

Brecksville Community Improvement Corporation
Brecksville City Council
9069 Brecksville Road
Brecksville, Ohio 44141

RE: DiGeronimo Development LLC (“DiGeronimo”) Phased Development Plan for CIC Parcel – Supplemental Information Submission

In accordance with the discussions at the CIC and City Council meetings on March 17, 2025, DiGeronimo is providing the below and attached supplemental information to accompany its request for Phase Development Plan Approval for the remaining 21.1385 acre parcel (the “CIC Parcel”) owned by the Brecksville Community Improvement Corporation (“CIC”) pursuant to the terms of that certain Development Agreement by and between DiGeronimo, CIC and the City of Brecksville dated June 19, 2018, as amended (the “Development Agreement”).

Pursuant to Section 4.3.6 of the Development Agreement, please find the following responsive information for the proposed Phase Development Plan for the CIC Parcel:

- 4.3.6.1: See attached conceptual plan
- 4.3.6.2: Public improvements include sidewalks and main roadway depicted in the attached conceptual plan
- 4.3.6.3: See attached conceptual utilities plan
- 4.3.6.4: No new public incentives are being requested at this time. Previously enacted TIF district and other incentives will be utilized as planned
- 4.3.6.5: Building height and square footage dimensions of the buildings are included in the attached conceptual plan
- 4.3.6.6: See attached conceptual rendering
- 4.3.6.7: Proposed Phased Development Schedule is anticipated to start in June 2025 and be completed Q3 of 2026
- 4.3.6.8: Demolition and Remediation obligations previously completed

Thank you for your consideration to this important matter. If you should have any questions or require additional information to accept and approve the requested Phase Development Plan for the CIC Parcel, please do not hesitate to contact me.

Sincerely,



Kevin DiGeronimo



SCALE: 1" = 60'



BUILDING SUMMARY:

OFFICE BUILDING:
 GROUND FLOOR 21,600 SF
 2ND & 3RD FLOOR 21,600 SF
 TOTAL BLDG 64,800 SF

OFFICE EXPANSION:
 GROUND FLOOR 7,200 SF
 2ND & 3RD FLOOR 7,200 SF
 TOTAL BLDG 21,600 SF

OFFICE TOTAL: 86,400 SF

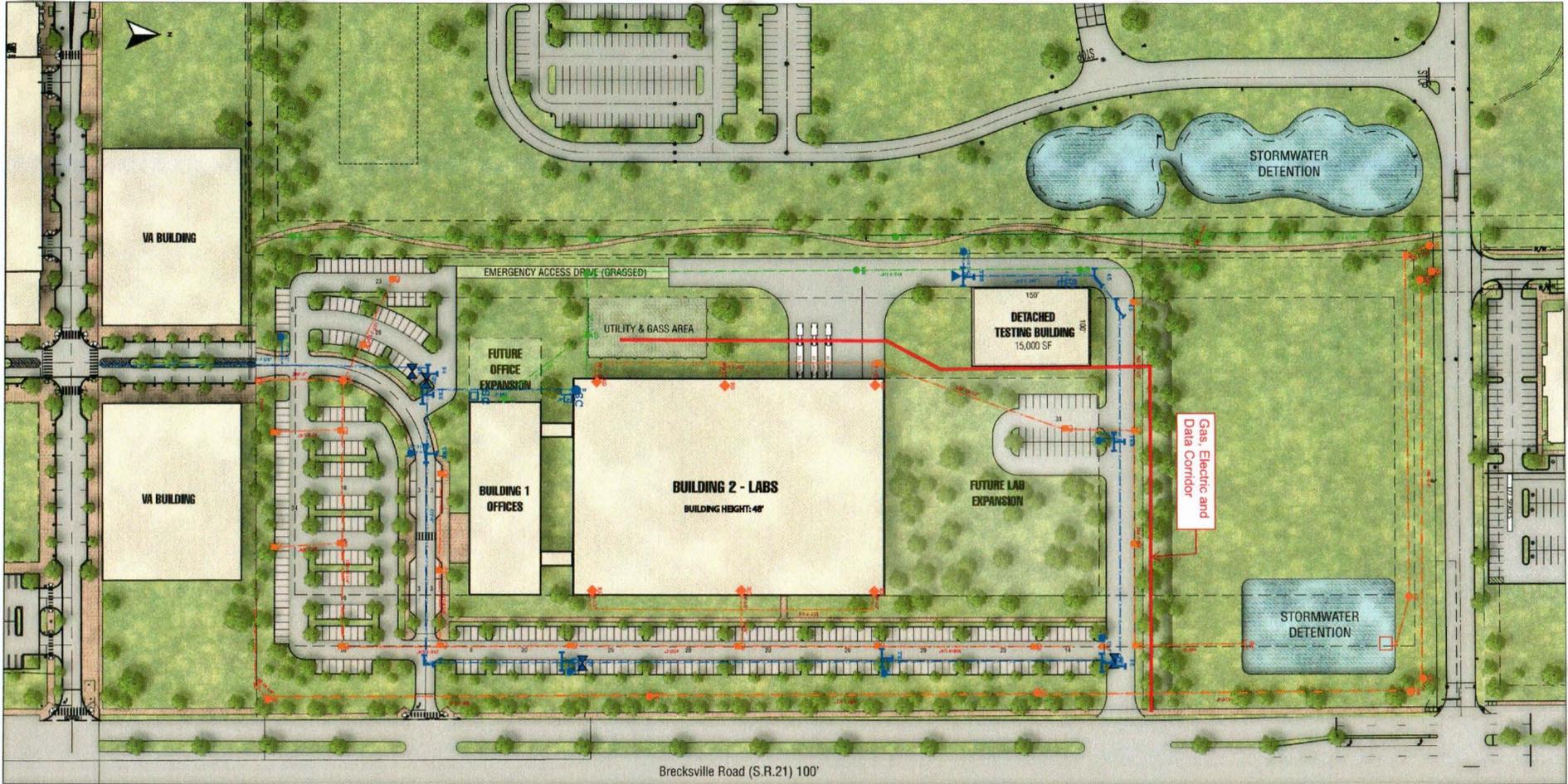
PARKING:
 TOTAL PROVIDED 377 SPACES

LAB BUILDING:
 GROUND FLOOR 105,300 SF
 2ND FLOOR 57,700 SF
 TOTAL BLDG 163,000 SF

LAB EXPANSION:
 GROUND FLOOR 72,900 SF
 2ND FLOOR 36,500 SF
 TOTAL BLDG 109,400 SF

LAB TOTAL: 272,400 SF





SCALE: 1" = 60'



VALOR ACRES

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DiGERONIMO
 COMPANIES



