

**FAIRFIELD TOWNSHIP
RESOLUTION 20-190**

**RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC
IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT
OF CERTAIN PARCELS WITHIN THE TOWNSHIP AND AUTHORIZING THE
EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX
INCREMENT EQUIVALENT FUND**

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 of Trustees (the "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 but not limited to substantial road and other infrastructure improvements; and

WHEREAS, this Board has caused notice to be given to the Fairfield City Local School District Board of Education, of this Board's intention to consider this Resolution for adoption and that this Board and the Fairfield City Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73 (B) of the Ohio Revised Code. Fairfield City Local School District has by resolution adopted on November 5, 2020, approved the tax increment financing and the exemption of the further improvements for 30 years up to 100% for the property described in Exhibit "A" attached hereto and waived its right to the forty-five (45) business days' notice prior to the adoption of this Resolution pursuant to ORC 5709.73 (D);

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Fairfield Township, County of Butler, State of Ohio:

SECTION 1. That this Board hereby finds and declares that certain public improvements in the Township, to wit: The planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including but not limited to water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; 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, are a public purpose and that those Public Improvements are necessary 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 "Bridgewater TIF" site), but excluding

any and all residential property located within Exhibit "A", 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 Fairfield Township.

SECTION 2. One Hundred Percent (100%) of the increase in the assessed value of the property in the Bridgewater site after the effective date of this resolution shall be a public purpose and shall be exempt from real property taxation subject to a parcel-by-parcel "rolling" thirty (30) year TIF exemption (the "TIF Exemption"), for which the "rolling" build-out-period shall be ten (10) years, with the TIF Exemption for each parcel commencing the earlier of (i) the first tax year in which there is an increase in fair market value of at least \$100,000 on the parcel, or (ii) tax year 2030, whichever occurs first. The TIF Exemption shall end for each parcel the earlier of (i) 30 years after such commencement or (ii) the date on which the Township can no longer require service payments in lieu of taxes.

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 Butler County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention 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 Fairfield Township 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 Improvement or to make payments to the Fairfield City School District pursuant to the Tax Incentive Agreement referred to in the third Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.

SECTION 5. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Butler County.

SECTION 6. That this Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7. This Resolution shall take effect at the earliest period allowed by law.

BE IT FURTHER RESOLVED that this Board upon majority vote does hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorizes the adoption of this resolution upon its first reading.

BE IT FURTHER RESOLVED that this resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

_____seconded the Motion to adopt the **RESOLUTION**.

Board of Trustees

Shannon Hartkemeyer:

Joe McAbee:

Susan Berding:

Vote of Trustees

yes

yes

yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer, this 18th day of November, 2020.

ATTEST:

Shelly Schultz

Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

L. E. Barbieri

Lawrence E. Barbieri, Township Law Director

Exhibit A

Property Description for Expanded Project Site

See Attached Descriptions for Expanded Project Site on Parcel Numbers:

A0300-026-000-090



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

6105 Centre Park Drive
West Chester, OH 45069
phone 513.779.7851
fax 513.779.7852
www.kleingers.com

Legal Description
Rezone
10.752 Acres

Situated in Section 20 and 26, Town 2, Range 3, BTM, Fairfield Township, Butler County, Ohio and being part of a 27.499 acre (deed) tract of land conveyed to First Church of God of Hamilton Ohio in O.R. 6308 Pg. 2104, the boundary of which being more particularly as follows:

Beginning at the southwest corner of Section 20,

Thence N89°39'49"W a distance of 361.28 feet;

Thence N00°20'11"E a distance of 702.48 feet;

Thence S09°37'50"E a distance of 158.63 feet;

Thence S88°59'00"E a distance of 200.02 feet;

Thence N89°42'41"E a distance of 305.71 feet;


Thence S00°17'19"E a distance of 700.00 feet;

Thence S89°42'41"W a distance of 310.70 feet to the Point of Beginning;

Containing 10.752 acres of land, more or less.

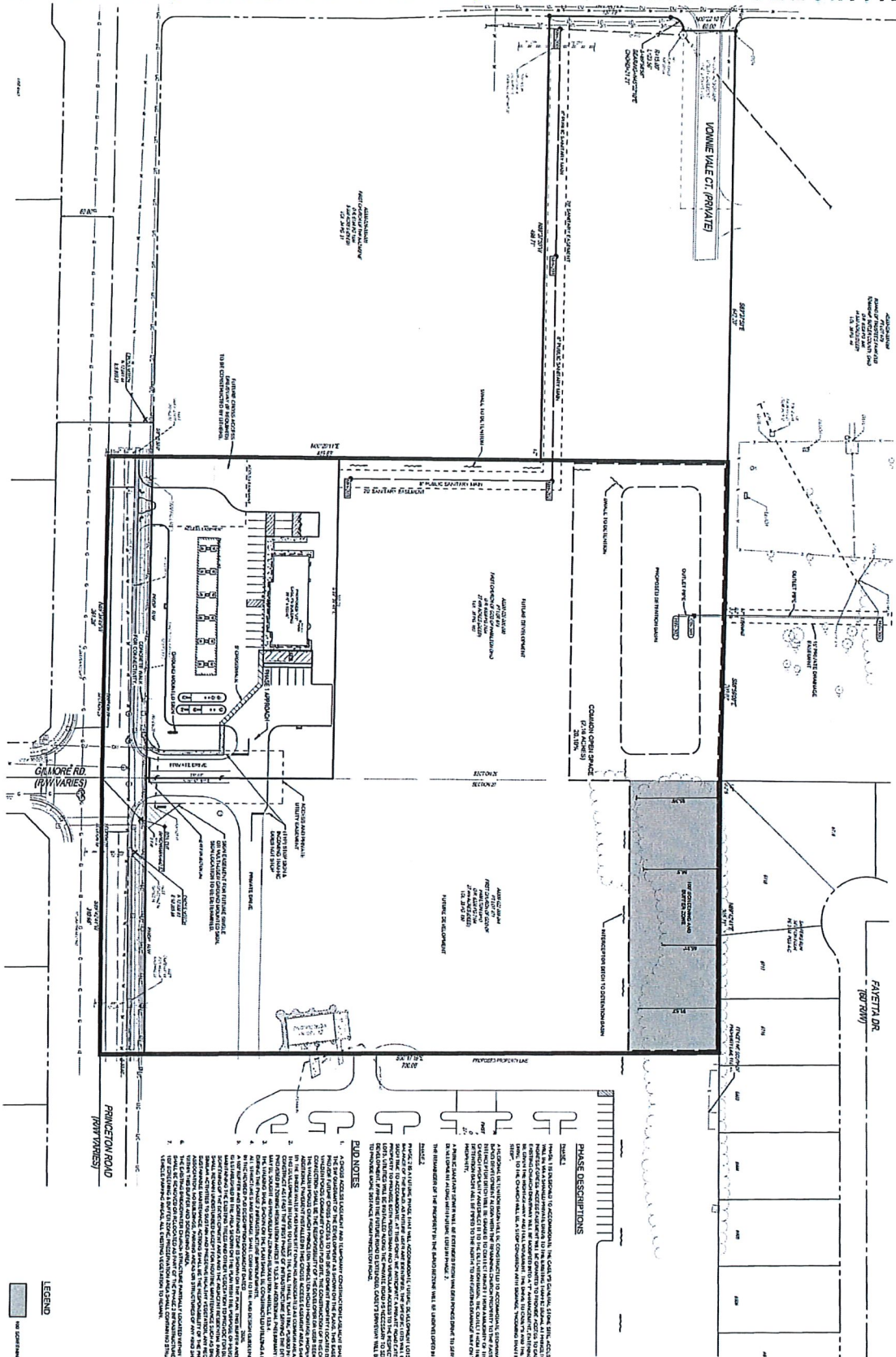
Bearings are based on the south line of the survey recorded in Vol. 35 Pg. 100 being S89°42'41"W.

The above description is based on record information and is for zoning purposes only.


Randy C. Wolfe
Ohio Professional Surveyor No. 8033

1/16/2020
Date





PHASE DESCRIPTIONS

[illegible]

PUD NOTES

[illegible]

INTERESTINGLY, UTILITIES ARE PLOTTED FROM A COMBINATION OF AIRMAIL (NEEDED INFORMATION ON A SURE-IDE) INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE NECESSARY. PRECISE LOCALIZATION AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE CONSTRUCTION UTILITY PROTECTION SERVICE AT 1-800-555-5455 BEFORE ANY FORM OF EXCAVATION OR CONSTRUCTION ACTIVITY.

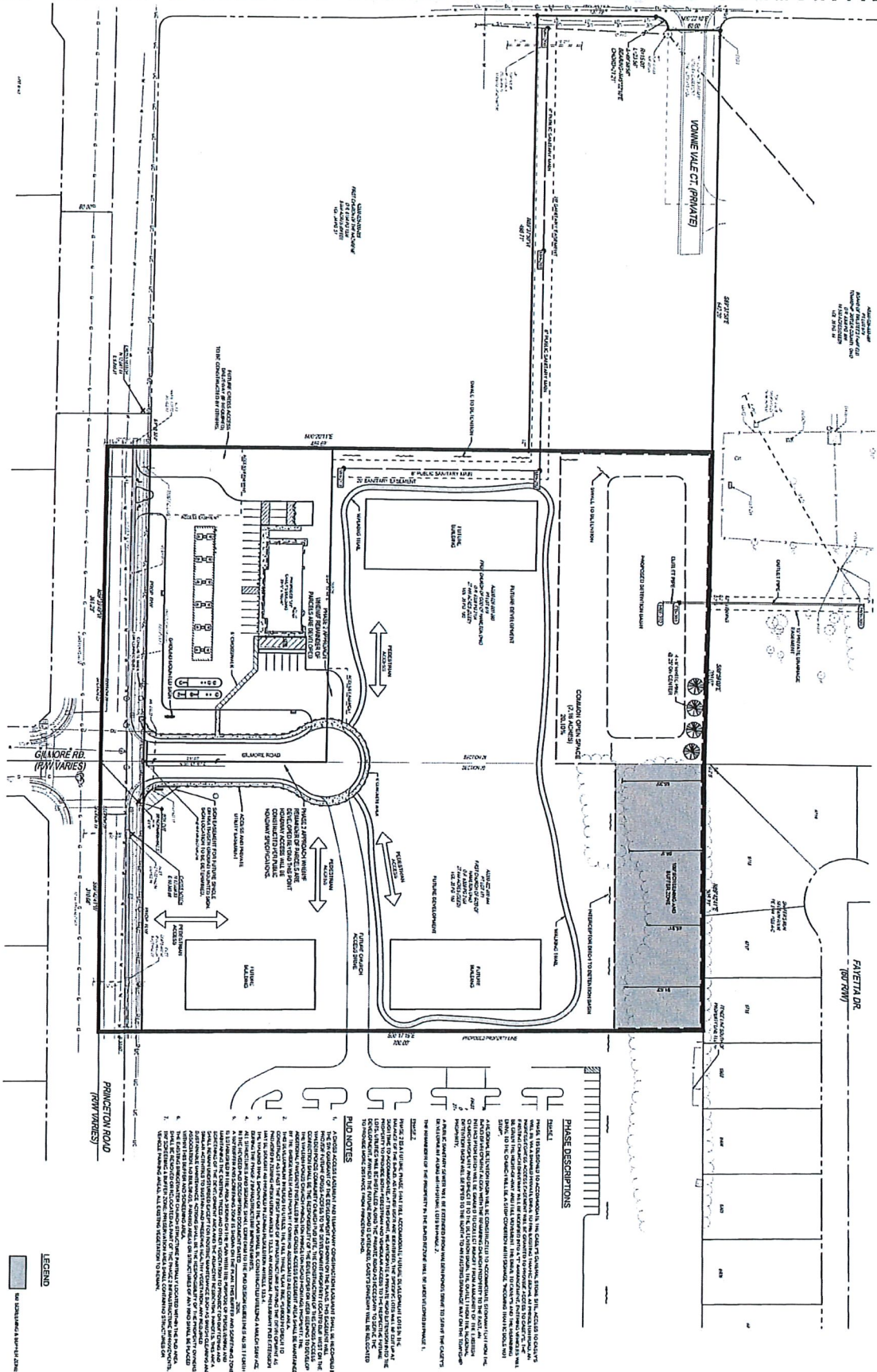


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**PHASE 1 - PUB
PLAN (PRIVATE
ROADWAY)**

100

 <p>THE KLEINGERS GROUP</p> <p>ONE, UNIVERSITY BUILDING LANSING ARCHITECTURE</p> <p>www.kleingers.com 812 GLEN ROAD BIRMINGHAM, AL 35203 817.747.7611</p>	<p>BRIDGEWATER CHURCH</p> <p>PRELIMINARY PUD</p> <p>FAIRFIELD TOWNSHIP</p> <p>BUTLER COUNTY, OHIO</p>
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NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMBINATION OF AVAILABLE RECORD INFORMATION AND AS SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE EXACTLY THE SAME LOCATIONS AND DEPTHS. EXISTENCE OR VARIATION PLACES OF UNDERGROUND UTILITIES CANNOT BE VERIFIED WITHOUT THE NECESSARY UTILITY PROTECTION SERVICES. THIS IS NOT BEING OFFERED AS A MEANS OF EDUCATION OR CONSTRUCTION ACTIVITY.



**PHASE 2 - PUD
PLAN (PUBLIC
ROADWAY)**

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