

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2015- 195

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING WESTWOOD COMMONS PUBLIC IMPROVEMENT TAX INCREMENT FINANCING (TIF) FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY, **AS AMENDED**.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment fund into which such service payments shall be deposited; and

WHEREAS, Cameron-Allie Development Group, LLC, an Ohio limited liability company (the "Developer"), has agreed to improve and redevelop (i) the property located at or around the northeast corner of the intersection of Pearl Road and Westwood Drive in the City of Strongsville, Ohio and known as Permanent Parcel Numbers 396-10-003, 396-10-004, 396-10-005, 396-10-011, and 396-10-016, ~~and 396-10-001~~ (collectively, the "Vacant Land"), in the records of the Cuyahoga County Fiscal Office, and (ii) the property known as Permanent Parcel Numbers **396-10-001 and 396-10-002** in the records of the Cuyahoga County Fiscal Office, which contains an existing building totaling approximately 12,500 square feet (the "Existing Building" and together with the Vacant Land, collectively, the "Project Site") and is more particularly described in the legal description attached hereto as Exhibit A. The Developer has agreed to improve the Project Site by (i) constructing an approximate 11,000 square foot retail shopping center on a portion of the Vacant Land, (ii) performing certain demolition, grading, and other related site work on permanent parcel number 396-10-016, and (iii) rehabilitating the Existing Building and performing site improvements to the parking areas of the Existing Building, all as further described on Exhibit B attached hereto (the "Project"); and

WHEREAS, in connection with the Project, this Council may cause construction of the necessary public infrastructure improvements which include demolition, relocation and installation of utilities and storm water retention, as well as certain streetscape, lighting and sidewalk improvements as further described in more detail on Exhibit C attached hereto (the "Public Infrastructure Improvements") to be made by Developer, that once made will directly benefit the Property, the City and its residents; and

WHEREAS, the Developer, shall pay for and cause the construction of the Public Infrastructure Improvements; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay certain expenses related to the Project and to reimburse the Developer for the costs of the construction of the Public Infrastructure Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83; and

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

Section 1. That the Public Infrastructure Improvements described in Exhibit C hereto, if made or caused to be made by the City, are hereby designated as those Public Infrastructure Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare of the City and its residents.

Section 2. That pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and the Polaris Joint Vocational School District in the amount of the taxes that would have been payable to both the Strongsville City School District and the Polaris Joint Vocational School District if the Improvements had not been exempted from taxation.

Section 3. That as provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvements are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the Municipal Public Improvement Tax Increment Financing Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and the Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and the Polaris Joint Vocational School District would each have received

from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. That this Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the Westwood Commons Public Improvement Tax Increment Financing Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

- (i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Infrastructure Improvements, including expenses incurred by the City in connection with the Project (including the fees and expenses of special counsel to the City), and to reimburse the Developer or its successor or assign, for any monies used to pay costs of the Public Improvements, and
- (ii) after reimbursement to Developer for item (i) above, for the use by the City for other Public Infrastructure Improvements that benefit the Property.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

Section 5. That pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. 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 7. 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 re-develop the town center of Strongsville and foster economic development and for the purpose of enhancing the

availability of adequate commercial retail space and parking, creating jobs and employment opportunities, improving the economic welfare of the people of the City and addressing property conditions and circumstances that preclude and inhibit environmentally sound and economic use or reuse of the Property; 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.

Michael Daymut  
 President of Council

Approved: James B. Brewer  
 Mayor

Date Passed: October 19, 2015

Date Approved: October 20, 2015

Attest: Aimee Pientka  
 Clerk of Council

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	_____
Daymut	<input checked="" type="checkbox"/>	_____
DeMio	<input checked="" type="checkbox"/>	_____
Dooner	<input checked="" type="checkbox"/>	_____
Maloney	<input checked="" type="checkbox"/>	_____
Schonhut	<input checked="" type="checkbox"/>	_____
Southworth	<input checked="" type="checkbox"/>	_____

ORD. No. 2015-195 Amended: 10-19-15  
 1st Rdg. 09-21-15 Ref: COW  
 2nd Rdg. 10-5-15 Ref: COW  
 3rd Rdg. 10-19-15 Ref: \_\_\_\_\_  
Amended by Substitution 10-19-15  
 Pub Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
 Adopted: 10-19-15 Defeated: \_\_\_\_\_  
No Amended

EXHIBIT A  
THE PROPERTY

PPN: 396-10-003  
PPN: 396-10-004  
PPN: 396-10-005  
PPN: 396-10-011  
PPN: 396-10-001  
PPN: 396-10-002  
PPN: 396-10-016

Westwood Commons  
Cameron-Allie Parcels  
DGB 4359-1

July, 2015

Parcel 1:

Situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, and known as being Consolidated Parcel "C" as shown by the recorded plat in Volume 380, Page 64 of Cuyahoga County Map Records of part of Original Strongsville Township Lot 55, and bounded and described as follows:

Beginning at an iron pin monument found in the centerline of Pearl Road (U.S. 42), variable width, at its intersection with the centerline of Westwood Drive (West);

Thence North 00 degrees 28 minutes 05 seconds West along the centerline of Pearl Road, 5.47 feet to its intersection with the centerline of Westwood Drive (East), 60 feet wide;

Thence South 88 degrees 29 minutes 59 seconds East along the centerline of Westwood Drive (East), 271.79 feet to its intersection with the southerly prolongation of the easterly line of Consolidated Parcel "B1" as shown by the recorded plat in Volume 379, Page 59 of Cuyahoga County Map Records, being also the easterly line of deed parcel 3 of land conveyed to Cameron-Allie Development Group, LLC by deed recorded as A.F.N. 201412290675 of Cuyahoga County Records;

Thence North 02 degrees 19 minutes 41 seconds East, 30.00 feet to its intersection with the northerly line of Westwood Drive (East), and the principal place of beginning of the parcel herein described, and from which point a 1" iron pipe found bears North 02 degrees 19 minutes 41 seconds East, 0.27 feet;

Thence North 88 degrees 29 minutes 59 seconds West along the northerly line of Westwood Drive (East), 46.01 feet to an iron pin set at its intersection with the westerly line of said so conveyed;

Thence North 02 degrees 19 minutes 41 seconds East along said westerly line of Consolidated Parcel "B1", 155.64 feet to an iron pin set at its intersection with a southerly line of said Consolidated Parcel "B1";

Thence North 87 degrees 40 minutes 19 seconds West, 66.83 feet to the northeasterly corner of a parcel of land conveyed to Justice Enterprises, LLC by deed recorded as A.F.N. 201212240119 of Cuyahoga County Records, and from which point a capped iron pin found (H&A LTD) bears South 76 degrees 35 minutes 31 seconds East, 0.05 feet;

Thence North 87 degrees 53 minutes 57 seconds West along the northerly line of said land conveyed to Justice Enterprises, LLC, 114.21 feet to its intersection with the easterly line of

Pearl Road, variable width, and from which point a capped iron pin found (H&A LTD) bears South 87 degrees 53 minutes 57 seconds East, 0.04 feet;

Thence North 06 degrees 04 minutes 52 seconds West along the easterly line of Pearl Road, 62.79 feet to an iron pin set at its intersection with the northerly line of deed parcel 2 of land conveyed to Cameron-Allie Development Group, LLC, by deed recorded as A.F.N. 201501050348 of Cuyahoga County Records;

Thence North 08 degrees 25 minutes 00 seconds West along the easterly line of Pearl Road, 75.38 feet to its intersection with the northerly line of deed parcel 1 of land conveyed to Cameron-Allie Development Group, LLC, by deed recorded as A.F.N. 2015010348 of Cuyahoga County Records, and from which point a nail found bears South 81 degrees 35 minutes 00 seconds West, 0.08 feet;

Thence North 10 degrees 23 minutes 56 seconds West along the easterly line of Pearl Road, 77.97 feet to an iron pin set at its intersection with the southerly line of a parcel of land conveyed to Pearl 66 Phase II LLC by deed recorded as A.F.N. 200004210807 of Cuyahoga County Records;

Thence North 79 degrees 57 minutes 07 seconds East along said southerly line of land conveyed to Pearl 66 Phase II LLC, 273.46 feet to an iron pin set at its intersection with the westerly line of a parcel of land conveyed to Strongsville Senior Associates Limited Partnership by deed recorded as A.F.N. 200310280195 of Cuyahoga County Records;

Thence South 02 degrees 19 minutes 41 seconds West along the westerly line of said land conveyed to Strongsville Senior Associates Limited Partnership and said easterly line of Consolidated Parcel "B1", 417.00 feet to the principal place of beginning and containing 65,491 square feet or 1.5035 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated January, 2015.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

Parcel 2:

Situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, and known as being part of Original Strongsville Township Lot 55, and bounded and described as follows:

Beginning at an iron pin monument found in the centerline of Pearl Road (U.S. 42), variable width, at its intersection with the centerline of Westwood Drive (West);

Thence North 00 degrees 28 minutes 05 seconds West along the centerline of Pearl Road, 223.37 feet to an iron pin monument found at a point of intersection;

Thence North 8 degrees 22 minutes 31 seconds West along the centerline of Pearl Road, 168.80 feet to its intersection with the westerly prolongation of the northerly line of Consolidated Parcel "C" as shown by the recorded plat in Volume 380, Page 64 of Cuyahoga County Map Records;

Thence North 79 degrees 57 minutes 07 seconds East along the westerly prolongation of the northerly line of said Consolidated Parcel "C", 47.46 feet to an iron pin found (D.G. Bohning Assoc.) at its intersection with the easterly line of Pearl Road and the principal place of beginning of the parcel herein described;

Thence North 10 degrees 31 minutes 30 seconds West along the easterly line of Pearl Road, 36.26 feet to an iron pin set at an angle point, therein;

Thence North 6 degrees 38 minutes 35 seconds West along the easterly line of Pearl Road, 29.77 feet to an iron pin set at an angle point, therein;

Thence North 8 degrees 22 minutes 31 seconds West along the easterly line of Pearl Road, 98.38 feet to its intersection with the southerly line of a parcel of land conveyed to Strongsville Historical Society by deed recorded in Volume 92-7963, Page 15 of the Official Records of Cuyahoga County, and from which point an iron pin set bears South 79 degrees 57 minutes 07 seconds West, 1.00 feet;

Thence North 79 degrees 57 minutes 07 seconds East along the southerly line of said land conveyed to Strongsville Historical Society, 184.29 feet to a drill hole found at an angle point, therein;

Thence North 8 degrees 18 minutes 03 seconds West along the southerly line of said land conveyed to Strongsville Historical Society, 20.48 feet to an iron pin found at an angle point, therein;

Thence North 78 degrees 34 minutes 58 seconds East along the southerly line of said land conveyed to Strongsville Historical Society, 125.44 feet to an iron pin set at its intersection with the westerly line of a parcel of land conveyed to Strongsville Senior Associates Limited Partnership by deed recorded as A.F.N. 200310280195 of Cuyahoga County Records;

Thence South 02 degrees 19 minutes 41 seconds West along the westerly line of said land conveyed to Strongsville Senior Associates Limited Partnership, 192.25 feet to an iron pin found (D.G. Bohning Assoc.) at its intersection with the northerly line of said Consolidated Parcel "C";

Thence South 79 degrees 57 minutes 07 seconds West along the northerly line of said Consolidated Parcel "C", 273.46 feet to the principal place of beginning and containing 50,298 square feet or 1.1547 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated July, 2015.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.



Westwood Commons

~~Mitchells Parcel~~ PPN 396-10-016

DGB 4359-1

July, 2015

Situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, and known as being part of Original Strongsville Township Lot 55, and bounded and described as follows:

Beginning at an iron pin monument found in the centerline of Pearl Road (U.S. 42), variable width, at its intersection with the centerline of Westwood Drive (West);

Thence North 00 degrees 28 minutes 05 seconds West along the centerline of Pearl Road, 5.47 feet to its intersection with the centerline of Westwood Drive, 60 feet wide;

Thence South 88 degrees 29 minutes 59 seconds East along the centerline of Westwood Drive (East), 271.79 feet to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed to Cameron-Allie Development Group, LLC by deed recorded s A.F.N. 201412290657 of Cuyahoga County Records;

Thence North 02 degrees 19 minutes 41 seconds East, 30.00 feet to its intersection with the northerly line of Westwood Drive (East), and the principal place of beginning of the parcel herein described, and from which point a 1" iron pipe found bears North 02 degrees 19 minutes 41 seconds East, 0.27 feet;

Thence North 02 degrees 19 minutes 41 seconds East along the westerly line of said line conveyed to Cameron-Allie Development Group, LLC, 158.89 feet to its intersection with the westerly line of a parcel of land conveyed to Strongsville Senior Associates Limited Partnership by deed recorded as A.F.N. 200310280195 of Cuyahoga County Records, and from which point a 1/2" iron pin found bears North 88 degrees 29 minutes 59 seconds West, 0.79 feet; North 01 degree 30 minutes 01 second East, 0.30 feet; and a 1/2" iron pin found bears North 88 degrees 29 minutes 59 seconds West, 0.59 feet; North 01 degree 30 minutes 01 second East, 0.52 feet;

Thence South 88 degrees 29 minutes 59 seconds East along the southerly line of said land conveyed to Strongsville Senior Associates Limited Partnership, 97.80 feet to a 1/2" iron pin found at an angle point, therein;

Thence South 02 degrees 42 minutes 21 seconds West along the westerly line of said land conveyed to Strongsville Senior Associates Limited Partnership, 158.91 feet to its intersection with the northerly line of Westwood Drive (East), and from which point a 1/2" iron pin found bears North 88 degrees 29 minutes 59 seconds West, 0.31 feet;

Thence North 88 degrees 29 minutes 59 seconds West along the northerly line of Westwood Drive (East), 96.75 feet to the principal place of beginning and containing 15,455 square feet or 0.3548 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated December, 2014.

Westwood Commons

~~Mitchells Parcel~~ **PPN 396-10-016**

DGB 4359-1

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

## EXHIBIT B

### DEVELOPER IMPROVEMENTS

Cameron-Allie Development Group LLC proposes revitalizing the downtown area of Strongsville by developing a project known as "Westwood Commons" on the northeastern corner of Pearl Road and Westwood Drive. The project involves constructing a new shopping center totaling approximately 11,000 square feet, remodeling and re-purposing an existing shopping center totaling approximately 12,000 square feet, and selling a 0.25 acre parcel of the project site to an end user who will construct a 2,750 square foot ice cream shop.

All of the above referenced improvements will require extensive upgrades to the existing infrastructure on the property, which are very old and inadequate to service the new improvements. Developer intends to install new utility connections and an underground storm water management system to not only service the new improvements but also assist with storm water runoff from the adjacent city owned property, which runs downhill to the project site.

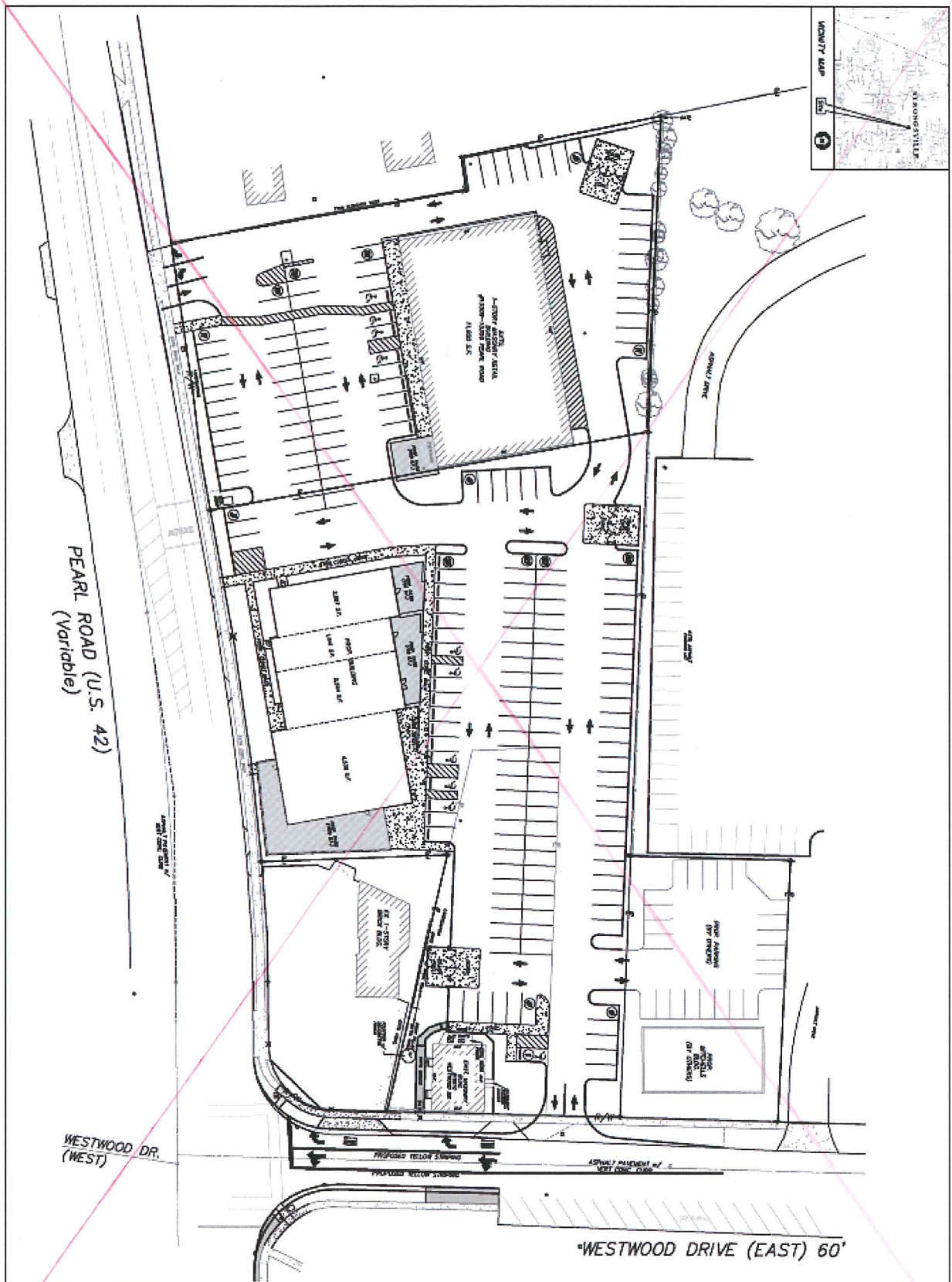
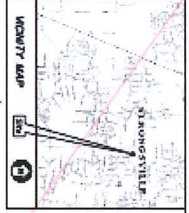
The property associated with the Project has long been an eye sore for the City and severely under-utilized given its proximity to the center of town. The existing conditions of the property are a combination of vacant land, a blighted commercial building and an existing shopping center that requires extensive renovation. The Developer intends to demolish the blighted building, construct the new shopping center on the vacant land, and perform said renovations to the existing building. Additionally, the end user of the ice cream parcel intends to construct a new ice cream store.

The architecture of the new shopping center and ice cream shop, and the renovations to the existing building, will feature materials and elements consistent and complementary to the City's "Town Center District", including but not limited to, red brick, masonry block, rendered Exterior Insulated Finish System (EIFS), fiber cement board and other similar materials. Landscape features will include patios, new concrete sidewalks, new parking lots, extensive landscaping and other streetscape improvements similar to those already seen in the City's commons area adjacent to the Project site.

When the Project is completed, the amenities surrounding the Project site (the City library, recreation center, baseball fields, the Commons, etc) will all be activated by the increased connectivity to each other, creating a synergy in the City's downtown district that has long been desired.

Developer expects to start construction in November 2015 and the anticipated duration of construction is approximately seven to nine months.






**ENGINEER & ARCHITECT, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 10000 WILSON BLVD., SUITE 200  
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**SITE PLAN**  
**WESTWOOD COMMONS**  
**CITY OF STRONGSVILLE**  
**CUYAHOGA COUNTY, OHIO**



PUBLIC INFRASTRUCTURE IMPROVEMENTS



TIF Funding Estimates

Westwood Commons I and II

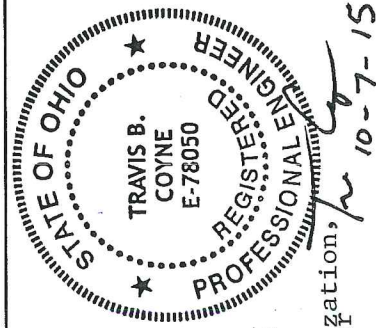
As of October 2, 2015

Category	Description	Quantity	Unit	Unit Price	Amount	Total	Notes	
"Demolition and Environmental Remediation"	Phase 1 Study	2	Ea	1,785.00	\$	3,570.00		
	Soil Testing	1	Ea	3,560.00	\$	3,560.00		
	Remove Existing Structures (backfill pads basement)	1	Ea	40,000.00	\$	40,000.00		
	Asbestos Abatement	1	Ea	15,000.00	\$	15,000.00		
	Engineered Removal & Fill of Existing Basements	2000	CY	20.00	\$	40,000.00	Storm Detention System: 373 LF of 78" 16 Gage 770 LF of 60" 16 Gage	
	Site Clearing	97574	SF	0.28	\$	27,320.83	10 - 30" Risers	
	Tree Clearing	1	Ea	15,000.00	\$	15,000.00	5 - 78" Elbows	
	Erosion Control	2	Acres	8200.00	\$	16,400.00	11 - 78" Tees	
	Mass Excavation Cuts and Fills	4000	CY	44.00	\$	176,000.00	6 - 78" Bulkheads	
	Strip and Stockpile Topsoil	903	CY	12.00	\$	10,836.00	1 - 78" Weir Bulkhead	
Disposal of Excess Material Off-Site	903	CY	12.00	\$	10,836.00	2 - 60" Elbows		
<b>Subtotal</b>						<b>\$ 358,572.83</b>	1 - 60" Bulkhead 7 - 60" Tees	
"water and sewer lines" "stormwater and flood remediation projects necessary for econ dev."	Abandon Existing Water Connections	4		2000.00	\$	8,000.00	1 - 60" Stub	
	Relocate Existing Utilities- CEI Poles	1		30000.00	\$	30,000.00	1 - 60" Bulkhead	
	Hydrants	1		5000.00	\$	5,000.00		
	Storm Water Retention	1		208000.00	\$	208,000.00	Underdrains	
	Storm Sewer System Drainage	1200	LF	120.00	\$	144,000.00	1500 lf.	
	Underdrains	1500	LF	22.00	\$	33,000.00		
	Catch Basins, Inlets, Etc.	19	EACH	1600.00	\$	30,400.00	Asphalt	
	<b>Subtotal</b>						<b>\$ 458,400.00</b>	Heavy duty paving 33,700 square feet Install 6" # 304 aggregate base Install 3 1/4" # 301 asphalt base
	public roads and light of ways/ easements	Parking Lot Pole Lighting	5		6800.00	\$	34,000.00	Install 1 1/4" # 448 asphalt surface course
		Asphalt / Concrete	1		310850.00	\$	310,850.00	Standard duty paving 12,020 square feet Install 6" # 304 aggregate base
<b>Subtotal</b>						<b>\$ 344,850.00</b>	Concrete (3) Dumpster enclosures, including footings, apron and slab	
<b>Overall Total</b>						<b>\$ 1,161,772.83</b>	(2) Retaining walls, along Westwood Commons II 1500 lf. site perimeter curbs	

ORC 5709.40: "Public Infrastructure Improvement" includes, but is not limited to, public roads and highways; water and sewer lines; environmental remediation, including demo on private property when determined to be necessary for economic development purposes; stormwater and flood remediation projects including such projects on private property when determined to be necessary for public health, safety and welfare; the provision of gas, electric, and communication service facilities, including the provision of gas or electric service facilities owned by nongovernmental entities when such improvements are determined to be necessary for economic development purposes.

TIF Funding Estimate prepared by IRG Realty Advisors, LLC was based on site improvement plans designed by Donald G. Bohning Associates, Inc. dated September 10, 2015. This estimate has been reviewed by Donald G. Bohning Associates, Inc. and certifies that it fits the project scope.

Travis Coyne, P.E.



The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Project Site or directly benefiting or serving the Project Site, including traffic signalization, sidewalks, streetscapes and water and sanitary sewer improvements.

EXHIBIT C

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of:

TIF Funding Estimates

Westwood Commons I and II  
As of July 13, 2015

<u>Category</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>	<u>Total</u>	<u>Notes</u>
"Demolition and Environmental Remediation"	Phase 1 Study	2	Ea	1785.00	\$3,570.00	\$3,570.00	
	Soil Testing	1	Ea	3560.00	\$3,560.00	\$3,560.00	
	Remove Existing Structures (backfill jads basement)	1	Ea	40000.00	\$40,000.00	\$40,000.00	
	Asbestos Abatement	1	Ea	15000.00	\$15,000.00	\$15,000.00	
	Engineered Removal & Fill of Existing Basements	2000	CY	20.00	\$40,000.00	\$40,000.00	
	Site Clearing	97574	SF	0.17	\$16,587.65	\$16,587.65	
	Tree Clearing	1	Ea	15000.00	\$15,000.00	\$15,000.00	
	Erosion Control	2	Aeres	6750.00	\$13,500.00	\$13,500.00	
	Mass Excavation Cuts and Fills	4000	CY	6.00	\$24,000.00	\$24,000.00	
	Strip and Stockpile Topsoil	903	CY	4.70	\$4,244.10	\$4,244.10	

Disposal of Excess Material-Off Site	903	CY	8.40	\$7,585.20	\$-7,585.20
<b>Subtotal</b>					<b>\$-183,046.95</b>
<b>"water and sewer lines"</b>					
<b>"stormwater and flood</b>					
<b>remediation</b>					
<b>projects necessary for</b>					
<b>econ. dev."</b>					
Abandon Existing Water Connections	4		2000.00	\$8,000.00	\$-8,000.00
Relocate Existing Utilities-CEI Poles	1		30000.00	\$30,000.00	\$30,000.00
Hydrants	1		5000.00	\$5,000.00	\$-5,000.00
			175000.0		
Storm Water Retention	1		0	\$175,000.00	\$-175,000.00
Storm Sewer System Drainage	550	LF	16.45	\$9,047.50	\$-9,047.50
Underdrains	1		10000.00	\$10,000.00	\$-10,000.00
Catch Basins, Inlets, Etc.	8	EACH	986.00	\$7,888.00	\$-7,888.00
Bury overhead power lines					<u>IBD</u>
<b>Subtotal</b>					<b>\$-244,935.50</b>
<b>public roads and right of</b>					
<b>ways/</b>					
<b>easements</b>					
Concrete Walks	12400	SF	7.50	\$93,000.00	\$-93,000.00
			130000.0		
Landscaping / Fencing	1	LS	0	\$130,000.00	\$-130,000.00
Lighting and Poles	8	EACH	3943.00	\$31,281.13	\$-31,281.13
Asphalt / Concrete					<u>\$250,000</u>
<b>Subtotal</b>					<b>\$-504,281.13</b>
<b>Overall Total</b>					<b>\$-932,263.58</b>



~~The Public Improvements further include the construction of or improvements to any other public streets, utilities and public facilities in and around the Project Site or directly benefiting or serving the Project Site, including traffic signalization, sidewalks, streetscapes and water and sanitary sewer improvements.~~