

**A RESOLUTION APPROVING THE DIGERONIMO
DEVELOPMENT LLC VALOR ACRES PHASE 3 CONCEPTUAL
DEVELOPMENT PLAN IN ACCORDANCE WITH THE
DEVELOPMENT AGREEMENT AND THE FIRST AMENDMENT
TO DEVELOPMENT AGREEMENT WITH DIGERONIMO
DEVELOPMENT LLC; AND DECLARING AN EMERGENCY**

WHEREAS, at its meeting of June 19, 2018, Council adopted Ordinance No. 5188 authorizing the Mayor to enter into a Development Agreement with the Brecksville Community Improvement Corporation (CIC) and DiGeronimo Development LLC; and

WHEREAS, at its meeting of July 21, 2020, Council adopted Resolution No. 5062 authorizing the Mayor to enter into a First Amendment to Development Agreement with the CIC and DiGeronimo Development LLC; and

WHEREAS, pursuant to paragraph 4.3.3 of the Development Agreement, the City shall use all reasonable efforts to provide the City’s approval or disapproval or conditions for approval for a Phase Development Plan; and

WHEREAS, pursuant to paragraph 4.3.6 of the Development Agreement, DiGeronimo Development LLC submitted a Phase 3 Conceptual Development Plan to the CIC on April 1, 2025, and the CIC approved said Plan on said date; and

WHEREAS, pursuant to paragraph 4.3.6 of the Development Agreement, DiGeronimo Development LLC is requesting City Council’s approval of the Phase 3 Conceptual Development Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Brecksville, County of Cuyahoga, and State of Ohio, that:

SECTION 1. In accordance with the Development Agreement and the First Amendment to Development Agreement with DiGeronimo Development LLC, the Valor Acres Phase 3 Conceptual Development Plan, a copy of which is attached hereto as Exhibit “A,” be, and the same hereby is, approved.

SECTION 2. The Council declares this Resolution to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, the reason for the emergency is the need for Council to approve the plan in accordance with the Development Agreement and the First Amendment to Development Agreement with DiGeronimo Development , LLC, therefore, said Resolution shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise, from and after the earliest period allowed by law.

PASSED:_____

APPROVED:_____

_____ MAYOR	_____ CLERK OF COUNCIL
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