

RESOLUTION NO. 16-87
INTRODUCED BY: Mrs. Lieske

A RESOLUTION
SUPPORTING BAY INTER-FAITH HOUSING, INC. AND PIRHL DEVELOPERS, LLC ON PLANS TO PRESERVE AND REDEVELOPMENT KNICKERBOCKER SENIOR APARTMENTS, AND DECLARING AN EMERGENCY

WHEREAS, Bay Inter-faith Housing, Inc. in partnership with PIRHL Developers, LLC and with Property Management, LSC Service Corporation (the Development Team) plan to rehabilitate and recapitalize Knickerbocker Senior Apartment, located at 27100 Knickerbocker Road, Bay Village, Ohio.

WHEREAS, the Development Team has planned an extensive scope of work, including, but not limited to, the reconfiguration of units to create more one-bedroom and fully-accessible apartments, create new community gathering space, modernize the elevator system, upgrade major building systems including the HVAC system to eliminate through-window AC units.

WHEREAS, the exterior plans for Knickerbocker Senior Apartments involve improvements to the parking lot, streetscaping enhancements to improve pedestrian safety and accesses well as the creation of a new crosswalk to allow seniors living at Knickerbocker to cross Knickerbocker Road safely to the CVS Pharmacy located at 625 Dover Center Road in Bay Village, Ohio.

WHEREAS, the Development Team plans to apply for competitive 9% Low Income Housing Tax Credits allocated by the Ohio Housing Finance Agency in February 2017 to finance the rehabilitation of Knickerbocker Apartments.

WHEREAS, the Mayor and the Council of the City of Bay Village recognize the importance of rehabilitating the building and preserving the affordability for the seniors living at Knickerbocker Senior Apartments. Knickerbocker Senior Apartments represent an important asset to the City of Bay Village.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Bay Village, Ohio:

SECTION 1. The Mayor and the Council of the City of Bay Village, Ohio fully support the plans presented by Bay Inter-Faith Housing, Inc. and PIRHL Developers, LLC to rehabilitate and recapitalize Knickerbocker Senior Apartments.

SECTION 2. The plan to rehabilitate Knickerbocker Senior Apartments is consistent with the Bay Village Master Plan, which is currently being updated. The Plan will identify the importance of preserving existing rental housing stock, in particular, Knickerbocker Senior

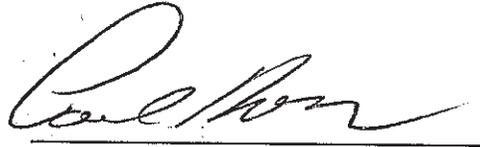
Apartments.

SECTION 3. In the event the Development Team secures financing from the Ohio Housing Finance Agency, the City of Bay Village agrees to collaborate with the development team and may provide resources to commence work to create a new pedestrian crosswalk to the CVS located at Dover Center as well as collaborate on the improvements to the pedestrian path located behind the apartment building.

SECTION 4. That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of any committee that resulted in those formal actions were in meetings open to the public in compliance with law.

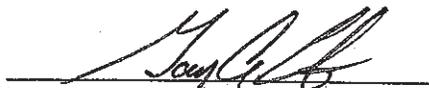
SECTION 5. That this resolution is hereby declared to be an emergency measure immediately necessarily for the preservation of the public peace, health, safety and welfare, wherefore this resolution shall be in full force and take effect immediately upon its passage and approval by the Mayor.

PASSED: December 5, 2016


PRESIDENT OF COUNCIL


CLERK OF COUNCIL

APPROVED: December 6, 2016


MAYOR

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