

RESOLUTION 24 - 37, 2024
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO

**AUTHORIZING FINANCIAL ASSISTANCE TO THE COMMUNITY
IMPROVEMENT CORPORATION OF GREATER CINCINNATI UNDER OHIO
REVISED CODE 505.701 TO DEFRAY EXPENSES RELATED TO COLUMBIA
TOWNSHIP ECONOMIC AND COMMUNITY DEVELOPMENT
PROJECTS FROM NON-TAX FUNDS, DISPENSING WITH THE SECOND
READING, AND DECLARING AN EMERGENCY**

WHEREAS, the Community Improvement Corporation of Greater Cincinnati (“CIC”) is a nonprofit community improvement corporation organized under Chapter 1724 of the Ohio Revised Code to advance, encourage, and promote the industrial, economic, commercial, and civic development of a community or area;

WHEREAS, the Board of Trustees of Columbia Township (the “Board of Trustees”), through unanimous vote of its membership, has designated CIC as its development agency under R.C. 505.701; and

WHEREAS, CIC incurs various expenses in connection with its work as a community improvement corporation, including expenses relating to advancing, encouraging, and promoting the economic and commercial development within the Township; and,

WHEREAS, the Township desires to give CIC financial assistance to defray the expenses of CIC, including the expenses relating to advancing, encouraging, and promoting the economic and commercial development within and for the benefit of the Township; and,

WHEREAS, the CIC will incur expenses to establish and manage a Columbia Township Business District - Property Revitalization Grant Program; the program will provide grants to assist eligible property owners and tenants in redeveloping certain vacant commercial properties to attract neighborhood-serving businesses, including updates to comply with state/local building and zoning codes; and,

WHEREAS, the Board, upon majority vote, hereby dispenses with the requirement that this resolution be read on two separate days.

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees, for the benefit and welfare of Columbia Township and its citizens:

SECTION 1. That the Township Board of Trustees, authorizes, under R.C. 505.701, to provide up to \$400,000 to CIC to defray its costs for the functions described under Chapter 1724 of the Ohio Revised Code, and including certain expenses to advance, encourage, and promote economic and commercial development and tourism within and for the benefit of the Township.

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SECTION 2. That the Township Administrator is hereby authorized to issue funds from General Fund JEDZ or Non-Tax Accounts in the initial amount of \$400,000 for the purposes set forth in Section one;

SECTION 3. That it is found and determined that all formal actions of this Board of Township Trustees concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board were in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Be it further resolved that this Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall be effective immediately. The reason for the emergency is the immediate need to defray the CIC's expenses to administer the Columbia Township Business District - Property Revitalization Grant Program to secure a prospective tenant for the first vacant retail property to be eligible under the Program. The tenant prospect has successfully operated retail businesses in other locations and will consider moving forward at the Columbia retail location if he can secure funds to redevelop the property to meet current building and safety codes and market requirements for functional main street retail spaces.

Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. BROKAMP

VOTE:

TRUSTEE	Voting	Signature	Date
David Kubicki	<u>yes</u>	<u>[Signature]</u>	09-10-2024
Brian Lamar	<u>yes</u>	<u>[Signature]</u>	09-10-2024
Steve Brokamp	<u>yes</u>	<u>[Signature]</u>	09-10-2024
ATTEST:		<u>Car B. Heekin</u>	09-10-2024
		Caroline Heekin, Fiscal Officer	

APPROVED as to form: _____
Township Legal Counsel

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CERTIFICATE

State of Ohio, Hamilton County

I, Caroline Heekin, Fiscal Officer of Columbia Township, Hamilton County, Ohio, certify that the foregoing Resolution No. 24-37 is taken and copied from the record of proceedings of the township, and that it has been compared by me with the resolution on the record and is a true copy.

9.18.24
Date


Caroline Heekin, Fiscal Officer

**RESOLUTION 24 - 38, 2024
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**AUTHORIZING AN ADVANCE OF FUNDS FROM GENERAL FUND 1000
TO PLAINVILLE TIF TO FINANCE CERTAIN REIMBURSABLE
EXPENDITURES RELATED TO THE REDEVELOPMENT OF REAL
PROPERTY FOR PUBLIC PURPOSES AT 6896 MURRAY AVE.,
DISPENSING WITH THE SECOND READING,
AND DECLARING AN EMERGENCY**

WHEREAS, the Columbia Township Board of Trustees, Hamilton County, Ohio (“Board”) previously authorized the Plainville Tax Increment Financing District (“Plainville TIF”) by Resolution 20-48, 2020, 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; and

WHEREAS, the purchase of real property for public purposes at 6896 Murray Ave. (“Property”), and certain improvements required for the redevelopment and/or adaptive reuse of the Property (“Project”) are eligible to be funded from the Plainville TIF including but not limited to all costs for public infrastructure, public building modifications or remodeling, public park, and public parking, including costs of acquisition, design, engineering, construction, construction inspection, installation, maintenance and repairs; and

WHEREAS, the Board currently has funds in the General Fund that are unencumbered and available and desires to use such funds to make an advance to finance expenditures related to the acquisition, design, engineering, construction, construction inspection, installation of the Project; and

WHEREAS, the Board desires to reimburse itself for the advance made from the General Fund from proceeds of the Plainville TIF; and

WHEREAS, eligible public purpose expenses of the Project will be paid back in part or in full from Special Fund 2406 Plainville TIF to General Fund 1000 commencing with the Hamilton County Auditor’s first Plainville TIF revenue settlement to Columbia Township; and

WHEREAS, the Board, 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; and,

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

SECTION 1. That the Board hereby authorizes and approves the required advance of up to \$400,000 from General Fund 1000 to be used to finance expenditures related to the acquisition, maintenance and repairs, initial construction, and installation of the Project.

SECTION 2. That the Board has previously authorized the establishment of the Plainville TIF, the proceeds of which will be used by the Board to provide for reimbursement of advances made from the General Fund for eligible public purpose expenditures relating to the acquisition, maintenance and repairs, construction, and installation of the Project.

SECTION 3: 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 4: This resolution shall take effect at the earliest period allowed by law.

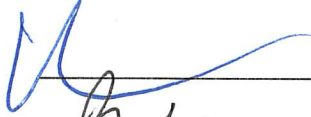
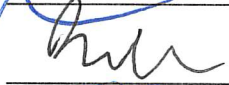
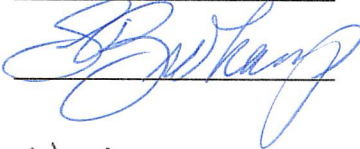
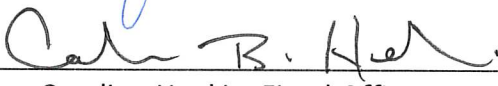
Be it further resolved that this Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall be effective immediately. The reason for the emergency is the immediate need to advance funds which are required to defray expenses for the Community Improvement Corporation of Greater Cincinnati to administer the Columbia Township Business District - Property Revitalization Grant Program to secure a prospective tenant for the first vacant retail property to be eligible under the Program. The tenant prospect has successfully operated retail businesses in other locations and will consider moving forward at the Columbia retail location if he can secure funds to redevelop the property to meet current building and safety codes and market requirements for functional main street retail spaces.

Motion to accept Resolution made by: MR. KUPICK

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Brian Lamar	<u>yes</u>	<u></u>	09-10-2024
Steve Brokamp	<u>yes</u>	<u></u>	09-10-2024
ATTEST:	<u></u>		09-10-2024
	Caroline Heekin, Fiscal Officer		

APPROVED as to form: _____
Township Legal Counsel

