

**ORDINANCE NO. 2024-35**

**AN ORDINANCE AUTHORIZING THE ASSESSMENT AND CERTIFICATION OF COSTS AND EXPENSES TO THE LAKE COUNTY AUDITOR AGAINST CERTAIN PARCELS OF REAL ESTATE IN THE CITY OF WILLOWICK, LAKE COUNTY, OHIO, PURSUANT TO O.R.C. 715.261 AND DECLARING AN EMERGENCY.**

**WHEREAS**, the parking structure owned by Shoregate Towers, NS, LLC at 30901 and 30951 Lake Shore Blvd., Willowick, Ohio 44095, Lake County Permanent Parcel Nos. 28-A-043-R-00-021-0, 28-A-043-R-00-022-0, 28-A-044-G-00-018-0, 28-A-044-G-00-017-0, 28-A-044-G-00-016-0, 28-A-044-G-00-015-0, 28-A-044-G-00-014-0 (the "Property"), collapsed on the evening/morning of August 23, 2023 to August 24, 2023.

**WHEREAS**, the parcel numbers of the Property are identified on Exhibit A, attached hereto and incorporated herein.

**WHEREAS**, the Owner of the Property on August 23, 2023 to August 25, 2023 was and remains Shoregate Towers, NS, LLC.

**WHEREAS**, pursuant to R.C. 715.261, the City of Willowick incurred certain costs and expenses in the total amount of \$139,929.30, which were necessary to make emergency corrections to the hazardous conditions on the Property as a result of the collapse.

**WHEREAS**, the City made a demand upon the Owner to repay the costs/expenses and the Owner has not repaid the costs/expenses incurred by the City of Willowick.

**WHEREAS**, the Council certifies to the Lake County Auditor that these costs/expenses were legally incurred.

**WHEREAS**, the Council requests that the costs/expenses itemized on Exhibit B, attached hereto and incorporated herein, be made a lien upon the Property, be collected as other taxes, and be returned to the municipal corporation.

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOWICK, LAKE COUNTY, STATE OF OHIO:**

**SECTION 1:** On August 25, 2023, the City of Willowick legally incurred One Hundred Thirty-Nine Thousand Nine Hundred Twenty-Nine Dollars and Thirty Cents (\$139,929.30) in costs or expenses necessary to make emergency corrections of a hazardous condition on the Property identified and described in the attached Exhibit A, which is attached hereto and incorporated herein.

**SECTION 2:** An itemization of the costs and/or expenses legally incurred by the City of Willowick are identified on Exhibit B, which is attached hereto and incorporated herein.

**SECTION 3:** The Council certifies that the Owner of the Property identified on Exhibit A at the time the costs were incurred was Shoregate Towers, NS, LLC.

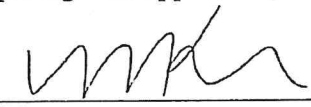
**SECTION 4:** The Council authorizes the Clerk of the Willowick City Council to certify the total costs/expenses of One Hundred Thirty-Nine Thousand Nine Hundred Twenty-Nine Dollars and Thirty Cents (\$139,929.30) to the Lake County Auditor to be made a lien upon the lands effective as of the date the expenses were incurred on August 25, 2023, to be collected as other taxes, and be returned to the municipal corporation in accordance with R.C. 715.261.

**SECTION 5:** Upon passage of this Ordinance, the Clerk of Council shall certify a copy of the Ordinance to the Lake County Auditor.

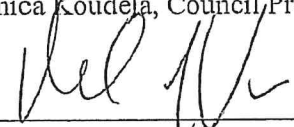
**SECTION 6:** That all other ordinances or parts thereof in conflict with this Ordinance be and the same are hereby repealed to the extent inconsistent herewith.

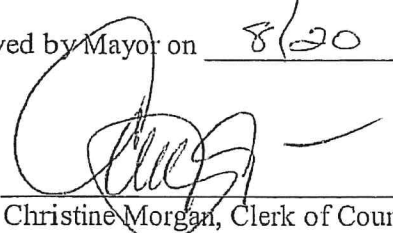
**SECTION 7:** That this Ordinance constitutes an emergency measure in that the same provides for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Willowick and further, provides for the timely certification of costs and expenses to the Lake County Auditor in accordance with the Ohio Revised Code; wherefore, this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

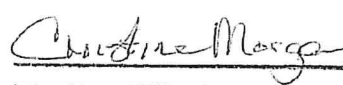
Adopted by Council: 8/20, 2024

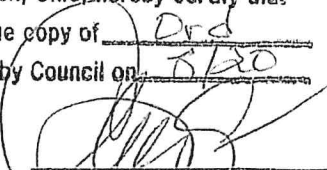
  
\_\_\_\_\_  
Monica Koudeja, Council President

Approved by Mayor on 8/20, 2024

  
\_\_\_\_\_  
Michael J. Vanni, Mayor

Attest:   
\_\_\_\_\_  
Christine Morgan, Clerk of Council

  
\_\_\_\_\_  
Christine Morgan, Clerk of Council  
of the City of Willowick, Ohio, hereby certify that  
the foregoing is a true copy of Ord  
No. 24-35 passed by Council on 8/20  
2024

  
\_\_\_\_\_  
Clerk of Council

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EXHIBIT A.  
PARCEL NUMBERS

Lake County Permanent Parcel Nos.

28-A-043-R-00-021-0,  
28-A-043-R-00-022-0,  
28-A-044-G-00-018-0,  
28-A-044-G-00-017-0,  
28-A-044-G-00-016-0,  
28-A-044-G-00-015-0,  
28-A-044-G-00-014-0

EXHIBIT B

COSTS AND EXPENSES INCURRED

Date	Cost	Property Description	Property Owner
8/25/2023	B&B Wrecking & Excavating  \$135,250.00	Lake County Permanent Parcel Nos. 28-A-043-R-00- 021-0, 28-A-043-R-00-022- 0, 28-A-044-G-00-018-0, 28-A-044-G-00-017-0, 28- A-044-G-00-016-0, 28-A- 044-G-00-015-0, 28-A-044- G-00-014-0	Shoregate Towers, NS, LLC
8/25/2023	United Rentals  \$4,679.30	Lake County Permanent Parcel Nos. 28-A-043-R-00- 021-0, 28-A-043-R-00-022- 0, 28-A-044-G-00-018-0, 28-A-044-G-00-017-0, 28- A-044-G-00-016-0, 28-A- 044-G-00-015-0, 28-A-044- G-00-014-0	Shoregate Towers, NS, LLC
<b>TOTAL</b>	<b>\$139,929.30</b>	Lake County Permanent Parcel Nos. 28-A-043-R-00- 021-0, 28-A-043-R-00-022- 0, 28-A-044-G-00-018-0, 28-A-044-G-00-017-0, 28- A-044-G-00-016-0, 28-A- 044-G-00-015-0, 28-A-044- G-00-014-0	

Date: 4/03/26  
 8925-00 City of Willowick  
 30435 Lake Shore Blvd  
 Willowick, OH 44095

\*\*\* DOUGLASS & ASSOCIATES CO., L.P.A. \*\*\*  
 CLIENT STATEMENT

A53 Page 1  
 Stephanie E Landgraf  
 Tax ID: 34-1847214

FILE NO	DEBTOR	CLIENT REFERENCE	DATE	TRANSACTION TYPE	AMOUNT	COST DED/ COST REF.	COLL FEE SUIT FEE	CLIENT AMOUNT
23-36272-0	Shoregate Towers, NS, LLC	30901 Lakeshore Blvd	1/30/25	DIR PAY	69,964.65	.00	20,989.39	.00
23-36272-0	Shoregate Towers, NS, LLC	30901 Lakeshore Blvd	7/02/25	DIR PAY	69,964.65	.00	15,000.00	.00
	Page Subtotals		2		139,929.30	.00	35,989.39	.00
	DIRECT PAYMENTS - TO BE DEDUCTED		2		139,929.30	.00	35,989.39	.00
	STATEMENT TOTAL		2		139,929.30	.00	35,989.39	.00

REMIT 35,989.39

TO: Douglass & Associates Co., L.P.A  
 4725 Grayton Rd  
 Cleveland, Ohio 44135

Parcel	2024 1st half	2024 2nd half	total paid
28A043R000210	\$ 9,994.95	\$ 9,994.95	\$ 19,989.90
28A043R000220	\$ 9,994.95	\$ 9,994.95	\$ 19,989.90
28A044G000140	\$ 9,994.95	\$ 9,994.95	\$ 19,989.90
28A044G000150	\$ 9,994.95	\$ 9,994.95	\$ 19,989.90
28A044G000160	\$ 9,994.95	\$ 9,994.95	\$ 19,989.90
28A044G000170	\$ 9,994.95	\$ 9,994.95	\$ 19,989.90
28A044G000180	\$ 9,994.95	\$ 9,994.95	\$ 19,989.90
	\$ 69,964.65	\$ 69,964.65	\$ 139,929.30

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Parcel Number: 28A043R000210  
 Parcel Owner: PG SHOREGATE LLC  
 Parcel Address: 30901 LAKE SHORE BLVD

**Special Assessment Payoff Details**

Year	Project	Desc	Year Beg	Year End	Cycle	Tax	Fee	Penalty	Interest	Paid	Total
2025	30600	SEWER MAINTENANCE	2009	9999	1	\$1,012.50	\$30.38	\$0.00	\$0.00	-\$1,042.88	\$0.00
2025	30600	SEWER MAINTENANCE	2009	9999	2	\$1,012.50	\$30.37	\$0.00	\$0.00	-\$1,042.87	\$0.00
2025	30306	DELQ SEWER WILLOWICK	2009	9999	1	\$108,348.97	\$3,250.47	\$0.00	\$0.00	-\$111,599.44	\$0.00
2025	30306	DELQ SEWER WILLOWICK	2009	9999	2	\$108,348.97	\$3,250.47	\$0.00	\$0.00	-\$111,599.44	\$0.00
2025	19901	STORMWATER	2008	9999	1	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2025	19901	STORMWATER	2008	9999	2	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2025	10202	DELQ WATER FEES COUNTY	2025	9999	1	\$1,547.56	\$0.00	\$0.00	\$0.00	-\$1,547.56	\$0.00
2025	10202	DELQ WATER FEES COUNTY	2025	9999	2	\$1,547.56	\$0.00	\$0.00	\$0.00	-\$1,547.56	\$0.00
2025	10200	DELQ WATER COUNTY	2009	9999	1	\$49,761.98	\$0.00	\$0.00	\$0.00	-\$49,761.98	\$0.00
2025	10200	DELQ WATER COUNTY	2009	9999	2	\$49,761.98	\$0.00	\$0.00	\$0.00	-\$49,761.98	\$0.00
2024	31082	DEMOLITION-WILLOWICK	2024	2024	1	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
2024	31082	DEMOLITION-WILLOWICK	2024	2024	2	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
2024	30600	SEWER MAINTENANCE	2009	9999	1	\$1,012.50	\$30.38	\$0.00	\$0.00	-\$1,042.88	\$0.00
2024	30600	SEWER MAINTENANCE	2009	9999	2	\$1,012.50	\$30.37	\$0.00	\$0.00	-\$1,042.87	\$0.00
2024	19901	STORMWATER	2008	9999	1	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2024	19901	STORMWATER	2008	9999	2	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2023	30600	SEWER MAINTENANCE	2009	9999	1	\$1,012.50	\$30.38	\$0.00	\$0.00	-\$1,042.88	\$0.00
2023	30600	SEWER MAINTENANCE	2009	9999	2	\$1,012.50	\$30.37	\$0.00	\$0.00	-\$1,042.87	\$0.00
2023	30306	DELQ SEWER WILLOWICK	2009	9999	1	\$45,079.55	\$1,352.39	\$0.00	\$0.00	-\$46,431.94	\$0.00
2023	30306	DELQ SEWER WILLOWICK	2009	9999	2	\$45,079.55	\$1,352.38	\$0.00	\$0.00	-\$46,431.93	\$0.00
2023	19901	STORMWATER	2008	9999	1	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2023	19901	STORMWATER	2008	9999	2	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2023	10200	DELQ WATER COUNTY	2009	9999	1	\$35,728.66	\$0.00	\$0.00	\$0.00	-\$35,728.66	\$0.00
2023	10200	DELQ WATER COUNTY	2009	9999	2	\$35,728.66	\$0.00	\$0.00	\$0.00	-\$35,728.66	\$0.00
2022	30600	SEWER MAINTENANCE	2009	9999	1	\$1,012.50	\$30.38	\$0.00	\$0.00	-\$1,042.88	\$0.00
2022	30600	SEWER MAINTENANCE	2009	9999	2	\$1,012.50	\$30.37	\$0.00	\$0.00	-\$1,042.87	\$0.00
2022	30428	GRASS CUTTING - WILLOWICK	2009	9999	1	\$659.26	\$19.78	\$0.00	\$0.00	-\$679.04	\$0.00
2022	19901	STORMWATER	2008	9999	1	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2022	19901	STORMWATER	2008	9999	2	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2021	30600	SEWER MAINTENANCE	2009	9999	1	\$1,012.50	\$30.38	\$0.00	\$0.00	-\$1,042.88	\$0.00
2021	30600	SEWER MAINTENANCE	2009	9999	2	\$1,012.50	\$30.37	\$0.00	\$0.00	-\$1,042.87	\$0.00
2021	30306	DELQ SEWER WILLOWICK	2009	9999	1	\$2,945.06	\$88.35	\$0.00	\$0.00	-\$3,033.41	\$0.00
2021	30306	DELQ SEWER WILLOWICK	2009	9999	2	\$2,945.06	\$88.35	\$0.00	\$0.00	-\$3,033.41	\$0.00
2021	19901	STORMWATER	2008	9999	1	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2021	19901	STORMWATER	2008	9999	2	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2021	10200	DELQ WATER COUNTY	2009	9999	1	\$2,334.53	\$0.00	\$0.00	\$0.00	-\$2,334.53	\$0.00
2021	10200	DELQ WATER COUNTY	2009	9999	2	\$2,334.52	\$0.00	\$0.00	\$0.00	-\$2,334.52	\$0.00
2020	30600	SEWER MAINTENANCE	2009	9999	1	\$1,012.50	\$30.38	\$0.00	\$0.00	-\$1,042.88	\$0.00
2020	30600	SEWER MAINTENANCE	2009	9999	2	\$1,012.50	\$30.37	\$0.00	\$0.00	-\$1,042.87	\$0.00
2020	30306	DELQ SEWER WILLOWICK	2009	9999	1	\$4,102.85	\$123.09	\$0.00	\$0.00	-\$4,225.94	\$0.00

2020	30306	DELQ SEWER WILLOWICK	2009 9999 2	\$4,102.85	\$123.08	\$0.00	\$0.00	-\$4,225.93	\$0.00
2020	19901	STORMWATER	2008 9999 1	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2020	19901	STORMWATER	2008 9999 2	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2020	10200	DELQ WATER COUNTY	2009 9999 1	\$3,453.56	\$0.00	\$0.00	\$0.00	-\$3,453.56	\$0.00
2020	10200	DELQ WATER COUNTY	2009 9999 2	\$3,453.55	\$0.00	\$0.00	\$0.00	-\$3,453.55	\$0.00
2019	30600	SEWER MAINTENANCE	2009 9999 1	\$1,012.50	\$30.38	\$0.00	\$0.00	-\$1,042.88	\$0.00
2019	30600	SEWER MAINTENANCE	2009 9999 2	\$1,012.50	\$30.37	\$0.00	\$0.00	-\$1,042.87	\$0.00
2019	19901	STORMWATER	2008 9999 1	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2019	19901	STORMWATER	2008 9999 2	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2018	30600	SEWER MAINTENANCE	2009 9999 1	\$1,012.50	\$30.38	\$0.00	\$0.00	-\$1,042.88	\$0.00
2018	30600	SEWER MAINTENANCE	2009 9999 2	\$1,012.50	\$30.37	\$0.00	\$0.00	-\$1,042.87	\$0.00
2018	30306	DELQ SEWER WILLOWICK	2009 9999 1	\$15,553.41	\$466.60	\$0.00	\$0.00	-\$16,020.01	\$0.00
2018	30306	DELQ SEWER WILLOWICK	2009 9999 2	\$15,553.41	\$466.60	\$0.00	\$0.00	-\$16,020.01	\$0.00
2018	19901	STORMWATER	2008 9999 1	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
2018	19901	STORMWATER	2008 9999 2	\$8,463.00	\$0.00	\$0.00	\$0.00	-\$8,463.00	\$0.00
<b>Total:</b>								<b>-\$721,636.66</b>	<b>\$0.00</b>

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Parcel Number: 28A043R000220  
Parcel Owner: PG SHOREGATE LLC  
Parcel Address: 30901 LAKE SHORE BLVD

Special Assessment Payoff Details

Year	Project	Desc	Year Beg	Year End	Cycle	Tax	Fee	Penalty	Interest	Paid	Total
2024	31082	DEMOLITION-WILLOWICK	2024	2024	1	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
2024	31082	DEMOLITION-WILLOWICK	2024	2024	2	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
Total:										-\$20,589.60	\$0.00

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Parcel Number: 28A044G000140  
Parcel Owner: PG SHOREGATE LLC  
Parcel Address: 0 LAKE SHORE BLVD

Special Assessment Payoff Details

Year	Project	Desc	Year Beg	Year End	Cycle	Tax	Fee	Penalty	Interest	Paid	Total
2024	31082	DEMOLITION-WILLOWICK	2024	2024	1	\$9,994.96	\$299.85	\$0.00	\$0.00	-\$10,294.81	\$0.00
2024	31082	DEMOLITION-WILLOWICK	2024	2024	2	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
Total:										-\$20,589.61	\$0.00

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Parcel Number: 28A044G000150  
Parcel Owner: PG SHOREGATE LLC  
Parcel Address: 0 LAKE SHORE BLVD

**Special Assessment Payoff Details**

Year	Project	Desc	Year Beg	Year End	Cycle	Tax	Fee	Penalty	Interest	Paid	Total
2024	31082	DEMOLITION-WILLOWICK	2024	2024	1	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
2024	31082	DEMOLITION-WILLOWICK	2024	2024	2	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
Total:										-\$20,589.60	\$0.00

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Parcel Number: 28A044G000160  
Parcel Owner: PG SHOREGATE LLC  
Parcel Address: 0 LAKE SHORE BLVD

**Special Assessment Payoff Details**

Year	Project	Desc	Year Beg	Year End	Cycle	Tax	Fee	Penalty	Interest	Paid	Total
2024	31082	DEMOLITION-WILLOWICK	2024	2024	1	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
2024	31082	DEMOLITION-WILLOWICK	2024	2024	2	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
Total:										-\$20,589.60	\$0.00

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Parcel Number: 28A044G000170  
Parcel Owner: PG SHOREGATE LLC  
Parcel Address: 0 LAKE SHORE BLVD

Special Assessment Payoff Details

Year	Project	Desc	Year Beg	Year End	Cycle	Tax	Fee	Penalty	Interest	Paid	Total
2024	31082	DEMOLITION-WILLOWICK	2024	2024	1	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
2024	31082	DEMOLITION-WILLOWICK	2024	2024	2	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
Total:										-\$20,589.60	\$0.00

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Parcel Number: 28A044G000180  
Parcel Owner: PG SHOREGATE LLC  
Parcel Address: 0 LAKE SHORE BLVD

**Special Assessment Payoff Details**

Year	Project	Desc	Year Beg	Year End	Cycle	Tax	Fee	Penalty	Interest	Paid	Total
2024	31082	DEMOLITION-WILLOWICK	2024	2024	1	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
2024	31082	DEMOLITION-WILLOWICK	2024	2024	2	\$9,994.95	\$299.85	\$0.00	\$0.00	-\$10,294.80	\$0.00
<b>Total:</b>										-\$20,589.60	\$0.00

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