

Holly A. Swenk, At-Large/President of Council
Paul Wolanski, At-Large
Cali Zingale, At-Large
Katie Rogerson, Ward 1
Robert Holub, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/President Pro-Tem

Kevin Corcoran, Mayor



NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS SCHEDULED FOR:

MONDAY, August 17, 2026
6:30 P.M.
CITY HALL COUNCIL CHAMBERS
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OH 44039

THIS PUBLIC HEARING IS BEING HELD TO CONSIDER THE FOLLOWING:

Notice of Ohio Revised Code Section 5709.40(C): Proposed Tax Increment Financing for Ridgefield Subdivision

It is the intent of the City of North Ridgeville, Ohio, to create a new tax increment financing incentive district and to declare certain improvements to parcels within the incentive district to be a public purpose, all in accordance with Section 5709.40(C) of the Ohio Revised Code. The following information is provided pursuant to Ohio Revised Code Sections 5709.40 and 5709.83:

O 2026-73 AN ORDINANCE CREATING THE RIDGEFIELD SUBDIVISION TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; REQUIRING THE DISTRIBUTION OF A PORTION OF THOSE SERVICE PAYMENTS TO THE NORTH RIDGEVILLE CITY SCHOOL DISTRICT AND THE LORAIN COUNTY JOINT VOCATIONAL SCHOOL; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICT.

(Introduced by Mayor Corcoran; First Reading on July 20, 2026; Second Reading on August 3, 2026; Third Reading on October 5, 2026)

THIS PUBLIC HEARING IS SCHEDULED BY ORDER OF THE NORTH RIDGEVILLE CITY COUNCIL.

Visit the City Council webpage to access the agenda and notice items:

<https://northridgevilleoh.portal.civicclerk.com/>

Notice Date(s): 07/20/2026 (City's Website); 07/18/2026 (Mailed); 08/03/2026 & 08/10/2026 (Newspaper)

DATE:	<u>July 20, 2026</u>	1 ST READING:	<u>July 20, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2026-73

AN ORDINANCE CREATING THE RIDGEFIELD SUBDIVISION TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; REQUIRING THE DISTRIBUTION OF A PORTION OF THOSE SERVICE PAYMENTS TO THE NORTH RIDGEVILLE CITY SCHOOL DISTRICT AND THE LORAIN COUNTY JOINT VOCATIONAL SCHOOL; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICT.

WHEREAS, this Council desires to facilitate the development of a residential subdivision consisting of approximately 211 single-family and cluster residential units within the City in order to increase available housing options within the City (the “*Project*”); and

WHEREAS, in order to develop the Project, it is necessary to construct certain public infrastructure improvements; and

WHEREAS, this Council, pursuant to ORC Sections 5709.40, 5709.42 and 5709.43 (collectively, the “*TIF Act*”), is authorized to declare improvements to real property to be a public purpose, exempt those improvements from real property taxation, and require owners of the real property to make service payments in lieu of taxes in an amount equal to such exempted taxes and require the distribution of a portion of the service payments to the North Ridgeville City School District and the Lorain County Joint Vocational School; and

WHEREAS, to facilitate the development of the Project and pay the associated costs of the necessary public infrastructure improvements from service payments in lieu of taxes, this Council has determined to create the Ridgefield Subdivision Incentive District #1, the Ridgefield Subdivision Incentive District #2, the Ridgefield Subdivision Incentive District #3, the Ridgefield Subdivision Incentive District #4, the Ridgefield Subdivision Incentive District #5, the Ridgefield Subdivision Incentive District #6 and the Ridgefield Subdivision Incentive District #7 (each an “*Incentive District*” and collectively the “*Incentive Districts*”) pursuant to the TIF Act, the boundaries of which shall be coextensive with the boundaries of, and will include, the parcels of real property within each Incentive District specifically identified and depicted in Exhibit A

attached hereto (as currently or subsequently configured, the “*Parcels*”, with each of those parcels referred to herein individually as a “*Parcel*”);

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, THAT:

SECTION 1. Incentive District Findings and Determinations; Creation of Incentive Districts. This Council hereby: (i) adopts the Economic Development Plan for the Incentive Districts now on file with the Clerk of the City Council, (ii) accepts and adopts the City Engineer’s certification to this Council and the City Engineer’s findings set forth therein (a) that the public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the Incentive Districts as evidenced by the Economic Development Plan and (b) that each Incentive District is less than 300 acres in size and enclosed by a contiguous boundary, (iii) finds and determines that the Project will place additional demand on the Public Infrastructure Improvements within each Incentive District, (iv) finds and determines that the City sent written notice of the public hearing regarding this ordinance by first class mail to each owner of real property within the proposed Incentive Districts at least 30 days prior to such hearing, which notice included a map of each proposed Incentive District as well as the overlay area required by ORC Section 5709.40(C)(2), (v) finds and determines that this Council has not received a request from the owner of any real property within the proposed Incentive Districts to exclude that owner’s property from the Incentive Districts, and (vi) finds and determines that notice of this ordinance has been delivered to the Board of Education of the North Ridgeville City School District, the Lorain County Joint Vocational School, and the County of Lorain in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83. This Council hereby ratifies the giving of all such notices. Pursuant to the TIF Act, this Council creates the Incentive Districts, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A attached hereto.

SECTION 2. Public Infrastructure Improvements. This Council designates the following public infrastructure improvements, together with any public infrastructure improvements hereafter designated by ordinance, as public infrastructure improvements made, to be made or in the process of being made by the City that benefit or serve, or that once made will benefit or serve, the Parcels within each Incentive District (the “*Public Infrastructure Improvements*”): roadway improvements including, without limitation, construction of roadway improvements, acquisition of related rights of way and easements, water system improvements, sanitary sewer improvements, storm drainage improvements, pedestrian sidewalks and bike paths, street lights, gas facilities, electrical facilities, acquisition and improvement of public parkland, open space and recreational facilities that serve the development area and surrounding community, including, without limitation, trails, landscaping and related public amenities, and all appurtenances thereto, and the maintenance of roadway improvements and other public improvements within and adjacent to each Incentive District. The costs of the improvements include but are not limited to, those costs listed in ORC Section 133.15(B).

SECTION 3. Life of the Incentive District; Authorization of Tax Exemption. The life of each Incentive District commences with the first tax year in which at least \$500,000 of Improvements attributable to new construction would first appear on the tax list and duplicate of

real and public utility property for Parcels within the applicable Incentive District were it not for the exemption granted in this ordinance and ends 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 "*Incentive District Life*").

Pursuant to and in accordance with the provisions of ORC Section 5709.40(C), this Council hereby declares that 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 Section 5709.40(A)) is a public purpose, with 100% of such Improvement to each Parcel exempt from taxation for the Incentive District Life for the applicable Incentive District.

SECTION 4. Service Payments and Property Tax Rollback Payments. Pursuant to ORC Section 5709.42, the owner of each Parcel is hereby required to make annual service payments in lieu of taxes with respect to the Improvement to that Parcel to the applicable county treasurer (the "*County Treasurer*") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established for real property taxes (collectively, the "*Service Payments*"), 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 payable against the Improvement if it were not exempt from taxation pursuant to Section 3 of this ordinance. The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by ORC Sections 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 of this ordinance.

SECTION 5. TIF Fund. This Council hereby establishes the Ridgefield Subdivision Incentive Districts Municipal Public Improvement Tax Increment Equivalent Fund (the "*TIF Fund*"). The TIF Accounts shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 6 of this ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of each Parcel and so deposited pursuant to the TIF Act shall be used solely for the purposes authorized in the TIF Act and this ordinance (as it may be amended or supplemented). The TIF Accounts shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Accounts shall be dissolved and any incidental surplus funds remaining therein transferred to the City's General Fund, all in accordance with the TIF Act.

SECTION 6. Distribution of Funds. Pursuant to the TIF Act, during the Incentive District Life, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments as follows:

(i) to North Ridgeville City School District and the Lorain County Joint Vocational School an amount equal to the amount that those school districts would otherwise have received as real property tax payments (including the applicable portion of any Service Payments and Property Tax

Rollback Payments) derived from the Improvements from each Parcel if the improvement had not been exempted from taxation by this ordinance;

(ii) to the City, all remaining Service Payments and Property Tax Rollback Payments for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds of the City issued to pay or reimburse costs of those Public Infrastructure Improvements or finance costs for those improvements.

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 7. Further Authorizations. This Council hereby authorizes and directs the Mayor, the Law Director, the Finance Director, or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Department of Development and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the Mayor, the Law Director, the Finance Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

SECTION 8. ODOD Reporting. Pursuant to ORC 5709.40(I), the Director of Finance or other authorized officer of the City 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 5709.40(I).

SECTION 9. 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 10. Effective Date. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

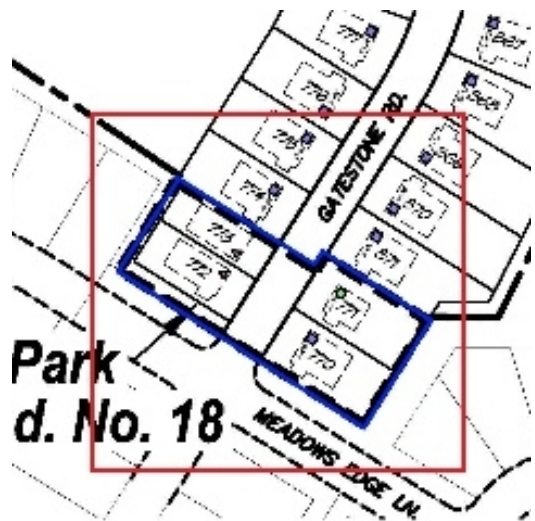
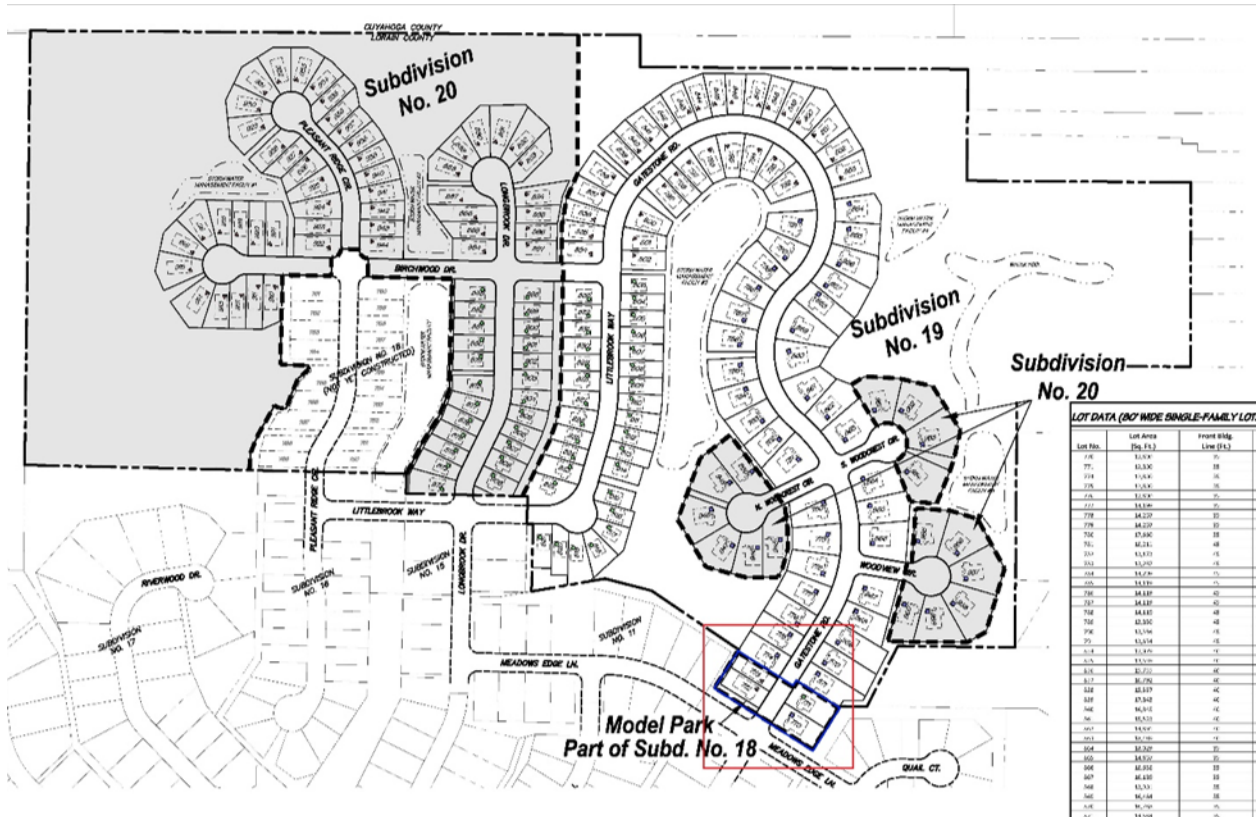
APPROVED: _____

MAYOR

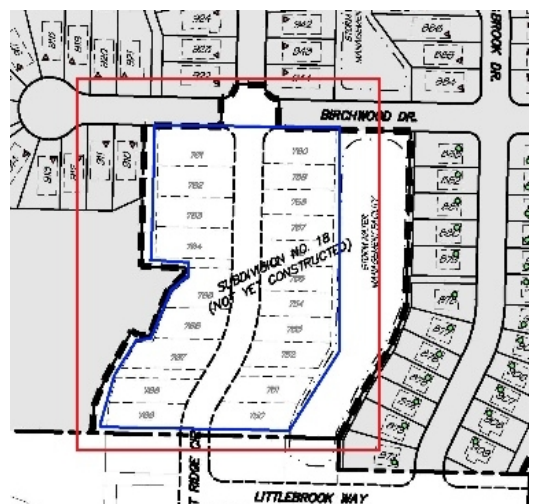
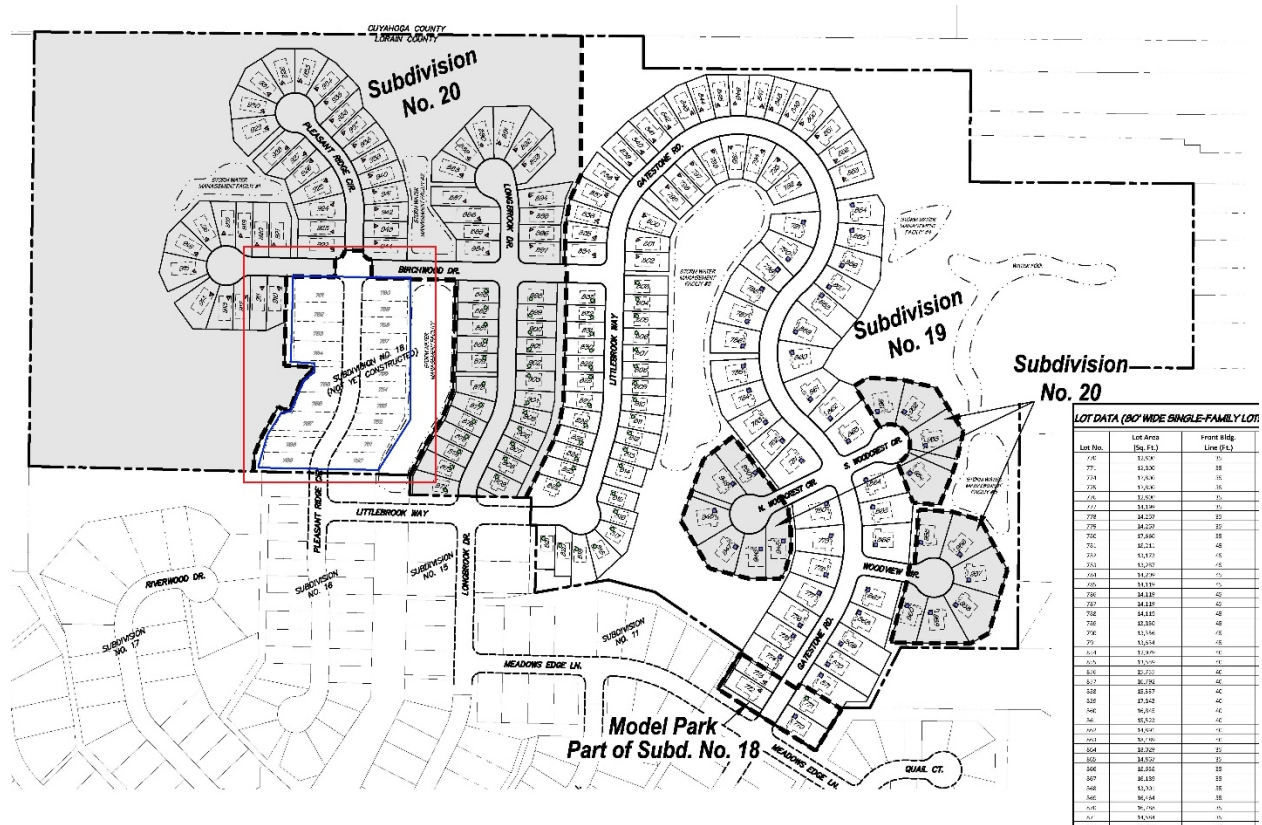
EXHIBIT A

IDENTIFICATION OF PARCELS

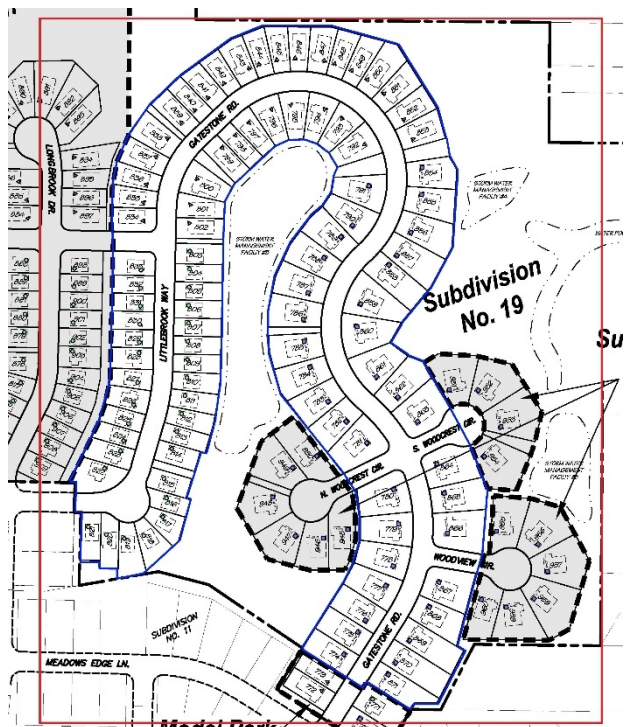
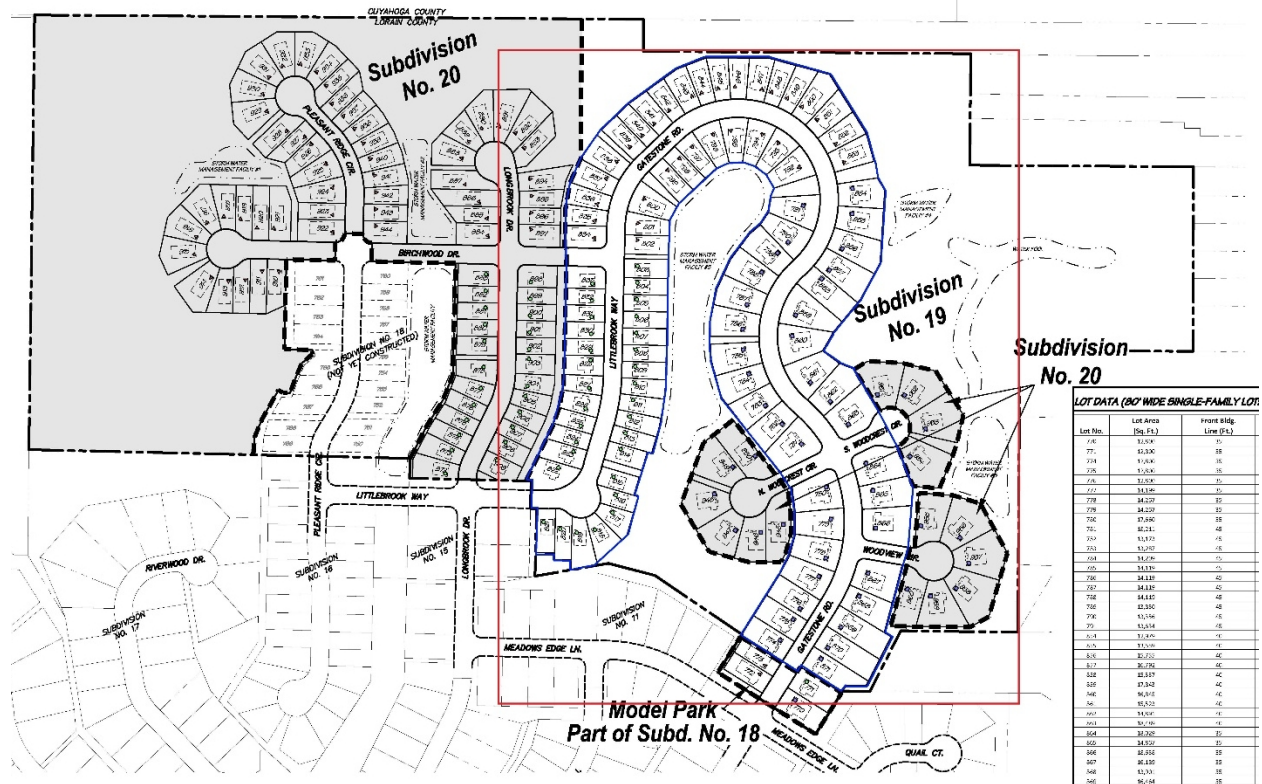
Ridgefield Subdivision Incentive District #1 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



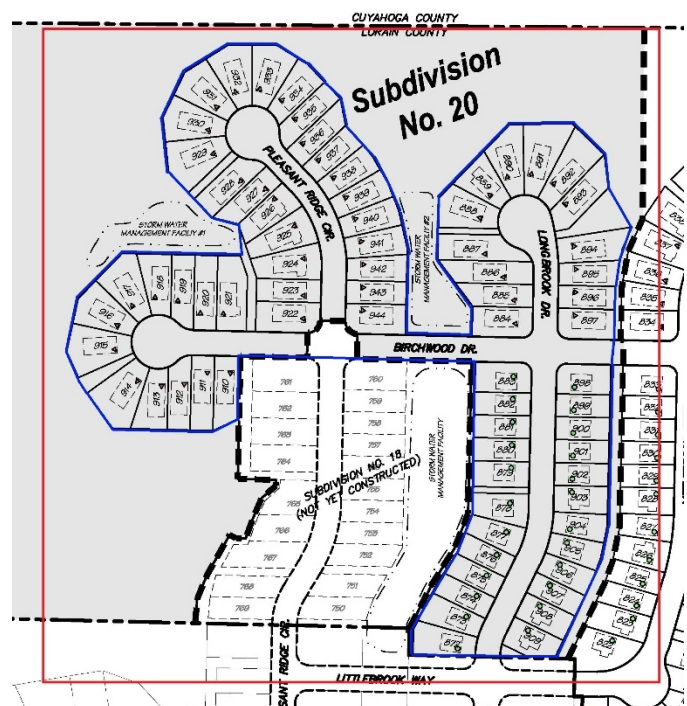
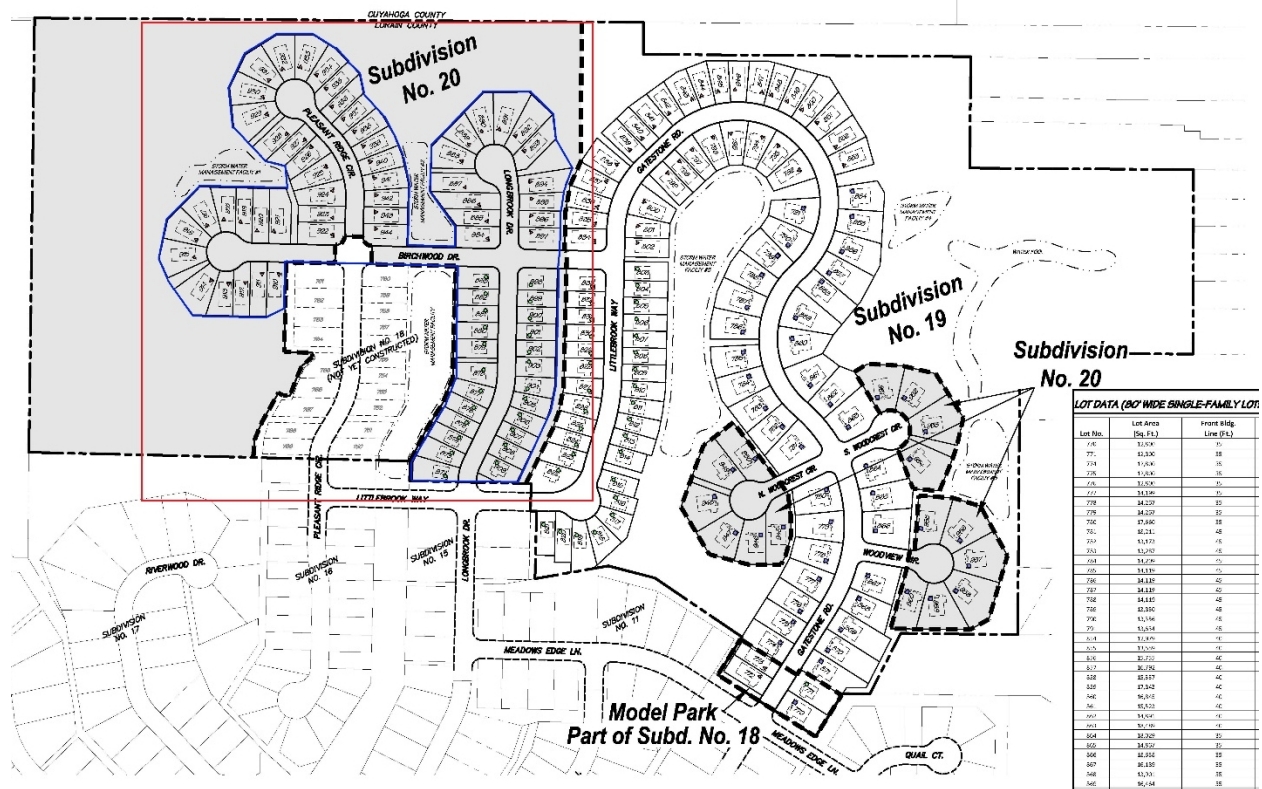
Ridgefield Subdivision Incentive District #2 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



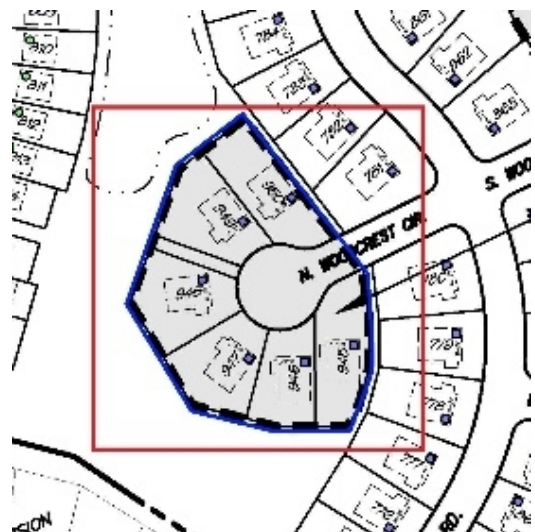
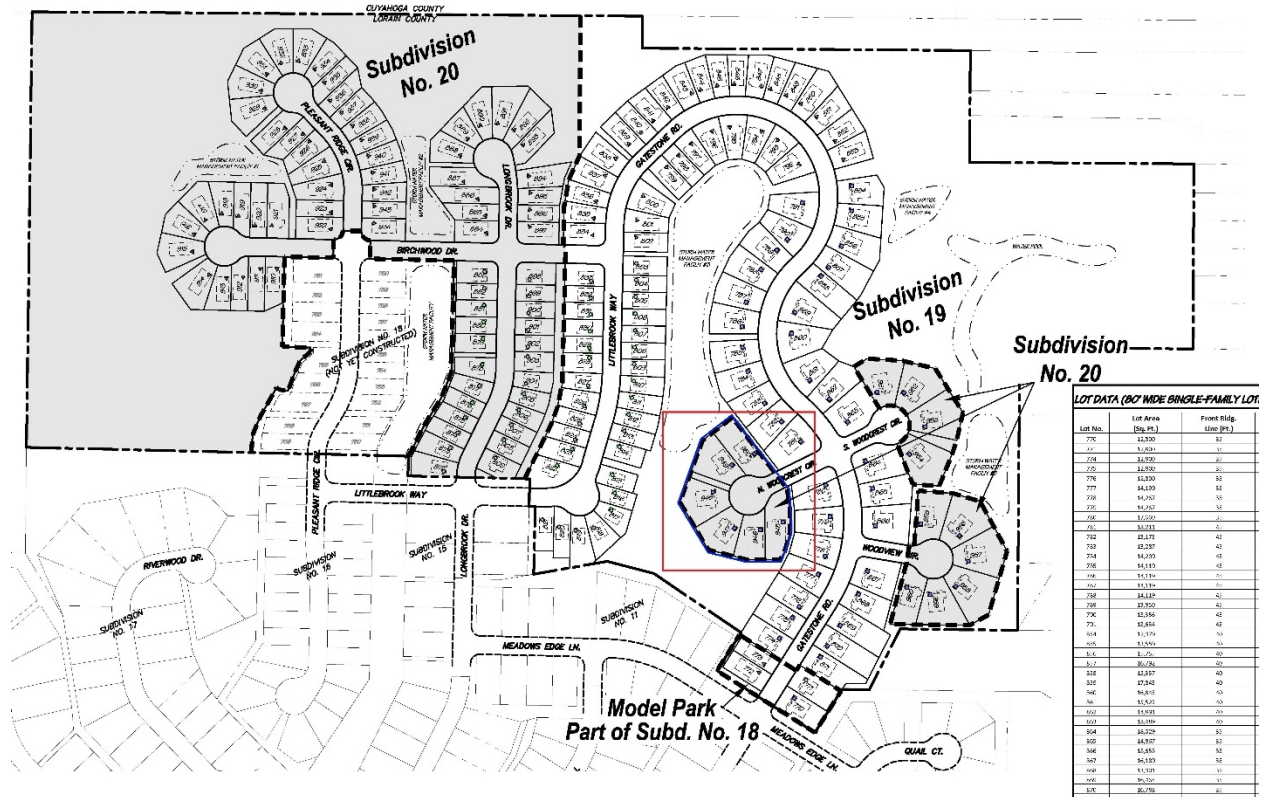
Ridgefield Subdivision Incentive District #3 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



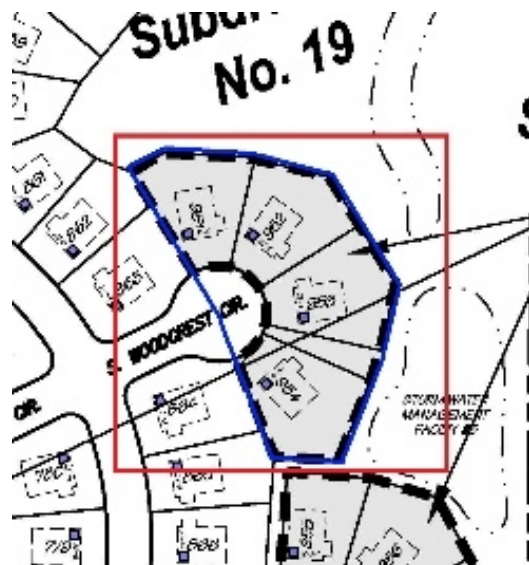
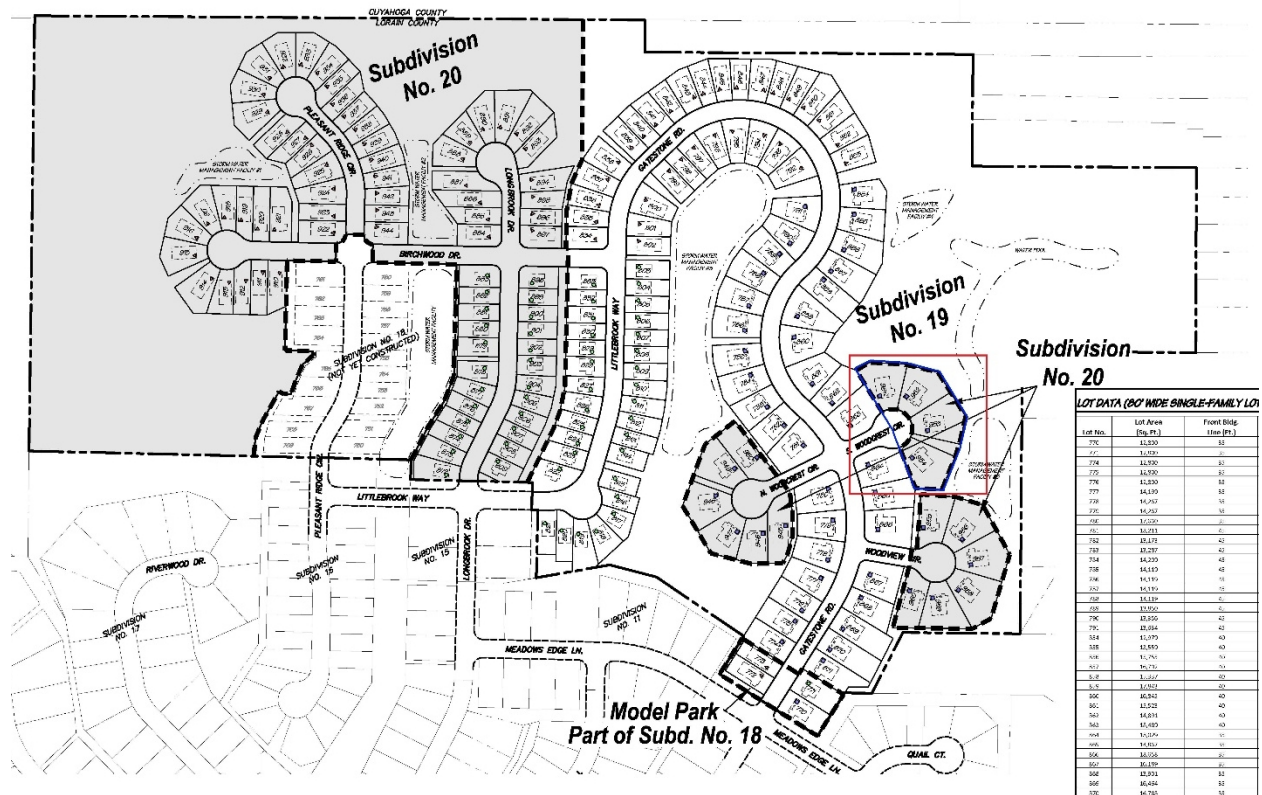
Ridgefield Subdivision Incentive District #4 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



Ridgefield Subdivision Incentive District #5 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



Ridgefield Subdivision Incentive District #6 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



Ridgefield Subdivision Incentive District #7 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:

