

STATUTORY RESOLUTION NO. 17 - 2012

**RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN
THE WEST CHESTER TOWNSHIP BOARD OF TRUSTEES AND THE BOARD
OF THE NATIONAL VOICE OF AMERICA MUSEUM OF BROADCASTING
FOR THE DEVELOPMENT, MANAGEMENT, PROGRAMMING, USE, OPERATION, AND
MAINTENANCE OF THE VOICE OF AMERICA BETHANY RELAY STATION AND
APPLICABLE GROUNDS**

WHEREAS, Ohio Revised Code Section 505.10 permits a Board of Township Trustees, upon a unanimous vote of its members and by resolution, to authorize the transfer and conveyance of real property to any person upon whatever terms are agreed to between the Board and that person; and,

WHEREAS, the Township owns certain real property totaling approximately 22 acres and known as the Voice of America, including the Voice of America Bethany Relay Station building and land, obtained by Township with the assistance of the United States of America, by deed to Township dated November 23, 1998; and,

WHEREAS, the Property is subject to certain restrictions, terms, and conditions contained in the Deed and in the "Application for Obtaining Real Property for Historic Monument Purposes" and a "Program of Preservation and Utilization" accepted by the USA on October 8, 1998; and,

WHEREAS, in connection with financing certain improvements to the Facility, State of Ohio, acting by and through the Ohio Cultural Facilities Commission, and Township entered into a Cooperative Use Agreement dated May 8, 2009, as amended by First Addendum dated October 6, 2011 (collectively, the "CUA"). The CUA was approved by the General Services Administration of the USA, through its designee the National Park Service. The CUA permits Township to contract for the maintenance and operation of the Facility; and,

WHEREAS, on March 13, 2007 the West Chester Township Board of Trustees established the Board of the National Voice of America Museum of Broadcasting ("VOA Museum") and appointed inaugural members; and,

WHEREAS, the VOA Museum desires to provide for the development of the facility and applicable grounds as a cultural facility/special interest museum for the use and benefit of the general public; and,

WHEREAS, the West Chester Township Board of Trustees and the VOA Museum desire to enter into a Lease Agreement, subject to and effective upon receipt of approval from the Secretary of the Interior, United States Department of Interior, to provide for the development, management, programming, use, operation, and maintenance of the facility and applicable grounds as a cultural facility/special interest museum for the use and benefit of the general public as contemplated by the CUA and consistent with the Deed and Application, including the design, development, installation, and display of museum quality

exhibits, displays, demonstration, and models and equipment generally consistent with the Concept Master Plan and Operating and Business Plan submitted by VOA Museum and accepted by the West Chester Township Board of Trustees on May 26, 2009.


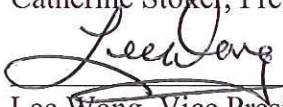
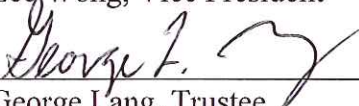
NOW THEREFORE, BE IT RESOLVED that the West Chester Township Board of Trustees does hereby agree to:

SECTION 1. Approve a Lease Agreement between the West Chester Township Board of Trustees and the National Voice of America Museum of Broadcasting in substantially the same form as attached subject to and effective upon date of approval from the Secretary of the Interior, United States Department of Interior or his designee for the development, management, programming, use, operation, and maintenance of the Voice of America Bethany Relay Station and applicable grounds.

SECTION 2. Authorize the Township Administrator to make non-substantive changes if necessary with Law Director approval.

SECTION 3. Authorize the Township Administrator to execute said lease agreement and all other necessary documents, and take all other actions as may be necessary to carry out this Resolution.

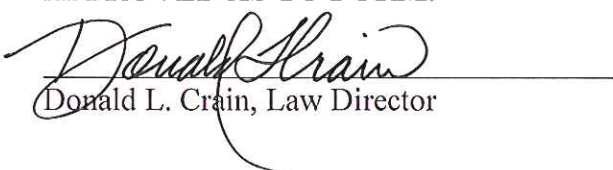
Adopted this 4th day of December, 2012.

 Catherine Stoker, President	<u>YES</u> Yes / No
 Lee Wong, Vice President	<u>Yes</u> Yes / No
 George Lang, Trustee	<u>YES</u> Yes / No

ATTEST:


Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:


Donald L. Crain, Law Director

Lease Agreement Attached