

ORDINANCE NO. 2024-02

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH FOODSPHERE (CORP). AND WOOSTER LOCAL FOODS COOPERATIVE INC. FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, WITH BOO BEARS BREW LLC AND RIDE ON WOOSTER BICYCLES INC. AUTHORIZED AS TENANTS, FOR IMMEDIATE ENACTMENT

WHEREAS, FoodSphere is a Corporation for non-profit enterprise engaged in a charitable educational mission to assist and encourage Ohio farmers and entrepreneurs through community outreach, programming to cultivate economic growth, and sustainable production, desires to rehabilitate a 12,071 square foot retail facility at 146 W. South Street, Wooster, Ohio 44691 including a potential addition of 3,807 square feet as funds allow, within the area designated by Wooster City Council as a community reinvestment area (CRA), including a capital investment of approximately \$3,752,092 for the new construction; and it has requested tax abatement as an incentive to make these improvements; and

WHEREAS, Wooster Local Foods Cooperative Inc., doing business as Local Roots Market and Café, is a corporation for profit, deemed non-profit per Ohio Revised Code 1729.02, and is in the business of supporting producers of agricultural products in the Wayne County region, will participate in the funding for the rehabilitation as it seeks to expand its operations and services with increased operating space and staffing within; and

WHEREAS, Ride On Wooster Bicycles Inc. is a corporation for-profit and Boo Bears Brew LLC, a limited liability company for-profit, will lease space within the 146 W. South Street, Wooster, Ohio 44691, and request authorization to be situated on the premises and agree to ensure compliance with Ohio community reinvestment area law; and

WHEREAS, the Wooster Growth Corporation has reviewed the application and rendered a unanimous recommendation that the application will have a positive impact on the City; and

WHEREAS, the Wooster City School District Board of Education has also received notice thereof, as provided by law, with its Wooster Growth representative having provided a vote in favor of the recommendation for CRA treatment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Mayor is hereby authorized to enter into an agreement on behalf of the City of Wooster with FoodSphere and Wooster Local Foods Cooperative Inc. for CRA tax incentives. The terms of such agreement will include, but not be limited to, the following: (1) abatement of real estate taxes of seventy-five percent [75%]; (2) for a maximum term not to exceed ten [10] years; (3) the retention of six [6] full-time jobs and twelve [12] part-time jobs with the creation of two [2] additional full-time jobs and six [6]

part-time jobs, or equivalent, within three [3] years; (4) a waiver of the requirement that FoodSphere and Wooster Local Foods Cooperative Inc. significantly maintain their operations at the site for an additional year for each year of exemption; (5) Ride On Wooster Bicycles Inc and Boo Bear Brews LLC are authorized as tenants with associated jobs and payrolls at the project site to be credited toward FoodSphere and Wooster Local Foods Cooperative Inc's commitments, and (5) such other terms as the Mayor, in his/her discretion, deems appropriate.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council, in compliance with law.

SECTION 3. This Ordinance is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order to facilitate the maintenance of an economic development incentive project through authorizing the transfer of an agreement to new property owners as originally contemplated; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading 1-2-24 2nd reading → 3rd reading 1-2-24

Passed: January 2, 2024

Attest: Amy Hamilton
Clerk of Council

Approved: 1/3, 2024

Vote: 7-0
[Signature]
President of Council

[Signature]
Mayor

Introduced by: Michael Abernathy