER

I, Michelle Blazak, Clerk of Council for the City of Brook Park, 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 six of the most public places in said municipality as determined by Ordinance No. 4838-1975; location City Hall 8161 Engle Road, Police Station 17401 Holland Road, #1 Fire Station 5380 Smith Road, #2 Fire Station 22830 Ruple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 2715 Engle Road, for a period of fifteen days.

Michelle Blazak  
Clerk of Council

commencing November 16, 2016  
Michelle Blazak  
MICHELLE BLAZAK  
Clerk of Council

- Troyer
- Mancini
- Powers
- Scott
- Burgio
- McCormick
- Salvatore

Yea	Nay
<input checked="" type="checkbox"/>	<input type="checkbox"/>

**ABSTAINED**