ORDINANCE NO. _____-23

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY WITHIN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC SECTION 5709.41; PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS; SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AND AUTHORIZING SCHOOL COMPENSATION PAYMENTS.

WHEREAS, this Council, by Resolution 41-22 passed by this Council on June 27, 2022, approved a Memorandum of Understanding as to Proposed Development Agreement dated July 2, 2022 (as amended, the "MOU"), between the City and Vic Place LLC (the "Developer") for the urban redevelopment of the real property located shown on the map attached hereto as Exhibit A (the "Parcels") into a mixed-use residential and commercial project consisting of no less than seventy (70) and no more than eighty (80) residential apartment units, approximately sixty-eight thousand, seven hundred and fifty (68,750) square feet of commercial space, and approximately five thousand, seven hundred and ninety-eight 5,798 square feet of restaurant space (the "Project"); and

WHEREAS, pursuant to the MOU, the City agreed to provide tax increment financing for the Project in order to enable the redevelopment of the Parcels and the development of the Project; and

WHEREAS, Ohio Revised Code ("ORC") 5709.41, 5709.42 and 5709.43 (collectively, the "TIF Act") authorize this Council to declare the improvement to the Parcels to be a public purpose and exempt from taxation, require the owner of the Parcels to make service payments in lieu of taxes, establish an urban redevelopment tax increment equivalent fund for the deposit of those service payments, and specify the purposes for which money in that fund will be expended; and

WHEREAS, as required by the TIF Act and authorized by Resolution 39-23 passed by this Council on June 26, 2023, the City acquired fee title to the Parcels prior to enacting this ordinance for urban redevelopment purposes; and

WHEREAS, the City desires to implement a tax increment financing program for the Parcels pursuant to the TIF Act to enable the City to fulfill its commitments under the MOU and to pay costs of the urban redevelopment of the Parcels and the development of the Project; and

WHEREAS, the City and the Painesville City Local School District have entered into a Modified School Compensation Agreement dated as of February 13, 2023, as amended, with respect to the Parcels and the Project, whereby the School District approved the exemption to be provided by this ordinance and waived notice of this ordinance in exchange for school compensation payments from the Project (the "School Compensation Agreement"); and

WHEREAS, the City and the Painesville City Local School District have entered into an amendment to the School Compensation Agreement to provide additional financing options to the Developer in support of the Project; and

WHEREAS, notice of this proposed ordinance has been delivered to the Board of Education of the Auburn Career Center in accordance with and within the time periods prescribed in ORC 5709.40 and 5709.83;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Painesville, State of Ohio, that:

SECTION I. Parcels. The real property subject to this ordinance is identified and depicted in Exhibit A attached hereto (as currently or subsequently configured, the "Parcels", with each individual tax parcel a "Parcel"). This Council finds that the City acquired the Parcels while engaged in urban redevelopment.

SECTION II. Urban Redevelopment Costs. This Council finds and determines that the City acquired title to the Parcels prior to adopting this ordinance pursuant to the City's urban

redevelopment plan for the Parcels as evidenced by the MOU and other City documents. Money deposited into the TIF Fund (as defined in Section 5) may be used to pay or reimburse any costs incurred by the City for improvements that are part of its urban redevelopment efforts, including, without limitation, the costs of improvements to be made in connection with the Project as further described in the MOU (including, but not limited to, those costs listed in ORC 133.15(B)), together with any other costs hereafter designated by ordinance (the "Urban Redevelopment Costs").

SECTION III. Exemption. This Council hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the "*Improvement*" as defined in ORC 5709.41) is hereby declared to be a public purpose and will be exempt from taxation for a period commencing on the date an Improvement to that Parcel, on a parcel by parcel basis, first appears on the tax list and duplicate were it not for the exemption granted by this ordinance and ending on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Act. The exemption provided by this ordinance is senior to any exemption for a Parcel granted pursuant to ORC 5709.40(C).

SECTION IV. Service Payments. During the exemption for each Parcel granted by this ordinance, and as provided in ORC 5709.42, the owner of each Parcel is hereby required to make service payments in lieu of taxes with respect to the Improvement allocable to each Parcel to the Lake County Treasurer (the "County Treasurer") on or before the final dates for payment of real property taxes. The service payments in lieu of taxes will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and collected against that Improvement if it were not exempt from taxation pursuant to Section 3, including any penalties and interest (collectively, the "*Service Payments*"). The Service Payments, and any other payments with respect to each Improvement that are received in connection with the reduction required by ORC 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "*Property Tax Rollback Payments*"), will be deposited and distributed in accordance with Section 6.

SECTION V. TIF Fund. This Council establishes, pursuant to and in accordance with the provisions of ORC 5709.43, the Victoria Place Urban Redevelopment Tax Increment Equivalent Fund (the "*TIF Fund*"), into which the Service Payments and Property Tax Rollback Payments collected with respect to the Parcels will be deposited. The TIF Fund will be maintained in the custody of the City. The City may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Act and this ordinance (as it may be amended). The TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with ORC 5709.43.

SECTION VI. Distribution of Funds. Pursuant to the TIF Act, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments to the City for further deposit into the TIF Fund and shall be used to pay or reimburse the Urban Redevelopment Costs, including, without limitation, payment of reimbursements to the City's General Fund or other City funds, or payment of debt charges on any notes or bonds of the City or its designee and issued to pay or reimburse the Urban Redevelopment Costs, to make school compensation payments authorized pursuant to Section 7, and any other lawful purpose. All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions.

SECTION VII. School Compensation Agreement and Payments. This Council hereby authorizes (a) an amendment to the School Compensation Agreement, in the form on file with the Clerk of Council and approved by the City Manager, to provide additional financing options to the Developer and (b) the making of school compensation payments to the Painesville City Local School District pursuant to the terms of the School Compensation Agreement between the City and the School District for the Project, and Service Payment sharing payments required thereunder, as the same may be amended from time to time. This Council hereby further authorizes any compensation payments required to be made to the Auburn Career Center as required by law.

SECTION VIII. Further Authorizations. This Council hereby authorizes and directs the City Manager, the Director of Finance, the Director of Law, the Clerk of Council or other appropriate officers of the City to make such arrangements as are necessary and proper for collection of the Service Payments and the Property Tax Rollback Payments. This Council further hereby authorizes and directs the City Manager, the Director of Finance, the Director of Law, the Director of Development, the Clerk of Council or other appropriate officers of the City to prepare and sign all documents and instruments and to take any other actions as may be appropriate to implement this ordinance.

SECTION IX. Filings with Ohio Department of Development. Pursuant to ORC 5709.41(E), the City Manager is hereby directed to deliver a copy of this ordinance to the Director of the Ohio Department of Development within fifteen days after its effective date. Further, and on or before March 31 of each year that the tax exemption authorized by Section 3 remains in effect, the Director of Finance or other authorized officer of the City is directed to prepare and submit to the Director of the Ohio Department of Development the status report required under ORC Section 5709.41(E).

SECTION X. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

SECTION XI. Effective Date. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED:

_____
Christine Shoop
President of Council

ATTEST:

_____
Samantha Danielson
Clerk of Council

EXHIBIT A

IDENTIFICATION AND MAP OF THE PARCELS

The enclosed area on the map below identifies and depicts the Parcels and constitutes part of this **EXHIBIT A**.

100 South Park Place

ORDINANCE NO. ___-23

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER OF CITY OF PAINESVILLE TO ENTER INTO AN AGREEMENT WITH THE LAKE COUNTY BOARD OF COMMISSIONERS TO PARTICIPATE IN THE URBAN ENTITLEMENT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND FOR THE UTILIZATION OF FUNDS MADE AVAILABLE BY THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, AND DECLARING AN EMERGENCY.

WHEREAS, the Housing and Community Development Act of 1974, as amended, provides an entitlement of funds for community development purposes for urban counties; and

WHEREAS, Lake County will be designated as an "Urban County" provided that it secures the continued commitments with various political subdivisions in Lake County; and

WHEREAS, the City Manager and City Council of the City of Painesville desires the use of "Urban Entitlement Funds" for needed public improvements in Lake County and its municipalities; and

WHEREAS, the County shall prepare Applications for FY 2024, 2025 and 2026 CDBG Urban County Urban Entitlement Funds pursuant to the aforementioned Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO:

SECTION 1. That the City Manager be and is hereby authorized and directed to enter into an agreement with the Lake County Board of Commissioners from the first day of the 2024 program year through and including the last day of the 2026 program year. Said Agreement shall authorize the County to undertake essential Community Development and Housing Assistance Plans and projects eligible under the Housing and Community Development Act of 1974, as amended.

SECTION 2. That the funds necessary for the purposes of this Ordinance authorized thereby shall be paid from "CDBG Urban County Entitlement Funds" under the Housing and Community Development Act of 1974, as amended.

SECTION 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of Council, and that all deliberation of this Council, and of any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, and welfare of the inhabitants of the community, and for the further reasons to permit the County to submit the documents at the earliest date possible in order to meet Federal deadlines for program eligibility to secure possible funding; therefore, this Ordinance shall become effective immediately upon its passage.

PASSED:

EFFECTIVE:

_____
Christine Shoop
President of Council

ATTEST:

_____
Samantha Danielson
Clerk of Council

COOPERATION AGREEMENT
URBAN COUNTY ENTITLEMENT PROGRAM

This Agreement, made and entered into this _____ day of _____, 2023, by and between the Political Subdivision of _____, Ohio (hereinafter referred to as "Political Subdivision"), by its Chief Executive Officer, duly authorized by Ordinance No. _____ passed by its Council on the _____ day of _____, 2023; and the County of Lake, Ohio (hereinafter referred to as "County"), duly authorized by a Resolution adopted by its Board of County Commissioners on the _____ day of _____, 2023.

WITNESSETH:

WHEREAS, the Housing and Community Development Act of 1974, as amended, provides an entitlement of funds for community development purposes for urban counties; and that this Agreement covers both the Community Development Block Grant (CDBG) Entitlement program and, the HOME Investment Partnership program; and

WHEREAS, Lake County may be designated as an Urban County provided that it secures Cooperation Agreements with various political subdivisions in Lake County; and

WHEREAS, the Chief Executive Officer and the Legislative Body of the Political Subdivision of _____ desires the use of "Urban County Entitlement Funds" for needed public improvements in Lake County and its municipalities; and

WHEREAS, the County shall prepare an Application for FY 2024, 2025 and 2026 Urban County Entitlement Funds pursuant to the aforementioned Act for the FY 2024, 2025 and 2026 Program Years; and

WHEREAS, the County and the cooperating unit of local government will cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities; and

WHEREAS, the County and the cooperating unit of general local government will take all actions necessary to assure compliance with the Urban County's Certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended; Title VI of the Civil Rights Act of 1964; and the implementing regulations at 24 CFR Part 1, Section 109 of Title I of the Housing and Community Development Act of 1974; and implementing regulations at 24CFR Part 6, and the Fair Housing Act; and the implementing regulations at 24 CFR Part 100, and will affirmatively further fair housing; and

WHEREAS, the County and the cooperating until of general local government will take all actions necessary to assure compliance with the implementing regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act; and the implementing regulations at 28 CFR Part 35, the Age Discrimination Act of 1975; and the implementing regulation at 24 CFR Part 146, and Section 3 of the Housing and Urban Development Act of 1968; and other applicable laws; and

WHEREAS, the County and the cooperating unit of general local government will take all actions necessary to prohibit urban county funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with the County's fair housing certification, including the obligation to sign the assurances and certifications in the HUD 424-B; and

WHEREAS, this Agreement gives the County authority to carry out activities which will be funded from annual Community Development Block Grants (CDBG) from FY 2024, 2025 and 2026 appropriations and from any program income generated from the expenditure of such funds; and

WHEREAS, urban county funding for activities in or in support of any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certifications, is prohibited; and

WHEREAS, the unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to a metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, if any CDBG activity is undertaken between the County and the Political Subdivision, where the Political Subdivision desires to undertake and implement the activity, the Political Subdivision is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement set forth in 24 CFR 570.503; and

WHEREAS, by executing the Cooperation Agreement the Political Subdivision understands that it may not apply for grants under the Small Cities or State CDBG Programs for fiscal years during the period in which it is participating in the Urban County's CDBG program; may not participate in a HOME consortium except through the Urban County, regardless of whether the Urban County receives a HOME formula allocation,;and may receive a formula allocation under the ESG Program only through the Urban County; and

WHEREAS, this Agreement shall remain in effect until the CDBG and HOME funds and income received with respect to the three-year qualifications period (and any successive qualification periods) are expended and the funded activities completed, and that the parties hereto may not terminate or withdraw from this Agreement while the Agreement remains in effect; and

WHEREAS, the Political Subdivision has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies against individuals engaged in non-violent civil rights demonstrations; and a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstration, within the Political Subdivisions Jurisdiction; and

WHEREAS, this Agreement will automatically be renewed for participation in successive three-year qualification periods, unless the County or Political Subdivision provides written notice it elects not to participate in a new qualification period; and by the date specified by HUD for the next qualification period, the County will notify the Political Subdivision in writing of its right to make such elections; and that failure by either party to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a subsequent three-year qualification period, will void the automatic renewal of such qualification period.

NOW, THEREFORE, the Political Subdivision and the County do hereby promise and agree that:

1. The period of time of this Agreement shall be from the first day of the 2024 program year, through and including the last day of the 2026 program year; and

2. The County will, on behalf of the Political Subdivision, execute essential Community Development and Housing Assistance applications, plans, programs, and projects eligible under the Housing and Community Development Act of 1974 as amended, and the County and the Political Subdivision will cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities.

IN WITNESS WHEREOF, the Political Subdivision and the County have caused this Agreement to be executed by their respective officers thereunto duly authorized as of the day and year first written above.

Approved as to form:

_____
Director of Law - Political Subdivision of
_____ (City/Village)

POLITICAL SUBDIVISION OF

_____City

_____
By:_____
(Mayor, Manager or Administrator)

BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, OHIO

_____
John R. Hamercheck, Commissioner President

_____
John Plecnik, Commissioner

_____
Richard J. Regovich, Commissioner

Opinion of County's Counsel:

The terms and provisions of this Agreement are fully authorized under State and Local law, and that the Agreement provides full legal authority for the county to undertake or assist in undertaking essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing.

By:_____
Legal Counsel

RESOLUTION NO. ____-23

A RESOLUTION ADOPTING THE 2024 TAX BUDGET FOR THE CITY OF PAINESVILLE, OHIO, AND DECLARING AN EMERGENCY

WHEREAS, a Tax Budget for the City of Painesville, Ohio for the year 2024 has been presented to Council at the hearing held thereon, as required by law;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PAINESVILLE, LAKE COUNTY, OHIO, NOT LESS THAN TWO-THIRDS MEMBERS THEREOF CONCURRING:

SECTION I. That the Tax Budget of the City of Painesville, Ohio for the year 2024 therefore be filed and same is adopted and the Clerk is hereby instructed to forward two copies thereof to the Auditor of Lake County, Ohio.

SECTION II. That this Resolution is passed as an emergency measure for the protection and preservation of the peace, health, safety and general welfare of the inhabitants of the City of Painesville, the emergency being the immediate necessity to adopt the 2024 Tax Budget in accordance with applicable provisions of the Ohio Revised Code, and, therefore, this Resolution shall become effective immediately upon its passage.

PASSED:

EFFECTIVE:

_____
Christine Shoop
President of Council

ATTEST:

_____
Samantha Danielson
Clerk of Council

TAX BUDGET FOR

FOR THE FISCAL YEAR

___01__/___01__/_2024__ TO __12__/__31__/_2024_

LAKE COUNTY,

OHIO

Instructions and Tax Budget Form

INSTRUCTIONS FOR COMPLETING THE TAX BUDGET

SCHEDULE A

List only those individual funds which are requesting general property tax revenue. Please complete Column 1 by identifying the amount of general property tax you wish to request for the fiscal year. Columns 2 and 3 are to be completed by the Budget Commission and Columns 4 and 5 are to be completed by the County Auditor.

SCHEDULE B

This schedule will be completed by the County Auditor.

EXHIBIT I - STATEMENT OF FUND ACTIVITY

Complete this exhibit only for the General Fund, the Bond Retirement Fund (if it is, or has been, receiving property tax revenue) and any other funds for which you are requesting general property tax revenue. (Reproduce page 4 if necessary)

This exhibit should be completed using the CASH BASIS of accounting. For all funds, please segregate amounts received for homestead and rollbacks from property taxes. The line item "Revenues Over / Under Expenditures" is the difference between "Total Revenues" less "Total Expenditures". The line item "Ending Cash Balance" is the total of "Revenues Over / Under Expenditures" and the "Beginning Cash Balance".

Columns 1 and 2 - Complete these columns using data from the last two COMPLETED fiscal years.

Column 3 - Complete this column using current year data. A portion of the amount shown should be actual data and the remainder will represent estimates for the balance of the year.

One method of determining the amounts within this column is to review the last amended certificate of estimated resources and the appropriation ordinance. If the amounts are in line with your current estimates, these amounts may be used.

Column 4 - Complete this column for the next fiscal year (budget year).

EXHIBIT II - SCHEDULE OF INDEBTEDNESS

This exhibit is to provide all necessary detail of all debt issues of the entity. Each bond or note issue should be listed individually.

NOTE: The Budget Commission reserves the right to request additional financial information, if necessary, for the funds disclosed in this tax budget.

CITY OF PAINESVILLE

LAKE COUNTY, OHIO

___01__/___01__/_2024__ TO __12__/__31__/_2024_

For all subdivisions excluding school districts, this Budget must be adopted by the legislative body (City/Village Council, Township Trustees, or other Board) on or before July 15th and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH §5705.28, O.R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

TO THE LAKE COUNTY AUDITOR:
The following Budget for the fiscal year beginning January 1, 2023, has been adopted by the City of Painesville and is herewith submitted for consideration of the Lake County Budget Commission.

Signed _____

Title _____

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY COMMISSION, AND COUNTY AUDITOR'S ESTIMATED RATES

FOR SUB-DIVISION USE		*FOR BUDGET COMMISSION USE*		*FOR COUNTY AUDITOR USE*	
FUND (Include only those funds which are requesting general property tax revenue)	BUDGET YEAR AMOUNT REQUESTED OF BUDGET COMMISSION INSIDE / OUTSIDE	BUDGET YEAR AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMITATION	BUDGET YEAR AMOUNT TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
				INSIDE 10 MILL LIMIT BUDGET YEAR	OUTSIDE 10 MILL LIMIT BUDGET YEAR
	COLUMN 1	**COLUMN 2**	**COLUMN 3**	**COLUMN 4**	**COLUMN 5**
101 - GENERAL FUND	$ 594,000	$ 594,000	$ -	2.16	0.00
301 - BOND RETIREMENT FUND	66,000	66,000	0	0.24	0.00
208 - POLICE PENSION FUND	83,000	83,000	0	0.30	0.00
209 - FIRE PENSION FUND	83,000	83,000	0	0.30	0.00
220 - FIRE PROTECTION LEVY (1990)	102,000	0	102,000	0.00	0.70
236 - FIRE IMPROVEMENT LEVY (2013)	323,000	0	323,000	0.00	1.47
237 - ROAD IMPROVEMENT LEVY	659,000	0	659,000	0.00	3.00
238 - POLICE PROTECTION LEVY	589,000	0	589,000	0.00	2.50
TOTALS: ALL FUNDS	$ 2,499,000	$ 826,000	$ 1,673,000	$ 3	$ 8

INSTRUCTIONS: List only those funds which are requesting general property tax revenue. Complete column 1 with the amount that you are requesting for general property taxes. DO NOT COMPLETE COLUMNS 2 THROUGH 5.

Signed: BUDGET COMMISSION _____

_____

_____

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	MAXIMUM RATE AUTHORIZED TO BE LEVIED	TAX YEAR COUNTY AUDITOR'S ESTIMATE OF YIELD OF LEVY (Carry to Schedule A, Column 3)
GENERAL FUND: Current Expense Levy authorized by voters on , not to exceed ____ years. Authorized under Section ________, O.R.C.		
Current Expense Levy authorized by voters on ________ , not to exceed years. Authorized under Section ________, O.R.C.		
Current Expense Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
Current Expense Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
Current Expense Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
Current Expense Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
Current Expense Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
Current Expense Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
TSIDE 10 MILL LIMITATION	0	0
OTHER FUNDS:		
220 - FIRE PROTECTION LEVY (1990) Fund, Levy authorized by voters on 05/08/90 , not to exceed Cont. years. Authorized under Section ________, O.R.C.	0.70	102,000
236 - FIRE IMPROVEMENT LEVY (2013) Fund, Levy authorized by voters on 11/07/17 , not to exceed 5 years. Authorized under Section ________, O.R.C.	1.47	323,000
237 - ROAD IMPROVEMENT LEVY Fund, Levy authorized by voters on 11/07/17 , not to exceed 5 years. Authorized under Section ________, O.R.C.	3.00	659,000
238 - POLICE PROTECTION LEVY Fund, Levy authorized by voters on 11/05/19 , not to exceed 5 years. Authorized under Section ________, O.R.C.	2.50	589,000
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		
____________ Fund, Levy authorized by voters on ________ , not to exceed ____ years. Authorized under Section ________, O.R.C.		

STATEMENT OF FUND ACTIVITY

Complete only for General Fund, Bond Retirement Fund, and any other funds requesting general property tax revenue.

EXHIBIT I

FUND: 101 - GENERAL FUND

DESCRIPTION	FOR 2021 ACTUAL	FOR 2022 ACTUAL	2023 CURRENT YEAR ESTIMATE	2024 BUDGET YEAR ESTIMATE
REVENUES:				
Property Taxes (Real & Personal)	$471,858	$539,995	$412,000	$412,000
Homestead & Rollback	71,806	80,435	66,000	66,000
Local Government	952,516	1,028,347	790,000	790,000
Other Revenue	13,382,896	15,069,521	11,677,300	11,677,000
TOTAL REVENUES	14,879,076	16,718,298	12,945,300	12,945,000
TOTAL EXPENDITURES	$15,179,710	$16,342,312	$13,997,918	13,998,000
REVENUES OVER (UNDER) EXPENDITURES	(300,634)	375,986	(1,052,618)	(1,053,000)
BEGINNING CASH BALANCE	4,629,666	4,329,032	4,705,018	3,652,400
ENDING CASH BALANCE	$4,329,032	$4,705,018	$3,652,400	$2,599,400
ENCUMBRANCES AT YEAR END	$1,056,858	$1,000,000	$1,000,000	$1,000,000

STATEMENT OF FUND ACTIVITY

Complete only for General Fund, Bond Retirement Fund, and any other funds requesting general property tax revenue.

EXHIBIT I

FUND: 301 - BOND RETIREMENT FUND

DESCRIPTION	FOR 2021 ACTUAL	FOR 2022 ACTUAL	2023 CURRENT YEAR ESTIMATE	2024 BUDGET YEAR ESTIMATE
REVENUES:				
Property Taxes (Real & Personal)	$52,429	$59,999	$46,000	$46,000
Homestead & Rollback	7,978	8,937	7,000	7,000
Other Revenue	0	0	0	0
TOTAL REVENUES	60,407	68,936	53,000	53,000
TOTAL EXPENDITURES	$631	$732	$803	$800
REVENUES OVER (UNDER) EXPENDITURES	59,776	68,204	52,197	52,200
BEGINNING CASH BALANCE	213,983	273,759	341,963	394,160
ENDING CASH BALANCE	$273,759	$341,963	$394,160	$446,360
ENCUMBRANCES AT YEAR END	$0	$0	$0	$0

STATEMENT OF FUND ACTIVITY

Complete only for General Fund, Bond Retirement Fund, and any other funds requesting general property tax revenue.

EXHIBIT I

FUND: 208 - POLICE PENSION FUND

DESCRIPTION	FOR 2021 ACTUAL	FOR 2022 ACTUAL	2023 CURRENT YEAR ESTIMATE	2024 BUDGET YEAR ESTIMATE
REVENUES:				
Property Taxes (Real & Personal)	$65,536	$74,999	$56,900	$56,900
Homestead & Rollback	9,973	11,172	9,000	9,000
Other Revenue	0	0	0	0
TOTAL REVENUES	75,509	86,171	65,900	65,900
TOTAL EXPENDITURES	$100,789	$100,915	$101,010	101,000
REVENUES OVER (UNDER) EXPENDITURES	(25,280)	(14,744)	(35,110)	(35,100)
BEGINNING CASH BALANCE	189,134	163,854	149,110	114,000
ENDING CASH BALANCE	$163,854	$149,110	$114,000	$78,900
ENCUMBRANCES AT YEAR END	$0	$0	$0	$0

STATEMENT OF FUND ACTIVITY

Complete only for General Fund, Bond Retirement Fund, and any other funds requesting general property tax revenue.

EXHIBIT I

FUND: 209 - FIRE PENSION FUND

DESCRIPTION	FOR 2021 ACTUAL	FOR 2022 ACTUAL	2023 CURRENT YEAR ESTIMATE	2024 BUDGET YEAR ESTIMATE
REVENUES:				
Property Taxes (Real & Personal)	$65,536	$74,999	$56,900	$56,900
Homestead & Rollback	9,973	11,172	9,000	9,000
Other Revenue	0	0	0	0
TOTAL REVENUES	75,509	86,171	65,900	65,900
TOTAL EXPENDITURES	$100,789	$100,915	$101,054	101,100
REVENUES OVER (UNDER) EXPENDITURES	(25,280)	(14,744)	(35,154)	(35,200)
BEGINNING CASH BALANCE	189,178	163,898	149,154	114,000
ENDING CASH BALANCE	$163,898	$149,154	$114,000	$78,800
ENCUMBRANCES AT YEAR END	$0	$0	$0	$0

STATEMENT OF FUND ACTIVITY

Complete only for General Fund, Bond Retirement Fund, and any other funds requesting general property tax revenue.

EXHIBIT I

FUND: 220 - FIRE PROTECTION LEVY (1990)

DESCRIPTION	FOR 2021 ACTUAL	FOR 2022 ACTUAL	2023 CURRENT YEAR ESTIMATE	2024 BUDGET YEAR ESTIMATE
REVENUES:				
Property Taxes (Real & Personal)	$94,724	$94,887	$87,000	$87,000
Homestead & Rollback	9,819	8,166	8,000	8,000
Other Revenue	2,945	88,188	0	0
TOTAL REVENUES	107,488	191,241	95,000	95,000
TOTAL EXPENDITURES	$40,959	$418,657	$105,000	105,000
REVENUES OVER (UNDER) EXPENDITURES	66,529	(227,416)	(10,000)	(10,000)
BEGINNING CASH BALANCE	338,407	404,936	177,520	167,520
ENDING CASH BALANCE	$404,936	$177,520	$167,520	$157,520
ENCUMBRANCES AT YEAR END	$3,460	$10,000	$10,000	$10,000

STATEMENT OF FUND ACTIVITY

Complete only for General Fund, Bond Retirement Fund, and any other funds requesting general property tax revenue.

EXHIBIT I

FUND: 236 - FIRE IMPROVEMENT LEVY (2013)

DESCRIPTION	FOR 2021 ACTUAL	FOR 2022 ACTUAL	2023 CURRENT YEAR ESTIMATE	2024 BUDGET YEAR ESTIMATE
REVENUES:				
Property Taxes (Real & Personal)	$321,188	$323,892	$295,000	$295,000
Homestead & Rollback	17,549	15,975	15,000	15,000
Other Revenue	0	0	0	0
TOTAL REVENUES	338,737	339,867	310,000	310,000
TOTAL EXPENDITURES	$198,314	$675,354	$361,000	308,200
REVENUES OVER (UNDER) EXPENDITURES	140,423	(335,487)	(51,000)	1,800
BEGINNING CASH BALANCE	294,264	434,687	99,200	48,200
ENDING CASH BALANCE	$434,687	$99,200	$48,200	$50,000
ENCUMBRANCES AT YEAR END	$105,287	$50,000	$50,000	$50,000

STATEMENT OF FUND ACTIVITY

Complete only for General Fund, Bond Retirement Fund, and any other funds requesting general property tax revenue.

EXHIBIT I

FUND: 237 - ROAD IMPROVEMENT LEVY

DESCRIPTION	FOR 2021 ACTUAL	FOR 2022 ACTUAL	2023 CURRENT YEAR ESTIMATE	2024 BUDGET YEAR ESTIMATE
REVENUES:				
Property Taxes (Real & Personal)	$655,486	$660,846	$620,000	$620,000
Homestead & Rollback	31,761	26,415	30,000	30,000
Other Revenue	0	0	0	0
TOTAL REVENUES	687,247	687,261	650,000	650,000
TOTAL EXPENDITURES	$896,777	$626,556	$788,005	788,000
REVENUES OVER (UNDER) EXPENDITURES	(209,530)	60,705	(138,005)	(138,000)
BEGINNING CASH BALANCE	1,224,950	1,015,420	1,076,125	938,120
ENDING CASH BALANCE	$1,015,420	$1,076,125	$938,120	$800,120
ENCUMBRANCES AT YEAR END	$633,643	$250,000	$250,000	$250,000

STATEMENT OF FUND ACTIVITY

Complete only for General Fund, Bond Retirement Fund, and any other funds requesting general property tax revenue.

EXHIBIT I

FUND: 238 - POLICE PROTECTION LEVY

DESCRIPTION	FOR 2021 ACTUAL	FOR 2022 ACTUAL	2023 CURRENT YEAR ESTIMATE	2024 BUDGET YEAR ESTIMATE
REVENUES:				
Property Taxes (Real & Personal)	$585,746	$590,500	$573,000	$573,000
Homestead & Rollback	28,459	23,668	23,000	23,000
Other Revenue	0	0	0	0
TOTAL REVENUES	614,205	614,168	596,000	596,000
TOTAL EXPENDITURES	$752,292	$599,897	$674,496	674,500
REVENUES OVER (UNDER) EXPENDITURES	(138,087)	14,271	(78,496)	(78,500)
BEGINNING CASH BALANCE	516,612	378,525	392,796	314,300
ENDING CASH BALANCE	$378,525	$392,796	$314,300	$235,800
ENCUMBRANCES AT YEAR END	$228,285	$100,000	$100,000	$100,000

SCHEDULE OF INDEBTEDNESS

EXHIBIT II

PURPOSE OF BONDS AND NOTES	AUTHORITY FOR LEVY OUTSIDE 10 MILL LIMIT *	DATE OF ISSUE	DATE DUE	ORDINANCE OR RESOLUTION	SERIAL OR TERM	RATE OF INTEREST	AMOUNT OF BONDS / NOTES OUTSTANDING AT BEGINNING OF BUDGETED YEAR 01/01/2024	AMOUNT REQUIRED FOR PRINCIPAL & INTEREST PAYMENTS 01/01/2024 TO 12/31/2024
INSIDE TEN MILL LIMIT:								
Various Purpose		2007	2028	2007	Term	4.25% - 5.00%	$328,000	$72,250
Renaissance Parkway		2005	2025	2005	Term	4.75%	$60,000	$33,000
Shamrock Bridge		2012	2034	2012	Term	3.00%	$1,035,000	$132,498
TOTAL							$1,423,000	$237,748
OUTSIDE TEN MILL LIMIT:								
TOTAL							$0	$0

* If the levy is outside the 10 mill limit by vote enter the words "by vote" and the date of the election.
If outside the 10 mill limit without a vote, enter the reference to the statute under which the levy is exempt from the 10 mill limit.

RESOLUTION NO. _____-23

A RESOLUTION APPROVING THE CREATION OF THE IDIAM FUND, THE NATIONAL OPIOID SETTLEMENTS FUND, THE TIF FUND AND THE ARPA LAW ENFORCEMENT FUND FOR THE 2023 OPERATING BUDGET, AND DECLARING AN EMERGENCY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PAINESVILLE, LAKE COUNTY, OHIO:

SECTION I. That the creation of the following funds is hereby approved for the 2023 Operating Budget to comply with the requirements of the Government Accounting Standards Board pronouncement Number 34.

SPECIAL REVENUE FUNDS
IDIAM Fund #243
National OPIOID Settlements Fund #244
TIF Fund #245
ARPA Law Enforcement Fund #246

SECTION II. That this Resolution is passed as an emergency measure for the protection and preservation of the peace, health, safety and general welfare of the inhabitants of the City of Painesville, the emergency being the immediate necessity to comply with GASB-34 requirements and accept the IDIAM Fund, National OPIOID Settlements Fund, TIF Fund and ARPA Law Enforcement Fund, and therefore, this resolution shall become effective immediately upon its passage.

PASSED:

EFFECTIVE:

_____
Christine Shoop
President of Council

ATTEST:

_____
Samantha Danielson
Clerk of Council

RESOLUTION NO. _____-23

RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH VIC PLACE, LLC FOR THE PURPOSES OF DEVELOPMENT AT 100 SOUTH PARK PLACE AND DECLARING AN EMERGENCY.

WHEREAS, Painesville City Council desires to enter into a development agreement with Vic Place, LLC for the purposes of a transformational mixed-use development project further enhancing economic development within the downtown central business district; and,

WHEREAS, the City desires to redevelop the former New Market Mall/Victoria Place site consisting of a 198,276 square foot commercial building on 1.8418 acres located at 100 South Park Place Parcel # 15-C-001-0-00-001-0 (the "Property"); and,

WHEREAS, the City desires to engage in urban redevelopment and has adopted a redevelopment plan for the City's downtown district; and,

WHEREAS, the developer is undertaking the development of a mixed-use development, featuring multi-family housing, office and restaurant spaces (the "Development"); and,

WHEREAS, the Developer has extensive experience in renovating existing structures into residential mixed-use apartment buildings in areas similar to the Property, and desires to develop a mixed-use residential and office/restaurant building that does not contain any subsidized housing units and that is in conformance with the City's Downtown Master Plan; and,

WHEREAS, it is the desire of the Parties to enter into this development Agreement ("Agreement") to facilitate the completion of the Project;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Painesville, Lake County, Ohio:

SECTION I: That the City Council hereby authorizes and directs the City Manager to execute a development agreement with Vic Place, LLC for the purposes of engaging in urban redevelopment within the downtown central business district and to execute any and all documents necessary to execute the development agreement.

SECTION II: That the formal actions of this Council concerning the passage of this Resolution were adopted in an open meeting, and all deliberations of this Council, or any Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22, of the Ohio Revised Code.

SECTION III: That this Resolution is declared to be an emergency measure necessary for the immediate protection and preservation of the public peace, health, safety and general welfare of the inhabitants of the City of Painesville and for the further need to submit the application by the deadline; and therefore, this Resolution shall be effective immediately upon its passage.

PASSED:

_____
Christine Shoop
President of Council

ATTEST:

_____
Samantha Danielson
Clerk of Council