

Section 7, Contributions and Covenants of the Contracting Parties, subsection F, currently reads: “The District will pay the cost...as well as any legal expenses of the District; provided that the District shall obtain written agreement of the Contracting Parties prior to incurring legal expenses or otherwise engaging legal counsel to represent the District (the “JEDD Administrative Costs”).”

And shall be amended to read (deleted language in **bold brackets []**): “The District will pay the cost...as well as any legal expenses of the District [] (the “JEDD Administrative Costs”).”

Section 9, Power, Duties, and Functions of Board, currently reads: “The Board must meet...and special meetings. The Contracting Parties shall provide the Board with necessary meeting space. The City shall provide any necessary clerical and administrative assistance that the Board may need from time-to-time, including telephone service and a mailing address.”

And shall be amended to read (deleted language in **bold brackets []** and additional language in **bold italics**): “The Board must meet...and special meetings. [] ***The Board shall provide for any necessary clerical and administrative assistance that it may need.*** The Contracting Parties shall provide the Board with necessary meeting space.”

Section 10, Income Tax to be Levied in the District, subsection D, currently reads: “The annual Income Tax Resolution must designate:

(i) an amount equal to not less than one percent (1%) of the amount of Gross Total Revenues collected within the District to be set aside to provide for the long-term maintenance of the JEDD (the “Maintenance Set Aside”). Costs related to the long-term maintenance...in the District. The Maintenance Set Aside is to be paid to an account of the District maintained by the City and designated the “City of Ravenna-Rootstown Township Joint Economic Development District Maintenance Account” (hereinafter, the “JEDD Maintenance Account”). The Gross Total Revenues minus the Maintenance Set Aside equals the “Net Income Tax Revenue” that is then available to be distributed as follows:

(ii) Fifty percent (50%) of Net Income Tax Revenue necessary to pay JEDD Administrative Costs, and such other costs to carry out the Economic Development Plan for the District, all of which are to be budgeted for the current fiscal year and any outstanding JEDD Administrative Costs from prior fiscal years, to be paid to an account of the District maintained by the City and designated the “City of Ravenna-Rootstown Township Joint Economic Development District Administrative Account” (hereinafter, the “JEDD Administrative Account”); provided that:

(A) any surplus in the JEDD Administrative Account...current fiscal year; and,

(B) moneys available in the JEDD Administrative Account may be paid only with written authorization by the Treasurer of the District and only for appropriate and lawful expenses of the District and the Board as provided hereunder; and,

- (ii) Ten percent (10%) of Net Income...the District and its purposes; and,
- (iii) Forty percent (40%) of Net Income...the District and its purposes.”

And shall be amended to read (deleted language in **bold brackets []** and additional language in **bold italics**): “The annual Income Tax Resolution must designate:

(i) an amount equal to not less than one percent (1%) of the amount ***paid to the District as outlined in Section 10.D.ii (below)*** to be set aside to provide for the long-term maintenance of the JEDD (the “Maintenance Set Aside”). Costs related to the long-term maintenance...in the District. The Maintenance Set Aside is to be paid to an account of the District [] and designated the “City of Ravenna-Rootstown Township Joint Economic Development District Maintenance Account” (hereinafter, the “JEDD Maintenance Account”). The Gross Total Revenues [] to be distributed as follows:

(ii) Fifty percent (50%) of ***Gross Total Revenues*** necessary to pay JEDD Administrative Costs, and such other costs to carry out the Economic Development Plan for the District, all of which are to be budgeted for the current fiscal year and any outstanding JEDD Administrative Costs from prior fiscal years, to be paid to an account of the District [] and designated the “City of Ravenna-Rootstown Township Joint Economic Development District Administrative Account” (hereinafter, the “JEDD Administrative Account”); provided that:

(A) any surplus in the JEDD Administrative Account...current fiscal year; and,

(B) moneys available in the JEDD Administrative Account may be paid only ***by resolution of the Board*** and with written authorization by the Treasurer of the District and only for appropriate and lawful expenses of the District and the Board as provided hereunder; and,

- (ii) Ten percent (10%) of Net Income...the District and its purposes; and,
- (iii) Forty percent (40%) of Net Income...the District and its purposes.”

Further, the Contracting Parties amend the JEDD contract dated September 25, 2023, by adding the parcels and businesses shown in bold on attached Exhibits A (parcels) and B (businesses) and by adding changes to the Economic Development Plan, attached Exhibit C.

EXHIBIT A

DISTRICT TERRITORY

The territorial boundaries of the District are comprised of real estate situated in Rootstown Township, Portage County, Ohio, identified by the Portage County Auditor as Tax Year 2021 parcel number* listed below and depicted on the attached map, including any subsequent combinations or subdivisions. Proposed new parcels are in **bold**.

32-004-00-00-010-057	32-021-00-00-003-000	32-022-20-00-057-000
32-009-00-00-002-000	32-021-00-00-004-000	32-022-20-00-058-000
32-014-00-00-010-001	32-021-00-00-005-001	32-022-30-00-005-000
32-015-00-00-015-000	32-021-00-00-006-000	32-022-30-00-027-000
32-015-00-00-015-001	32-021-00-00-007-000	32-022-30-00-027-001
32-015-00-00-031-001	32-021-00-00-007-002	32-022-30-00-049-000
32-015-00-00-031-002	32-021-00-00-007-004	32-022-30-00-051-000
32-015-00-00-034-000	32-021-00-00-007-005	32-022-30-00-052-000
32-015-00-00-034-001	32-021-00-00-007-006	32-022-40-00-062-000
32-015-00-00-034-002	32-021-00-00-013-001	32-028-00-00-020-001
32-016-00-00-028-002	32-021-00-00-029-000	32-028-00-00-020-002
32-016-00-00-028-003	32-021-00-00-035-000	32-028-00-00-021-000
32-016-00-00-029-000	32-021-00-00-036-001	32-028-10-00-035-000
32-017-00-00-004-007	32-021-00-00-038-000	32-028-20-00-001-000
32-018-00-00-009-000	32-021-00-00-039-000	32-028-20-00-002-000
32-019-00-00-001-003	32-021-00-00-040-000	32-028-20-00-003-000
32-019-00-00-001-005	32-021-10-00-006-000	32-028-20-00-004-000
32-019-00-00-001-006	32-021-10-00-007-000	32-028-20-00-005-000
32-019-00-00-006-001	32-021-10-00-008-000	32-028-20-00-006-000
32-019-00-00-009-000	32-021-10-00-009-000	32-028-20-00-007-000
32-019-00-00-010-000	32-021-10-00-010-000	32-028-20-00-008-000
32-019-00-00-012-000	32-021-10-00-017-000	32-028-20-00-008-001
32-019-00-00-014-000	32-021-10-00-018-001	32-028-20-00-009-000
32-019-00-00-015-000	32-021-10-00-022-000	32-028-20-00-011-000
32-019-00-00-028-000	32-021-10-00-022-004	32-028-20-00-012-000
32-019-00-00-030-000	32-021-10-00-031-000	32-029-00-00-008-000
32-019-00-00-033-000	32-021-20-00-014-000	32-029-00-00-010-001
32-019-00-00-045-000	32-021-20-00-060-000	32-029-00-00-011-000
32-019-00-00-053-000	32-022-20-00-034-000	32-030-10-00-001-002
32-019-00-00-055-000	32-022-20-00-049-000	32-030-10-00-001-003
32-020-00-00-017-002	32-022-20-00-050-000	32-030-10-00-001-004
32-020-00-00-017-003	32-022-20-00-051-000	32-030-10-00-002-001
32-020-00-00-022-000	32-022-20-00-052-000	32-030-10-00-002-002
32-020-00-00-023-000	32-022-20-00-053-000	32-030-10-00-003-001
32-020-00-00-049-000	32-022-20-00-054-000	32-030-10-00-003-003
32-020-12-00-166-000	32-022-20-00-055-000	32-030-10-00-004-000
32-020-12-00-167-000	32-022-20-00-056-000	32-031-00-00-005-000

32-033-00-00-024-001

32-036-00-00-009-000

32-042-00-00-001-000

32-043-00-00-038-000

32-044-00-00-020-000

32-045-00-00-042-000

32-046-00-00-045-000

32-048-00-00-010-000

*The parcel number listed is currently identified in the records of the office of the Portage County Auditor as of the date of this Agreement.

EXHIBIT B

LIST OF BUSINESSES

Proposed new businesses are in **bold**.

Rootstown Township
3988 State Route 44
Rootstown, OH 44272

Rootstown Fire Company
4152 Tallmadge Road
Rootstown, OH 44272

Rootstown Youth Baseball/Softball
Physical Address: 3540 Cook Rd.
Rootstown, OH 44272
Mailing Address: 2900 Hartville Rd.
Rootstown, OH 44272

Access To Independence
4960 S. Prospect St.
Ravenna, OH 44266

Portage Community Bank
4183 Tallmadge Road
Rootstown, OH 44272

NEOMED Clinical Services
4211 State Route 44, Suite 203
Rootstown, OH 44272

Yunbelievable Smiles
4211 State Route 44, Suite 1750
Rootstown, OH 44272

Shur-Co
4676 Lynn Road
Rootstown, OH 44272

Northeast Ohio Medical University
Physical Address: 4209 State Route 44
Rootstown, OH 44272
Mailing Address: PO Box 95
Rootstown, OH 44272

Sequoia Wellness
Physical Address: 4209 State Route 44
Rootstown, OH 44272
Mailing Address: PO Box 95
Rootstown, OH 44272

Ferrell Whitted Physical Therapy
4211 State Route 44, Suite 1400
Rootstown, OH 44272

Summa Health
4211 State Route 44, Unit 1550
Rootstown, OH 44272

Bio-Med Science Academy
4211 State Route 44
Rootstown, OH 44272

NEOvations Pharmacy Services LLC
4211 State Route 44, Suite 207-208
Rootstown, OH 44272

The Village at NEOMED
4269 State Route 44 #100
Rootstown, OH 44272

South Prospect Gym
4948 S. Prospect St.
Ravenna, OH 44266

Portage County Water Resources
4973 S. Prospect St.
Ravenna, OH 44266

Fairhaven Church of Rootstown
4524 Lynn Rd.
Rootstown, OH 44272

Ohio Dept. of Transportation
5071 Commerce One Dr.
Ravenna, OH 44266

EXHIBIT C
ECONOMIC DEVELOPMENT PLAN

Introduction

The purpose of this plan, established pursuant to Ohio Revised Code Section (“**R.C.**”) 715.72(F)(3), is to set forth the economic development objectives of the City of Ravenna-Rootstown Township Joint Economic Development District (the “**District**”). This plan serves as a framework for the District’s efforts to guide income growth, attract employers, retain and grow the economic base, and improve public infrastructure in Rootstown Township (the “**Township**”) and the City of Ravenna (the “**City**”) as well as throughout the region as a whole.

~~The District is comprised of unincorporated developable land located in Rootstown Township, directly to the east of the Rootstown Industrial Park, and generally surrounding Crystal Lake. Situated along SR 5, the District is directly to the southeast of the City of Ravenna.~~

The District is comprised of unincorporated land located in Rootstown Township, directly to the south of the City of Ravenna. Situated primarily along the corridor of State Route 44 and Prospect Street, the District also includes some commercial and industrial parcels on Tallmadge Road, Lynn Road, and Rootstown Industrial Parkway.

The District is a collaborative approach between the Township and the City to support planned commercial and industrial growth adjacent to the City. ~~The District is approximately 1.5 miles from the intersection of SR 5 and SR 44.~~

Goals

The District represents a regional approach to economic development in Portage County, thereby improving the economic welfare of the residents of the Township, the City, and the State of Ohio. The District will foster and support business growth, particularly growth that is anticipated to occur on developable land within the Township’s JEDD boundaries.

Schedule of New, Expanded, or Additional Services, Facilities or Improvements

In the event that economic development in the District creates a demand for public infrastructure improvements serving the District or the area surrounding the District, the District will facilitate the provision of the following new, expanded, or additional services, facilities, or improvements:

- Roads, including in certain circumstances resurfacing and maintaining;
- Water and sewer;
- Electric;
- Natural gas;
- Fiber;
- Cable; or,

- Any other improvements directly supporting non-residential development within the District or otherwise benefitting the District.