

**FAIRFIELD TOWNSHIP
RESOLUTION 22-158**

**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 School District Board of Education, of this Board's intention to consider this Resolution for adoption and that this Board and the Fairfield City 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 School District has by resolution #22-111 adopted on December 8, 2022, 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 2032, 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.

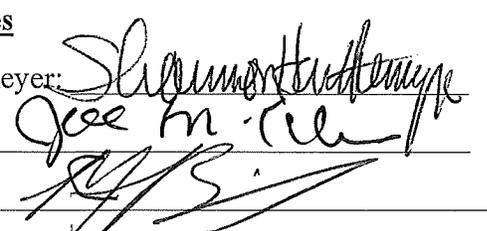
_____seconded the Motion to adopt the **RESOLUTION**.

Board of Trustees

Shannon Hartkemeyer: _____

Joe McAbee: _____

Michael Berding: _____



Vote of Trustees

yes

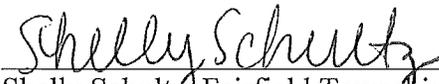
yes

yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed, and filed with the Fairfield Township Fiscal Officer, this 13th day of December 13, 2022.

ATTEST:



Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:



Lawrence E. Barbieri, Township Law Director

EXHIBIT A

Property Description for Expanded Project Site

See Attached Description for Expanded Project Site on Parcel Numbers:

A0300-172-000-001

A0300-172-000-002

CLOSURE: 11,566 ACRES

- Segment #1 : Line
North: 1200.0000' East: 10612.6798'
- Segment #1 : Line
Course: 1200.0000' Length: 50.00'
North: 1200.0000' East: 10612.6798'
- Segment #2 : Line
Course: 589.4241' Length: 310.441'
North: 1204.6393' East: 10302.8319'
- Segment #3 : Line
Course: 100.0710' Length: 211.100'
North: 1205.4594' East: 10302.6070'
- Segment #4 : Line
Course: 1221.5542' Length: 350.207'
North: 1204.2339'
- Segment #5 : Line
Course: 1270.0205' Length: 441.48'
North: 1204.2339' East: 9944.8531'
- Segment #6 : Line
Course: 589.2759' Length: 158.621'
North: 1202.0039' East: 10103.4618'
- Segment #7 : Line
Course: 589.5910' Length: 200.02'
North: 1205.4594' East: 10303.4553'
- Segment #8 : Line
Course: 1201.0486' Length: 513.44'
North: 1201.0486' East: 10816.8838'
- Segment #9 : Line
Course: 500.1719' Length: 700.00'
North: 1201.0486' East: 10820.1059'
- Segment #10 : Line
Course: 500.1719' Length: 207.45'
North: 1200.0000' East: 10712.6825'

Perimeter: 3152.20' Area: 11,566 Acres
Error Closure: 0.0027' Course: 582.51' 53'E
Error North: -0.00094' East: 0.00269

Precision: 1: 116751:1.1

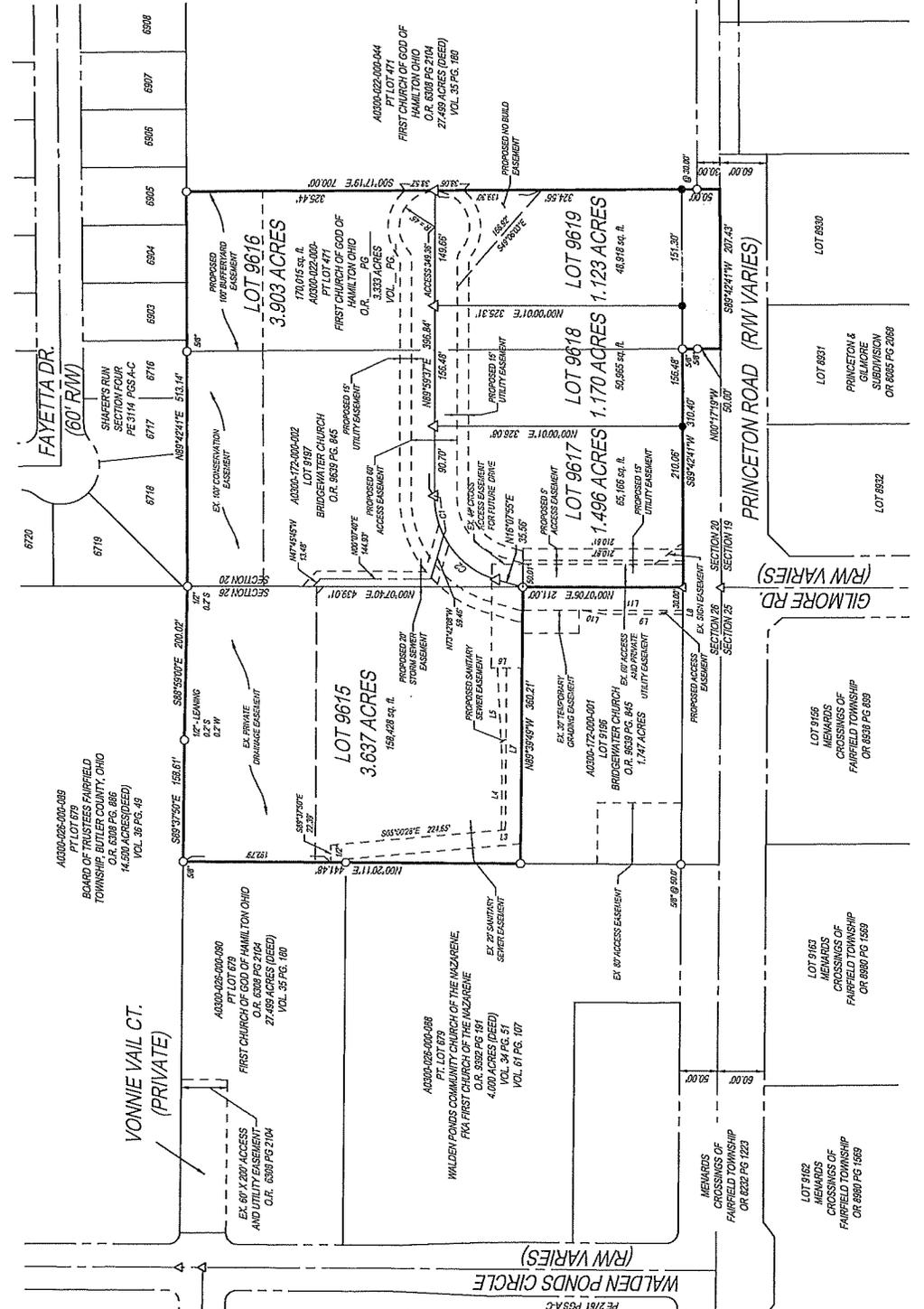
LINE	BEARING	DISTANCE
L1	N207°02'21"W	5.02
L2	S89°59'47"E	92.39
L3	N85°57'35"E	119.00
L4	S00°10'10"W	12.00
L5	N85°39'49"W	210.29
L6	N85°29'49"W	5.00
L7	N00°07'11"E	103.53
L8	N10°02'25"E	26.69
L9	S00°07'11"W	131.78

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON S.R. 35-100.

LEGEND

- △ MAG NAIL TO BE SET
- IRON PIN FOUND (SIZE AS NOTED)
- △ MAGNAIL FOUND
- RIGHT OF WAY BEING DEDICATED BY THIS PLAT



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	113.50	53.54	270°10'	S79°29'11"W	53.04
C2	113.50	146.33	72°52'04"	N53°05'57"E	136.40

AREA BREAKDOWN:

BUILDABLE LOTS = 11,239 ACRES
RIGHT OF WAY = 0.237 ACRES
TOTAL AREA = 11,586 ACRES

THE KLEINGERS GROUP
CIVIL ENGINEERING | www.kleingers.com
SURVEYING | 1015 Clinton Pk. Dr. | West Chester, OH 45388
LANDSCAPE ARCHITECTURE | 513.770.7851



NO. DATE DESCRIPTION
1 6-5-2022 RECORD PLAT - KPR
2 7-19-2022 UPDATED EASEMENTS -ARI

BRIDGEWATER CHURCH SUBDIVISION PHASE 2
INCLUDING A REPLAT OF LOT 9197 OF BRIDGEWATER CHURCH SUBDIVISION SECTIONS 20 & 26, T-2, R-3, 8TH FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

PROJECT NO: 180075VPR002
DATE: 6/8/2022
SCALE: 1" = 100'



SHEET NAME:

RECORD PLAT

SHEET NO. **2 OF 2**

- enter a parcel id -

Parcels (1 of 2 layers)

PARID: A0300172000001
CASEYS MARKETING COMPANY

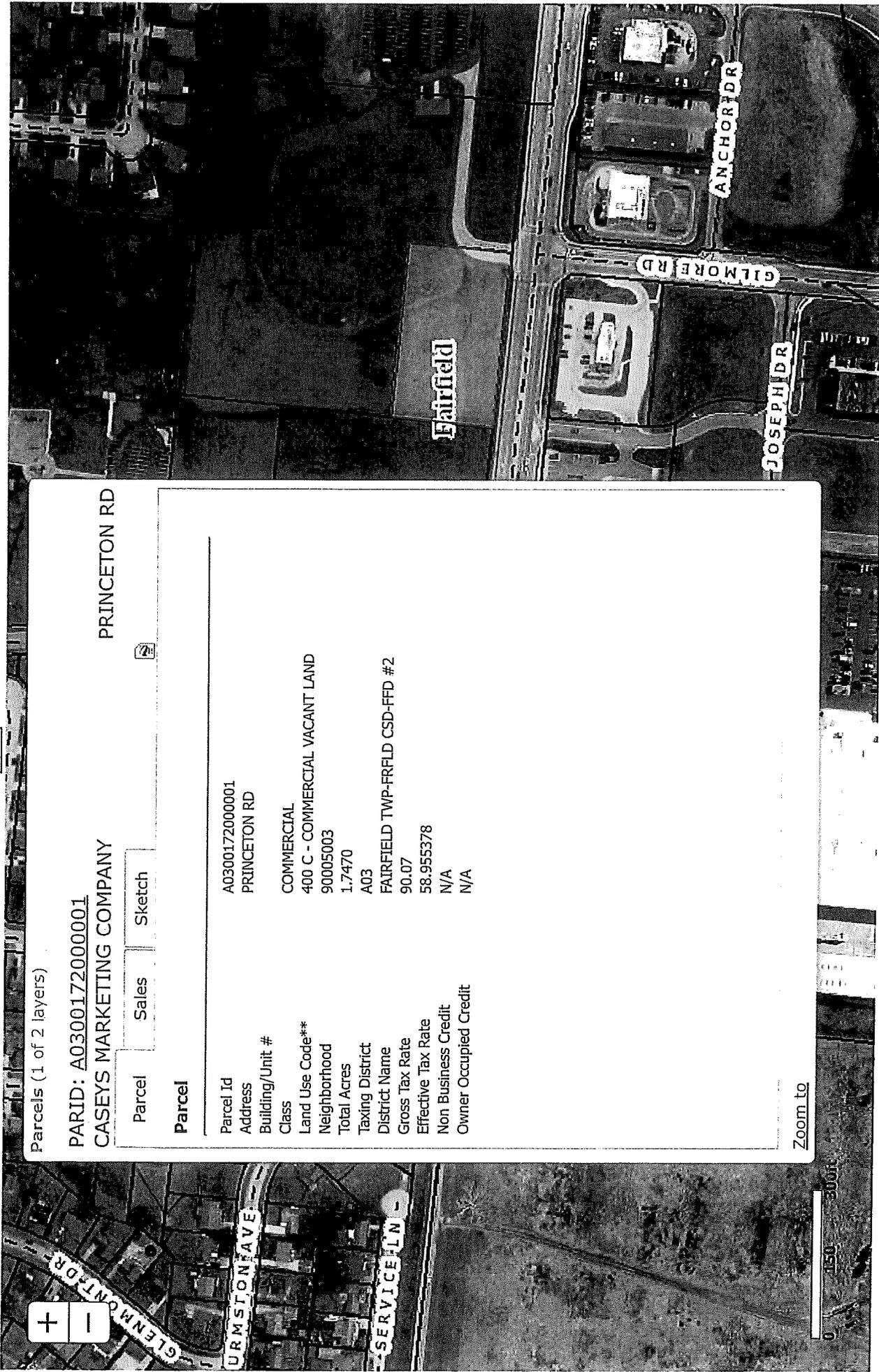
PRINCETON RD

Parcel Sales Sketch

Parcel

Parcel Id A0300172000001
 Address PRINCETON RD
 Building/Unit #
 Class COMMERCIAL
 Land Use Code** 400 C - COMMERCIAL VACANT LAND
 Neighborhood 90005003
 Total Acres 1.7470
 Taxing District A03
 District Name FAIRFIELD TWP-PRFLD CSD-FFD #2
 Gross Tax Rate 90.07
 Effective Tax Rate 58.955378
 Non Business Credit N/A
 Owner Occupied Credit N/A

Zoom to



- enter a parcel id -

Parcels (1 of 2 layers)

PARID: A0300172000002
BRIDGEWATER CHURCH

PRINCETON RD

Parcel | Sales | Sketch

Parcel

Parcel Id A0300172000002
 Address PRINCETON RD
 Building/Unit #
 Class EXEMPT
 Land Use Code** 685 E - CHURCHES ETC PUBLIC WORSHIP PRIVE
 Neighborhood 90005003
 Total Acres 8.2330
 A03
 Towing District FAIRFIELD TWP-RRFLD CSD-FFD #2
 District Name 90.07
 Gross Tax Rate 0
 Effective Tax Rate N/A
 Non Business Credit N/A
 Owner Occupied Credit

Zoom to

