

**RESOLUTION 22 - 17, 2022
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**A RESOLUTION DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL
PROPERTY IN COLUMBIA TOWNSHIP TO BE A PUBLIC PURPOSE UNDER SECTION
5709.73(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS
FROM REAL PROPERTY TAXATION, DECLARING CERTAIN PUBLIC
IMPROVEMENTS TO BE NECESSARY FOR THE FURTHER DEVELOPMENT OF
THOSE PARCELS AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND.**

WHEREAS, Sections 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and

WHEREAS, this Board wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including new development, traffic capacity and safety services; and

WHEREAS, the Board caused notice to be given to the Mariemont City School District Board of Education, and Great Oaks Institute of Technology Board of Education, of its intention to consider this Resolution for adoption as required by Sections 5709.73 and 5709.83 of the Ohio Revised Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Columbia Township, County of Hamilton, State of Ohio:

SECTION 1. That this Board hereby finds and declares that certain public improvements in the Township including: the planning, design and construction of public street improvements, including pavements, walkways, sidewalks, curbs, gutters, bike paths, traffic control devices and alterations to existing streets; the planning, design and construction of utilities including but not limited to water, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and detention facilities; the acquisition of land in aid of industry, commerce, distribution or research; the creation or enhancement of buffer areas, recreation facilities and open areas necessary for ensuring the compatibility of adjacent land uses; the creation and/or enhancement of public service facilities, off street public parking; demolition of existing structures and environmental remediation; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, are necessary as a result of and for the further development and redevelopment of the parcels of land described in Exhibit "A" attached to this Resolution (such parcels are hereinafter collectively referred to as the "Walton Creek TIF Site"), which parcels are located in an unincorporated area of the Township, and for the creation of jobs, increasing

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property values and the provision of adequate public services in Columbia Township. The further development and redevelopment of the parcels in the Walton Creek TIF Site will place direct additional demand on the Public Improvements.

SECTION 2. That, pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the Walton Creek TIF Site occurring after the date of this Resolution are hereby declared to be a public purpose and are exempt from real property taxation commencing on the first day of the tax year in which an improvement first appears on the tax duplicate of real and public utility property and ending on the earlier of (1) ten years from the date the exemption commences or (2) the date on which the specific public improvements as described in Section 1 above (the "Public Improvements") that will benefit the Walton Creek TIF Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be 75% of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Walton Creek TIF Site.

SECTION 3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention and authorizes the Township Administrator or the President of the Board of Township Trustees to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

SECTION 4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Columbia Township Walton Creek Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance the Public Improvements.

SECTION 5. That the proper township officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 4 above, including but not limited to filing any required applications for tax exemption with the Hamilton County Auditor and/or State Tax Commissioner.

SECTION 6. Pursuant to Section 5709.73 of the Ohio Revised Code, the Fiscal Officer is hereby directed to deliver a copy of this Resolution to the Director of the Department of Development of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Township Administrator or other authorized officer of this Township shall prepare and submit to the Director of the

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Department of Development of the State of Ohio the status report required under Section 5709.73 of the Ohio Revised Code.


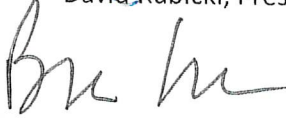
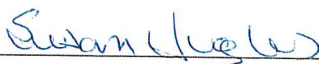
SECTION 7. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.

SECTION 8. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.


SECTION 9. That this Resolution shall be effective at the earliest date allowed by law.

Adopted this 10th day of MAY, 2022.

BOARD OF TRUSTEES:

 _____ David Kubicki, President	<u>yes</u> _____ Yes / No
 _____ Brian Lamar, Vice President	<u>yes</u> _____ Yes / No
 _____ Susan Hughes, Trustee	<u>yes</u> _____ Yes / No

ATTEST:



Caroline Heekin, Township Fiscal Officer

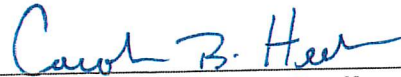
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APPROVED AS TO FORM:

Bryan Pacheco, Law Director

AUTHENTICATION

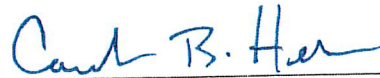
This is to certify that this Resolution was duly passed and filed with the Columbia Township Fiscal Officer, this 10th day of May, 2022.



Caroline Heekin, Fiscal Officer

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Board of Township Trustees of Columbia Township, Hamilton County, Ohio, and was certified to the County Auditor of Hamilton County.



Caroline Heekin, Fiscal Officer

*Columbia Township
Walton Creek TIF*

sign/return to Columbia T.

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RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

Hamilton County Auditor

Dated: 9/23/22
Sue Dember

*COPY
Return signed to
Columbia Township*

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RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

Tom Golman

President, Mariemont City School District

Dated: *April 25 2022*

*COPY
Return signed to
Columbia Township*

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RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.



Great Oaks Institute of Technology

Dated: April 25 2022

BEN VANHOOK, TREASURER / CFO