

The Board of Trustees of the Columbia Township, County of Hamilton, Ohio, met in special session at 9:00 am, at Columbia Township, 5686 Kenwood Road, Cincinnati, Ohio, with the following members present:

Mr. Langenkamp introduced the following resolution and moved its adoption:

RESOLUTION NO. 15-10

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, ESTABLISHING A TAX INCREMENT EQUIVALENT FUND, DISPENSING WITH THE SECOND READING, AND DECLARING AN EMERGENCY.

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; and

WHEREAS, the Board caused notice to be given to the Cincinnati City School District Board of Education (the "School District"), of its intention to consider this Resolution for adoption as required by Sections 5709.73 and 5709.83 of the Ohio Revised Code, and this Board and the School District have agreed to enter a School Compensation Agreement with respect to the property exempted under Section 5709.73; and

WHEREAS, the School District has duly approved the tax increment financing and exemption from real property taxes for up to thirty (30) years for 100% of the further improvements on the property described in Exhibit A attached hereto and waived any rights to the remainder of the forty-five (45) business days notice and any notices required under Sections 5709.73 and 5709.83 of the Ohio Revised Code prior to the adoption of this Resolution;

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, to wit: the demolition of existing structures, including structures on the Ridge TIF Site (defined *infra*); landscaping of the public right of way; environmental remediation; the acquisition of land in aid of industry, commerce, distribution or research; 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 (collectively, the "Public Improvements"),

are necessary as a result of and for the further development of the parcels of land described in ***Exhibit A*** attached to this Resolution (such parcels are hereinafter collectively referred to as the “Ridge 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 of the parcels in the Ridge 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 Ridge TIF Site occurring after the date of this Resolution (the “Improvements”) 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) thirty years from the date the exemption commences or (2) the date on which the Public Improvements 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 100% of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Ridge 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 Ridge 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 and to make payments to the School District, pursuant to the School Compensation Agreement referred to in the third Preamble herein and hereby authorized to be entered into by the Township Administrator or the President of the Board of Township Trustees.

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 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. The Trustees of Columbia Township upon at least a majority vote do hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

SECTION 10. By unanimous vote of the Columbia Township Trustees, this Resolution is hereby declared to be an emergency measure necessary for immediate preservation of the public peace, health, safety and welfare of Columbia Township. The reason for the emergency is to provide for the establishment of the real property tax exemptions referenced above in a timely fashion in order to provide for the efficient development of the Public Improvements and the Ridge TIF Site.

SECTION 11. That this Resolution shall be effective at the earliest date allowed by law.

Mrs. Hughes seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

EXHIBIT A

PARCEL ID'S OF EXEMPTED PROPERTY

Hamilton County Auditor's Parcel Nos.:

520-0270-0083

520-0270-0084

520-0270-0085

520-0270-0086

520-0270-0017

520-0270-0082