

## RECORD OF ORDINANCES

Ordinance No. 2025-68Passed December 3, 20 25

SPONSOR: Mayor Rick

AN ORDINANCE ADOPTING AN ECONOMIC DEVELOPMENT PLAN FOR TESTA MOGADORE INCENTIVE DISTRICT #1 and MOGADORE INCENTIVE DISTRICT #2; AND DECLARING AN EMERGENCY.

WHEREAS, the Village has prepared a written economic development plan (the "Development Plan") for certain parcels of real property within the Village to be known as Testa Mogadore Incentive District #1 and Testa Mogadore Incentive District #2 (the "Incentive Districts"); and

WHEREAS, the Village Engineer has certified in the Development Plan that the public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the Incentive District within the meaning of Section 5709.40(A)(5)(f) of the Ohio Revised Code; and

WHEREAS this Council has determined it to be in the best interests of the Village and in furtherance of the economic development plans and objectives of the Village to adopt the Development Plan.

NOW, THEREFORE BE IT RESOLVED, By the Council of the Village of Mogadore, Portage and Summit Counties, State of Ohio, that:

SECTION ONE: This Council hereby adopts the Development Plan, attached as Exhibit A hereto, for the Incentive Districts described and delineated in Exhibits B1 and B2, attached hereto.

SECTION TWO: 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 THREE: This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the Village and for the further reason that the immediate effectiveness of this ordinance is required to complete the proceedings to provide and pay for the public infrastructure described in the Development Plan, which is urgently required to eliminate existing hazards to pedestrian and vehicular traffic and the health and property of the residents of the Village; and provided this ordinance receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest period allowed by law.

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Michael Raddish 12-3-25  
President of Council Date

Michael A. R. 12-3-25  
Mayor Date

Attest:

[Signature]  
Clerk-Treasurer

**EXHIBIT B1**  
**IDENTIFICATION AND DEPICTION OF**  
**TESTA MOGADORE INCENTIVE DISTRICT #1**

The following map depicts the area included within Testa Mogadore Incentive District #1, which is depicted below as Incentive District 1:





The following parcels are included in Incentive District 1:

<u>Parcel No.</u>	<u>Owner</u>	<u>Entire Parcel or Portion</u>
39-046-60-00-031-080	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-081	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-082	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-083	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-084	Testa Mogadore, LLC	Portion of Parcel
39-046-60-00-031-002	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-003	NVR INC	Entire Parcel
39-046-60-00-031-004	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-005	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-006	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-007	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-008	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-009	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-010	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-012	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-013	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-014	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-015	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-016	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-017	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-018	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-019	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-020	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-021	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-022	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-023	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-024	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-025	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-026	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-027	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-028	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-029	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-030	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-031	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-032	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-033	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-034	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-035	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-036	Testa Mogadore, LLC	Entire Parcel
39-046-60-00-031-037	Testa Mogadore, LLC	Entire Parcel

[illegible]



**EXHIBIT B2**  
**IDENTIFICATION AND DEPICTION OF**  
**TESTA MOGADORE INCENTIVE DISTRICT #2**

Testa Mogadore Incentive District #2 shall consist of a portion of parcel no 39-046-60-00-031-084.

The following map depicts the area included within Testa Mogadore Incentive District #2, which is depicted below as Incentive District 2:

