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CA 11/17/15
1st R 12/1/15
2nd R 12/1/15
3rd R 12/15/15
B/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 9985-2015

INTRODUCED BY: MAYOR COYNE

AN ORDINANCE AUTHORIZING
THE CITY OF BROOK PARK TO PROVIDE A DEMOLITION GRANT FOR 18301
BROOKPARK, LLC., A CORPORATION WHOLLY OWNED BY WESTON, INC.

WHEREAS, 18301 Brookpark LLC is wholly owned by Weston, Inc.

WHEREAS, Weston Inc. recently purchased the real property and improvements located at 18301 Brookpark Road (herein "the Property") in the name of 18301 Brookpark;

WHEREAS, the majority of the Property has been vacant and under utilized for several years;

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

WHEREAS, Weston desires to demolish the buildings, structures and improvements upon the Property to attract and justify new investment and improvements upon the Property;

WHEREAS, Boss Pro Carting, LLC (herein "Boss") desires to locate its high performance professional style kart racing and conferencing facility at the Property upon the demolition of the existing obsolete and dilapidated structures and improvements upon the property;

WHEREAS, Weston and Boss desire to enter into a contract to demolish all existing structures on the Property and to construct a new professional carting and conferencing facility on the Property;

WHEREAS, Boss anticipates employing between 20 and 30 persons with an estimated payroll of at least \$500,000 per annum on the Property;

WHEREAS, Boss' estimated annual sales are \$2,000,000;

WHEREAS, construction cost of the new facility at the Property is estimated at \$2,170,000, employing 30-40 construction personnel; and

WHEREAS, demolition cost, including asbestos abatement, at the Property is estimated at \$134,000; and

WHEREAS, Weston and Boss desire to commence demolition and construction of the project on or about October 5, 2015 and complete construction of the project on or before September 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, Weston and Boss 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 Weston and Boss in Boss's project; and

WHEREAS, the City of Brook Park, having the appropriate authority for the stated type of project, is desirous of providing Weston and Boss 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 Weston and Boss for demolition grant assistance and recommends the same to the City Council on the basis that Weston and Boss 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; 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 Weston to be applied exclusively to the immediate demolition of the current buildings and improvements on the Property in an amount of \$50,000.00.

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 Weston 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 Weston 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: December 15, 2015

Dennis P. Hetta
PRESIDENT OF COUNCIL

ATTEST: Michelle Blazak
Clerk of Council

APPROVED: [Signature]
MAYOR

12/16/2015
DATE

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

[Signature]
DIRECTOR OF LAW

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 6101 Engle Road, Police Station 17401 Holland Road, #1 Fire Station 8500 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.

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. 9985-2015 passed on the 15th day of December 20 15 by said council.
Michelle Blazak
Clerk of Council

Commencing December 17, 2015
Michelle Blazak
MICHELLE BLAZAK
Clerk of Council