

First Reading: May 12, 2026

Second Reading:

Third Reading:

Effective Date:

VILLAGE OF NORTH BALTIMORE, WOOD COUNTY, OHIO

ORDINANCE NO. 2026 – 11

AN ORDINANCE APPROVING AN AMENDED AND RESTATED JEDD AGREEMENT FOR THE VILLAGE OF NORTH BALTIMORE-HENRY TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT, AND AUTHORIZING THE INCLUSION OF CERTAIN ADDITIONAL PROPERTY WITHIN SAID DISTRICT

WHEREAS, Ohio Revised Code Sections 715.72 to 715.83 (the “Act”) empower certain political subdivisions to form joint economic development districts to share in the costs of improvements for economic development purposes; and,

WHEREAS, pursuant to the Act, the Township and the Village of North Baltimore (the “Village”) created the Village of North Baltimore-Henry Township Joint Economic Development District (the “District”) by executing the Village of North Baltimore-Henry Township Joint Economic Development District Agreement (the “Original JEDD Agreement”) effective July 7, 2020; and,

WHEREAS, pursuant to the Act as was in effect at the time of the Original JEDD Agreement, the Village and the Township, now desire to amend and restate the Original JEDD Agreement to add certain additional real property located within the Township and identified by the County Auditor of Wood County, Ohio, by Permanent Parcel Numbers F22-310-330000007502, F22-310-330000006000, and F22-310-330000005000 (collectively, the “Additional Property”) and, to that end, have negotiated an Amended and Restated JEDD Agreement, a form of which is attached hereto as Exhibit A; and,

WHEREAS, NP NORTH BALTIMORE OHIO LAND LLC (“Owner”) desires to develop the Additional Property for commercial purposes (the “Project”) at a site within the boundaries of the Township, provided that the appropriate economic development incentives are available to support the economic viability of the Project; and,

WHEREAS, pursuant to the Act, the Village conducted a public hearing regarding the Amended and Restated JEDD Agreement on May 12, 2026, with appropriate public notice, and made available for public examination all documents required by law for review; and,

WHEREAS, it is immediately necessary that the Original JEDD Agreement be amended and restated so that Owner can proceed with the Project as promptly as possible in order to commence work thereunder.

NOW THEREFORE, BE IT ORDAINED, by the Village Council of the Village of North Baltimore, Wood County, State of Ohio, that:

SECTION 1. The Council approves the Amended and Restated JEDD Agreement

in substantially the form attached to this ordinance as Exhibit A, and authorizes and directs the Mayor to sign the Amended and Restated JEDD Agreement. The Mayor and the Clerk of Council are jointly authorized and directed to execute and deliver any other agreements, documents or certificates, and take all other actions necessary to accomplish the purposes of this ordinance; provided that the Amended and Restated JEDD Agreement shall only be effective upon receipt by the District of written confirmation by Owner that no electors reside within the Additional Property.

SECTION 2. The Clerk of Council shall retain on file a copy of the Amended and Restated JEDD Agreement and its exhibits, including (i) the depictions and identification of the parcel(s) constituting the Additional Property; and (ii) Ohio Revised Code Section 715.72 as effective on the date of the executed Original JEDD Agreement, provided that Owner has delivered to the District the written confirmation described in Section 1 of this Ordinance.

SECTION 3. This Council hereby finds and determines that all formal actions of this Council concerning and relating to the adoption of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in those formal actions occurred in meetings open to the public, in compliance with law, including Ohio Revised Code Section 121.22.

SECTION 4. This ordinance shall be effective at the earliest date allowed by law.

The motion to adopt the foregoing Ordinance was moved by Member _____ and seconded by Member _____.

Vote on Measure: _____ Yeas _____ Nays _____ Abstentions

ADOPTED this _____ day of _____, 2026.

Dee Hefner, President of Council

Aaron Patterson, Mayor

Attest:

Mason Davis, Clerk of Council

Exhibit A