

NOTICE OF ADOPTION

I, Teri Davis, do hereby certify:

1. That I am the Clerk of Council of the Council of the City of Centerville, Ohio;
and
2. That on the 17th day of May, 2021,
Ordinance No. 04-21 was adopted by the Centerville City Council; and
3. That a certified copy of Ordinance No. 04-21 was published in the
posting locations prescribed by the City of Centerville Council.



Clerk of Council

ORDINANCE NO. 04-21
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCIL MEMBER Bill Serr ON
THE 17th DAY OF May, 2021.

AN ORDINANCE DETERMINING THAT THE ESTABLISHMENT OF THE CORNERSTONE OF CENTERVILLE COMMUNITY DEVELOPMENT AUTHORITY WILL BE CONDUCTIVE TO THE PUBLIC SAFETY, CONVENIENCE, AND WELFARE AND IS INTENDED TO RESULT IN THE DEVELOPMENT OF A NEW COMMUNITY AND DECLARING THE NEW COMMUNITY AUTHORITY TO BE ORGANIZED AND A BODY POLITIC AND CORPORATE, AND DEFINING THE BOUNDARY OF THE NEW COMMUNITY DISTRICT.

WHEREAS, Cornerstone Developers, LTD., an Ohio limited liability company, (the “Developer”) is developing an approximately 87.956-acre site located within the municipal corporate boundaries of the City of Centerville, Ohio (the “City”) as a mixed-use development, accommodating retail, restaurant and hotel users as well as professional, medical and corporate office users; and

WHEREAS, on April 14, 2021, the Developer submitted to the Council of the City (“Council”), pursuant to Revised Code Section 349.03, a Petition for Organization of a New Community Authority named the Cornerstone of Centerville Community Development Authority (the “Petition”), a copy of which Petition is on file with the Clerk of Council; and

WHEREAS, the Cornerstone of Centerville Community Development Authority is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners for the Cornerstone of Centerville Community Development Authority; and

WHEREAS, on April 19, 2021, pursuant to Revised Code Section 349.03, this Council adopted its Resolution No. 43-21, which resolution determined that the Petition is sufficient and complies with the requirements of Revised Code Section 349.03 in form and substance; and

WHEREAS, pursuant to Revised Code Section 349.03, this Council held a public hearing on the Petition on May 17, 2021, notice of which was published as required in Revised Code Section 349.03, and the date of which hearing is not less than thirty (30) nor more than forty-five (45) days after the filing date of the Petition; and

WHEREAS, this Council has determined that the Petition will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community.

NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

SECTION 1. Approval of Petition. The Petition is hereby accepted and shall be recorded, along with this Ordinance, in the journal of this Council as the organizational board of commissioners for the purpose of Revised Code Chapter 349. Council hereby determines that the Cornerstone of Centerville Community Development Authority will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community as defined in Revised Code Section 349.01(A). Pursuant to the Petition, the Cornerstone of Centerville Community Development Authority is hereby organized as a body politic and corporate with the corporate name designated in the Petition (such name being the “Cornerstone of Centerville Community Development Authority”), and the boundaries of the Cornerstone of Centerville Community Development Authority District are consistent with the boundaries described in the Petition.

SECTION 2. Board of Trustees of Cornerstone of Centerville Community Development Authority. The Board of Trustees of Cornerstone of Centerville Community Development Authority shall be comprised of seven (7) members selected and appointed as provided in the Petition. Pursuant to Revised Code Section 349.04, there shall be posted for each member of the Board of Trustees a bond in the amount of \$10,000 for the faithful performance of his or her duties. The bond shall be with a company authorized to conduct business within the State of Ohio as a surety and shall be deposited with and preserved by the Clerk of Council. As set forth in the Petition and allowed pursuant to Revised Code Section 349.04, an alternate method for the election of citizen members shall be adopted within one year of the establishment of such initial board of trustees.

SECTION 3. 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, 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 Revised Code Section 121.22.


SECTION 4. This ordinance shall be effective from and after the earliest date allowed by law.

Passed this 17th day of May, 2021.



Mayor of the City of
Centerville, Ohio

ATTEST:



Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 04-21, passed by the Council of the City of Centerville, Ohio on the 17th day of May, 2021.



Clerk of the Council

Approved as to form, consistency with the
Charter and Constitutional Provisions.
Department of Law
Scott A. Liberman
Municipal Attorney