

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 055

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING ORDINANCE NO. 2007-215 TO REMOVE A PARCEL OF REAL PROPERTY FROM AN EXISTING TAX INCREMENT FINANCING EXEMPTION PROVIDED FOR IN ORDINANCE NO. 2007-215, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Strongsville, Ohio (the “City”) previously passed Ordinance No. 2007-215 (the “Original TIF Ordinance”) which (a) described public improvements to be made which directly benefit certain parcels, (b) declared Improvements (as defined in Revised Code Section 5709.40) with respect to such parcels of real property located in the City to be a public purpose (the “TIF Property”), (c) authorized the exemption of 100% of the value of those Improvements from real property taxation for a period of 30 years, (d) provided for the making of service payments in lieu of taxes by the owners of the TIF Property, and (e) established a municipal public improvement tax increment fund into which such service payments shall be deposited; and

WHEREAS, the real property currently identified as Permanent Parcel No. 396-24-019 (which was previously a part of Permanent Parcel No. 396-22-001) in the records of the Cuyahoga County Fiscal Office (the “Removed Parcel”) comprised a portion of the TIF Property at the time that Original TIF Ordinance was passed by this Council; and

WHEREAS, to assist in the potential development of a portion of the property included in SouthPark Mall area that is currently being used as a surface parking lot, this Council desires to remove the Removed Parcel from the exemption provided for in the Original TIF Ordinance; and

WHEREAS, this Council finds and determines that it is necessary and in the best interest of the City to amend the Original TIF Ordinance to remove the Removed Parcel from the TIF Property exemption under the Original TIF Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Original TIF Ordinance is hereby amended to remove the property now known as Permanent Parcel No. 396-24-019 from the tax increment financing exemption provided in the Original TIF Ordinance. A map depicting the Removed Parcel to be removed from the Original TIF Ordinance is attached as ***Exhibit A***. The City Law Director or any other officer, official or employee of the City is hereby directed to notify the Ohio Department of Development that such exemption has been terminated on that parcel as of the effective date of this Ordinance. All of the remaining properties subject to the exemption provided in the Original TIF Ordinance shall continue as set forth in the Original TIF Ordinance and shall not be impacted by the provisions of this Ordinance.

Section 2. That the action of this Council in amending the Original TIF Ordinance and terminating the tax increment financing exemption with respect to the Removed Parcel shall not

prevent this Council from granting a subsequent exemption from real property taxation concerning the Removed Parcel at any time in the future.

Section 3. That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

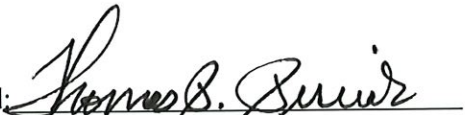
Section 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to expedite beneficial development in the City, including the Removed Parcel; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.



President of Council

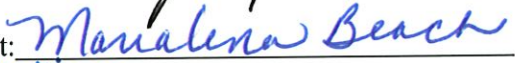
Date Passed: July 27, 2026

	<u>Yea</u>	<u>Nay</u>
Carbone	☒	_____
Clark	☒	_____
Kaminski	☒	_____
Kosek	☒	_____
Roff	☒	_____
Short	☒	_____
Zacharyasz	☒	_____

Approved: 

Mayor

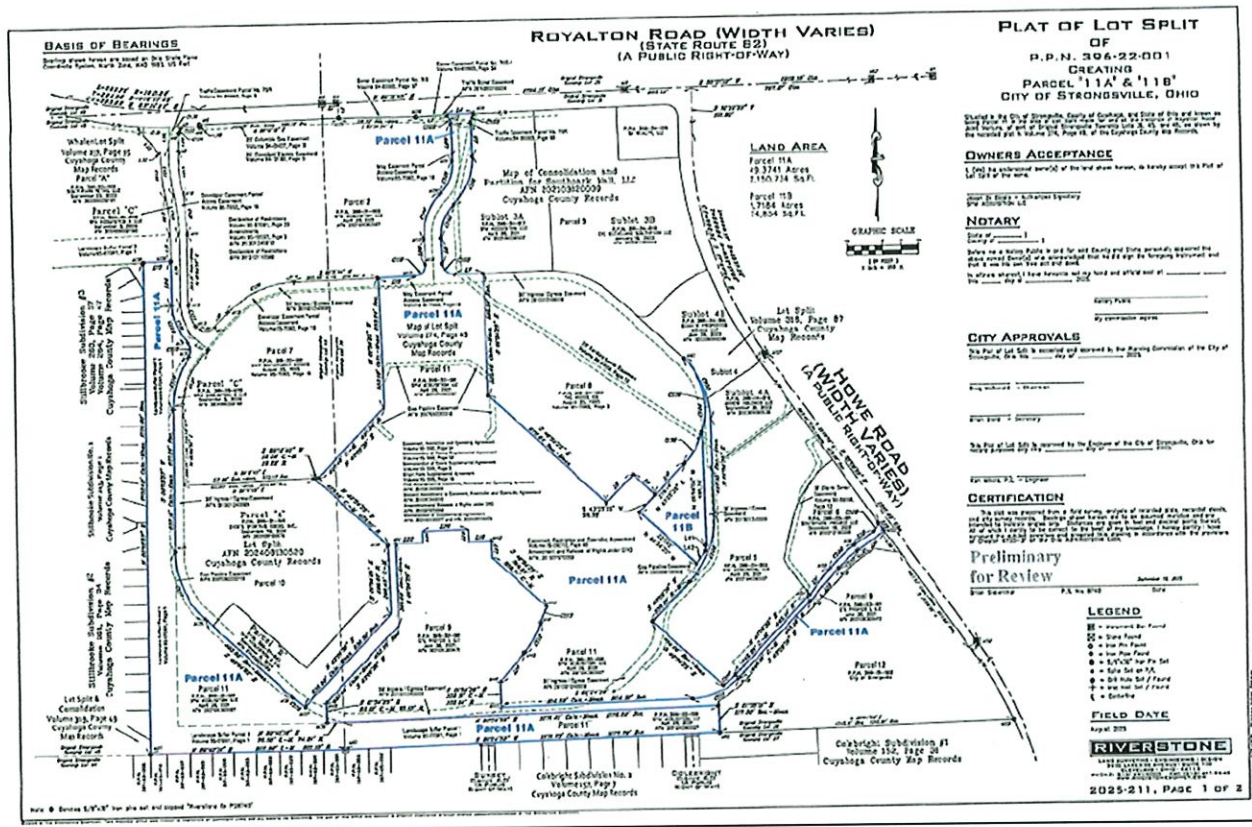
Date Approved: July 27, 2026

Attest: 
acting Clerk of Council

Ord. No. 2026-055 Amended: _____
1st Rdg. 05-18-26 Ref: Finance
2nd Rdg. 06-01-26 Ref: Finance
3rd Rdg. 07-27-26 Ref: _____

Public Hrg. _____ Ref: _____
Adopted: 07-27-26 Defeated: _____

EXHIBIT A Map of Removed Parcel



The Removed Parcel is depicted on the map above as "Parcel 11B," which is Permanent Parcel No. 396-24-019 (which was previously a part of Permanent Parcel No. 396-22-001).