

**BRECKSVILLE COMMUNITY IMPROVEMENT CORPORATION**

**Minutes of the Special Meeting  
Brecksville City Hall Council Chambers  
July 22, 2020 4:00 p.m.**

**Call to Order:** President Garito called the meeting to order at 4:06 P.M. Present: M. Garito, Mayor Hruby, M. Harwood, L. Redinger, L. Starosta, Asst. Law Director Digeronimo, Secretary T. Tabor.

**Approval of Minutes of June 24, 2020.** Motion by Hruby, seconded by Garito to approve the meeting minutes of June 24, 2020 as submitted.

**Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta.  
Nays: None  
Motion Carries : 5-Ayes, 0-Nays

**Old Business: None**

**New Business:**

**Consideration of a Preliminary Phase Development Plan on Valor Acres and Dalud Properties:** Mayor Hruby introduced a Phase Development Plan in which does not bind the City to this plan, but does show the conservation areas are. Mayor Hruby said those are the areas on the site that cannot be used, the parcel that is not part of the subdivision. The plan shows what the uses are and where they would be on the property the parcel started at 40 acres and then increased to 50 acres and then 75 acres. The current area is 115 acres that Sherwin-Williams will take title to. The location of the Sherwin Williams project will have Miller Road access and also from a driveway off SR 21. The plan also shows Valor Acres Phase 1 and part of the new development along SR 21. The Dalud property, 88 acres is going to Sherwin-Williams as well as part of Valor Acres. Of the 88 acres from the Dalud Property going to Sherwin Williams, approximately 38 acres may be developed. The green space will remain. Mr. Garito asked if the addition of the Dalud Property will be part of Valor Acres. Mayor Hruby said yes. Sherwin Williams will be part of Valor Acres. Ms. Starosta asked who will own title to the conservation areas on the plan. Mayor Hruby said it is already owned by the West Creek Conservancy. Mr. Garito asked to discuss the amendment to the agreement. Mayor Hruby said the amendment will include the Dalud Property as part of Valor Acres. Asst. Law Director allows the land to be considered in the development agreement. There are some aspects, such as demolition that do not pertain to the additional land. The cost per acre will not pertain to the Crowland, those funds will come from the developer. Sherwin-Williams has requested assurance that if purchased, the Sherwin Williams facility could be built on this phase plan drawing. Ms. Redinger asked if progress is being made on the development. Mayor Hruby said there is a due diligence date that expires in August. Asst. Law Director DiGeronimo said the closing date is in October. Valor Acres will be 75 acres of development dedicated to anything but Sherwin-Williams. Sherwin-Williams will be 115 acres.

Mayor Hruby said the only significant change in the concept plan is the motor services parcel will belong to Sherwin-Williams, they do not want to put a gas station there.

Motion by Starosta, seconded by Redinger, to add the resolution of a Preliminary Phase Development Plan on Valor Acres and Dalud Properties.

**Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta.

Nays: None

Motion Carries : 5-Ayes, 0-Nays

Hearing no further comments or questions, Mr. Garito continued with a motion.

Motion by Garito, seconded by Redinger , to approve the Resolution to enter into the First Amendment to the Development Agreement.

**Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta.

Nays: None

Motion Carries : 5-Ayes, 0-Nays

Motion by Garito, seconded by Redinger, to accept the Conceptual Phase Development Plan as Exhibit B.

**Roll call:** Ayes: Hruby, Garito, Harwood, Redinger, Starosta.

Nays: None

Motion Carries : 5-Ayes, 0-Nays

Motion by Garito, seconded by Redinger, to adjourn at 4:30 P.M.