

ORDINANCE NO. 17 - 2026

**TITLE: COMMUNITY REINVESTMENT AREA EXEMPTION FOR
250 SOUTH VAN BUREN AVENUE**

AN ORDINANCE AUTHORIZING A COMMUNITY REINVESTMENT AREA REAL PROPERTY TAX EXEMPTION FOR 250 SOUTH VAN BUREN AVENUE, AUTHORIZING THE MAYOR TO EXECUTE A COMMUNITY REINVESTMENT AREA TAX ABATEMENT AGREEMENT WITH THE STRAIT & LAMP LUMBER COMPANY, INCORPORATED CONCERNING THE DEVELOPMENT OF THAT PROPERTY, AND DECLARING AN EMERGENCY.

WHEREAS, the General Assembly of the State of Ohio, by the enactment of Sections 3735.65 et seq. of the Ohio Revised Code, has heretofore authorized municipal corporations to designate Community Reinvestment Areas to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available property tax exemptions for such new development or rehabilitation; and

WHEREAS, this Council adopted Ordinance No. 135-2007, whereby it initially designated CRA Area #2 in the City as a Community Reinvestment Area pursuant to Sections 3735.65 et seq. of the Ohio Revised Code (the “Original CRA Ordinance”); and

WHEREAS, the Council of the City adopted Ordinance No. 94-2024 on October 28, 2024 (the “Amending CRA Ordinance” and, together with the Original CRA Ordinance, the “CRA Ordinance”), whereby it amended Ordinance No. 135-2007, to revise the scope and nature of property tax exemptions provided for new and rehabilitated residential, commercial and industrial facilities within CRA Area #2; and

WHEREAS, the Director of the Ohio Department of Development (the “Director”) has previously confirmed CRA Area #2 as a Community Reinvestment Area under said Sections 3735.65 et seq. of the Ohio Revised Code; and

WHEREAS, The Strait & Lamp Lumber Company, Incorporated (the “Company”) intends to purchase certain real property located at 250 S. Van Buren Ave., Barberton, OH 44203, and identified as Parcel Number 0115413 and 0113524 in the Summit County Records (the “Project Site”), which is located within CRA Area #2; and

WHEREAS, the Company also intends to operate a certain construction supply distribution business at the Project Site, creating 23 new permanent full-time positions, with a new full-time employee payroll of \$1,400,000 by December 31, 2028; and

WHEREAS, the Company intends to undertake improvements to the existing commercial buildings and to construct new commercial buildings (the “Project”) on the Project Site, provided that the appropriate development incentives are available to support the economic viability of said Project; and

WHEREAS, the Company has submitted to the City an application (the “Application”) for a real property tax exemption at the Project Site under the CRA Ordinance to support the Project; and

WHEREAS, to facilitate (i) the purchase of the Project Site and the completion of the Project, the creation of new jobs in the City, and (iii) the redevelopment of CRA Area #2, the Mayor has proposed to grant a 10-year, 75% real property exemption for improvements to the Project Site resulting from the Project (the “Exemption”); and

WHEREAS, to provide for the Exemption, the Mayor has proposed that he execute and deliver a Community Reinvestment Area Agreement with the Company for the Project Site in the form attached hereto as Exhibit A (the “CRA Agreement”) as required by Section 3735.671 of the Revised Code; and

WHEREAS, the City has provided notice to the Barberton City School District as required by Section 5709.83 of the Ohio Revised Code.

WHEREAS, this Council finds and determines that it is necessary, and in the best interest of the City, to approve the Exemption and to authorize the Mayor to execute the CRA Agreement, as further provided herein.

NOW, THEREFORE, BE IT ORDAINED by the County of the City of Barberton, County of Summit, State of Ohio, that:

SECTION 1. The City hereby grants the Exemption for real property improvements made to the Project Site pursuant to Section 3735.67 of the Ohio Revised Code, which Exemption shall be in the amount of 75% for a period of 10 years, commencing in the first year in which the improvements resulting from the Project would first be taxable but for the Exemption.

SECTION 2. This Council hereby approves the forms of the CRA Agreement and authorizes and directs the Mayor to execute and deliver, on behalf of the City, the CRA Agreement.

SECTION 3. The Clerk of Council is hereby authorized and directed to forward an executed copy of the CRA Agreement to the Director within fifteen (15) days following the execution of the CRA Agreement as required by Section 3735.671(F) of the Ohio Revised Code.

SECTION 4. The Mayor, Law Director and Finance Director are each hereby authorized to take any further action on behalf of the City as shall be necessary to provide the Exemption for the Project.

SECTION 5. This Council finds and determines that all formal actions of this Council and of any of its committees concerning and relating to the passage of this Ordinance were taken, and that all deliberations of this Council and of any committees that resulted in those formal actions were held, in meetings open to the public in compliance with the law.

SECTION 6. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to timely provide the aforementioned incentive to the Company to induce it to proceed with the purchase the Project Site; and provided it receives the approval of two-thirds of the members of Council, shall be in full force and effect from and after its passage and approval by the Mayor, or otherwise take effect and be in full force from and after the earliest period allowed by law.

Passed February 9, 2026

Clerk of Council

President of Council

Approved _____ 2026

Mayor