

RESOLUTION NO. 2000-20

A RESOLUTION APPROVING REIMBURSEMENT TO HIGGINS DEVELOPMENT PARTNERS LLC THROUGH TAX INCREMENT FINANCING FOR COST OF CONSTRUCTION OF CENTRE POINT DRIVE

WHEREAS, pursuant to Ohio Revised Code 5709.73, et. seq., the Union Township Board of Trustees created a Tax Increment Finance (TIF) District in April 1990 and amended in July 1991, declaring that certain public improvements were necessary for the further development of the parcels of land described in the subject TIF District; and

WHEREAS, on two (2) separate occasions, General Obligation Notes, totaling approximately \$7.87 Million, were issued and sold to finance the cost of making improvements to the Township road system, including land acquisition, construction, planning and legal costs; and

WHEREAS, the public improvements were completed and numerous development projects have been constructed, namely Cornerstone Services, Inc. distribution facility, the full service Marriott Hotel with conference facilities, various retail establishments, the first corporate office building of Centre Point Office Park developed by Higgins Development Partners, LLC, and others; and

WHEREAS, Higgins Development Partners, LLC had Centre Point Drive constructed, a road for the public benefit, connecting West Chester and Muhlhauser Roads, using competitive bidding and paying union scale wages as required by the Ohio Revised Code; and

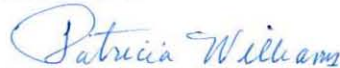
WHEREAS, Higgins Development Partners, LLC has requested that the Board of Trustees use tax increment finance funding to reimburse them for the cost of Centre Point Drive, approximately \$1.275 Million and in return, they agree to construct the second 125,000 s.f. corporate office building of Centre Point Office Park; and

WHEREAS, the Township's engaged bond counsel, Peck, Shaffer & Williams, has reviewed the reimbursement agreement and found no basis to object to the transaction;

NOW, THEREFORE BE IT RESOLVED, that the Union Township Board of Trustees does hereby agree to reimburse Higgins Development Partners, LLC \$1.275 Million, using tax increment finance funding, for the construction of Centre Point Drive, a public road connecting West Chester and Muhlhauser Roads.

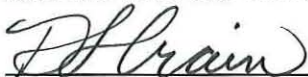
Adopted the 9th day of May, 2000

ATTEST:

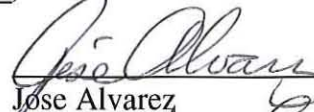


Patricia Williams, Township Clerk

APPROVED AS TO FORM:



Donald L. Crain, Law Director

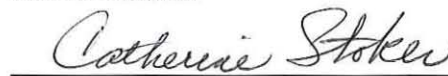

Jose Alvarez

Yes



David Tacosik

Yes



Catherine Stoker

Yes

April 25, 2000	First Reading
Date	
	Emergency Reading
Date	
May 9, 2000	Second Reading
Date	
<i>Journal News May 15, 2000</i>	First Publication
Date and Newspaper	(After Approval)
<i>Pulse Journal May 17, 2000</i>	
<i>Journal News May 22, 2000</i>	Second Publication
Date and Newspaper	(After Approval)
<i>Pulse Journal May 24, 2000</i>	
<i>Patricia Williams</i>	Certificate of Publication
Clerk Signature & Date	



SCHUMACHER DUGAN CONSTRUCTION, INC

General Contractors and Land Development Company

April 24, 2000

Mr. David Gully
Union Township Administration Building
9113 Cincinnati Dayton Road
West Chester, Ohio 45069

Re: Centre Pointe Drive

Gentlemen:

Schumacher Dugan Construction, Inc. was the contractor on Centre Pointe Drive in Union Township, Butler County, Ohio.

Schumacher Dugan Construction, Inc. is signatory to the carpenter, laborer, equipment operators, and cement finishers building trade union agreements, and all hourly wages paid by Schumacher Dugan on the Centre Pointe project were in accordance to those union agreements.

If I can be of further service, please contact me.

Sincerely,

SCHUMACHER DUGAN CONST., INC.

Chris Wunnenberg
Director of Development



H I G G I N S D E V E L O P M E N T P A R T N E R S , L L C

April 19, 2000

VIA FAX & FEDERAL EXPRESS
513/779-9369

Mr. David R. Gully
Union Township
9113 Cincinnati-Dayton Road
West Chester, OH 45069

**RE: Centre Pointe Office Park
9100 Centre Pointe Drive**

Dear Dave:

Per your request, this letter serves to verify that the hard and soft costs to design, construct and landscape Centre Pointe Drive and the related storm sewer system and infrastructure exceeded \$1,275,000. The work described above is substantially complete. If you have any questions regarding this information, please let us know.

Sincerely,

HIGGINS DEVELOPMENT PARTNERS

P. Marc Poggioli
Regional Vice President

/cr

cc: Judy Carter - Union Township
Bob Ryan - Colliers International
Michael A. Trojian - Higgins Development Partners
Robert D. McCormick - Higgins Development Partners