

First Reading: September 19, 2017
Second Reading: Dispensed

RESOLUTION NO. 2017 - 102

A RESOLUTION AMENDING RESOLUTION 88-71, DECLARING TO BE A PUBLIC PURPOSE ADDITIONAL PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF THE QUANTUM CHEMICAL CORPORATION PROJECT, DISPENSING WITH THE SECOND READING AND DECLARING AN EMERGENCY

WHEREAS, on December 30, 1988, the Board of Township Trustees of Sycamore Township, Ohio passed Resolution 88-71 declaring to be a public purpose certain public improvements which were necessary for the further development of the Quantum Chemical Corporation project; and

WHEREAS, effective December 13, 2001, the Ohio General Assembly amended Ohio Revised Code § 5709.73, allowing a Board of Township Trustees that adopted a resolution under that section prior to July 21, 1994 to amend that resolution to include additional public infrastructure improvements; and

WHEREAS, the Board of Township Trustees has entered into a hold harmless agreement with the Board of Education of the Princeton City School District and the Great Oaks Joint Vocational School District; and

WHEREAS, the Board of Township Trustees of Sycamore Township, Ohio desires to amend Resolution 88-71 in order to declare to be a public purpose certain further public improvements which are necessary for the further development of the Kenwood Towne Center project;

NOW THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Sycamore Township, State of Ohio:

SECTION 1.

That this Board hereby finds and declares that certain public improvement in the township, to wit: the planning, design, approval, and construction of parking facilities and means of ingress and egress to such facilities along with real property interests in order to construct and maintain such facilities; the planning, design and construction of public street improvements and access roads including pavements, walkways, traffic control devices, retaining walls, and alterations to existing streets and roadways; 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, and any replacement of overhead utilities with underground utilities; the planning, design, approval and construction related to any relocation of streams, creeks and waterways; the preparation of plans for land use in the area; the creation, purchase and/or enhancement of public service facilities, equipment and vehicles, the creation, purchase and/or enhancement of emergency services facilities, vehicles and equipment, the creation or enhancement of any parks, buffer areas, landscaping and open areas necessary for ensuring the compatibility of land uses; environmental remediation; land acquisition, including acquisition in aid of industry, commerce, distribution, or research; demolition, including demolition on private property when determined to be necessary for economic development purposes and the purchase of property, rights of way and easements or other rights in property necessary for the completion of the Public Improvements, are necessary for the further development of the Quantum Chemical Corporation project as that project is set forth in Resolution 88-71.

SECTION 2.

That this Board therefore declares such public improvements to be a public purpose for a period of thirty years (subject to earlier termination upon the retirement of tax increment debt), commencing on the date of Resolution 88-71.

SECTION 3.

That this Board further finds and declares that the parcels of land contained within Resolution 88-71 for the Quantum Chemical Corporation project will benefit from such public improvements and hereby exempts from real property taxation any further improvements occurring after the date of Resolution 88-71 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 which service payments shall be made by the owners of the parcels of land described in Resolution 88-17.

SECTION 5.

By unanimous vote of all of its members, any requirement that this resolution be read on two separate days is hereby waived and passage of this resolution is authorized upon its first reading.

SECTION 6.

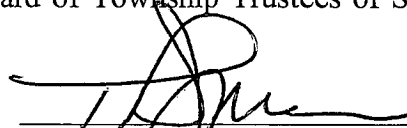
This resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the township. The reason for the emergency is to provide for

safe streets and roads in the township the acquisition of emergency vehicles, and the timely construction of buffer areas and recreation facilities in the township and other public improvements.

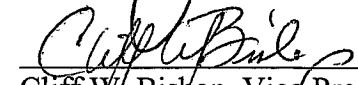
VOTE RECORD:

Mr. Bishop AYE Mr. Connor AYE Mr. Weidman AYE

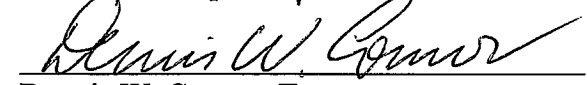
PASSED at the meeting of the Board of Township Trustees of Sycamore Township this 19th day of September, 2017.



Thomas J. Weidman, President



Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

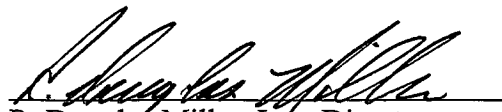
AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Clerk of Sycamore Township this 19th day of September, 2017.



Robert C. Porter III, Clerk

APPROVED AS TO FORM:



R. Douglas Miller, Law Director