

A RESOLUTION AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH JJJ PROPERTIES LLC FOR THE INITIAL CONSTRUCTION OF A 50-FOOT EXTENSION OF COLUMBIA ROAD AND RELATED UTILITIES IN THE RICHFIELD/RICHFIELD TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT KNOWN AS THE RICHFIELD INDUSTRIAL PARK, AND DECLARING AN EMERGENCY

WHEREAS, JJJ Properties, LLC (“Developer”) intends to construct a 240,000 square foot building on land situated in the Richfield/Richfield Township Joint Economic Development District (“JEDD”) known as the Richfield Industrial Park; and

WHEREAS, in order to accommodate a potential user of the proposed 240,000 square foot building, Developer is also proposing to construct a certain 50-foot extension of Columbia Road within the Village that will ultimately travel through and end in a cul-de-sac in Richfield Township; and

WHEREAS, the Village commissioned a traffic management master plan, which was completed in March of 2018 that analyzed the traffic impacts on the intersection of Columbia Road and Brecksville Road resulting from potential future development in the Richfield Industrial Park; and

WHEREAS, GPD’s Traffic Report determined that a secondary roadway would need to be constructed in order to alleviate the traffic impact that future development would have on the Columbia Road/Brecksville Road intersection when traffic volume exceeds the 50% interim year 2028 Build Traffic Volume estimate and impacts; and

WHEREAS, the Developer informed the Village that the construction process must begin by June 30, 2020 on the initial 50-foot extension of Columbia Road to ensure that the potential user does not walk away from the deal and the Developer provided documentation supporting their contention that the estimated traffic volume generated as result of the construction of the proposed 240,000 square foot building will be below the 50% interim year 2028 Build Traffic Volume estimate and impacts; and

WHEREAS, the purpose of this Memorandum of Understanding (“MOU”) is to give the Developer permission to start construction of the initial 50-foot extension of Columbia Road and related utilities in order to meet the June 30, 2020 deadline while providing both the Developer and Village sufficient time to finalize a related Development Improvement Agreement that will address the construction of a secondary roadway off of Columbia when future development in the Richfield Industrial Park causes traffic volume to exceed the 50% interim year 2028 Build Traffic Volume estimate and impacts set forth in GPD’s Traffic Report; and

WHEREAS, the Village Administration has recommended approval of the MOU; and

WHEREAS, this Council wishes to authorize the Mayor and Finance Director to enter in the MOU with the Developer.

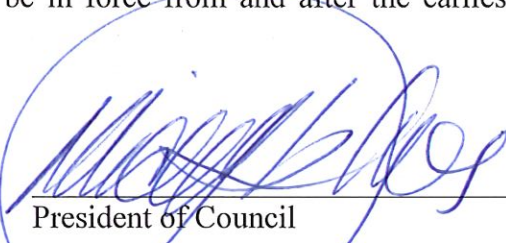
NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Richfield, Summit County, State of Ohio:

SECTION 1. That the Mayor and Director of Finance are authorized and directed to enter into the Memorandum of Understanding with JJJ Properties, LLC, substantially in the form of the agreement attached hereto as Exhibit "A" and incorporated herein fully as if by reference.

SECTION 2. 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 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, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare and for the further reason that it is immediately necessary in order to ensure that the underlying construction project is not jeopardized while the Developer and Village negotiate the related Development Improvement Agreement regarding the secondary roadway off of Columbia Road. Wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 6-10-2020




President of Council



Mayor

Dated: 6/29/2020

ATTEST:


Clerk of Council