

RESOLUTION NO. 2026- 5

A RESOLUTION AUTHORIZING THE MAYOR TO CONTINUE THE
COMMUNITY REINVESTMENT AREA AGREEMENT WITH THE
PHILLIPS EDISON GROUP, LLC SHOREGATE STATION, LLC, AND
DECLARING AN EMERGENCY.

WHEREAS, Willowick has encouraged the development of real property and the acquisition of personal property located in the area designated as a Community Reinvestment Area; and

WHEREAS, The Phillips Edison Group, LLC and Shoregate Station, LLC, is desirous of continuing to develop, gain tenants and employees at 29700-30450 Lake Shore Boulevard, within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said Project; and

WHEREAS, the Council of the City of Willowick, Ohio by Ordinance No. 2019-05 passed on March 19, 2019, designated the area as a Community Reinvestment Area pursuant Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective May 29, 2019, the Director of Development Services Agency of the State of Ohio determined that the aforementioned area designated in said Resolution No. 2019-05 contained the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as a Community Reinvestment Area under said Chapter 3735; and

WHEREAS, pursuant to Section 3735.67(A), if construction or remodeling of commercial property is to be exempted from taxation pursuant to Section 3735.67 of the Ohio Revised Code, the City and the property owner must enter into a written agreement setting forth the terms of their Agreement; and

WHEREAS, the Lake County TIRC has recommended continuation of the Agreement authorized by this Council on June 2, 2020, through Resolution 2020-20, as the project is qualified to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of Willowick.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILLOWICK, COUNTY OF LAKE, STATE OF OHIO:

Section 1. That the Mayor is authorized to execute and continue the Commercial Reinvestment Area Agreement with The Phillips Edison Group, LLC and Shoregate Station, LLC.

Section 2. That it is found and determined that all formal actions of the Council relating to the adoption of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

WHEREFORE, this Resolution shall be in full force and effect immediately upon its passage by Council and approval by the Mayor.

Adopted by Council: _____, 2026

Monica Koudela, Council President

Submitted to the Mayor: _____, 2026

Michael Vanni, Mayor

Approved by the Mayor: _____, 2026

ATTEST: _____

Alyssa Moran, Clerk of Council