

P/C 3/1/16 Safety
CA 3/8/16
1st R 3/15/16
2nd R 4/5/16 - amended
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 10005-2016

INTRODUCED BY: MAYOR COYNE

AN ORDINANCE AUTHORIZING
THE CITY OF BROOK PARK TO PROVIDE A GRANT TO LUNI, LTD. AND THE
R.L. WURZ COMPANY FOR THE DEMOLITION OF OBSOLETE STRUCTURES
LOCATED AT 16110 BROOKPARK ROAD.

WHEREAS, Luni, Ltd. owns Permanent Parcel Nos. 344-36-004,005,006 and 008 located at 16110 Brookpark Rd., Brook Park, Ohio (herein the "Property");

WHEREAS, Luni, Ltd. (herein "Luni") is wholly owned by Thomas Lavelle, President and majority shareholder of The R.L. Wurz Company (herein "Wurz");

WHEREAS, Luni and Wurz are interrelated companies;

WHEREAS, Luni and Wurz desire to demolish a Quonset hut structure located at 16110 Brookpark Rd. and construct a \$2.5M corporate office, warehouse and distribution facility at 16110 Brookpark Rd.;

WHEREAS, the Quonset building is economically unviable, obsolete, dilapidated, blighted and in substantial disrepair;

WHEREAS, the condition of the Quonset building creates a negative economic pressure and influence upon the surrounding community along the Brookpark Road Corridor Special District;

WHEREAS, Luni and Wurz desire to demolish the buildings, structures and improvements upon the Property to attract and justify new investment and improvements upon the Property;

WHEREAS, The Wurz desires to locate its corporate offices, warehouse and distribution facility at the Property upon the demolition of the existing obsolete and dilapidated structures and improvements upon the property;

WHEREAS, Luni and Wurz desire to enter into a contract to demolish the Quonset structures on the Property and to construct a new \$2.5M, 33,000 square foot of office, warehouse and

distribution facilities on the Property;

WHEREAS, Wurz anticipates employing between 14 and 20 persons with an estimated payroll of at least \$1.5 - 2M per annum on the Property;

WHEREAS, Wurz estimated annual sales are \$10,000,000;

WHEREAS, Construction cost of the new facility at the Property is estimated at \$2.5M;

WHEREAS, Demolition cost, including asbestos abatement, at the Property is estimated at \$25,000;

WHEREAS, Luni and Wurz desire to commence demolition of the structure on or about June 1, 2016 and commence construction of the new facilities project on or before July 1, 2016; and

WHEREAS, the City of Brook Park encourages the development of real property and the acquisition of personal property located within the City's Enterprise and Target Improvement Zones; and

WHEREAS, Luni and Wurz are 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 Luni and Wurz in the project;

WHEREAS, the City of Brook Park, having the appropriate authority for the stated type of project, is desirous of providing Luni and Wurz 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 Luni and Wurz for demolition grant assistance and recommends the same to the City Council on the basis that Luni and Wurz 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 demolition grant to Luni & Wurz to be applied exclusively to the immediate demolition of the Quonset hut buildings and improvements on the

Property in an amount of \$25,000.00.

SECTION 2: The money needed for the aforesaid transaction shall be paid by the City from funds appropriated for brown field redevelopment and economic development to Luni & Wurz upon the completion of the demolition of all buildings and improvements currently situated upon the Property and said demolition funds shall be exclusively applied to the costs, expenses and fees arising from and/or incurred by Luni & Wurz 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 Sections 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.

PASSED: April 5, 2016

Jim Astora
PRESIDENT OF COUNCIL

ATTEST: Michelle Blazak
Clerk of Council

APPROVED: [Signature]
MAYOR

4/8/16
DATE

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

[Signature]
DIRECTOR OF LAW

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. 10005-2016
passed on the 5th day of April
20 by said council.

Michelle Blazak
Clerk of Council

I, Michelle Blazak, 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 six 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, #1 Fire Station 5590 Smith 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 April 12, 2016
Michelle Blazak
MICHELLE BLAZAK
Clerk of Council