

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in *special* session at 4:30 p.m., on the 31st day of July, 2017, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Michael Inderhees, Greg Insko, Jeffrey F. Ritter

Mr. *Tieler* introduced the following resolution and moved its adoption:

RESOLUTION NO.: 36-17

**RESOLUTION EXTENDING COLERAIN TOWN CENTER TIF FOR AN
ADDITIONAL PERIOD OF 15 YEARS**

WHEREAS, the Colerain Township Board of Trustees unanimously adopted Resolution No. 121190B, which created the Colerain Town Center TIF on December 11, 1990; and

WHEREAS, the Colerain Town Center TIF was amended on December 10, 1991 by Resolution 48-91; and

WHEREAS, the length of the Colerain Town Center TIF is 30 years; and

WHEREAS, Ohio Revised Code §5709.73(L) provides that a Board of Township Trustees of a Township with a population of 15,000 or more may amend a Resolution originally adopted before December 31, 1994 for an additional period not to exceed 15 years; and

WHEREAS, the Colerain Township Board of Trustees has concluded that the extension of the Colerain Town Center TIF for an additional period of 15 years up to and including December 31, 2035 will contribute to the health, safety and welfare of the residents of Colerain Township and will contribute to the economic development of Colerain Township, Hamilton County and the State of Ohio;

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

1. That the Colerain Town Center TIF is hereby extended 15 years until and including December 31, 2035. A copy of Resolution 121190B which created the original Colerain Town Center TIF is attached hereto, incorporated herein by reference and designated Exhibit A. A copy of Resolution 48-91 which amended the TIF is attached hereto, incorporated herein by reference and designated Exhibit B. The parcels which are included in the Colerain Town Center TIF to be extended are parcels 0510-0114-0001 and 0510-0182-0156. Attached hereto, incorporated herein by reference and designated Exhibit C is a parcel map showing the parcels in the Colerain Town Center TIF.

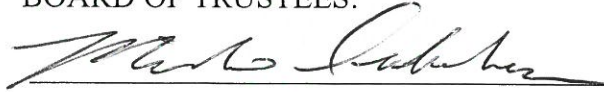
2. That this Board hereby finds and declares that for the reasons applicable when the Colerain Town Center TIF was originally adopted and subsequently amended and any other permissible use as permitted by law and/or approved by the Board of Trustees, the parcels of land described in Exhibit "C" attached to this Resolution (such parcels are hereinafter collectively referred to as the "Colerain Town Center 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 Colerain Township.
3. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the Auditor of Hamilton County, Ohio and to the Ohio Department of Services.
4. 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 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 §121.22 of the Ohio Revised Code.
5. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
6. That this Resolution shall be effective at the earliest date allowed by law.

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

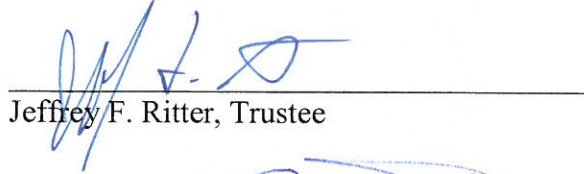
Vote Record: Mr. Inderhees Aye, Mr. Ritter Aye, Mr. Insko Nay.

ADOPTED this 31st day of July, 2017.

BOARD OF TRUSTEES:



Michael Inderhees, Trustee



Jeffrey F. Ritter, Trustee



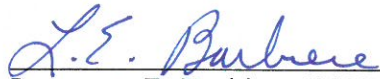
Greg Insko, Trustee

ATTEST:



Heather E. Harlow,
Fiscal Officer

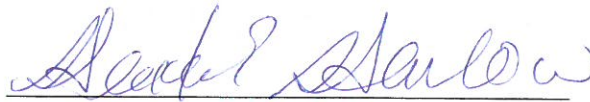
Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 31st day of July, 2017.



Heather E. Harlow,
Colerain Township Fiscal Officer

Exhibit A of
Resolution 36-17
Page 1 of 7

RESOLUTION NO. 121190B

DECLARING TO BE A PUBLIC PURPOSE CERTAIN PUBLIC
IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER
DEVELOPMENT OF CERTAIN PARCELS

WHEREAS, Section 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 public safety and needs of the area, including new development, traffic capacity and lighting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO:

Section 1. That this Board hereby finds and declares that certain public improvements, to wit road improvements on Colerain Avenue and other roads in the vicinity of the parcels described below; utility improvements and relocation, including the replacement of existing overhead utilities with underground utilities on the same roads; and other improvements related thereto, are necessary for the further development of the parcels of land depicted on the Boundary Survey Recorded in Hamilton County Recorder's Plat Book 280 page 41 (a copy of which is attached as Exhibit A), and more particularly described as follows:

Parcel 1: Hamilton County Parcel No.: 510-114-1
Legal Description: [See Exhibit B, attached]

Parcel 2: Hamilton County Parcel No.: 510-114-101
Legal Description: [See Exhibit C, attached]

Section 2. That this Board therefore declares such public improvements to be a public purpose for a period of thirty (30) years (subject to earlier termination upon the retirement of tax increment debt), commencing on the date of this Resolution.

Section 3. That this Board further finds and declares that the parcels of land described above will benefit from such public improvements, and thereby exempts from real property taxation further improvements, occurring after the date of this Resolution, to such parcels.

Section 4. That this Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to


construct such public improvements on the condition and to the extent that it is possible to finance such improvements with service payments in lieu of taxes to be made by the owners of the parcels of land described above, and further expresses its intention to require such service payments.

Section 5. That the Clerk is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County, Ohio.

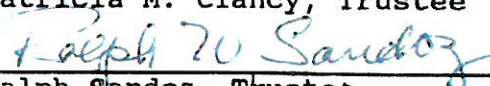
Section 6. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 7. This Resolution shall be effective from and after the date of its adoption.

ADOPTED UNANIMOUSLY THIS 11th day of December, 1990, in regular session.



Patricia M. Clancy, Trustee

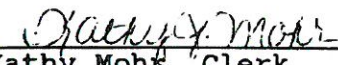


Ralph Sandoz, Trustee



Joseph R. Wolterman, Trustee

ATTEST:



Kathy Mohr, Clerk

510-114-1

EXHIBIT B

PAGE 1 OF 2

NORTH PARCEL LEGAL DESCRIPTION

Situated in Sections 10 and 16, Town 2, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio, and being 50.770 acres of a 93.427 acre tract conveyed to Colerain Commerce Park Corp. by deed recorded in O.R. 5147, Pages 896, 905, 913, of the Hamilton County, Ohio records, and being more particularly described as follows: *502.5146, p. 383* → 921, 924, 929

Beginning at a point in the north line of said Section 10 and the centerline of Struble Road, said point being S.89°46'41"E., a distance of 33.66 feet from the northwest corner of said Section 10;

Thence on the centerline of Struble Road, S.89°46'41"E., a distance of 304.06 feet;

Thence S.00°37'19"W., a distance of 290.40 feet;

Thence S.89°46'41"E., a distance of 517.50 feet;

Thence N.00°37'19"E., a distance of 290.40 feet to the centerline of Struble Road;

Thence on said centerline S.89°46'41"E., a distance of 50.00 feet;

Thence S.00°37'19"W., a distance of 290.40 feet;

Thence S.89°46'41"E., a distance of 1184.04 feet;

Thence S.01°58'19"W., a distance of 1159.68 feet to the limited access right-of-way line of Interstate Route 275;

Thence S.50°51'30"W., a distance of 200.00 feet along said right of way line;

Thence N.39°00'10"W., a distance of 575.00 feet;

Thence N.74°16'19"W., a distance of 532.19 feet;

Thence N.89°46'41"W., a distance of 890.00 feet;

Thence S.64°05'40"W., a distance of 409.48 feet to the centerline of Colerain Avenue;

EXHIBIT B

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BOOK 5147 PAGE 1308

EXHIBIT B
PAGE 2 OF 2

Thence on said centerline of Colerain Avenue the following three (3) courses:

- 1.) N. 25° 42' 00" W., a distance of 322.15 feet;
- 2.) N. 27° 18' 33" W., a distance of 303.60 feet;
- 3.) N. 32° 48' 20" W., a distance of 63.13 feet;

Thence N. 60° 19' 10" E., a distance of 125.66 feet;

Thence on a curve to the left (radius 1332.49 feet, chord bearing N. 15° 42' 26" W., and a chord distance of 121.68 feet) an arc distance of 121.72 feet;

Thence N. 63° 14' 57" E., a distance of 138.68 feet;

Thence N. 59° 14' 19" E., a distance of 109.85 feet;

Thence N. 00° 15' 40" E., a distance of 73.35 feet to the centerline of Struble Road;

Thence N. 58° 56' 19" E., a distance of 265.78 feet;

Thence N. 54° 42' 28" E., a distance of 80.50 feet to the point of beginning;

Containing 50.770 acres, subject however, to all to all legal highways, easements and restrictions of record.

The above description was prepared by CDS Associates, Inc. and is based on data contained in a plat of survey prepared by Lawrence E. Shad, Registered Surveyor No. 5214 in Ohio, and dated September 13, 1989.

CDS Associates, Inc.
October 16, 1989
89070

51 510-114-14 St. Rose Conn.
Bal. of

EXHIBIT C

PAGE 1 OF 2

LEGAL DESCRIPTION
PARCEL 1

Situate in Sections 10 and 16, Town 2, Entire Range 1, Miami Purchase, Township of Colerain, County of Hamilton, and State of Ohio, and including parts of Lots Numbered 2, 3, 7, 8, 9 and 10 of the John Williamson Estate as recorded in Deed Book 148, Page 303 of the Hamilton County, Ohio Records, and including all of Lots Numbered 4 and 5 of the Subdivision of the Heirs of Jesse B. Bevis, Deceased as recorded in Plat Book 14, Page 49 of the Hamilton County, Ohio Records, and being more particularly described as follows:

Beginning at a point in the centerline of Colerain Avenue, said point being a distance of 179.50 feet south of the centerline of Dry Ridge Road as measured along the centerline of Colerain Avenue, said point being also the northwest corner of a tract of land heretofore conveyed to John Stehlin and Sons Company; thence on the centerline of Colerain Avenue for the following three (3) courses:

- 1) N. 25° 54' 20" W. (N. 23° 40' W., R. L.), a distance of 952.58 feet
- 2) S. 83° 54' 20" E., a distance of 2.29 feet
- 3) N. 25° 42' 00" W., a distance of 161.63

Thence departing said centerline of Colerain Avenue (U.S. 27) and along the following eight (8) courses and distances:

- 1) N. 64° 05' 40" E., a distance of 409.48 feet to a point
- 2) S. 89° 46' 41" E., a distance of 890.00 feet to a point
- 3) S. 74° 16' 19" E., a distance of 532.19 feet to a point
- 4) S. 39° 00' 10" E., a distance of 575.00 feet to a point in the limited access right-of-way line of I-275
- 5) along said right-of-way line, S. 50° 51' 30" W., a distance of 173.79 feet to an angle point
- 6) continuing with said right-of-way line, S. 51° 25' 10" W., a distance of 772.94 feet to a northeasterly corner to the aforementioned Stehlin tract
- 7) with the northerly line of said Stehlin tract, N. 89° 43' 20" W. (N. 87° 29' W., R. L.), a distance of 640.07 feet to an angle point
- 8) continuing with said northerly line, N. 89° 34' 20" W. (N. 87° 20' W., R. L.), a distance of 269.41 feet to the point of beginning

Containing 42.657 acres, more or less.

EXHIBIT C
PAGE 2 OF 2

Included within the above described real estate are the following two parcels of REGISTERED LAND as described in Certificate of Title Number ~~145041~~ ¹⁴⁴⁵⁴⁶ of the Hamilton County, Ohio Registered Land Records, to wit:

PARCEL A

Situate in Section 10, Town 2, Entire Range 1, Colerain Township, Miami Purchase, and being part of Lot No. 5 of the Subdivision of lands by the Heirs of Jess B. Bevis, as recorded in Plat Book 14, Page 49 of the Hamilton County, Ohio Records, and being more particularly described as follows:

Beginning at a point in the center line of Colerain Road (U.S. Route 27) at the northwesterly corner of said Lot 5 (said point being also the southwesterly corner of Lot 4 and the southeasterly corner of Lot 2 of said subdivision) and the center line of a private roadway; thence along the northerly line of said Lot 5 and the center line of said roadway, North 78° 10' East 410.36 feet; thence South 29° 24' East, 418.42 feet to the southeasterly corner of said Lot 5; thence along the southerly line of Lot 5, North 87° 29' West, 225.09 feet; thence North 29° 20' West, 152.83 feet; thence South 78° 10' West, 231.28 feet to a point in the center line of Colerain Road (U.S. Route 27), said point lying 641.45 feet northwardly from the center line of Bevis Lane as measured along the center line of Colerain Road; thence along the center line of Colerain Road, North 23° 40' West, 201.65 feet to the place of beginning. 2.7058 acres.

PARCEL B

Situate in Section 10, Town 2, Entire Range 1, Colerain Township, Miami Purchase, and being part of Lot No. 5 of the Subdivision of lands by the heirs of Jesse B. Bevis, as recorded in Plat Book 14, Page 49 of the Hamilton County, Ohio Records, and more particularly described as follows:

Beginning at a point in the center line of Colerain Road (U.S. Route 27) at the southwesterly corner of said Lot 5 (said point lying 561.45 feet northwardly from the center line of Bevis Lane as measured on the center line of Colerain Road); thence along said center line of Colerain Road, North 23° 40' West, 80.00 feet; thence North 78° 10' East, 231.28 feet; thence South 29° 20' East, 152.83 feet to a point in the southerly line of said Lot 5; thence along said southerly line, North 87° 20' West, 269.41 feet to the southwesterly corner thereof and the place of beginning. 0.6086 acres.

EXHIBIT C
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EXHIBIT A

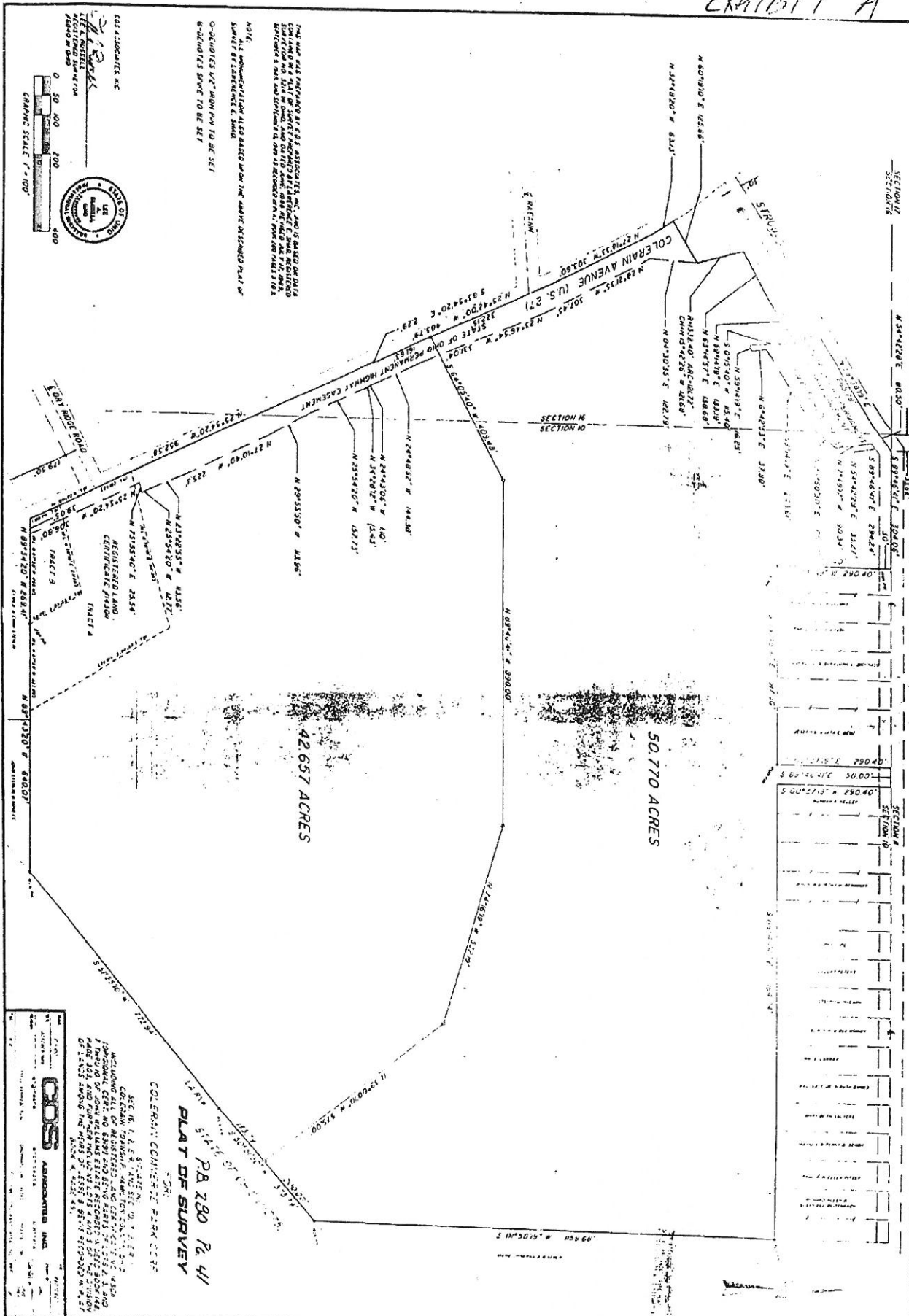


Exhibit B of
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RESOLUTION NO. 48-91

AMENDING RESOLUTION NO. 121190B,
RELATING TO TAX INCREMENT FINANCING

WHEREAS, the Board of Trustees, on December 11, 1990 passed Resolution No. 121190B, declaring that Hamilton County Auditor numbers 510-114-1 and 510-114-101 are subject to tax increment financing under the provisions of O.R.C. Section 5709.73, et seq.; and

WHEREAS, the Township and the Owner/Developer of said parcels have been unable to reach a mutually acceptable agreement as to exact nature of the improvements to the property, to be financed by tax increment financing; and

WHEREAS, in the absence of such an agreement, the tax increment financing arrangement on the parcel presently improved by buildings and other improvements (i.e., 510-114-101) cannot proceed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF COLERAIN TOWNSHIP, HAMILTON COUNTY OHIO;

1. The Board hereby amends Resolution No. 121190B to delete Hamilton County Auditor's Permanent Parcel No. 510-114-101, the legal description of which is attached hereto as Exhibit A, for the purpose of removing said parcel from the tax increment financing arrangement said forth in that resolution.

2. The resolution as it relates to Hamilton County Auditor's Permanent Parcel No. 510-114-1 (the undeveloped parcel) shall remain in full force and effect, and nothing contained herein shall be construed to alter, amend, or rescind said Resolution No. 121190B as it relates to Parcel Number 510-114-1.

ADOPTED IN REGULAR SESSION THIS 10th DAY OF DECEMBER, 1991.

Board of Trustees,
Colerain Township
Hamilton County, Ohio

Robert W. Coker
Clifford W. Sauer
Joseph R. Holterman

ATTEST:

Kathy J. Mohr
Kathy J. Mohr, Clerk

LEGAL DESCRIPTION
PARCEL I

EXHIBIT A

Situate in Sections 10 and 16, Town 2, Entire Range 1, Miami Purchase, Township of Colerain, County of Hamilton, and State of Ohio, and including parts of Lots Numbered 2, 3, 7, 8, 9 and 10 of the John Williamson Estate as recorded in Deed Book 148, Page 303 of the Hamilton County, Ohio Records, and including all of Lots Numbered 4 and 5 of the Subdivision of the Heirs of Jesse B. Bevis, Deceased as recorded in Plat Book 14, Page 49 of the Hamilton County, Ohio Records, and being more particularly described as follows:

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- 3) N. 25° 42' 00" W., a distance of 161.63

Thence departing said centerline of Colerain Avenue (U.S. 27) and along the following eight (8) courses and distances:

- 1) N. 64° 05' 40" E., a distance of 409.48 feet to a point
- 2) S. 89° 46' 41" E., a distance of 890.00 feet to a point
- 3) S. 74° 16' 19" E., a distance of 532.19 feet to a point
- 4) S. 39° 00' 10" E., a distance of 575.00 feet to a point in the limited access right-of-way line of I-275
- 5) along said right-of-way line, S. 50° 51' 30" W., a distance of 173.79 feet to an angle point
- 6) continuing with said right-of-way line, S. 51° 25' 10" W., a distance of 772.94 feet to a northeasterly corner to the aforementioned Stehlin tract
- 7) with the northerly line of said Stehlin tract, N. 89° 43' 20" W. (N. 87° 29' W., R. L.), a distance of 640.07 feet to an angle point
- 8) continuing with said northerly line, N. 89° 34' 20" W. (N. 87° 20' W., R. L.), a distance of 269.41 feet to the point of beginning

Containing 42.657 acres, more or less.

Included within the above described real estate are the following two parcels of REGISTERED LAND as described in Certificate of Title Number ~~14241~~ of the Hamilton County, Ohio Registered Land Records, to wit:

PARCEL A

Situate in Section 10, Town 2, Entire Range 1, Colerain Township, Miami Purchase, and being part of Lot No. 5 of the Subdivision of lands by the Heirs of Jesse B. Bevis, as recorded in Plat Book 14, Page 49 of the Hamilton County, Ohio Records, and being more particularly described as follows:

Beginning at a point in the center line of Colerain Road (U.S. Route 27) at the northwesterly corner of said Lot 5 (said point being also the southwesterly corner of Lot 4 and the southeasterly corner of Lot 2 of said subdivision) and the center line of a private roadway; thence along the northerly line of said Lot 5 and the center line of said roadway, North 78° 10' East, 410.36 feet; thence South 29° 24' East, 416.42 feet to the southeasterly corner of said Lot 5; thence along the southerly line of Lot 5, North 87° 29' West, 225.09 feet; thence North 29° 20' West, 152.83 feet; thence South 78° 10' West, 231.28 feet to a point in the center line of Colerain Road (U.S. Route 27), said point lying 641.45 feet northwardly from the center line of Bevis Lane as measured along the center line of Colerain Road; thence along the center line of Colerain Road, North 23° 40' West, 201.65 feet to the place of beginning. 2.7056 acres.

PARCEL B

Situate in Section 10, Town 2, Entire Range 1, Colerain Township, Miami Purchase, and being part of Lot No. 5 of the Subdivision of lands by the heirs of Jesse B. Bevis, as recorded in Plat Book 14, Page 49 of the Hamilton County, Ohio Records, and more particularly described as follows:

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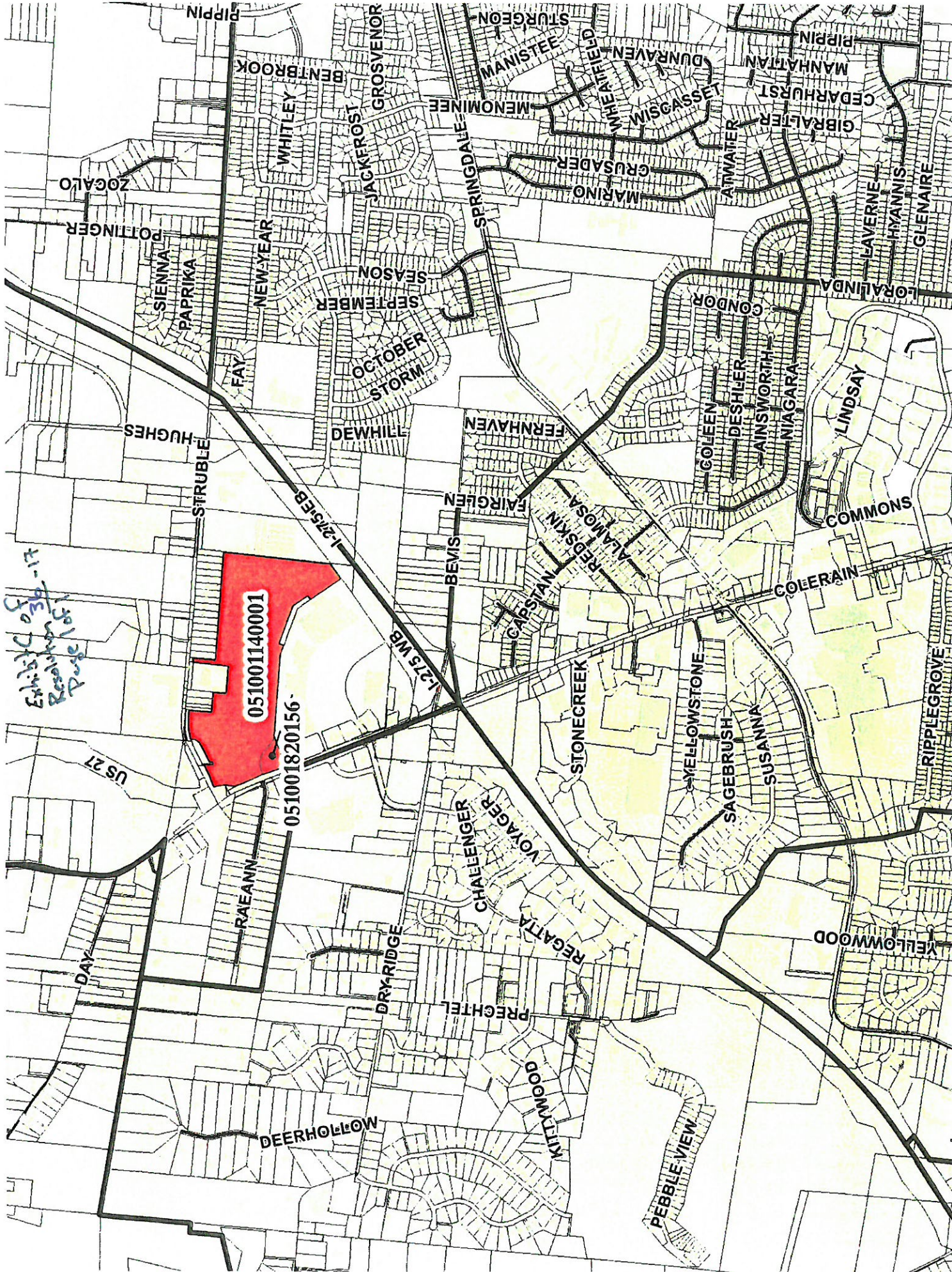


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