

First Reading: October 19, 2017
Second Reading: dispensed

RESOLUTION NO. 2017 - //7

**A RESOLUTION AMENDING RESOLUTION 88-71 TO EXTEND THE EXEMPTION
OF IMPROVEMENTS FOR AN ADDITIONAL FIFTEEN YEARS AND DISPENSING
WITH A SECOND READING**

WHEREAS, the Board of Township Trustees (the “Board”) of Sycamore Township, Hamilton County, Ohio (the “Township”) has previously adopted Resolution No. 88-71, on December 30, 1988, as amended by Resolution No. 2017-102, adopted September 19, 2017, which declared certain improvements in the Township to be a public purpose and exempted certain property from taxation;

WHEREAS, the Township and or respective property owners have filed the required Department of Taxation and Equalization exemption applications for the properties set forth on in Resolutions 88-71 and 2017-102, copies of which are attached hereto, which have been approved for exemption by the Tax Commission of the State of Ohio;

WHEREAS, according to the 2010 Census, Sycamore Township, Hamilton County, Ohio has a population of 19,767;

WHEREAS, this Board has determined it will be in the best interest of the Township and its citizens to extend the exemption from real property tax of certain improvements in the Township and that the extension of such exemption will be consistent with the economic development plans of the Township in furtherance of the goals set forth in the Township’s economic development and strategic plan;

WHEREAS, notice has been provided to the Board of Education of the Indian Hill Exempted Village School District, the Great Oaks Institution of Technology and Career Development, and the Board of County Commissioners of Hamilton County, Ohio of this Board’s intent to extend the exemption from real property tax of improvements to those parcels set forth on the Resolutions attached hereto; and

WHEREAS, the Board of Township Trustees of Sycamore Township have entered into a hold harmless agreement with the Princeton City School District and the Great Oaks Joint Vocation School District

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

SECTION 1. That this Board hereby authorizes and approves the extension of the real property tax exemption granted by Resolution No. 88-71, as amended by Resolution No. 2017-102, pursuant to Ohio Revised Code Section 5709.73, for the property set forth in the attached Resolutions, for an additional

period of fifteen years, as provided by Ohio Revised Code Section 5709.73 (L).

SECTION 2.

That the Fiscal officer is hereby directed to file a copy of this Resolution with the Indian Hill Exempted Village School District, the Great Oaks Joint Vocational School District, the Hamilton County Auditor, the Board of County Commissioners of Hamilton County, Ohio, the Tax Commissioner of the State of Ohio and the Ohio Department of Development.

SECTION 3.

That the Township Administrator, the Fiscal Officer and any other Township Official is hereby authorized, upon approval of legal counsel, to provide, complete, execute and deliver any forms or documents required by the County Auditor or the Tax Commissioner to effectuate the intent of this Resolution and the extension of the exemption.

SECTION 4.

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

SECTION 5.

That it is found and determined that all formal actions of the Board concerning and relating to the adoption of this resolution were adopted in an open meeting of the Board; and that all deliberations of the Board and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

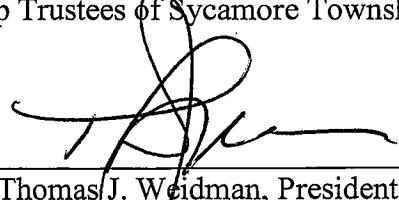
SECTION 6.

This Resolution shall take effect at the earliest date permitted by law.

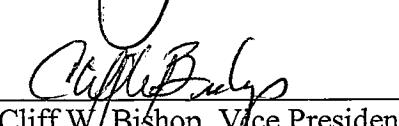
VOTE RECORD:

Mr. Bishop Aye Mr. Connor Aye Mr. Weidman Aye

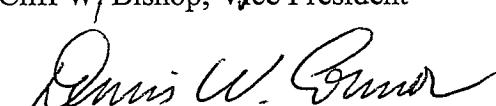
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 19th day of October, 2017.



Thomas J. Weidman, President



Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

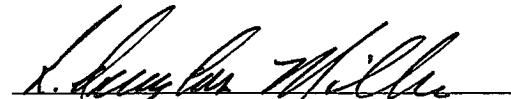
AUTHENTICATION

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



Robert C. Porter III, Fiscal Officer
Sycamore Township, Ohio

APPROVED AS TO FORM:


R. Douglas Miller, Law Director

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

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 Trustees of Sycamore Township:

Section 1. That this Board hereby finds and declares that certain public improvements, to wit: reconstruction and widening of East Kemper Road between the east and west corporation lines of Sycamore Township; road improvements on collector streets off of East Kemper Road, such as Snider, Solzman, Deerfield, etc.; intersection improvements at Snider, Solzman and Goldcoast, including traffic control lanes, signalization, lighting, etc.; and relative right-of-way and infrastructure improvements, such as surface drainage, storm water retention and sanitary sewers, and replacement of existing overhead utilities with underground utilities; and other improvements related to the above, and as are indicated in the final engineering plans, are necessary for the further development of the parcels of land described in Exhibit "A", attached to this Resolution.

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 in Exhibit "A" will benefit from such public improvements, and hereby 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 in Exhibit "A", 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.

Section 6. 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 7. That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed this 30th day of December, 1988.

Thomas G. Eberhard
Thomas G. Eberhard

Cletus L. McDaniel
Cletus L. McDaniel

Robert L. Schuler
Robert L. Schuler

ATTEST:

Frank J. D'Andrea, Clerk
Frank J. D'Andrea, Clerk

Approved as to form:

Kenneth J. Schneider
Kenneth J. Schneider
Township Attorney

CERTIFICATION

The undersigned, Clerk of Sycamore Township, hereby certifies this to be a true and exact copy of Resolution No. 1988-71, adopted by the Trustees of Sycamore Township on December 30, 1988.

Frank J. D'Andrea, Clerk
Frank J. D'Andrea, Clerk

12/30/88

From ~~Under~~ ~~politan~~ :

Parcel 1 (Emery Building):

Situated in Section 6, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio and being all of Lot 2 of Block B, Northlake Office Center as recorded in Plat Book 244, Page 68, Hamilton County, Ohio Records.

Parcel 2 (USI Building):

Situated in Section 6, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio and being all of Lot 3 of Block A, Northlake Office Center as recorded in Plat Book 242, Page 31 and re-recorded in Plat Book 243 Page 83 Hamilton County, Ohio Records.

Parcel 3:

Situated in Section 1, Town 3, Entire Range 2, and Section 6, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio and being all of Lots 1 and 4 of Block B, Northlake Office Center as recorded in Plat Book 244, Page 68, Hamilton County, Ohio Records.

Parcel 4: - Registered Land Certificate of Title No 123495

Situate in Section 1, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and more particularly described as follows:

Beginning at a point in the centerline of East Kemper Road, which point lies South 77 degrees 08' East 596.93 feet from the intersection of the said centerline of East Kemper Road with the centerline of Goldcoast Drive; thence from said point of beginning, with the centerline of East Kemper Road, South 77 degrees 08' East 100.00 feet to a point; thence South 5 degrees 52' West 230.00 feet to a point, thence North 77 degrees 08' West 100.00 feet to a point; thence North 5 degrees 52' East 230.00 feet to a point in the centerline of East Kemper Road and the place of beginning.

72-68051

Parcel 5:

Situated in Section 1, Town 3, Entire Range 2, Miami Purchase, Sycamore Township, Hamilton County, Ohio, and known as part of Lot 3 of Wm. Clark's Estate as shown in Plat Book 3, Page 185 of the Plat Records of Hamilton County, Ohio, and particularly described as follows:

Beginning at a point in the center line of Kemper Road 1831.50 feet South 82 degrees East from the intersection of Kemper Road and the

West line of Section 1; thence South 82 degrees East along the center line of Kemper Road a distance of 100.0 feet; thence South 1 degree West 230.0 feet to a stake; thence North 82 degrees West 100.0 feet to a stake; thence North 1 degree East 230.0 feet to the point of beginning.

The foregoing property is now described in a survey by Abercrombie and Associates dated June 28, 1985 as follows:

Situate in Section 1, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio, and being part of Lot 3 of William Clark's Estate as

72-68052

recorded in Plat Book 3, Page 185 of the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at a point in the centerline of East Kemper Road, S. 77 degrees 08' E. 496.93 feet from the centerline intersection of said East Kemper Road and Gold Coast Drive; thence with the centerline of said East Kemper Road S. 77 degrees 08' 00" E. 100.00 feet to the northwest corner of Registered Land Certificate No. 123441 thence with the west line of said Registered Land Certificate No. 123441, S. 5 degrees 52' 00" W. 230.00 feet to a point in the north line of Lot 1 of North Lake Office Center, Block "B" as recorded in Plat Book 244, Page 68 of the Hamilton County, Ohio Recorder's Office, thence with the north line of said Lot 1, N. 77 degrees 08' 00" W. 100.00 feet to a point, thence N. 5 degrees 52' 00" E. 230.00 feet to the place of beginning.

From Bitter

Situated in Section 6, Town 4, Entire Range 1,
Miami Purchase, Sycamore Township, Hamilton
County, Ohio, and more particularly described as
follows:

From an old stone at southwest corner of Lot 5 on
plot of partition of Estate of Wm. Clark, in Case
30848 Common Pleas Records, measure North 4
Degrees 19 minutes 30 seconds East, one thousand
nine hundred thirty five and 65/100 (1935.65)
feet along the East line of said Lot 5 to a
point; thence south 86° 7' West 297.11 feet to a
point and the point of beginning; thence
continuing south 86° west for 182.18 feet to the
easterly line of a proposed roadway; thence along
the easterly line of said roadway North 3° 35'
East 200 feet to an old stone; thence North 86°
7' East in the grantor's line 478.50 feet to the
northeast corner of said Lot 5; thence South 4°
19' 30" West 19.17 feet to a point; thence along
a line in a southwesterly direction 369.14 feet
to the place of beginning.

From W. L. der -

Being in Section 6, Township 4, Entire Range 1 of the Miami Purchase and in Section 1, Township 3, Entire Range 2 of the Miami Purchase, and being more particularly described as follows:

Beginning at the northeast corner of Lot 5 of the subdivision of William Clark Estate in Section 6, said subdivision being recorded in Plat Book 3, Page 105; thence South 83°3' West 480 feet to a stone monument at a northwest corner of Lot 5 and on the east line of a 30 foot private roadway; thence North 1°25' East with said roadway 554.40 feet to a stone monument on the north line of said section; thence South 83°West with said section line 20 feet to a stone monument; thence North 1° East with said 30 foot private roadway 318.40 feet to the center line of Kemper Road in Section 1; thence South 69°22' East with said center line 536.70 feet to the northeast corner of the Grantor's property; thence South 2°19' West 623.50 feet to the beginning. Containing 8.34 acres of ground and being subject to all legal highways.

Subject to a Sewer Easement 16 feet in width as recorded in Plat Book 198, page 2-3 of of the Hamilton County, Ohio Records and an Agreement as to Sewer as recorded in Release Book 176, page 928 of the Hamilton County, Ohio Records, and subject to real estate taxes and installments of assessments, if any, not delinquent on the date hereof, all of which the grantee assumes and agrees to pay.

From Nickels:-

Situated in Section 6, Town 4, Entire Range 1, and in Section 1, Town 3, and Entire Range 2, M. R., Sycamore Township, Hamilton County, Ohio and more particularly described as follows:

Beginning at a point in the center line of East Kemper Road where it is intersected by the west line of Kempernoll Subdivision, Block A, as recorded in Plat Book 63, Page 7, Recorder's Office; thence along the center line of East Kemper Road, north $64^{\circ}51'56''$ West, 11.35 feet to the true place of beginning for this description:

Thence from said beginning point along the center line of East Kemper Road, north $64^{\circ}51'56''$ West, 577.65 feet to a point at the Grantor's northwest corner; thence with Grantor's west line, South $6^{\circ}48'45''$ West, 645.50 feet; thence North $58^{\circ}10'34''$ East 404.62 feet; thence North $52^{\circ}27'56''$ East 201 feet; thence North $58^{\circ}10'34''$ East 113.38 feet to the place of beginning.

Containing 4.13 acres and being subject to all legal highways and subject to an easement for highway purposes at the northeast corner.

Subject to a Utility Easement as recorded in Deed Book 3387, page 823 of the Hamilton County, Ohio Records and a Utility Easement as recorded in Deed Book 3324, page 343 of the Hamilton County, Ohio Records.

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.

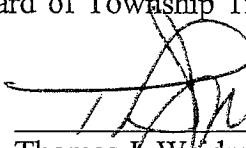
This resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the township. The reason for the emergency is to provide for

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.

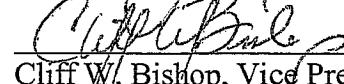
VOTE RECORD:

Mr. Bishop Aye Mr. Connor Aye Mr. Weidman Aye

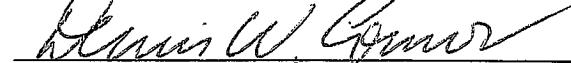
PASSED at the meeting of the Board of Township Trustees of Sycamore Township this 19th day of September, 2017.



Thomas J. Weidman, President



Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

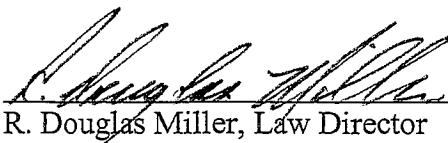
AUTHENTICATION

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