

**RESOLUTION 23 – 43, 2023
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**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, ESTABLISHING A TAX INCREMENT
EQUIVALENT FUND, AND DISPENSING WITH THE SECOND READING.**

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 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; and

WHEREAS, the Board of Trustees, upon majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.

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, landscaping, irrigation and alterations 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

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Resolution (such parcels are hereinafter collectively referred to as the “Chase Bank TIF Site”), which parcels are located in an unincorporated area of the Township, and for the creation of jobs, increasing property values and the provision of adequate public services in Columbia Township. The further development and redevelopment of the parcels in the Chase Bank 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 Chase Bank 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 Chase Bank 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 Chase Bank 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 Chase Bank 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

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prepare and submit to the Director of the 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.

Motion to accept Resolution made by: Mr. Kubicki

Seconded by: Mr. Lamar

VOTE:

TRUSTEE

	Voting	Signature	Date
David Kubicki, President	<u>yes</u>	<u>[Signature]</u>	<u>11/14/23</u>
Brian Lamar, Vice-President	<u>yes</u>	<u>[Signature]</u>	
Susan Hughes, Trustee	<u>yes</u>	<u>[Signature]</u>	

ATTEST: Caroline B. Heekin
Caroline Heekin, Fiscal Officer

APPROVED AS TO FORM:

Bryan Pacheco, Law Director

Adopted this 14 day of November, 2023

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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, the Mariemont City School District and Great Oaks Institute of Technology.

Caroline B. Heehi

Fiscal Officer

Dated: 11/14/2023

Adopted this _____ day of _____, 2023

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EXHIBIT A

PROPERTY DESCRIPTION

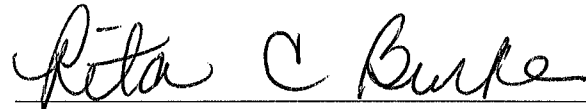
“CHASE BANK TIF SITE”

Parcel 520-0111-0118-00
520-0111-0233-00
7364 Wooster Pike

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RECEIPT

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



President, Mariemont City School District

Dated: 10/17/2023

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RECEIPT

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

Dated: 10/17/23



Great Oaks Institute of Technology

Adopted this _____ day of _____, 2023

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RECEIPT

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

Hamilton County Auditor

Dated: _____

Adopted this _____ day of _____, 2023