

RESOLUTION NO. 41 - 2004

RESOLUTION AMENDING RESOLUTION 13-90 BY REDUCING THE BOUNDARIES IN AN EXISTING TAX INCREMENT FINANCING DISTRICT FORMED PURSUANT TO SECTION 5709.73 OF THE OHIO REVISED CODE, IN WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO

WHEREAS, on April 23, 1990, the West Chester Township Board of Trustees adopted Resolution 13-90, declaring to be a public purpose certain public improvements which are necessary for the further development of certain parcels within the Township and establishing a tax increment equivalent fund; and,

WHEREAS, in accordance with the provisions of the aforementioned provision of the Ohio Revised Code, the Board did therein find and declare that the parcels of land described in the various exhibits attached thereto will benefit from such public improvements and thereby exempted from real estate property taxation further improvements occurring after the date of said resolution to such parcels; and,

WHEREAS, on July 9, 1991, the Township Board of Trustees adopted Resolution 91-17, extending the boundaries of the Tax Increment Financing District created by Resolution 13-90 and amending that resolution; and,

WHEREAS, on May 7, 2002, the Board of Trustees adopted Resolution 16-2002, defining and including additional public infrastructure improvements in the Tax Increment Financing District created by Resolution Number 13-90 and amending that resolution; and,

WHEREAS, the property as identified in Exhibit "A" hereto, in its entirety was included in total as "benefited" parcels; and,

WHEREAS, this Board now wishes to reduce the boundaries of the property exempted from property taxes granted by that resolution from approximately 1,400 acres to 1,225 acres as described in Exhibit "B" attached hereto.

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

SECTION 1. Determine it necessary to reduce the boundaries of the Tax Increment Finance District as described in Exhibit "A" to Resolution Numbers 13-90 and 91-17 so as to exclude certain property in West Chester Township.

SECTION 2. Declare that Exhibit "A" of Resolution Numbers 13-90 and 91-17, which is attached hereto as Exhibit "C", shall be and is hereby amended so that it is as set forth in Exhibit "D" attached hereto.

SECTION 3. Declare that all sections and provisions of Resolution No. 13-90 not specifically amended hereby shall remain in full force and effect.

SECTION 4. Authorize that the Clerk is hereby directed to forward a copy of this Resolution to the County Auditor of Butler County.

SECTION 5. Declare 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.

Adopted this 13th day of July, 2004.

<u>Catherine Stoker</u> Catherine Stoker, President	<u>YES</u> Yes / No
<u>Jose Alvarez</u> Jose Alvarez, Vice President	<u>Yes</u> Yes / No
<u>George Lang</u> George Lang, Trustee	<u>YES</u> Yes / No

ATTEST:

Patricia Williams
Patricia Williams, Township Clerk

APPROVED AS TO FORM:

Donald L. Crain
Donald L. Crain, Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the West Chester Township Clerk, this 13th day of July, 2004.

Patricia Williams
West Chester Township Clerk

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Board of Township Trustees of West Chester Township, Butler County, Ohio, and was certified to the County Auditor of Butler County and the Lakota School District.

Patricia Williams
West Chester Township Clerk

7/13/04
Dated

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.



Butler County Auditor

7/16/04

Dated

EXHIBITS

“A”

Part of original UCB TIF being removed from existing UCB TIF (intended for CBD TIF)

“B”

Describe whole (original as amended in 1991)	(“C”)
minus (undeveloped- intended for CBD TIF)	(“A”)
results in amended	(“D”)

“C”

Entire UCB TIF properties as originally created 1990 plus 1991 expansion
May use Exhibits to Resolutions No. 13-90 or 91-17, whichever all inclusive


“D”

Balance of existing UCB TIF after intended CBD TIF properties removed (that which has already developed)

CERTIFICATE OF PUBLICATION

June 22, 2004	First Reading
Date	
	Emergency Reading
Date	
July 13, 2004	Second Reading
Date	
July 19, 2004 Journal News	First Publication
Date and Newspaper	(After Approval)
July 22, 2004 Pulse Journal	
July 26, 2004 Journal News	Second Publication
Date and Newspaper	(After Approval)
July 29, 2004 Pulse Journal	
<i>Patricia Williams</i> <i>12/18/04</i>	Certificate of Publication
Clerk Signature & Date	

Exhibit A
of
Resolution 41-2004

 Portion of Area
to be Removed
from UCB TIF
Zone



PARCEL LISTING AMENDED UCB TIF

1. M5610-001.000-004
2. M5610-001.000-025
3. M5610-001.000-028
4. M5610-001.000-055
5. M5610-001.000-060
6. M5610-001.000-061
7. M5610-001.000-063
8. M5610-026.000-003
9. M5610-026.000-016
10. M5610-026.000-018
11. M5610-026.000-019
12. M5610-026.000-020
13. M5610-026.000-021
14. M5610-026.000-022
15. M5610-026.000-024
16. M5610-026.000-025
17. M5610-026.000-033
18. M5610-026.000-035
19. M5610-026.000-047
20. M5610-026.000-052
21. M5610-026.000-061
22. M5610-026.000-063
23. M5610-026.000-064
24. M5610-026.000-066
25. M5610-026.000-070
26. M5610-026.000-071
27. M5610-026.000-074
28. M5610-026.000-075
29. M5610-026.000-076
30. M5610-026.000-077
31. M5610-026.000-078
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33. M5610-026.000-080
34. M5610-026.000-081
35. M5610-026.000-082
36. M5610-026.000-083
37. M5610-026.000-084
38. M5610-026.000-085
39. M5610-026.000-086
40. M5610-026.000-087
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60. M5610-027.000-023
61. M5610-027.000-024
62. M5610-027.000-026
63. M5610-027.000-027
64. M5610-027.000-028
65. M5610-027.000-029
66. M5610-027.000-031

PARCEL LISTING AMENDED UCB TIF

- | | |
|------------------------|------------------------|
| 67. M5610-027.000-032 | 101. M5610-031.000-007 |
| 68. M5610-027.000-035 | 102. M5610-031.000-012 |
| 69. M5610-027.000-037 | 103. M5610-031.000-013 |
| 70. M5610-027.000-039 | 104. M5610-031.000-023 |
| 71. M5610-027.000-041 | 105. M5610-031.000-025 |
| 72. M5610-027.000-042 | 106. M5610-031.000-031 |
| 73. M5610-027.000-045 | 107. M5610-031.000-032 |
| 74. M5610-027.000-047 | 108. M5610-031.000-033 |
| 75. M5610-027.000-048 | 109. M5610-031.000-042 |
| 76. M5610-027.000-049 | 110. M5610-031.000-047 |
| 77. M5610-027.000-050 | 111. M5610-031.000-051 |
| 78. M5610-027.000-051 | 112. M5610-031.000-052 |
| 79. M5610-027.000-052 | 113. M5610-031.000-067 |
| 80. M5610-027.000-053 | 114. M5610-031.000-069 |
| 81. M5610-027.000-054 | 115. M5610-031.000-070 |
| 82. M5610-027.000-055 | 116. M5610-031.000-072 |
| 83. M5610-027.000-056 | 117. M5610-031.000-073 |
| 84. M5610-027.000-058 | 118. M5610-031.000-075 |
| 85. M5610-027.000-059 | 119. M5610-031.000-076 |
| 86. M5610-027.000-060 | 120. M5610-031.000-083 |
| 87. M5610-027.000-061 | 121. M5610-031.000-085 |
| 88. M5610-027.000-062 | 122. M5610-031.000-086 |
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| 90. M5610-027.000-065 | 124. M5610-032.000-002 |
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| 95. M5610-027.000-070 | 129. M5610-032.000-007 |
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| 98. M5610-027.000-073 | 132. M5610-032.000-010 |
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| 100. M5610-031.000-005 | 134. M5610-032.000-013 |

PARCEL LISTING AMENDED UCB TIF

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|------------------------|------------------------|
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| 137. M5610-032.000-017 | 171. M5610-032.000-066 |
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| 145. M5610-032.000-029 | 179. M5610-032.000-075 |
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| 149. M5610-032.000-033 | 183. M5610-032.000-079 |
| 150. M5610-032.000-034 | 184. M5610-032.000-080 |
| 151. M5610-032.000-035 | 185. M5610-032.000-081 |
| 152. M5610-032.000-036 | 186. M5610-032.000-086 |
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| 155. M5610-032.000-039 | 189. M5610-032.000-090 |
| 156. M5610-032.000-047 | 190. M5610-032.000-101 |
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| 158. M5610-032.000-050 | 192. M5610-032.000-093 |
| 159. M5610-032.000-051 | 193. M5610-032.000-082 |
| 160. M5610-032.000-052 | 194. M5610-032.000-048 |
| 161. M5610-032.000-053 | 195. M5610-032.000-102 |
| 162. M5610-032.000-054 | 196. M5610-032.000-085 |
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PARCEL LISTING AMENDED UCB TIF

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PARCEL LISTING AMENDED UCB TIF

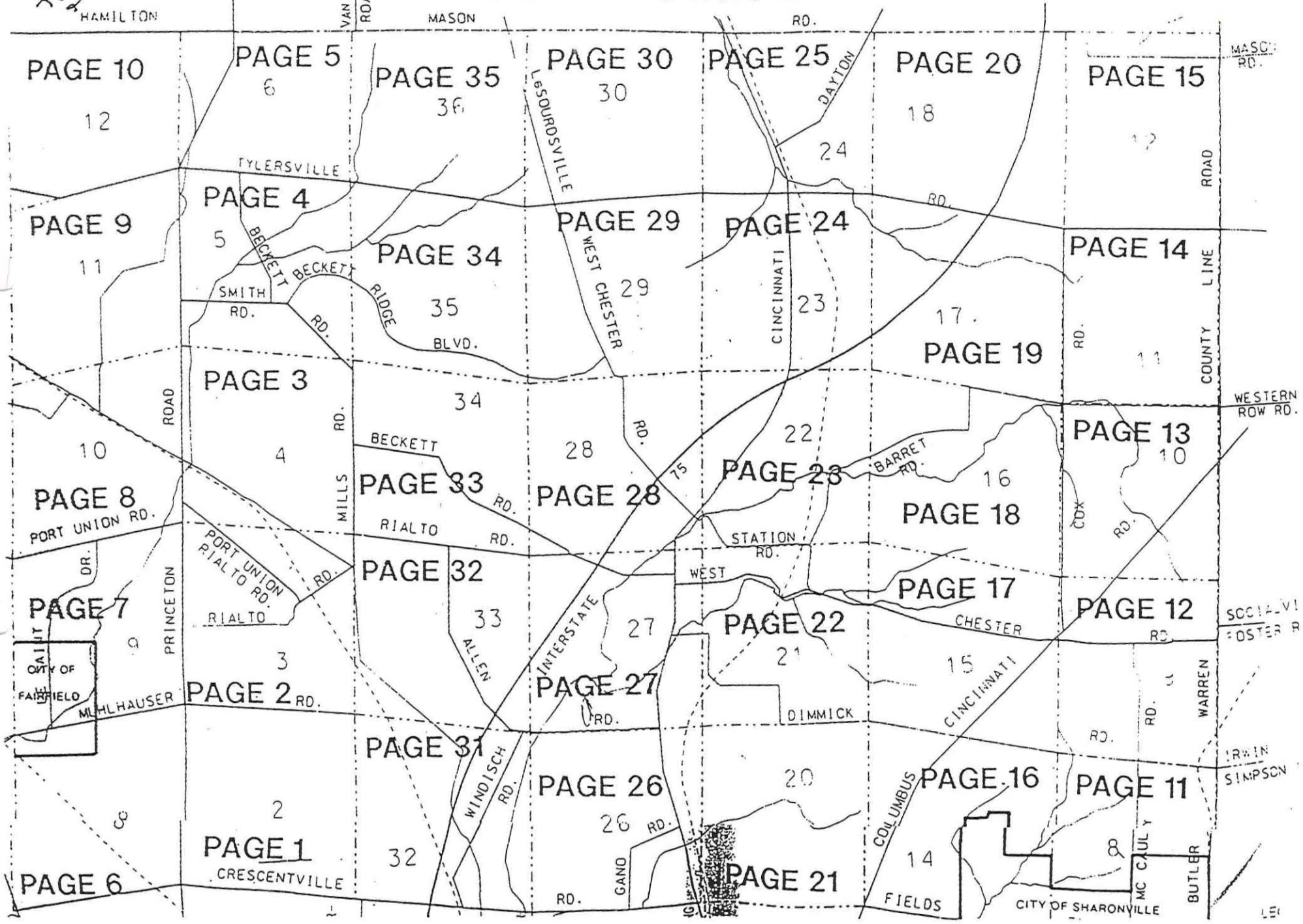
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303. M5620-449.000-007	337. M5810-031.000-022
304. M5620-449.000-008	338. M5810-031.000-054

PARCEL LISTING AMENDED UCB TIF

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SEC
T-2
R-2
HAMILTON

UNION TOWNSHIP



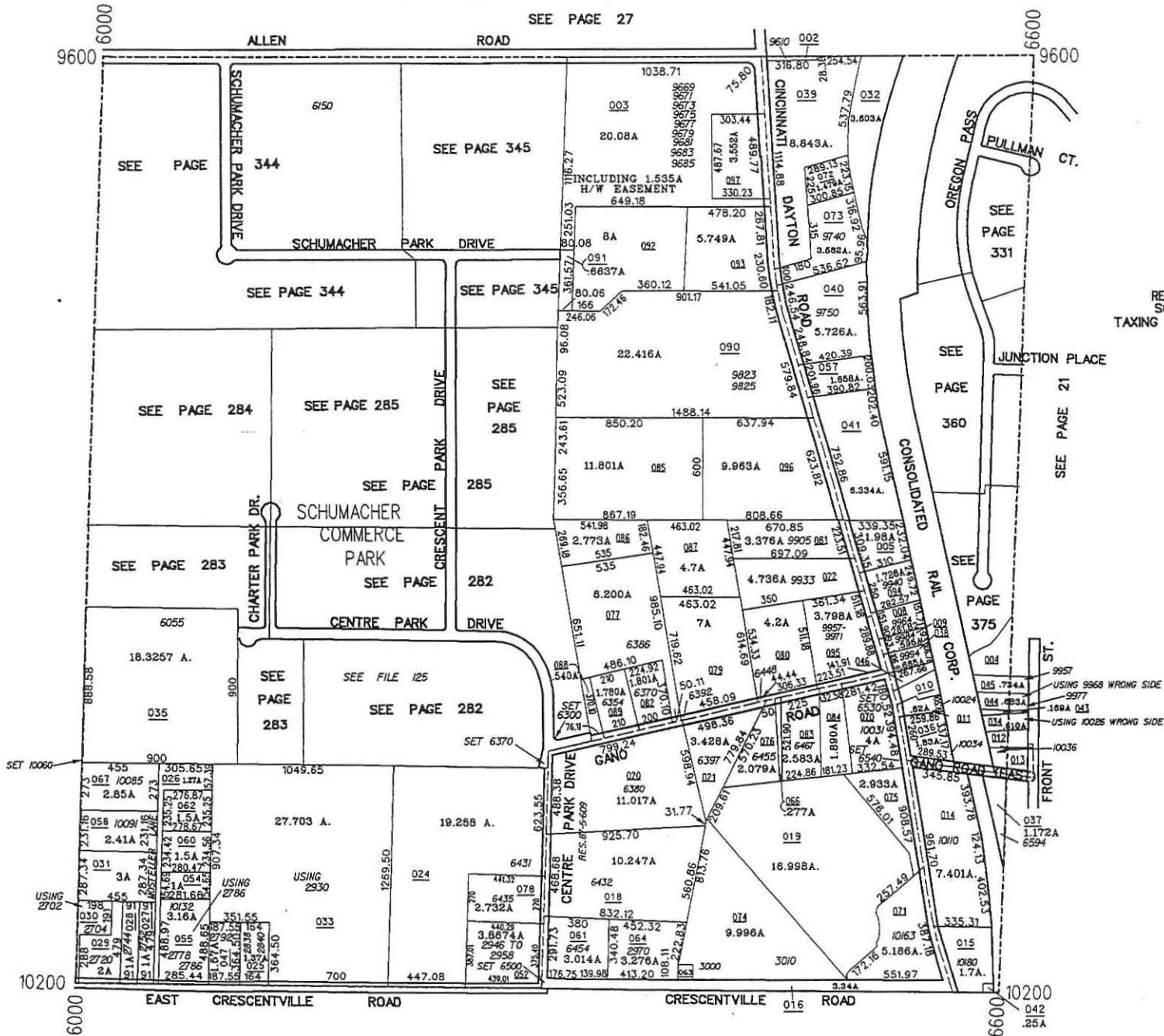
WEST CHESTER TOWNSHIP SECTION 26, TOWN 3, RANGE 2

026.000

HOUSE NUMBERS

SEE PAGE 27

SEE PAGE 31



REVISED 06/16/04
SCALE: 1"=400'
TAXING DISTRICT: M5610

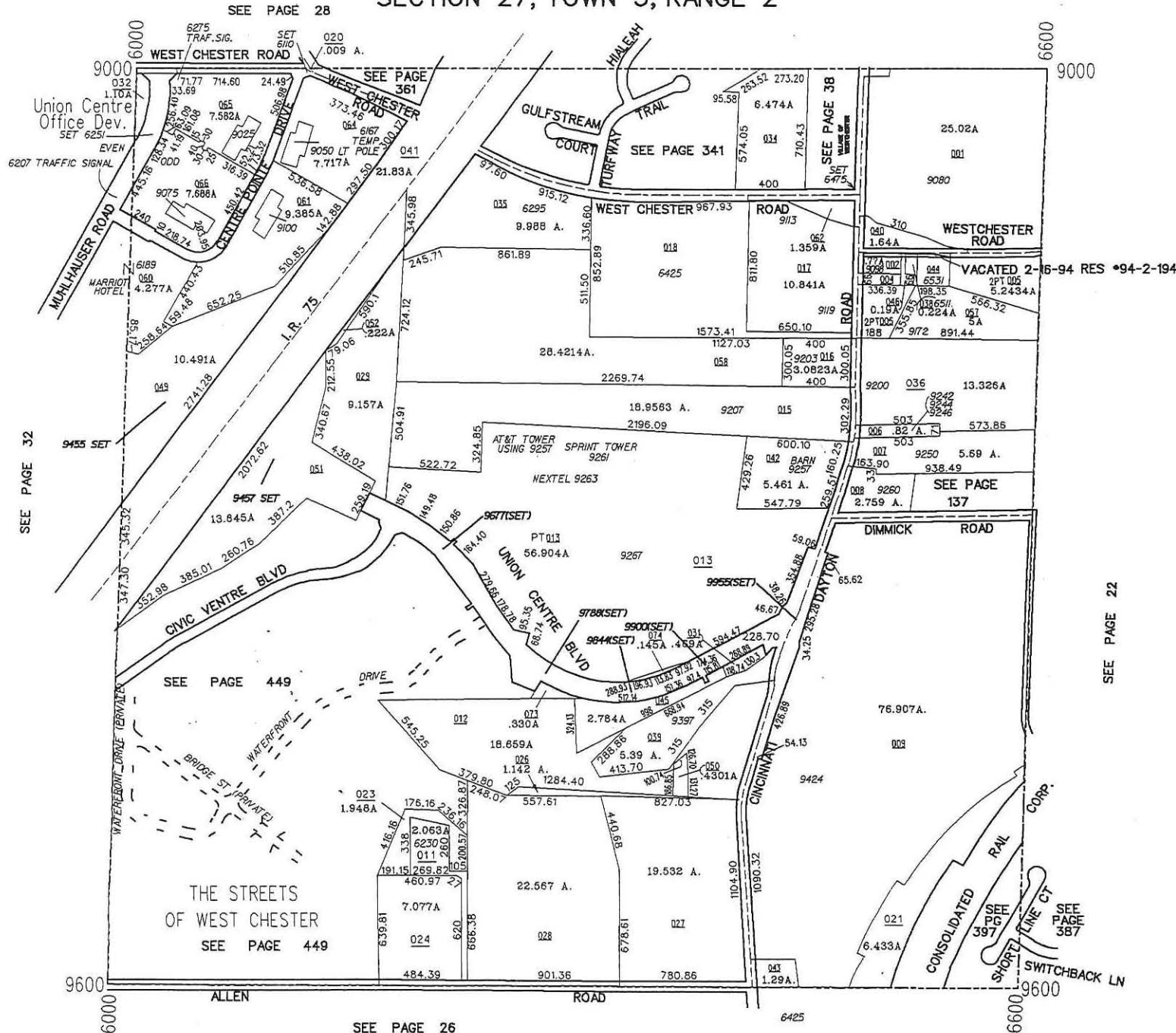


WEST CHESTER TOWNSHIP

SECTION 27, TOWN 3, RANGE 2

027.000

HOUSE NUMBERS



SCALE: 1"=400'
REVISED 5/27/04
TAXING DISTRICT: M5610

SEE PAGE 32
SEE PAGE 361
SEE PAGE 341
SEE PAGE 38
SEE PAGE 449
SEE PAGE 22
SEE PAGE 26

THE STREETS
OF WEST CHESTER
SEE PAGE 449

SEE PAGE 387

SEE PAGE 387

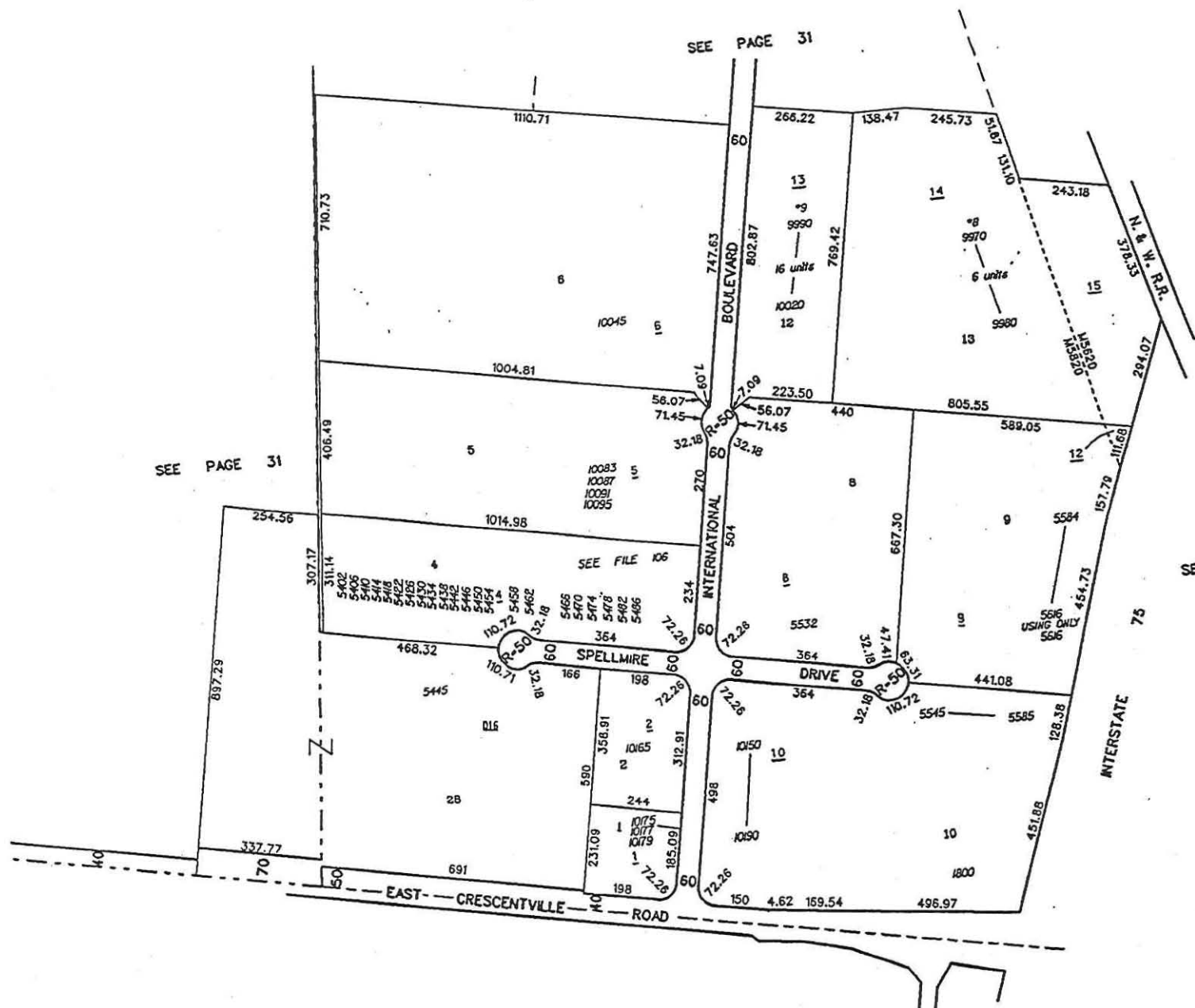
CINCINNATI WORLD PARK

UNION TOWNSHIP
SECTION 32, TOWN 3, RANGE 2

366.000
HOUSE NUMBERS



SCALE: 1"=200'
TAXING DISTRICT: M5820
REVISED 10/22/97



SEE PAGE 31

SEE PAGE 31

SEE PAGE 31

SEE FILE 106

USING ONLY

UNION CENTRE BUSINESS PARK
WEST CHESTER TOWNSHIP
SECTION 33, TOWN 3, RANGE 2

369.000
HOUSE NUMBERS



SCALE: 1"=100'
TAXING DISTRICT: M5820
REVISED 8/1/00

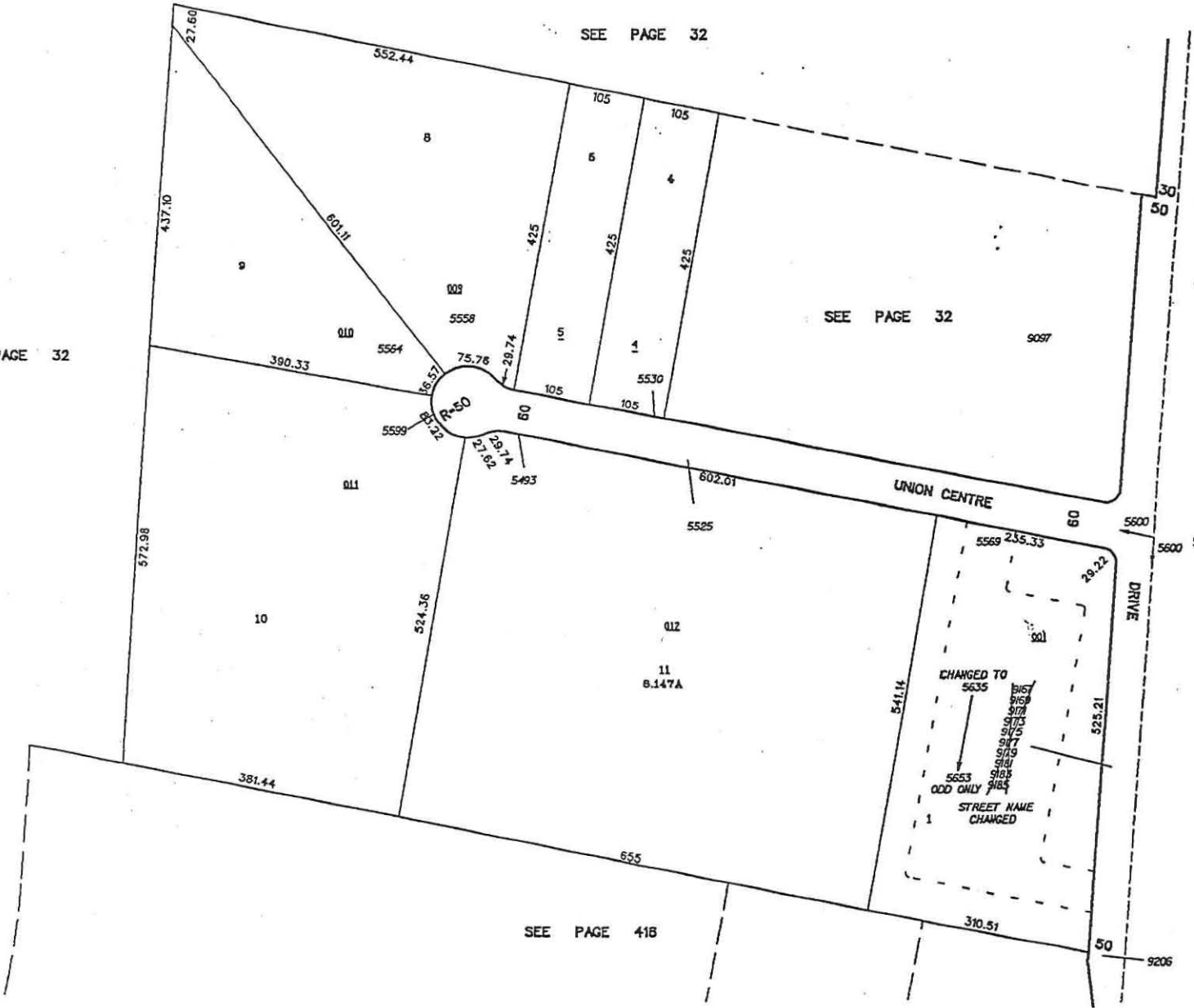
SEE PAGE 32

SEE PAGE 32

SEE PAGE 32

SEE PAGE 32

SEE PAGE 418



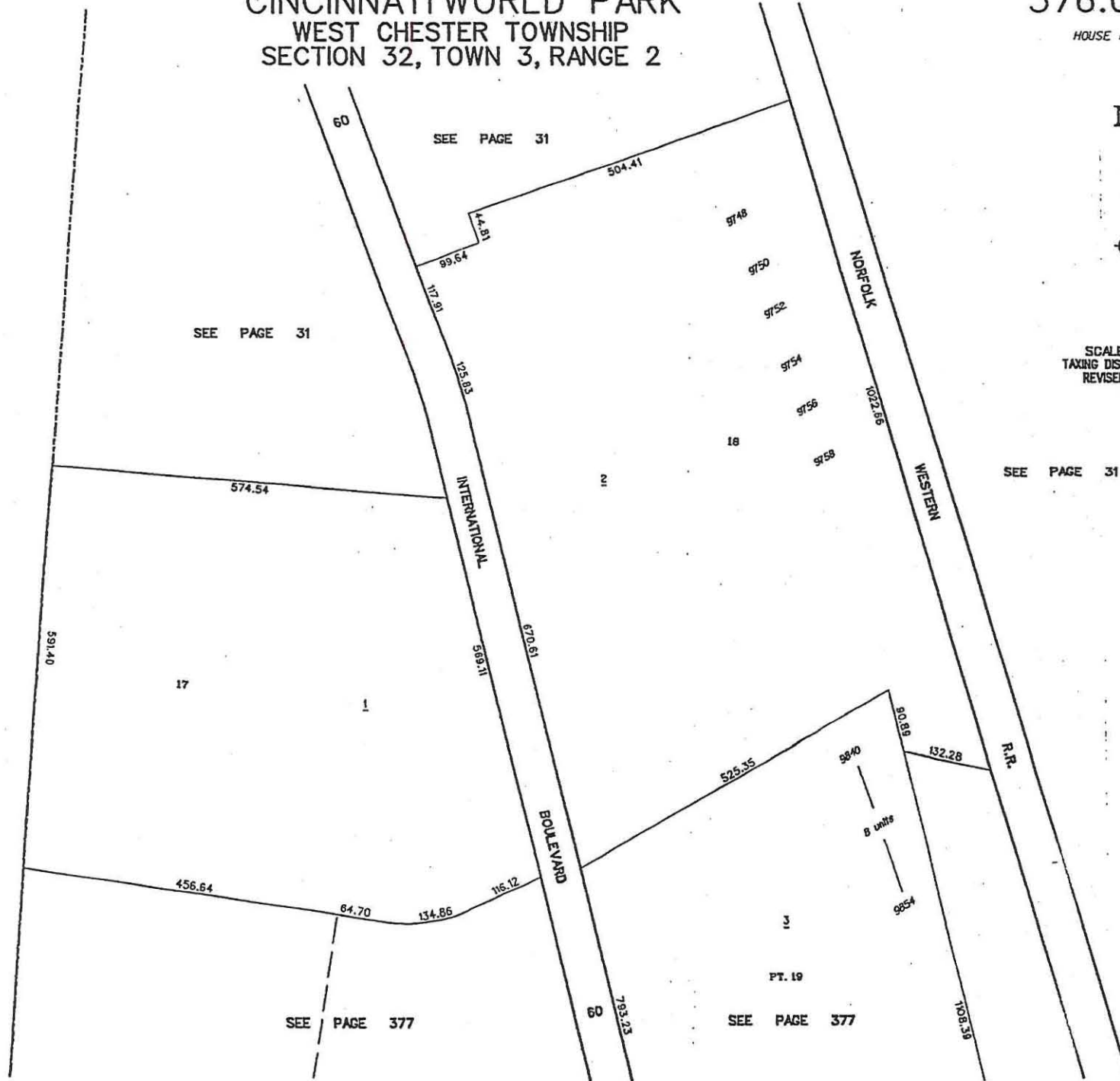
CINCINNATI WORLD PARK
WEST CHESTER TOWNSHIP
SECTION 32, TOWN 3, RANGE 2

376.000

HOUSE NUMBERS



SCALE: 1"=100'
TAXING DISTRICT: M5820
REVISED 4/12/01



SEE PAGE 31

SEE PAGE 31

SEE PAGE 31

SEE PAGE 377

SEE PAGE 377

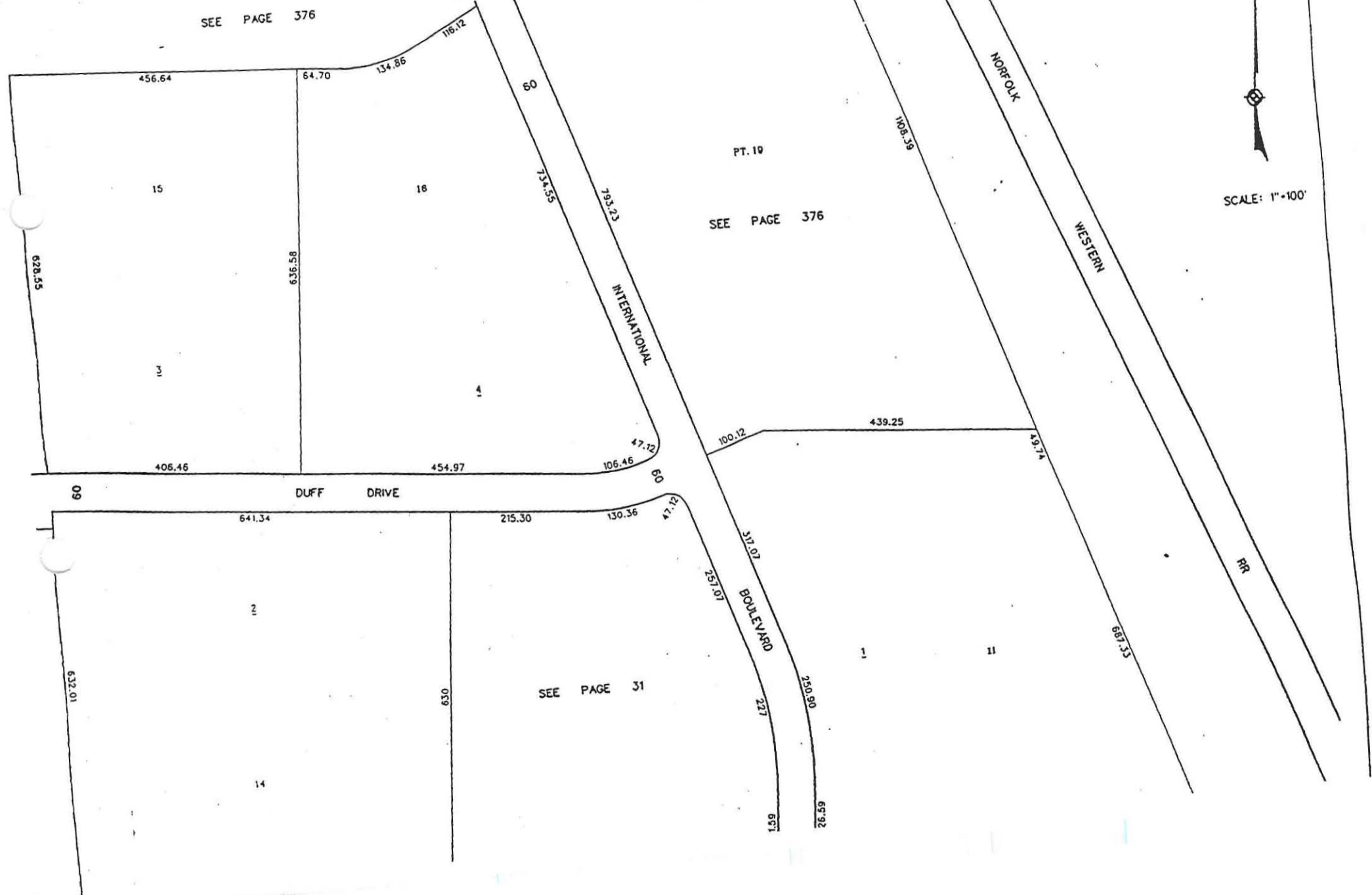
PT. 19

CINCINNATI WORLD PARK

UNION TOWNSHIP
SECTION 32, TOWN 3, RANGE 2



SCALE: 1"=100'



7405	7405	7405	7405	7405	7405	7405	7405
19	20	21	22	23	24	25	26
154.27	77.17	65	65	75.32	105.70	168.36	8.47

SEE PAGE 210

WORLD PARK WEST
 UNION TOWNSHIP
 SECTION 2, TOWN 2, RANGE 2, &
 SECTION 32, TOWN 3, RANGE 2

407.000
 HOUSE NUMBERS



SEE PAGE 31

SCALE: 1"=100'
 TAXING DISTRICT-M5620
 M5620
 REVISED 3/4/96

SEE PAGE 1

EAST PROVIDENT
 432.08 199.10

DRIVE 579.18

INTERNATIONAL BLVD
 517.58

PT LOT 1
 1.856A

6.266A

PT LOT 1

M5820
 M5620

001

SECTION 32 0285M
 SECTION 2 0285M

002

8.148A
 PT LOT 1

M5620 574.54

949.50

Message

744.27

SEE PAGE 376

630.24

423.96

SEE PAGE 378

UNION CENTRE COMMERCE PARK
WEST CHESTER TOWNSHIP
SECTION 33, TOWN 3, RANGE 2

416.000
HOUSE NUMBERS



SCALE: 1"=100'
TAXING DISTRICT: M5620
REVISED 12/15/03

SEE PAGE 32

SEE PAGE 32

SEE PAGE 417



UNION CENTRE COMMERCE PARK
WEST CHESTER TOWNSHIP
SECTION 33, TOWN 3, RANGE 2

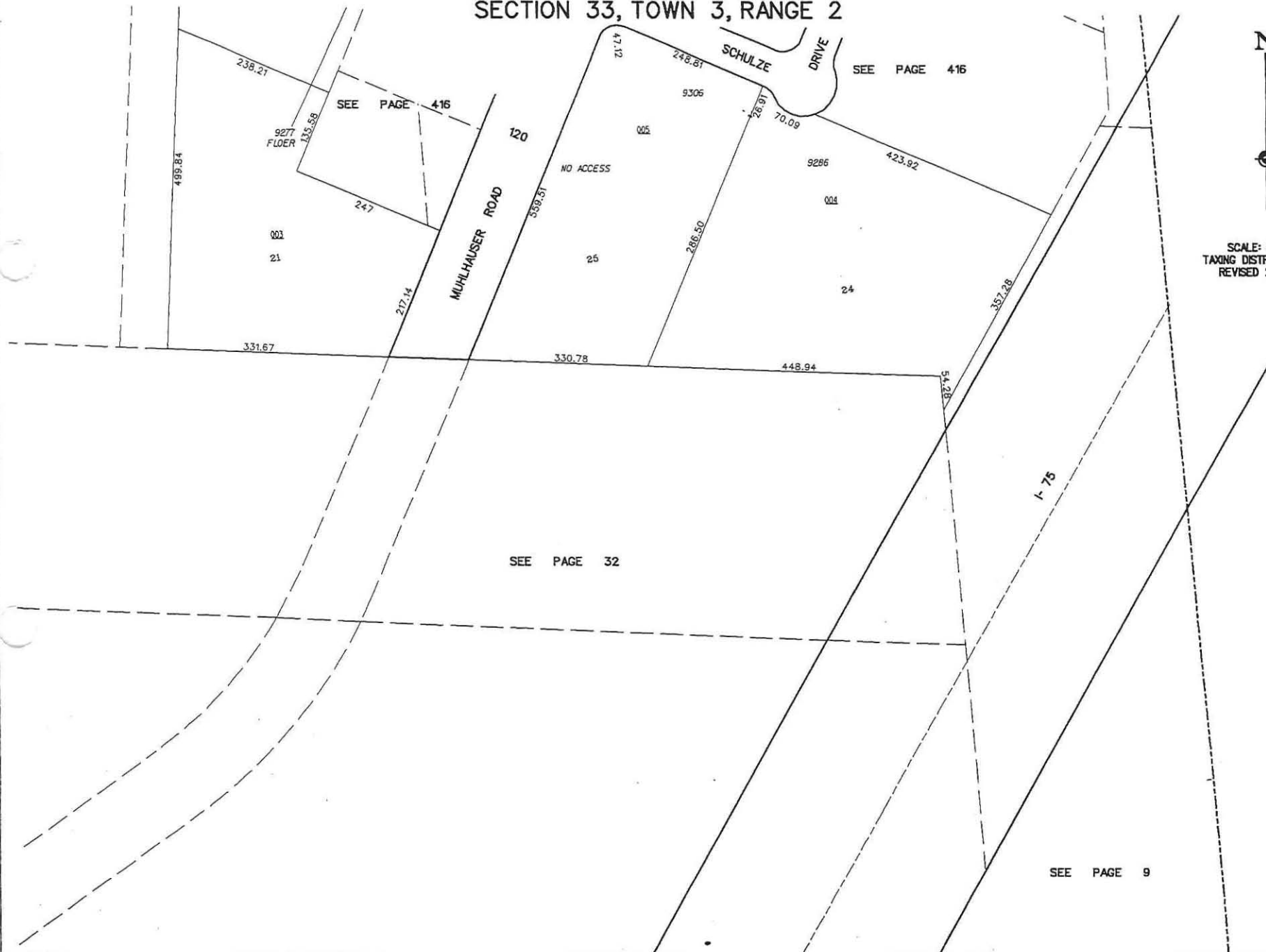
417.000

HOUSE NUMBERS

N



SCALE: 1"=100'
TAXING DISTRICT: M5620
REVISED 2/25/04



SEE PAGE 416

SEE PAGE 416

SEE PAGE 32

SEE PAGE 9

WORLD PARK AT UNION CENTRE
UNION TOWNSHIP
SECTION 33, TOWN 3, RANGE 2

418.000
HOUSE NUMBERS

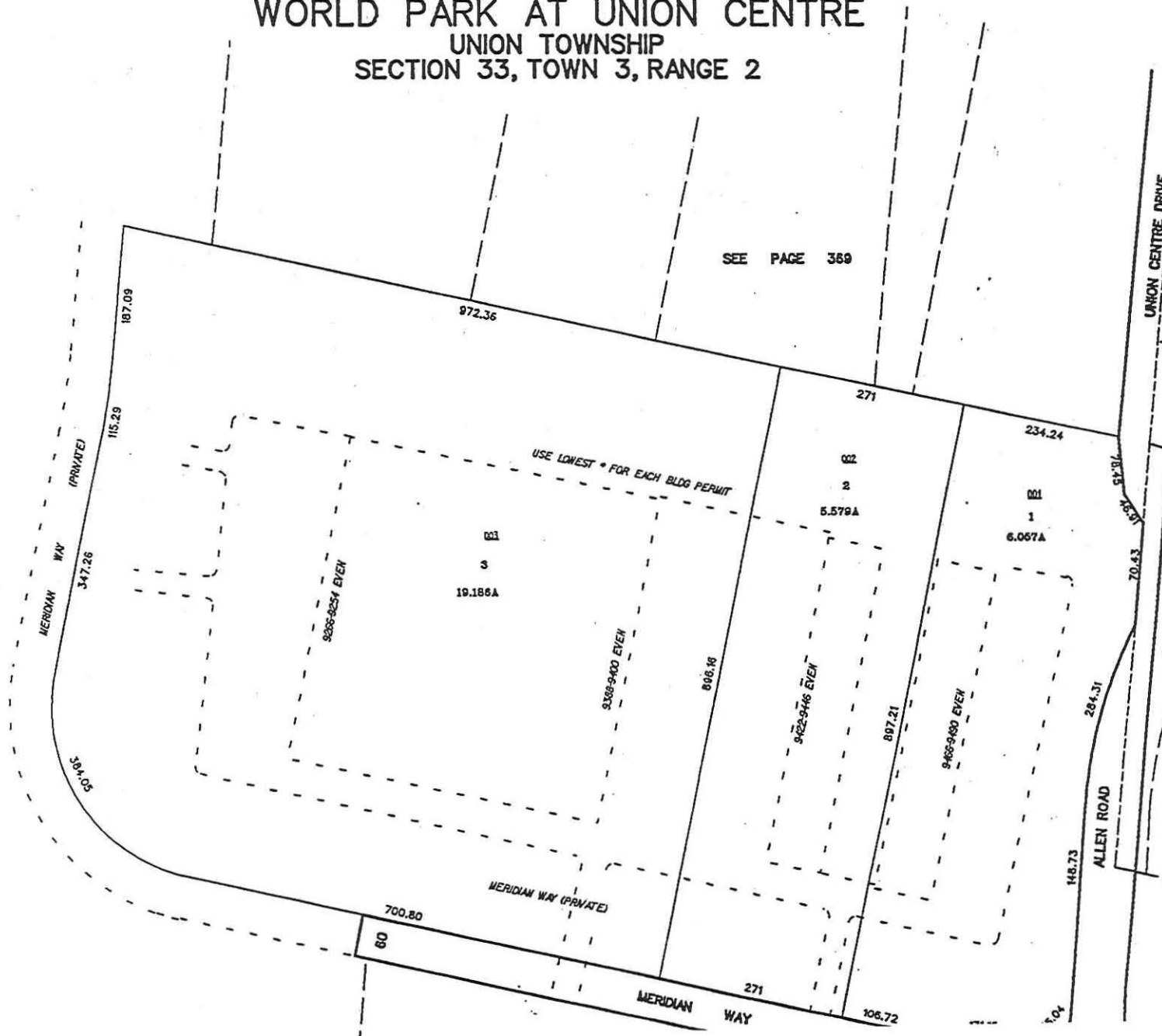
N



SCALE: 1"=100'
TAXING DISTRICT: M5&20
REVISED 10/20/98

SEE PAGE 369

SEE PAGE 32

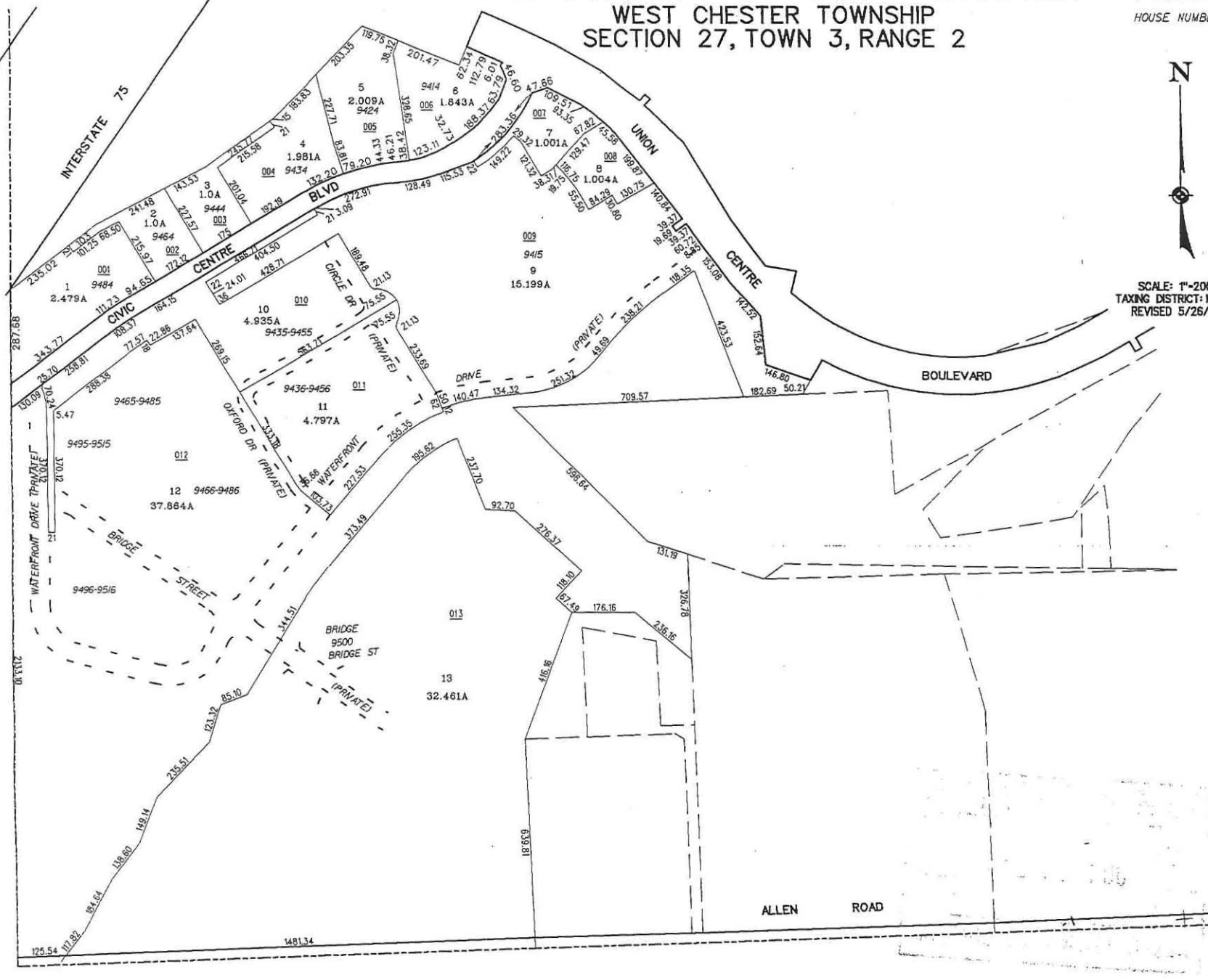


THE STREETS OF WEST CHESTER

449.000

WEST CHESTER TOWNSHIP
SECTION 27, TOWN 3, RANGE 2

HOUSE NUMBERS



SCALE: 1"=200'
TAXING DISTRICT: M5620
REVISED 5/26/04

**PARCELS BEING REMOVED FROM UCB TIF ZONE
EXHIBIT A OF RESOLUTION 41-2004**

M5610-027-000-065

M5610-032-000-001

M5610-032-000-004

M5610-032-000-005

M5610-032-000-025

M5610-032-000-028

M5610-032-000-030

M5610-032-000-031

M5610-032-000-070

M5610-032-000-085

M5610-032-000-086

M5610-032-000-090

M5610-032-000-093

M5610-032-000-094

M5610-032-000-095

M5610-032-000-096

M5610-032-000-097

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M5620-416-000-021

M5620-416-000-022

M5620-417-000-003

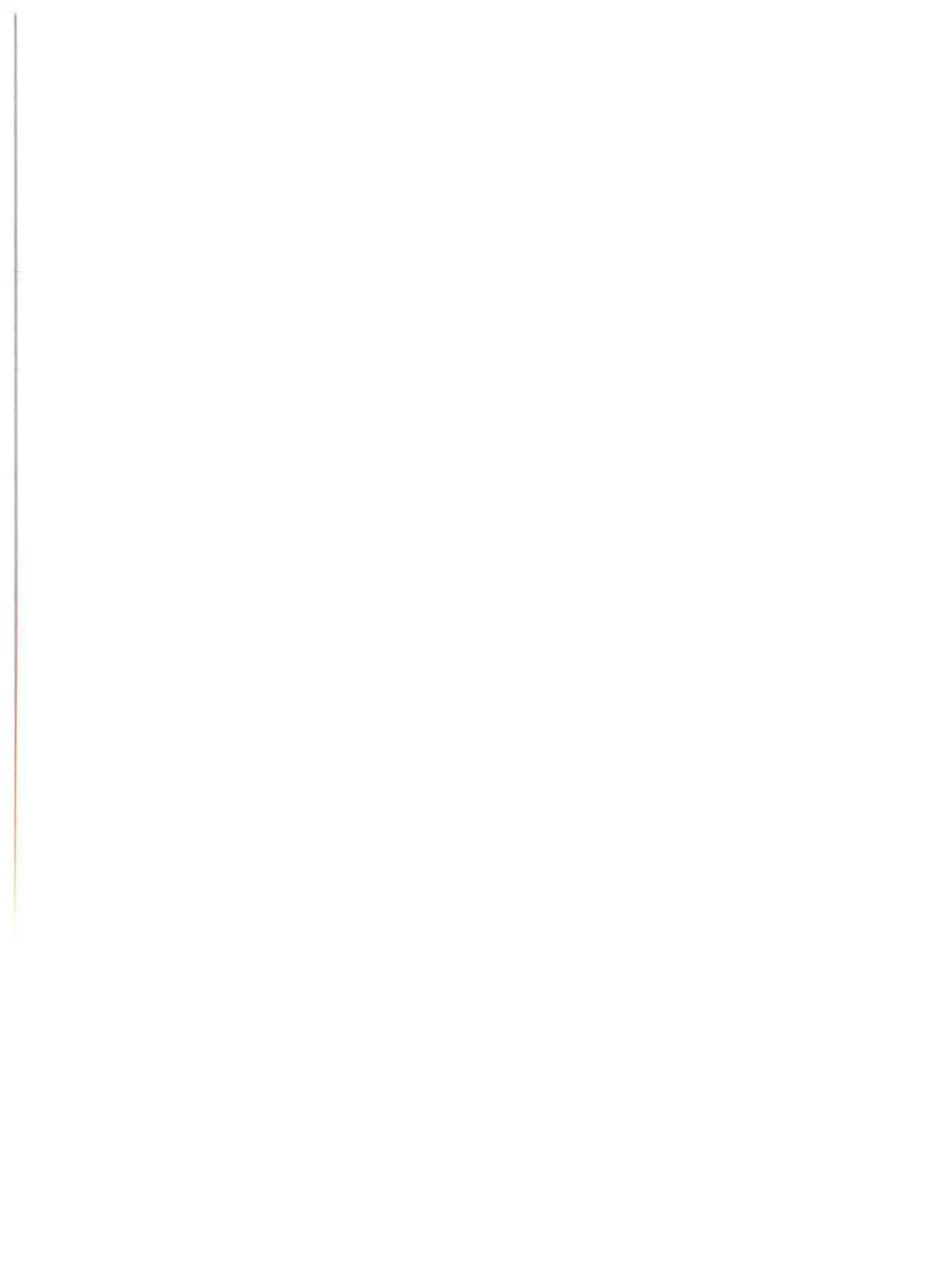
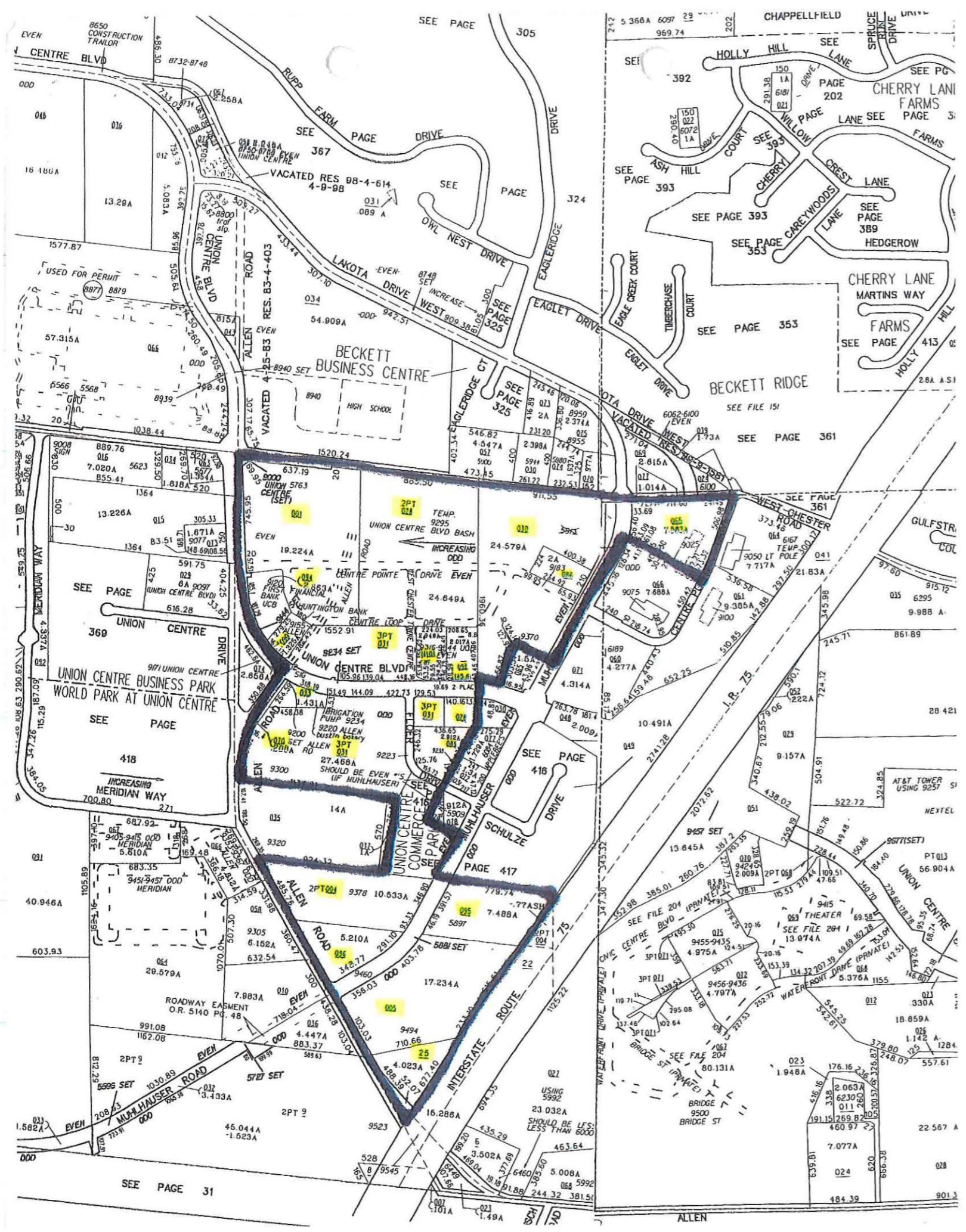
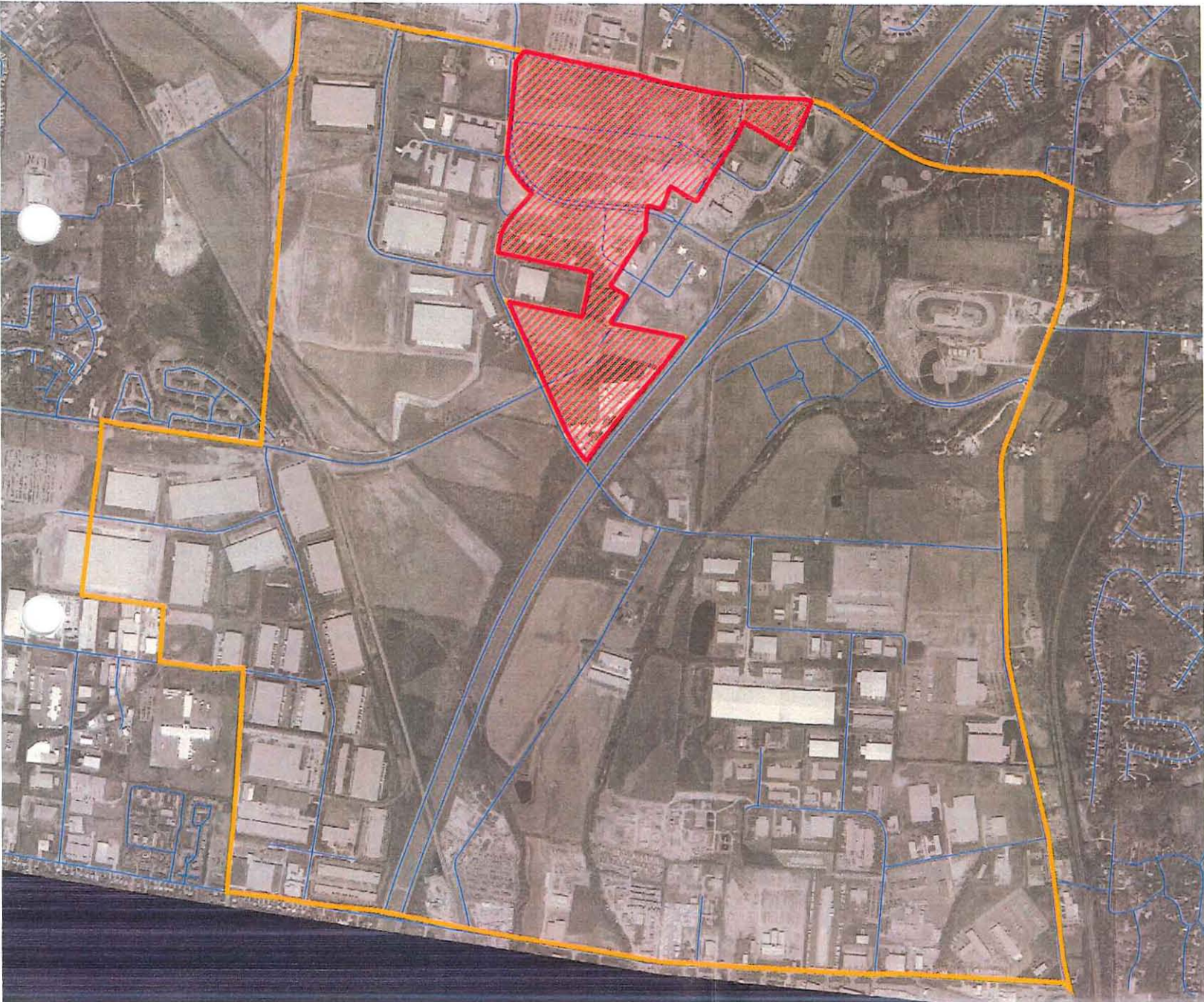



Exhibit B
of
Resolution 41-2004



 Union Centre
Boulevard TIF
Zone as Amended


 Portion of Area
to be Removed
from UCB TIF
Zone



EXHIBIT A

Parcel I

Lying and being in the Township of Union, Butler County, Ohio, and described as follows:

Lying and being in the northeast corner of Section 2, Town 2, and Range 2, between the Miami Rivers, and bounded as follows: beginning at a point in the north line of said section, at a point four (4) chains and nine (9) links westwardly from the northeast corner of said section; running thence North 86 degrees 30 minutes west with the section line twenty-six (26) chains and eleven links; thence South 25 minutes west and parallel with the east line of said section thirty-two (32) chains and forty-eight (48) links; thence south 56 degrees 30 minutes west thirty (30) chains and twenty (20) links to the west line of said section; thence North on said line twelve (12) chains and ninety-three (93) links; thence North 86 degrees 30 minutes west four (4) chains and nine (9) links; thence North 25 minutes east nineteen (19) chains and fifty-six (56) links to the place of beginning; containing (90) ninety acres more or less.

Subject to right of way and easement granted to the Cincinnati Gas & Electric Company recorded in Miscellaneous Record 25, at page 337 of the Butler County, Ohio Records.

Subject to an easement; for leaching line purposes as granted in Deed Book 1346, Page 90.

SAVING AND EXCEPTING THEREFROM the following-described real estate:

Situated in Section 2, Town 2, Range 2, Union Township, Butler County, Ohio, and being more particularly bounded and described as follows:

Beginning in the North line of said Section 2, at a point which is North 86° 38' 30" West 269.94 feet from the northeast corner of said section; thence along the Grantors east line South 0° 07' 30" East 240.00 feet; thence North 86° 58' 30" West 200.00 feet; thence North 0° 07' 30" West 240.00 feet to a point in North line of said section; thence along the north line of said section 2, South 86° 58' 30" East 200.00 feet to the point of beginning containing 1.10 acres of land and being subject to the legal right-of-way for the Mulhauser Road and all other easements and restrictions of record which are applicable to or affective against the above described property.

Parcel II

Situated in Section 2, Town 2, Range 2, Union Township, Butler County, Ohio and being bound and described as follows:

Beginning in the north line of said Section 2, at a point which is North 86° 58' 30" West 1482.44 feet from the northeast corner of said section; thence from said beginning point, South 3° 01' 30" West 230.00 feet; thence North 88° 58' 30" West 230.00 feet; thence North 3° 01' 30" East 230.00 feet to the north line of said Section 2; thence along said north line of Section 2, South 88° 58' 30" East 230.00 feet to the point of beginning, containing 1.124 acres of land and being subject to the legal right-of-way for Mulhauser Road and all other easements and restrictions of record, which are applicable to or effective against the above described property.

Parcel III

Situated in Section 2, Town 2, Range 2, Union Township, Butler County, Ohio, and being more particularly bounded and described as follows:

Beginning in the North line of said Section 2, at a point which is North 86° 58' 30" West 269.94 feet from the northeast corner of said section; thence along the Grantors west line South 0° 07' 30" East 240.00 feet; thence North 86° 58' 30" West 200.00 feet; thence North 0° 07' 30" West 240.00 feet to a point in the North line of said section; thence along the north line of said section 2, South 86° 58' 30" East 200.00 feet to the point of beginning containing 1.10 acres of land and being subject to the legal right-of-way for the Mulhauser Road and all other easements and restrictions of record which are applicable to or effective against the above described property.

The Grantor herein reserves unto himself his heirs, administrators and assigns the following easements for utility purposes; 20 feet taken evenly off the east side of the above described tract; 25 feet taken evenly off the west side of the above described tract; 40 feet taken evenly off the south side of the above described tract.

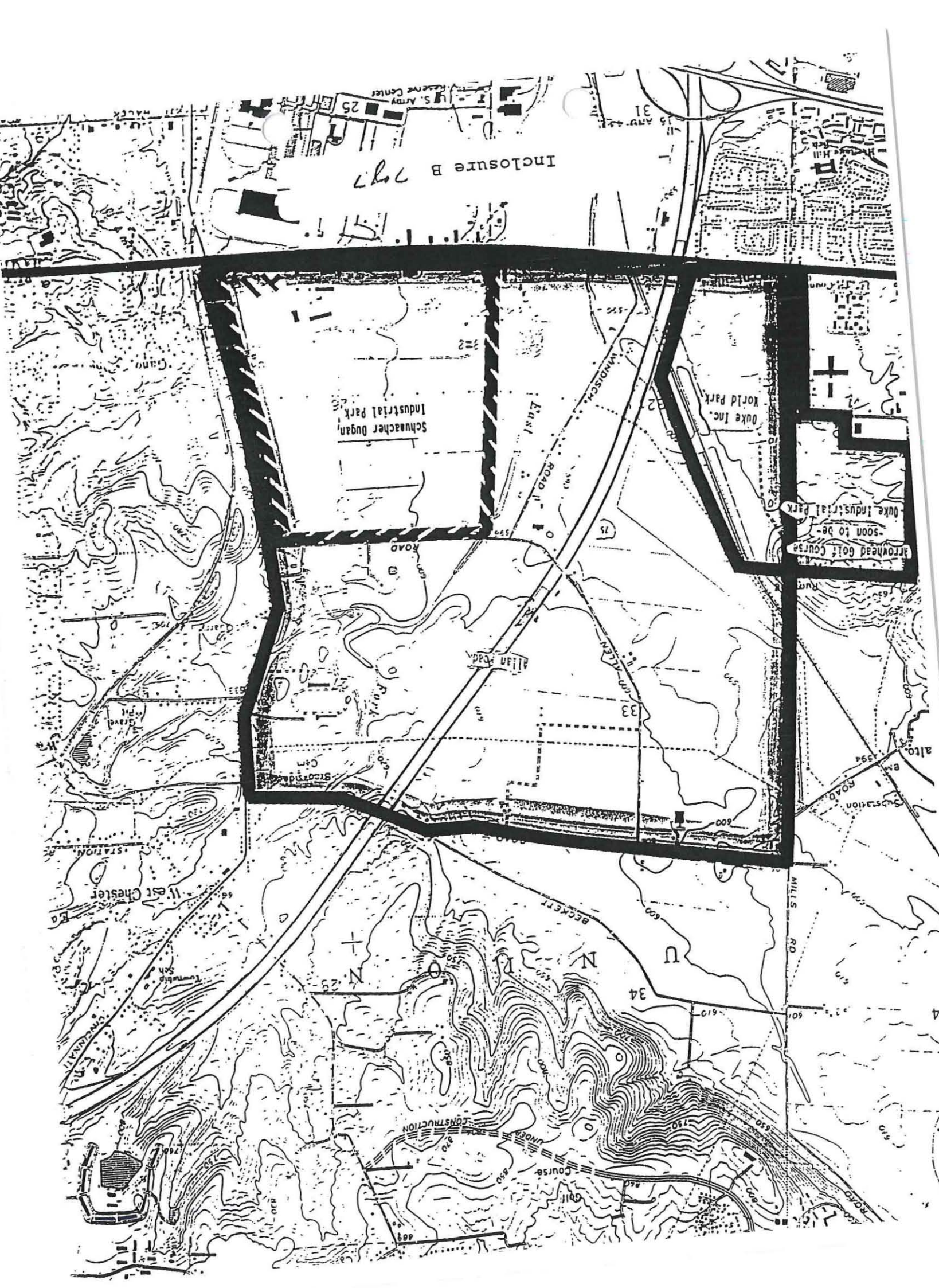



Exhibit D
of
Resolution 41-2004

 Union Centre
Boulevard TIF
Zone as Amended

 Princeton Local
School District

