

RESOLUTION NO. 2024-14

A RESOLUTION TERMINATING THE COMMUNITY REINVESTMENT AREA AGREEMENT AND TAX ABATEMENT FOR LUCID INVESTMENTS, INC. DBA CLEVELAND PIZZA, CO. AND 31222 VINE, 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, Lucid Investments, Inc. DBA Cleveland Pizza Co. and 31222 Vine, LLC presented a plan to the City consisting of a renovation and addition to an existing structure within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives were 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 City of Willowick Council authorized and approved a Community Reinvestment Area Agreement with Lucid Investments, Inc. DBA Cleveland Pizza Co. and 31222 Vine LLC on September 7, 2021 annexed hereto as Exhibit A.

WHEREAS, at its 2023 annual meeting, the Tax Incentive Review Council recommended termination of Lucid Investments, Inc. DBA Cleveland Pizza Co. and 31222 Vine, LLC's Community Reinvestment Area Agreement and tax abatement/exemptions for the real property located at 31222 Vine Street, Willowick, Ohio based upon the property owner's voluntary discontinuation of the project, a material failure to fulfill its obligations under the aforesaid Agreement.

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

Section 1. Pursuant to Section 9 of the September 9, 2021 Community Reinvestment Area Agreement with Lucid Investments, Inc. DBA Cleveland Pizza, Co. and 31222 Vine, LLC, the Community Reinvestment Area Agreement for Lucid Investments, Inc. DBA Cleveland Pizza Co. and 31222 Vine, LLC, annexed hereto as Exhibit A, is hereby terminated as a result of the property owner(s)' material failure to fulfill its obligations under the Agreement.

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: MAR 19, 2024



Monica Koudela, Council President

Submitted to the Mayor: MAR 20 2024



Michael J. Vanni, Mayor

Approved by the Mayor: MAR 20, 2024

Attest: 

Christine Morgan, Clerk of Council

RESOLUTION NO. 2021-26

A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT AND EXECUTE A COMMUNITY REINVESTMENT AREA AGREEMENT WITH LUCID INVESTMENTS, INC. DBA CLEVELAND PIZZA, CO. AND 31222 VINE, 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, Lucid Investments, Inc. DBA Cleveland Pizza Co. and 31222 Vine, LLC is desirous of renovating an existing structure and constructing an addition to an existing structure 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 Mayor has investigated the property owner's application and has recommended the same to the Council on the basis that 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 accept and execute the Commercial Reinvestment Area Agreement with Lucid Investments, Inc. DBA Cleveland Pizza Co. and 31222 Vine, LLC, in a form substantially similar to the Agreement annexed hereto as Exhibit A, on behalf of the City of Willowick.

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:  , 2021


Robert Patton, Council President

Submitted to the Mayor: **SEP 07**, 2021

Approved by the Mayor: **SEP 07**, 2021

Attest: Angela Trend
Angela Trend, Clerk of Council


Richard J. Regovich, Mayor

COMMUNITY REINVESTMENT AREA AGREEMENT

This Agreement made and entered into by and between the **City of Willowick, Ohio**, a municipal government, with its principal place of business located at 30435 Lake Shore Blvd., Willowick, Ohio 44095 (hereinafter referred to as "Willowick") and **Lucid Investments, Inc. DBA Cleveland Pizza Co.** and **31222 Vine, LLC** with its principal place of business located at 31222 Vine St., Willowick, Ohio 44095 (hereinafter referred to as "Property Owner").

WITNESSETH:

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, Property Owner is desirous of renovating an existing structure at the location and constructing an addition to the rear of the building, installing new plumbing, public restrooms, electrical systems, HVAC system, full patio, bakery and pizza operation kitchen, in addition to parking lot improvements (hereinafter referred to as the "Project") 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. 2019-03 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, Willowick, having the appropriate authority for the stated type of project, is desirous of providing the Property Owner with incentives available for the development of the PROJECT in said Community Reinvestment Area under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, the Property Owner has submitted a proposed Agreement application (herein attached as Exhibit A) to Willowick, said application (hereinafter referred to as "Application"); and

WHEREAS, the Property Owner has remitted the required state application fee of \$750.00 made payable to the Ohio Development Services Agency with the Application to be forwarded to said department with a copy of the final Agreement; and

WHEREAS, the Mayor of Willowick has investigated the application of the Property Owner and has recommended the same to the Council of Willowick on the basis that the Property Owner is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of Willowick; and

WHEREAS, the project site as proposed by the Property Owner is located in the Willoughby-Eastlake City School District and the Board of Education of the Willoughby-Eastlake City School District has been notified in accordance with Section 5709.83 and has been given a copy of the Application; and

WHEREAS, pursuant to Section 3735.67(A) and in conformance with the format required under Section 3735.671(B) of the Ohio Revised Code, the parties hereto desire to set forth their Agreement with respect to matters hereinafter contained.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. Property Owner shall renovate existing structure at the Project location at 31222 Vine St., Willowick, Ohio, and shall construct approximately a 650 square foot addition, together with newly paved parking area and patio in accordance herewith. Said improvements shall be constructed on the parcel listed in Exhibit "B" attached herein as the same are known and designated on the Lake County, Ohio Auditor's revised list of lots in the City of Willowick, Lake County, Ohio.

The Project will involve a total investment by Property Owner of One Million Dollars (\$1,000,000.00), plus or minus 10%, at the Project location. Included in this investment is One Million Dollars (\$1,000,000.00) for construction of the structures and Zero Dollars (\$0.00) to purchase first-used machinery and equipment and Zero Dollars (\$0.00) for new inventory.

The PROJECT will begin October 1, 2021 and all acquisition, construction and installation will be completed by October 1, 2022.

2. Property Owner shall create, within a time period not exceeding thirty-six (36) months after the commencement of construction of the aforesaid demolition and construction, the equivalent of twelve (12) new full-time permanent job opportunities and twenty (20) new part-time permanent job opportunities.

Property Owner schedule for hiring is as follows: Year 1: create zero (0) new jobs (construction); Year 2: create eight (8) permanent part-time jobs and six (6) permanent full-time permanent jobs, and Year 3: create twelve (12) new permanent part-time jobs and six (6) new permanent full-time jobs.

The job creation period begins October 1, 2022, and all jobs will be in place by December 2028.

Property Owner currently has zero (0) full-time permanent employees, zero (0) part-time permanent employees, zero (0) full-time temporary employees, and zero (0) part-time permanent employees at the project site. In total, Property Owner has ten (10) full-time permanent employees and twenty-two (22) part-time permanent employees in Willowick, Lake County, Ohio.

This increase in the number of employees will result in approximately \$811,000.00 of additional annual payroll for Property Owner. The following is an itemization by the type of new jobs created: full-time permanent \$440,000.00, and part-time permanent \$370,000.00. The retention of the existing jobs will maintain the current annual payroll of \$425,000.00.

3. Property Owner shall provide to the proper Tax Incentive Review ("TIR") Council any information reasonably required by the TIR Council to evaluate the property owner's compliance with the Agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council.

- 4 Pursuant to the Property Owner's compliance with the terms and conditions set forth herein, Willowick hereby grants Property Owner a tax exemption for the real property improvements made to the Project site described herein pursuant to Section 3735.67 of the Ohio Revised Code and shall be in the following amounts:

<u>Exemption Term</u>	<u>Percentage of Exemption</u>
15 years	50%

Each identified project improvement will receive a fifteen (15) year exemption period. The exemption commences the first year for which the real property exemption would first be taxable were that property not exempted from taxation. No exemption shall commence after January 31, 2022 nor extend beyond January 31, 2037.

Property Owner must file the appropriate tax forms with the County Auditor to effect and maintain the exemptions covered in the Agreement

5. ~~Property Owner shall pay an annual fee equal to the greater of one percent (1%) of the dollar value of incentives offered under the Agreement or five hundred dollars (\$500.00), provided however, that if the value of the incentives exceeds two hundred fifty thousand dollars (\$250,000.00), the fee shall not exceed two thousand five hundred dollars (\$2,500.00).~~

~~The fee shall be made payable to the City of Willowick once per year for each year the Agreement is effective on or before the first day of April, by cash or a certified check. The fee is to be made payable to the City of Willowick, c/o the Director of Finance. This fee shall be deposited in a special fund created for such purpose and shall be used exclusively for the purpose of complying with section 3735.671(D) of the revised code and by the tax incentive review council created under section 3735.671(D) of the revised code exclusively for the purposes of performing the duties prescribed under that section.~~

~~Contingent upon approval by the Willowick City Council, the requirements under this section shall be waived.~~ _____ (Property Owner initials) _____

(Mayor initials)

6. The Property Owner shall pay such real property taxes as are not exempted under this Agreement and are charged against such property and shall file all tax reports and returns as required by law. If Property Owner fails to pay such taxes or file such returns and reports, all incentives granted under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.
7. Willowick shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.
8. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Development Services Agency revokes certification of the area, or Willowick revokes the designation of the area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless the Property Owner materially fails to fulfill its obligations under this Agreement and Willowick terminates or modifies the exemptions from taxation granted under this Agreement.
9. If Property Owner materially fails to fulfill its obligations under this Agreement, or if Willowick determines that the certification as to delinquent taxes required by this

Agreement is fraudulent, Willowick may terminate or modify the exemptions from taxation granted under this Agreement, and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement. The City of Willowick is authorized to secure repayment of such taxes by a lien on the exempted property in the amount required to be repaid. Such a lien shall attach and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property.

- 10 Property Owner hereby certifies that at the time this Agreement is executed, Property Owner does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which Property Owner is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the Revised Code or, if such delinquent taxes are owed, Property Owner currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq or such a petition has been filed against Property Owner. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes.
- 11 Property Owner affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.
- 12 Property Owner and Willowick acknowledge that this Agreement must be approved by formal action of the legislative authority of Willowick as a condition for the Agreement to take effect. This Agreement takes effect upon such approval.
- 13 Willowick has developed a policy to ensure recipients of Community Reinvestment Area tax benefits practice non-discriminating hiring in its operations. By executing this Agreement, Property Owner is committing to following non-discriminating hiring practices acknowledging that no individual may be denied employment solely on the basis of race, religion, sex, disability, color, national origin, or ancestry.
- 14 Exemptions from taxation granted under this Agreement shall be revoked if it is determined that Property Owner, any successor property owner, or any related member (as those terms are defined in Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this Agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections.
- 15 Property Owner affirmatively covenants that it has made no false statements to the State or local political subdivisions in the process of obtaining approval of the Community Reinvestment Area incentives. If any representative of Property Owner has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, Property Owner shall be required to immediately return all benefits received under the Community Reinvestment Area Agreement pursuant ORC Section 9.66(C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to ORC Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.13(D)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

16. This Agreement is not transferable or assignable without the express, written approval of Willowick.
17. Any notices required to be given to either party hereunder shall be sent in writing, via Certified U.S. Mail, return receipt requested, and/or commercial carrier, with proof of delivery, to the following:

If to Property Owner: Derek M. Jones
 4034 Skiff St
 Willoughby, OH 44094

If to City of Willowick: Richard J. Regovich, Mayor
 City of Willowick
 30435 Lake Shore Blvd.
 Willowick, Ohio 44095

17. Upon execution of this Agreement, the City of Willowick shall forward a copy of the agreement to the Director of Development Services within fifteen (15) days after the Agreement is executed by both parties.

IN WITNESS WHEREOF, the City of Willowick, Ohio, by Richard Regovich, its Mayor, and pursuant to Resolution No. 2021-26, has caused this instrument to be executed this 9th day of September, 2021 and 31222 Vine, LLC by Derek M. Jones, its President and Lucid Investments, Inc. DBA Cleveland Pizza Co. by Derek M. Jones its President has caused this Agreement to be executed on this 9 day of September, 2021.

CITY OF WILLOWICK:

By: [Signature]
 Richard Regovich, Mayor

Lucid Investments, Inc. DBA Cleveland Pizza Co.:

By: [Signature]
 Derek M. Jones
 Printed Name

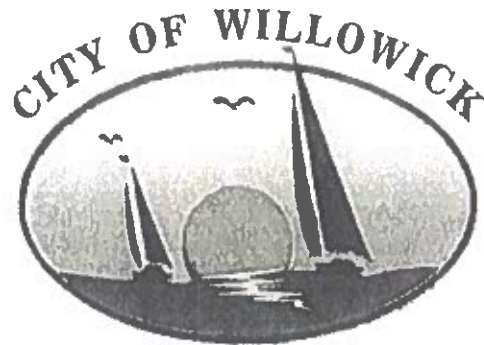
Its: President

31222 Vine, LLC:

By: [Signature]
 Derek M. Jones
 Printed Name

Its: President

Approved as to form
 Stephanie E. Landgraf, Law Director
 City of Willowick



PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Willowick located in the County of Lake and Derek Michael Jones.

- i. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

31222 Vine, LLC
Enterprise Name

Derek M. Jones
Contact Person

4034 Skiff St. Willoughby, Ohio 44094
Address

216-972-0058
Telephone Number

- b. Project site:

31222 Vine St. Willowick, Ohio 44095
Address

Derek M. Jones
Contact Person

216-972-0058
Telephone Number

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

I will be moving my Cleveland Pizza delivery & carryout business currently located at 29810 Lakeshore Blvd. Willowick, Ohio 44095, expanding it into a full-service bar and restaurant while also moving our Corporate Office located at 4034 Skiff St. Willoughby, Ohio 44094, and our Commissary located at 31128 Vine Str into the same building

- b. List primary 6-digit North American Industry Classification System (NAICS) # 722511

Business may list other relevant SIC numbers.

2045, 2099, 5812

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred:

No assets will be consolidated as the assets are already maintained within the City of Willowick corporate limits. However, the company will move employment for the CEO/President, Marketing Director, District Manager, Commissary Manager, Three Full Time Commissary Employees, Social Media Manager, and Maintenance Manager along with the expansion of owned assets

- d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Corporation

3. Name of principal owner(s) or officers of the business.

Derek M Jones

4. a. State the enterprise's current employment level at the proposed project site:

There are currently 40 employees, employed by the company that will work at the proposed site.

- b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes X No

- c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located: from 4034 Skiff St., Willoughby, Ohio 44094 to 31222 Vine St., Willowick, Ohio 44095

- d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees): The company currently employs 72 residents of Ohio. 26 full-time, and 44 part time. All employees are permanent.

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

- 28910 Lakeshore Blvd, Willowick, OH 44095 – 33 employees: 9 FT, 24 PT
- 31128 Vine St., Willowick, OH 44095 – 4 employees: 4 FT
- 4034 Skiff St., Willoughby, OH 44094 – 5 employees: 4 FT, 1 PT

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

The City of Willowick will have no net impact. The City of Willoughby will have a net impact of 5 employees with a payroll of approximately \$250,000.

5. Does the Property Owner owe:

- a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?
Yes ___ No X
- b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No X
- c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?
Yes ___ No X
- d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description:

We plan to redevelop 31222 Vine St. to house Cleveland Pizza, a limited service business as well as co-branding a full-service bar and restaurant, with an outdoor patio. We are also going to consolidate our corporate office and commissary into the facility, as well.

7. Project will begin **June 1, 2021** and be completed **April 1, 2022** provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

Cleveland Pizza Co – 8 employees: 3 FT, 5 PT
Commissary – 3 employees: 3 FT
Bar/Restaurant – 20 employees: 6 FT, 15 PT

- b. State the time frame of this projected hiring: **1 year.**
- c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):
- | | | |
|---------------------|----------------------|-----------------------|
| Years 1-2: | Full time – 6 | Part Time - 8 |
| Years 3-10: | Full time – 6 | Part Time - 12 |
| Years 11-15: | Full Time – 0 | Part Time - 0 |
- a. Estimate the amount of new annual payroll such new employees will add (must be itemized by full, part-time, permanent and temporary new employees): **\$811,000**
Full Time – 12 employees at an average of \$36,750/year
Part Time – 20 employees at an average of \$18,500/year
- b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: **\$811,000**
10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:
- | | |
|--|--------------------------|
| A. Acquisition of Buildings: | \$ 250,000 |
| B. Additions/New Construction: | \$ 100,000 |
| C. Improvements to existing buildings: | <u>\$ 650,000</u> |
| Total New Project Investment: | \$1,000,000 |
11. a. Business requests the following tax exemption incentives on the improvements, (be specific as to the rate, and term), as described above:
50% for 15 years covering improvements on real property.

- b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

The business is requesting the above tax incentive as it's investing a large sum of capital into a dilapidated building that requires ore work than many other businesses would be willing to take on. By investing into this property, Vine Street will receive a much-needed investment to assist in the vitality of the entire street. In part, due to COVID, the cost of construction has jumped considerably, as compared to when the project preparation begun. This situation has created an adverse situation, and now could jeopardize the project without the assistance of the CRA tax incentive. The tax incentive will allow for our business to not only invest in the property, but will also allow our business to invest in employees, greatly increasing the city's income tax revenue.

Submission of this application expressly authorizes the City of Wickliffe to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the

local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

31222 Vine, LLC

Derek M. Jones

Name of Property Owner

03/04/2021

Date


Signature

President

Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.

EXHIBIT "A"
Legal Description
For File: 813202336

Situated in the City of Willowick, County of Lake and State of Ohio, and known as being Sublot No. 1, in Stanley S. Benjamin Subdivision, of a part of Original Willoughby Township Original Lots Nos. 1, 2, 3 and 9, Tract 16, as shown by the recorded plat in Volume N of Maps, Page 29 of Lake County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No: 28A043A000420

Premises commonly known as 31222 Vine Street, Willowick, Ohio 44095



RICHARD J. REGOVICH
Mayor / Safety Director

City of Willowick

30435 LAKE SHORE BOULEVARD
WILLOWICK, OHIO 44095

OFFICE OF THE MAYOR
Phone 440-585-3700
Fax 440-585-3220
Email rregovich@cityofwillowick.com

July 16, 2021

City of Willoughby
1 E. Spaulding St.
Willoughby, OH 44094

Dear Mayor Fiala:

The purpose of this letter is to serve as notification to City of Willoughby that Lucid Investments, Inc. dba Cleveland Pizza Co. has plans to relocate all of their corporate functions from Willoughby to Willowick, Ohio.

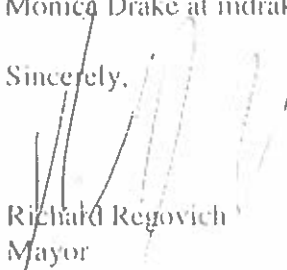
The management of Lucid Investments, Inc. dba Cleveland Pizza Co. has shared with us that they are required to relocate due to the fact that they desire to locate all of their operations in their new facility along with expanding their business operations in this location.

To help make the move to Willowick, Ohio competitive, The City of Willowick will consider a property tax abatement under the Community Reinvestment Area program.

Enclosed is a copy of the application for a Community Reinvestment Area tax incentive and a draft copy of the Community Reinvestment Area Agreement for your reference.

Your understanding and cooperation regarding this matter is greatly appreciated. If you have any questions, please feel free to contact our Economic Development Manager Monica Drake at m Drake@cityofwillowick.com or 419-345-0242.

Sincerely,


Richard Regovich
Mayor



RICHARD J. REGOVICH
Mayor / Safety Director

City of Willowick

30435 LAKE SHORE BOULEVARD
WILLOWICK, OHIO 44095

OFFICE OF THE MAYOR

Phone 440-585-3700

Fax 440-585-3220

Email: rregovich@cityofwillowick.com

July 27, 2021

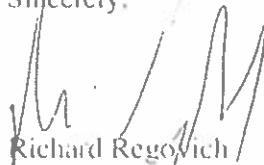
Willoughby-Eastlake City School District
Attn: Steve Thompson
15353 Curtis Blvd.
Eastlake, OH 44095

Dear Mr. Thompson:

On behalf of the City of Willowick, please find an enclosed copy of the Community Reinvestment Area (CRA) application for Lucid Investments, Inc. dba Cleveland Pizza Co. and 31222 Vine, LLC along with a draft copy of the Community Reinvestment Area Agreement.

As per the Ohio Revised Code Section 5709.83, the Willoughby Eastlake City School District has 14 days to review the draft Community Reinvestment Area Agreement, provide comments or request a meeting. If you have any questions regarding this application or draft agreement, please contact Monica Drake at 419-345-0242 or mdrake@cityofwillowick.com.

Sincerely,



Richard Regovich
Mayor

CC: Nick Ciarniello, Treasurer, Willoughby-Eastlake City Schools

City of Willowick

30435 LAKE SHORE BOULEVARD
WILLOWICK, OHIO 44095

Phone: 440/585-3700
Fax: 440/585-3220
www.cityofwillowick.com

September 14, 2021

Ohio Department of Development
Office of Grants & Tax Incentives
Attn: Daniel Strasser
77 South High St
Columbus, OH 43215

Dear Daniel:

On behalf of the City of Willowick, please find the enclosed copy of the executed Community Reinvestment Area Agreement between the City of Willowick, Lucid Investments Inc., DBA Cleveland Pizza Company and 31222 Vine LLC, along with the required exhibits "A" and "B". I have also enclosed the \$750 check, Council Resolution 2021-26 and the notification letters to the City of Willoughby and the Willoughby-Eastlake City School District.

Once the CRA is approved, please provide the notification of the approval to mdrake@cityofwillowick.com. I will be sending a copy of the executed CRA Agreement and exhibits to the Lake County Auditor's office, as well.

If there is any other information you may need, please let me know as soon as possible via my email or you may contact me at 419-345-0242.

Sincerely,



Monica L. Drake
Economic Development Manager

City of Willowick

30435 LAKE SHORE BOULEVARD
WILLOWICK, OHIO 44095

Phone: 440-585-3700
Fax: 440-585-3220
www.cityofwillowick.com

September 14, 2021

Lake County Auditor
Attn: Mike Ponchin
105 Main St. PO Box 490
Painesville, OH 44077

Dear Mike:

On behalf of the City of Willowick, please find the enclosed copy of the executed Community Reinvestment Area Agreement between the City of Willowick, Lucid Investments Inc., DBA Cleveland Pizza Company and 31222 Vine I LLC, along with the required exhibits "A" and "B". If there is any other information you may need, please let me know at 419-345-04242 or mdrake@cityofwillowick.com.

Sincerely,



Monica L. Drake
Economic Development Manager