

A G E N D A
PIQUA CITY COMMISSION
MONDAY, MARCH 2, 2009
7:30 P.M.
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REGULAR CITY COMMISSION MEETING

- **Proclamation: Mental Retardation and Development Disabilities Month**
Karen Mayer, Superintendent of Riverside of Miami County
Terry Naas, Community Relations & Staff Development Manager

- | | | |
|----|--|--|
| 1. | <u>APPROVAL OF MINUTES</u> | Approval of the minutes from the February 9, 2009 Joint Meeting with Piqua City Commission and Piqua Planning Commission Work Session, the February 17, 2009 Regular Piqua City Commission Meeting and the February 20, 2009 Piqua City Commission Special Meeting |
| 2. | <u>RES. NO. R-22-09</u>
<u>(Tabled 2-17-2009)</u> | A Resolution to adopt the Solid Waste Management Plan for the Miami County solid waste management district |
| 3. | <u>RES. NO. R-24-09</u> | A Resolution appointing members to various Boards and Committees for the City of Piqua |
| 4. | <u>RES. NO. R-25-09</u> | A Resolution authorizing the City Manager to enter into all necessary agreements with the Fort Piqua Redevelopment Corporation relating to the Fort Piqua Hotel Redevelopment Project |
| 5. | <u>RES. NO. R-26-09</u> | A Resolution accepting the recommendations of the Tax Incentive Review Council of the City of Piqua for the purpose of the administration of the City of Piqua's Enterprise Zone Program, as required by Section 5709.85 (C) (1) of the Ohio Revised Code |

OTHER:

- **Monthly Reports – December 2008**

ADJOURN

MINUTES
JOINT MEETING WITH PIQUA CITY COMMISSION AND
PIQUA PLANNING COMMISSION
WORK SESSION
COMMISSION CHAMBERS
February 9, 2009
5:00 P.M.
201 WEST WATER STREET
PIQUA, OHIO 45356

Piqua City Commission and members of the Piqua Planning Commission met in a Joint Special Work Session in the City Commission Chambers in the Municipal Government Complex, 201 W. Water Street for a work session. Mayor Hudson called the meeting to order at 5:00 P.M. Also present were Commissioner's Martin, Terry, and Vogt. Absent: Fess. Planning Commission members present were Spoltman, Franz, and Bubp. Absent Oda and Taylor. Also in attendance: City Planner Chris Schmiesing, City Manager Fred Enderle, and Law Director Stacy Wall.

Purpose of the Joint Work Session is to discuss the Community Land Use Standards - Chris Schmiesing.

Mr. Schmiesing gave an overview of the completed study with the recommendations that were discussed.

Everything in the city's comprehensive plan centers around land use, it is the foundation of the plan, said Mr. Schmiesing. The last land use standards update was thirteen years ago, and the community has shared through various public meetings that it is time to move forward. In order to make this happen Mr. Schmiesing stated, we need to focus on the goals and objectives outlined in the land use, redevelopment, housing, utilities, transportation, economic development, natural environment, and community services and facilities chapters of the comprehensive plan. Mr. Schmiesing noted that code update will be written in plain easy to read and understand English, and that the underlying philosophy behind the update initiative will be to remove obstacles, create incentives, and enact standards, in that order.

Commissioner Martin stated he liked the idea of using plain English to make the Zoning Code easier to read. Planning Commissioner Bubp stated the Planning Commission was adamant about keeping the updates easy to read and understand. Mr. Bubp offered an observation stating, most people usually aren't affected by the changes until they use them, which he believes is one of the reasons for the low numbers at the public meetings to discuss such initiatives. Planning Commissioner Spoltman stated that updating the standards will make them more effective, ultimately reducing the need for the City Commission and the Planning Commission to act on land use matters. Mr. Schmiesing cited that the code is out of date and that the band-aid approach over the last 13 years has created inconsistencies in the code language and is no longer the solution.

Mr. Schmiesing stated the update process will focus on engaging stakeholders and exploring the best possible solutions, with the anticipated outcome being recommendations that work well for the whole community. The goal is to update the adopted community standards so that they support the land use principles and context

zone concepts outlined in the Plan It Piqua 2007 Comprehensive Plan update. Mr. Schmiesing noted that the only way for this to happen is if the Commissioners support moving forward with the process.

The Planning and City Commissioners discussed the strengths and weaknesses of the existing code and the pros and cons of moving forward with the update initiative. Mr. Schmiesing posed the following questions to those in attendance and received the responses that follow.

What specific items-standards or processes- must be improved?

- *The code must have built in flexibility*
- *Remove obstacles*
- *Community participation*
- *Fewer shall not, more thou may*
- *All inclusive parameters for approval*

What are the best features of the current Zoning Code, and is it important to hold on to what works?

- *The recently adopted private garage provisions.*
- *The sign code.*
- *In general, the more recent amendments to the code.*

Mr. Schmiesing stated the next step will be to begin engaging the community stakeholders. Commissioner Martin suggested that a webpage be set up on the City's website that would allow citizens to submit comments on-line. Mr. Schmiesing stated he would check to see what it would take to set up such a forum.

Mayor Hudson asked if all members were in agreement to go forth with the updates as submitted, all stated they were in agreement. Mr. Schmiesing stated he would continue to keep them informed and thanked them all for coming.

Moved by Commissioner Martin, seconded by Commissioner Vogt, to adjourn from the Joint Meeting with the Piqua City Commission and the Piqua Planning Commission Work Session at 6:10 P.M. Voice vote, Aye: Martin, Terry, Fess, Hudson, Vogt, Bulp, Spoltman, and Franz. Nay: None. Motion carried unanimously.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

**MINUTES
PIQUA CITY COMMISSION
TUESDAY, FEBRUARY 17, 2009
7:30 P.M.**

Piqua City Commission met at 7:30 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Vice Mayor Fess called the meeting to order. Also present were Commissioners Martin, Vogt, Fess, and Terry. Absent: Mayor Hudson.

REGULAR CITY COMMISSION MEETING

Moved by Commissioner Vogt, seconded by Commissioner Martin to excuse Mayor Hudson from the February 17, 2009 Piqua City Commission Meeting. Voice vote, Aye: Fess, Martin, Terry, and Vogt. Nay: None. Motion carried unanimously.

APPROVAL OF MINUTES

Moved by Commissioner Vogt, seconded by Commissioner Martin, that the minutes of the February 2, 2009 Regular City Commission Meeting be approved. Voice vote, Aye: Terry, Martin, Fess, and Vogt. Nay: None. Motion carried unanimously.

RES. No. R-20-09

A Resolution authorizing application to the Ohio Department of Natural Resources for funding through the Natural Works Program for certain improvements at Mote Park

City Manager Enderle stated the estimated overall cost of the skateboard park will be \$500,000 and if the city receives the \$25,000 grant \$18,000 would be designated for the design and site preparation. The remaining funds will be raised through community fundraising and an undetermined match from the City.

There was discussion concerning the amount of the grant, where the matching funds would come from, what the grant would be used for, and the time frame for the use of the grant funds.

Commissioner Fess stated the project is still in the early stages, and is not set in stone to what they expect to be able to do. The Skate Park Steering Committee will be asking for donations to offset some the expenses.

Commissioner Martin stated he and Commissioner Fess met with the Skateboard Steering Committee and they are committed to helping raise the funds needed to complete this project.

Commissioner Vogt voiced his concern over the cost of the Skate Park, and feels the city should not obligate themselves to the \$500,000 figure at this time.

Public Comment

No one came forward to speak for or against Resolution No. 20-09.

Moved by Commissioner Terry, seconded by Commissioner Martin, that Resolution No. R-20-09 be adopted. Roll call, Aye: Martin, Terry, and Fess, Nay, Vogt. Motion carried on a 3-1 vote. Vice Mayor Fess then declared Resolution No. R-20-09 adopted by a 3-1 vote.

Res. No. R-21-09

A Resolution entering into a Joint Cooperative Agreement with Auglaize County, Shelby County, Miami County, and the cities of Troy and Sidney for the Administration of the State of Ohio's Regional Neighborhood Stabilization program

City Manager Enderle gave a brief overview citing the money was allocated through a three-county region being Auglaize, Shelby, Miami counties, and the cities of Troy and Piqua. Miami County was chosen as the agency to administer the 1.1 million dollar grant for the three county areas. There are three components of the program to spend the money: Demolition of foreclosed and deteriorated structures, land-banking structures or properties, and rehabilitation of structures or properties.

Bill Lutz, Community Development Director explained the reason for the demolition of property and what would have to be done with the land upon completion of the demolition. When it comes to demolition it is a lot simpler to have the ownership of the property to remain in the hands of the property owner, if the city were to take ownership of a property and demolish it, the city would have to guarantee that within 10 years a new housing structure would have to be built on that property, and a low to moderate income person or family would be required to live within the structure.

Commissioner Vogt voiced his concern and the current housing codes if structures were to be taken down.

Questions were asked if the money could be used to help stop foreclosures, and if the reason for the purchase of these homes was for demolition for land use value.

There was discussion concerning the private property owner, and if he would have to rebuild on the demolition site, what would happen if the site was not suitable to rebuild on, if any of the money could be used for rehabilitation of homes, and how long would the money be available.

Mr. Lutz explained how the money would be applied, who would be eligible, and what would happen to the properties if the houses were taken down.

Public Comment

No one came forward to speak for or against Resolution No. 21-09.

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Resolution No. R-21-09 be adopted. Voice vote, Aye: Martin, Terry, Fess, and Vogt, Nay, None. Motion carried unanimously. Vice Mayor Fess then declared Resolution No. R-21-09 adopted.

RES. No. R-22-09

A Resolution to adopt the Solid Waste Management Plan for the Miami County solid waste management district

Amy Welker, Health & Sanitation Director summarized the Miami County solid waste management district information citing every Solid Waste District in the State of Ohio is required to adopt a solid waste management plan and from time to time update that plan. The county is asking that the City of Piqua adopt the latest update to the existing plan.

The plan is basically the same as previous years with some minor adjustments. Items that are new to the plan or have changed include:

- Litter grant for the Miami County Municipal Court
- A Debris Management Plan for the county added
- Started electronics recycling program in 2005
- Started separated household hazardous waste program in 2006
- Started Special Event recycling program in 2006
- Redesigned website so more educational items are included

Commissioner Vogt stated he would like to take more time to read over the information given them.

Public Comment

No one came forward to speak for or against Resolution No. R-22-09.

Moved by Commissioner Martin, seconded by Commissioner Vogt, that Resolution No. R-22-09 be tabled. Voice vote, Aye: Fess, Terry, Martin, and Vogt. Nay, None. Motion carried unanimously. Vice Mayor Fess then declared Resolution No. R-22-09 tabled.

RES. No. R-23-09

A Resolution authorizing the purchase of two properties located at 214 and 217 North Roosevelt Avenue, Piqua, Miami County, Ohio

City Manager Enderle stated the intention is to purchase these properties for demolition, and are being purchased for the redevelopment land bank program having been approved for CBDG funding. Both properties were the subject of foreclosure and were acquired by the Piqua Improvement Corporation and are being purchased for the land value.

Public Comment

No one came forward to speak for or against Resolution No. R.23-09.

Moved by Commissioner Vogt, seconded by Commissioner Martin, that Resolution No. R-23-09 be adopted. Roll call, Aye: Terry, Fess, Vogt, and Martin, Nay: None. Motion carried unanimously. Vice Mayor Fess then declared Resolution No. R-23-09 be adopted.

PUBLIC COMMENT

Commissioner Vogt stated he is not against the skate park but is just not sure where the money would come from. Commissioner Vogt attended the opening of the new Senior Center at the YMCA and stated it is a great addition to the City of Piqua.

Vice Mayor Fess stated this is a good example of the community working together.

Commissioner Terry stated the Senior Center is open three days a week from 9:00 A.M. to 3:00 P.M. and encouraged seniors to attend the activities. The Piqua Parks hosted a Daddy/Daughter Dance last week, and sign-ups for youth cheerleading are to be held on Wednesday February 25, 2009 at Mote Park, said Commissioner Terry.

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn from the Piqua City Commission Meeting at 8:10 P.M. and to move into Executive Session to prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel. Roll call, Aye: Fess, Vogt, Martin, and Terry. Nay: None. Motion carried unanimously.

Moved by Commissioner Vogt, seconded by Commissioner Martin to adjourn from the Executive Session and the Regular City Commission Meeting at 9:10 P.M. Voice vote, Aye: Martin, Fess, Terry, and Vogt. Nay None.

LUCINDA L. FESS, VICE MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

MINUTES
PIQUA CITY COMMISSION SPECIAL MEETING
February 20, 2009
4:00 P.M.
201 WEST WATER STREET
PIQUA, OHIO 45356

Piqua City Commission met in a Special Meeting in the Administrative Conference Room in the Municipal Government Complex, 201 W. Water Street for informational purposes. Mayor Hudson called the meeting to order at 4:00 P.M. Also present were Commissioners Martin, Terry, and Vogt. Absent: Fess. Also in attendance: City Manager Fred Enderle, City Engineer Amy Havenar, Project Manager Bob Graeser, Architect Jeff Wray, Finance Director Cynthia Holtzapple. Also present were Jim Hiegel, Dick Haynes, Steve Yenney, Irvin Baltes.

Moved by Commissioner Vogt, seconded by Commissioner Martin to excuse Commissioner Fess from the February 20, 2009 Piqua City Commission Special Meeting. Voice vote, Aye: Hudson, Martin, Terry, and Vogt. Nay: None.

Purpose of the Special Meeting is to discuss Hotel Financing

City Manager Enderle explained the reason for the one million dollars needed to complete the Fort Piqua Plaza project. We are out of options, we have been losing revenue from the restaurant project since January 1, 2009, said Mr. Enderle.

There was discussion on the overages and the areas they occurred in, the amount of money the city would receive from the lease of the Piqua Library, Winans, and Toon P. Wiggins. Bob Graeser explained the increase in cost was due to the furnishing of the kitchen area for the restaurant, and stated the equipment is the most expensive part of the restaurant. The restaurant equipment would be the property of the city, and if Toon P. Wiggins would move out, another restaurant would be able to move right in and be ready to open without much of a delay.

The citizens of Piqua pledged their money in good faith for this project, and we can't just leave it unfinished, said Commissioner Terry.

Mayor Hudson stated he understands the need for the funds and is in favor of acquiring the funds to complete the project.

Commissioner Vogt voiced his opinion on the financing needed for the completion of the project.

Moved by Commissioner Terry, seconded by Commissioner Martin, to proceed to accept the numbers and authorize construction. Voice vote, Aye: Martin, Terry, and Hudson. Nay: Vogt. Motion was carried on a 3-1 vote.

Finance Director, Cindy Holtzapple stated we will come back to the City Commission on March 2, 2009 with legislation to loan the funds to the project so as to maximize the State Historic Tax Credits. Further legislation will be presented when specific borrowing options are known internally or externally.

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn from the Piqua City Commission Work Session at 5:10 P.M. Voice vote, Aye: Martin, Terry, Hudson and Vogt. Motion carried unanimously.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____

REBECCA J. COOL
CLERK OF COMMISSION

RESOLUTION NO. R-22- 09

**A RESOLUTION TO ADOPT THE SOLID WASTE MANAGEMENT PLAN FOR
THE MIAMI COUNTY SOLID WASTE MANAGEMENT DISTRICT**

WHEREAS; the City of Piqua is located within the jurisdiction of the Miami County Solid Waste Management District.

WHEREAS; the District Policy Committee prepared and adopted a final draft of the Solid Waste Management Plan in accordance with Ohio Revised Code Sections 3734.53, 3734.54, and 3734.55.

WHEREAS; the City of Piqua must decide whether it approves of said Solid Waste Management Plan within ninety days of receipt of the Final Draft Plan.

NOW, THEREFORE BE IT RESOLVED, by the Commissioners of the City of Piqua:

SEC. 1: That the City of Piqua approves the District Solid Waste Management Plan.

SEC. 2: The Clerk is hereby directed to send the District a copy of this Resolution to the attention of Ms. Cindy Bach, Solid Waste Coordinator, Miami County Solid Waste Management District, 2200 North County Road 25-A, Troy, OH 45373.

- a. That it is found and determined that all formal actions of this Commission concerning and relating to the passage of this Resolution were adopted in an open meeting of this Commission and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including Sections 121.22 of the Ohio Revised Code.

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

THOMAS D. HUDSON, MAYOR

Tabled 2-17-2009

PASSED: _____

ATTEST: _____

REBECCA A. COOL
CLERK OF COMMISSION

MEMORANDUM

February 12, 2009

To: Frederick E. Enderle, City Manager
From: Amy Welker, Director of Health & Sanitation

Re: Legislation for City Commission adoption of the Miami County Solid Waste Management Plan

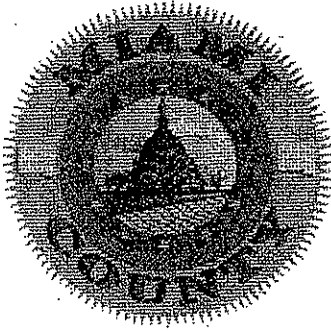
Every Solid Waste District in the State of Ohio is required to adopt a solid waste management plan and from time to time update that plan. The county is asking that the City of Piqua adopt the latest update to the existing plan.

The plan is basically the same as previous years with some minor adjustments. Items that are new to the plan or have changed include:

- 1) Litter grant for the County Municipal Court. The funding had been through a grant from ODNR, but that grant had been stopped, so tipping fees were raised for this.
- 2) A Debris Management Plan for the county was added.
- 3) Started an electronics recycling program in 2005.
- 4) Started a separate household hazardous waste program in 2006. Previous, there had been a program with Montgomery County.
- 5) Started a Special Event recycling program in 2006.
- 6) Redesigning the website so that more educational items will be included.

After a review of this plan, I recommend the plan for adoption.

If you need any further information regarding this matter, please let me know.



OFFICE OF
COMMISSIONERS OF MIAMI COUNTY

Sanitary Engineering Department
2200 N County Rd 25-A • Troy, Ohio 45373
(937) 440-3488 • Fax (937) 335-4208

December 19, 2008

*Mayor Tom Hudson
City of Piqua
201 W. Water St.
Piqua, Ohio 45356*

Re: Miami County Solid Waste Management District
Solid Waste Management Plan Update Ratification

Dear Mayor Hudson:

Enclosed you will find a copy of the Miami County Solid Waste Management District (District) draft Solid Waste Management Plan. The development of the Plan Update is a requirement of Ohio law. Every solid waste management district in Ohio must periodically revise and update the solid waste management plan.

The District held a thirty day public comment period from October 1, 2008 to October 31, 2008 and a public hearing was held on November 5, 2008 for interested residents, businesses or political jurisdictions to provide comments on the Plan Update. On December 16, 2008, the District's Policy Committee adopted the Plan Update. Once the Policy Committee adopts the Plan Update, Ohio law requires the District to deliver a copy to the County Commissioners and the legislative authority of each municipal corporation and township that are under the District's jurisdiction. The District has chosen the ratification period to be: January 5, 2009 until April 4, 2009.

Within ninety days of receiving a copy of the draft plan, the Board of County Commissioners and the legislative authority of each municipal corporation and township shall approve or disapprove the draft plan by ordinance or resolution to the District. The District determines that the Plan has been ratified when a combination of municipal corporations and townships with a combined population comprising 60 percent of the District has approved the Plan. That combination must include the approval of the County Commissioners and the municipal corporation having the largest population within the District.

Because of the 90 day timeframe, which cannot be extended, we would appreciate your immediate attention to this request.

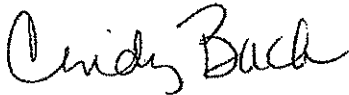
A sample resolution is attached for your convenience. Please mail your resolution or ordinance approving or disapproving the Plan to:

Ms. Cindy Bach
Solid Waste Coordinator
Miami County Solid Waste Management District
2200 North County Road 25-A
Troy, OH 45373

Phone: 937-440-3488
Fax: 937-335-4208

We look forward to hearing from you no later than 90 days from the date of this letter. Please do not hesitate to contact me if you have any questions regarding the ratification process or the solid waste plan update document. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Bach".

Cindy Bach
Solid Waste Coordinator

Enclosure

RESOLUTION NO. R-24-09

**A RESOLUTION APPOINTING MEMBERS TO VARIOUS
BOARDS AND COMMITTEES FOR THE CITY OF PIQUA**

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: The following citizens are hereby appointed to various Boards and Committees for the City of Piqua:

<u>Board</u>	<u>Name</u>	<u>Term Expiration</u>
APTA Board	Lloyd Shoemaker	12/31/2011
Board of Zoning Appeals	Jimmy Reedy	3/1/2014
Downtown Design Review Board	Jim Oda	3/1/2012
Energy Board	George Ashton	2/28/2014
Energy Board	John Alexander	2/28/2014
Energy Board	Earl (Lynn) Sever III	2/28/2014
Energy Board	Patrick Jenkins	2/28/2014
Energy Board	Ryan King	2/28/2014
Income Tax Board of Review	Earl Slater	3/1/2014
Park Board-unexpired term	Barbara Miller	3/1/2010
Park Board	Patricia L. Vogt	3/4/2014
Park Board	Debra Osborne	3/4/2014
Park Board	Michael Perando	3/4/2014
Planning Commission	Mark Spoltman	3/5/2014
Planning Commission	Jean Franz	3/5/2014
Tree Committee	Don Ruffner	3/1/2013

SEC. 2: The above appointees terms will expire on the listed date or until his/her successor is confirmed and qualified.

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION

RESOLUTION NO. R-25-09

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO
ENTER INTO ALL NECESSARY AGREEMENTS WITH
THE FORT PIQUA REDEVELOPMENT CORPORATION
RELATING TO THE FORT PIQUA HOTEL
REDEVELOPMENT PROJECT**

WHEREAS, the economic revitalization of the City of Piqua (the "City") is an important governmental interest and the renovation of the Fort Piqua Hotel will remove a blighting influence on the City and spur economic redevelopment within the City and is intended to improve the economic welfare of the City; and

WHEREAS, the City of Piqua Downtown Redevelopment Project, L.P., an Ohio limited partnership (the "Redevelopment LP") is in the process of completing the renovation of the Fort Piqua Hotel, now the Fort Piqua Plaza; and

WHEREAS, the City, as part of the original funding commitment, desires to commit to the redevelopment project by lending funds to the Fort Piqua Redevelopment Corporation, an Ohio corporation ("Fort Piqua") to provide funds to the Redevelopment LP for the Fort Piqua Hotel Redevelopment Project (the "Project"); and

WHEREAS, it is necessary for the City to commit to lending \$1,000,000 dollars to Fort Piqua (the "Loan"), and to allow the City Manager to effectively negotiate the terms of the loan agreement(s); and

WHEREAS, this resolution shall be an emergency measure for the public peace, health, safety and welfare of the inhabitants of the City and for the further reason that it is necessary that this resolution be passed immediately in order to permit the City to meet its contractual obligations for the Project; and

NOW THEREFORE, be it ordered by the City of Piqua Commission, Miami County, Ohio (the "Commission") the majority of all members elected thereto concurring that:

SEC. 1: That the Loan is approved and the City Manager is hereby authorized to make the Loan to Fort Piqua or its designee, the proceeds of which shall be used for the purpose of carrying out the project known as the renovation of the Fort Piqua Hotel Redevelopment Project.

SEC. 2: That the City Manager is hereby authorized to enter into such other contracts, agreements, etc. with the Fort Piqua, or its designee, and such other interested investors in the Project necessary or appropriate to effectuate the terms and provisions of the loan agreement any and all other legal documents authorized by the Commission in connection with the Project.

SEC. 3: That the City Manager and other authorized City officials are authorized to execute other documents and certificates, and take other actions that may be necessary or appropriate to effectuate the Loan as authorized by this resolution.

SEC. 4: This Commission finds and determines that all formal actions of the Commission concerning and relating to the passage of this resolution were taken in open meetings of this Commission and that all deliberations of the Commission that resulted in those formal actions were in meetings open to the public and in compliance with the law.

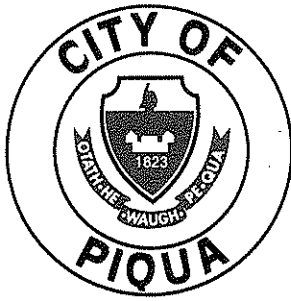
SEC. 5: All actions taken by the City Manager, officers, agents, city officials, employees and representatives of the City, or any of them, on behalf of the City, in connection with the transactions referred to in this resolution, whether heretofore or hereafter done or performed, shall be and the same hereby are, ratified, confirmed and approved in all respects.

SEC. 6: For the reasons stated in the preamble of this resolution, this resolution is hereby declared to be an emergency measure and shall take effect and be in force from and after passage.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION



FINANCE DEPARTMENT

Cynthia A. Holtzapple – Director of Finance
201 West Water Street • Piqua, Ohio 45356
(937) 778-2065 • FAX (937) 778-1130
E-Mail: choltzapple@piquaoh.org

MEMORANDUM

TO: Frederick E. Enderle, City Manager
FROM: Cynthia Holtzapple, Finance Director *CH*
RE: Hotel Project Completion
DATE: February 24, 2009

+++++

On February 20, 2009 in Special Session, Piqua City Commission approved moving forward with the Hotel Project Completion. This legislation will loan the \$1,000,000 to the Fort Piqua Redevelopment Corp. who will advance the funds to the Project. It is being structured this way to allow for the maximum future Historic and State tax credits to be returned to the City.



RESOLUTION NO. R-26-09

**A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE
REVIEW COUNCIL OF THE CITY OF PIQUA FOR THE PURPOSE OF THE
ADMINISTRATION OF THE CITY OF PIQUA'S ENTERPRISE ZONE PROGRAM, AS
REQUIRED BY SECTION 5709.85(C)(1) OF THE OHIO REVISED CODE**

WHEREAS, the Tax Incentive Review Council of the City of Piqua met on Tuesday, February 24, 2009 for the purpose of reviewing and making recommendations to the City Commission of the City of Piqua in the administration of the City of Piqua's Enterprise Zone Program, and,

WHEREAS, the Tax Incentive Review Council has recommended the continuation of the tax incentives provided to the following companies in the City of Piqua: B & L Labels, Inc., Crane Pumps and Systems, Inc., Harmony Systems and Service, and Miami Valley Steel Service, and,

WHEREAS, the Tax Incentive Review Council has recommended that the tax incentives provided to Jackson Tube Service, Inc., be allowed to expire.

NOW THEREFORE BE IT RESOLVED, by the Commission of the City of Piqua, a majority of members agreeing hereto that:

SEC. 1. The tax incentives provided to B & L Labels, Inc., Crane Pumps and Systems, Inc., Harmony Systems and Service, Inc., and Miami Valley Steel Service through the City of Piqua's Enterprise Zone Program be continued.

SEC. 2. The tax incentives provided to Jackson Tube Service, Inc. through the City of Piqua's Enterprise Zone Program allowed to be expired in accordance with the enterprise zone agreement entered into with Jackson Tube Service, Inc.

SEC 3. This Resolution shall be in effect from the earliest time allowed by law.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____

REBECCA J. COOL
CLERK OF COMMISSION



DEVELOPMENT OFFICE

William Lutz – Development Program Manager
201 West Water Street • Piqua, Ohio 45356
(937) 778-2062 • FAX (937) 778-0809
E-Mail: blutz@piquaoh.org
Web: <http://www.piquaoh.org>

To: Fred Enderle, City Manager

From: William Lutz, Development Program Manager

Date: February 25, 2009

Subj.: Resolution Accepting Recommendations of the Tax Incentive Review Council

Each year, by State Statute, the Tax Incentive Review Council meets to review the current status of those companies participating in the City's Enterprise Zone Program. This year I am proud to report that those companies participating in the Enterprise Zone program provide jobs for 452 individuals and have made a combined financial commitment of over \$26,000,000 in their operations in Piqua. The chart below shows current investment and employment at these companies.

Company	Jobs Created/ Retained due to EZ	Current Employment	Current Investment
Jackson Tube	0/218	218	\$10,959,000
Miami Valley Steel Service	16/139	139	\$15,200,000
Harmony Systems and Service, Inc.	8/46	54	Not Reported
B&L Labels, Inc.	2/6	8	\$241,850
Crane Pumps and Systems, Inc.	25/253	278	\$427,000
TOTAL	51/662	697	\$26,827,850

This year, the TIRC met on February 24th and reviewed information provided by the companies participating in the program and compared their figures with the levels contained in the enterprise zone agreements. The TIRC recommended to have the current enterprise zone agreements

continue with Miami Valley Steel Service, Harmony Systems and Service, Inc., B&L Labels, Inc., and Crane Pumps and Systems. The TIRC recommended to have the current agreement with Jackson Tube Service expire, according to their agreement with the City of Piqua.

Please note, with the establishment of the Commercial Activities Tax a few years ago by the State of Ohio, many companies have not found benefit in utilizing the Enterprise Zone agreement to abate taxes on Tangible Personal Property, since that property is generally exempt from the Tangible Personal Property Tax. Over the next few years, the number of Enterprise Zone agreements the City of Piqua has with local businesses will expire and will more than likely, not be replaced with new agreements.

A Resolution Accepting the Recommendations of the Tax Incentive Review Council, as required by State Statute, is attached and recommended for adoption.

Sincerely,

William Lutz
Development Program Manager