

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH J.J.J. PROPERTIES, LLC, AND DECLARING AN EMERGENCY

WHEREAS, J.J.J. Properties, LLC (“Developer”) owns and intends to develop approximately seventy-nine (79) acres of unimproved land, identified by Permanent Parcel Number 48-02159 and situated in the Richfield/Richfield Township/City of Cleveland Joint Economic Development District and known as the Richfield Industrial Park, as a commercial distribution and office space facility (“Development Project”); and

WHEREAS, certain public improvements, including an extension of Columbia Road, the construction of a secondary access roadway, and installation of water and sanitary sewer lines (“Public Improvements”) are necessary to facilitate the Development Project; and

WHEREAS, the Village intends to accept the Public Improvements within the territorial boundaries of the Village of Richfield, including the 50-foot extension of Columbia Road within the Village, the sanitary sewer lines, and the Village’s portion of the secondary access roadway upon satisfactory completion of the Public Improvements; and

WHEREAS, the Development Agreement with the Developer will ensure the satisfactory completion of the Public Improvements; and

WHEREAS, the Planning Commission has recommended the execution of the Development Agreement; and

WHEREAS, this Council finds that execution of this Agreement is in the best interests of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Richfield, Summit County, State of Ohio that:

SECTION 1. That the Mayor and the Finance Director are hereby, authorized and directed to enter into a Development Agreement with J.J.J. Properties, LLC substantially in accordance with the Development Agreement attached hereto as Exhibit “A” and incorporated herein fully as if by reference.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 3. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare and for the further

reason that it is immediately necessary in order to move forward with public infrastructure improvements; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 12-15-2020




President of Council



Mayor

Dated: 12/15/2020

ATTEST:



Clerk of Council