

STATUTORY RESOLUTION NO. 41-2016

**AMENDING RESOLUTION NO. 21-2015 TO INCLUDE ADDITIONAL PUBLIC
INFRASTRUCTURE IMPROVEMENTS FOR AN EXISTING TAX INCREMENT
FINANCING EXEMPTION IN WEST CHESTER TOWNSHIP, BUTLER
COUNTY, OHIO, GRANTED PURSUANT TO SECTION 5709.73 OF THE OHIO
REVISED CODE (TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE
ROAD VICINITY TIF)**

WHEREAS, on December 21, 2015, this Board adopted Resolution No. 21-2015 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, this Board wishes to include additional Public Improvements, as defined by Resolution No. 21-2015; and,

WHEREAS, on November 16, 2016, this Board notified the Lakota Local School District ("School District") Board of Education and the Butler Technology and Career Development Schools Board of Education, of its intention to amend Resolution 21-2015 and on November 28, 2016 the School District approved such amendment; and

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of West Chester Township, County of Butler, State of Ohio, hereby agrees to:

SECTION 1. Declare Section 2 of Resolution No. 21-2015, which reads as follows:

SECTION 2. Find and declare that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, bike paths, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including but not limited to water, sanitary sewers, gas mains, electric facilities, telecommunication facilities and any infrastructure needed to host or deploy internet, fiber optics, digital, satellite, or cloud based technologies; storm water sewers and retention/detention facilities; the preparation of plans for land use, economic impacts, or development market analyses in the area; community or educational facilities; park, recreation, performance, cultural, or creative arts improvements and facilities; the creation or enhancement of landscape and buffer areas, including beautification and landscaping, open areas necessary for ensuring the compatibility of adjacent land uses; the creation and/or enhancement of public service facilities, operations, including police and fire stations, emergency services, and public safety emergency communication/dispatch facilities; land acquisition in and of industry and commerce; 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 (the "Public Improvements"), are a public

purpose and that those Public Improvements are necessary for the further development of the parcels of land described in Exhibit "B" attached to this Resolution (such parcels are hereinafter collectively referred to as the "West Chester Township TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY TIF Site"), and for the creation of jobs, increasing property values and the provision of adequate public services in West Chester Township.

shall be and is hereby amended to read:

SECTION 2. Find and declare that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, bike paths, traffic control devices, landscaping, irrigation, and alterations to existing streets; the planning, design and construction of public parking structures and facilities; the planning, design and construction of utilities including but not limited to water, sanitary sewers, gas mains, electric facilities, storm water sewers and retention/detention facilities, telecommunication facilities and any infrastructure needed to host or deploy internet, fiber optics, digital, satellite, or cloud based technologies or any other technology medium determined to be a public improvement; the preparation of plans for land use, economic impacts, or development market analyses in the area; community or educational facilities; parkland acquisition and/or improvements; park, recreation, performance, cultural, or creative arts improvements and facilities; the creation or enhancement of landscape and buffer areas, including beautification and landscaping, and open areas necessary for ensuring the compatibility of adjacent land uses; the creation and/or enhancement of public service facilities, operations and equipment, including police and fire stations, emergency services, and public safety emergency communication/dispatch facilities; land, property, or building, including acquisition in aid of industry and commerce; land, property, or building demolition, reconstruction, or gentrification in aid of industry or commerce, including demolition on private property when determined necessary for economic development purposes; environmental remediation; storm water and flood remediation projects, including such projects on private property when determined to be necessary for public health safety or welfare; 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 (the "Public Improvements"), 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 "West Chester Township TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY TIF Site"), 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 West Chester Township.


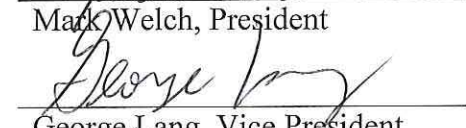
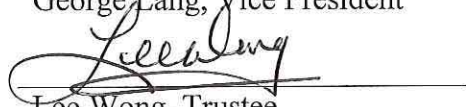
SECTION 2. Direct all sections and provisions of Resolution No. 21-2015 not specifically amended hereby shall remain in full force and effect.

SECTION 3. Direct the Fiscal Officer to forward a copy of this Resolution to the County Auditor of Butler County.

SECTION 4. Find and determine 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.

SECTION 5. Determine this Resolution to be effective at the earliest date allowed by law.

Adopted this 6th day of December, 2016.

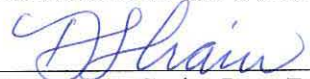
 Mark Welch, President	<u>YES</u> Yes/No
 George Lang, Vice President	<u>YES</u> Yes/No
 Lee Wong, Trustee	<u>Yes</u> Yes/No

ATTEST:



Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the West Chester Township Board of Trustees on the 6th day of December, 2016, and that on 12/7, 2016, I filed a certified copy of said resolution with the county auditor.



Bruce Jones, Fiscal Officer

Dated: 12/7, 2016

RECEIPT

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



Roger Reynolds, Auditor
County of Butler, Ohio

Dated: 12/7, 2016



Tylers Place Blvd/I-75 TIF



EXHIBIT A



8/16/2016

WEST CHESTER TOWNSHIP
Community Development Department
9577 Beckett Road Suite 100
West Chester, OH 45069-5014
513-574-4214
www.westchesteroh.org

Tylers Place Blvd/ I-75 TIF



Exhibit A (RES: 41-16)

WEST CHESTER TOWNSHIP
TIF DISTRICT PARCELS
TYLERS PLACE BLVD
12.06.2016

PARCEL	OWNER	LOCATION
M5610014000001	PISGAH COMMUNITY CH OF THE NAZARENE	7943 TYLERSVILLE RD
M5610014000021	TRS UNION TWP	7900 COX RD
M5610014000022	PROVIDENCE BIBLE FELLOWSHIP	7938 COX RD
M5610014000025	PROVIDENCE BIBLE FELLOWSHIP	COX RD
M5610014000026	TRUSTEES OF UNION TWP	TYLERSVILLE RD
M5610014000029	BUTLER COUNTY OHIO	TYLERSVILLE RD
M5610014000032		
M5610014000034	KOHL'S ILLINOIS INC	7935 TYLERSVILLE RD
M5610014000035	SUMEREL FAMILY IRREVOCABLE TR	7889 TYLERSVILLE RD
M5610014000041	CAREPOINTE BUTLER COUNTY LLC	TYLERSVILLE RD
M5610014000061	CFT DEVELOPMENTS LLC	7939 TYLERSVILLE RD
M5610014000062	CAREPOINTE BUTLER COUNTY LLC	TYLERSVILLE RD
M5610019000004	EMRO MARKETING CO	7397 TYLERSVILLE RD
M5610019000022	TYLERSVILLE SQUARE OWNERS ASSOC INC	TYLERSVILLE RD
M5610019000026	LOWES HOME CENTERS INC	7975 TYLERSVILLE SQUARE DR
M5610019000027	TYLERSVILLE SQUARE OWNERS ASSOC	TYLERSVILLE RD
M5610019000028	ENTERPRISE FEDERAL SAVINGS BANK	7820 TYLERSVILLE SQUARE DR
M5610019000029	ALDI INC	7910 TYLERSVILLE SQUARE DR
M5610019000030	RETAIL LAND LTD PRT	7866 TYLERSVILLE SQUARE DR
M5610019000031	RETAIL LAND LTD PRT	7876 TYLERSVILLE SQUARE DR
M5610019000032	BUTEN DEVELOPMENT LTD	7880 TYLERSVILLE SQUARE DR
M5610019000033	SALVATION ARMY	7900 TYLERSVILLE SQUARE DR
M5610019000034	TOMBA ENTERPRISES CO LLC	TYLERSVILLE RD
M5610020000011	DASHMESH INC	7424 TYLERSVILLE RD
M5610020000012	7400 TYLERSVILLE LLC	7400 TYLERSVILLE RD
M5610020000016	AMALGAM PROPERTIES LLC	7200 TYLERSVILLE RD
M5610020000022	ARC CAFEUSA001 LLC	7436 TYLERSVILLE RD
M5610020000023	BEF REIT INC	7781 DUDLEY DR
M5610020000047	SMART PROPERTY MANAGEMENT LLC	7593 TYLERS PLACE BLVD
M5610020000073	7782 TYLERS PLACE LLC	TYLERSVILLE RD
M5610020000074	T D MANAGEMENT LTD	7493 TYLERSVILLE RD
M5610020000075	GORREPATI PROPERTIES PRT	7479 TYLERS CORNER DR
M5610020000076	T D MANAGEMENT LTD	TYLERSVILLE RD
M5610020000077	WIBBERLEY ENTERPRISES LIMITED	7236 TYLERSVILLE RD
M5610020000078	EJM PROPERTIES LLC	7242 TYLERSVILLE RD
M5610020000080	BOARD OF TR OF UNION TWP	7588 TYLERS PLACE BLVD
M5610020000083	GIMEL WETHERINGTON LLC	7719 TYLERS PLACE BLVD
M5610020000087	MEIJER STORE LTD PRT	7390 TYLERSVILLE RD
M5610020000088	MEIJER STORES LTD PRT	7390 TYLERSVILLE RD
M5610020000089	MEIJER STORES LTD PRT	7390 TYLERSVILLE RD
M5610020000092	LIBERTY X 75 LLC	TYLERS PLACE BLVD
M5610020000095	TYLER PLACE BUILDING CO LLC & SHELBYVILLE LAND CO LLC	TYLERS PLACE BLVD
M5610020000101	MPARK PROPERTIES LLC	7341 TYLERS CORNER DR
M5610020000102	BAANI SAHANA LLC	7381 TYLERS CORNER DR
M5610020000103	GHIZAS CO LLC	7412 TYLERSVILLE RD
M5610020000104	NEYER INTERESTS LLC	7681 TYLERS PLACE BLVD
M5610020000105	KNOX THOMAS J TR ETAL	7671 TYLERS PLACE BLVD
M5610020000115	VISTACON MANAGEMENT CO	7500 TYLERS PLACE BLVD
M5610020000116	TYLERS PLACE MEDICAL LLC	7450 TYLERS PLACE BLVD
M5610020000120	WETHERINGTON COMMERCIAL ASSOC INC	TYLERS PLACE BLVD
M5610020000130	FARBER HANS & STALEY PROPERTIES LLC	7589 TYLERS PLACE BLVD

WEST CHESTER TOWNSHIP
TIF DISTRICT PARCELS
TYLERS PLACE BLVD
12.06.2016

PARCEL	OWNER	LOCATION
M5610020000134	HIY DEVELOPMENT LLC	TYLERS PLACE BLVD
M5610020000136	810 MAIN STREET CORP	7334 TYLERS CORNER DR
M5610020000148	BOARD OF COMMISSIONERS BUTLER COUNTY OH	TYLERSVILLE RD
M5610020000149	SAA FUTURES LLC	7591 TYLERS PLACE BLVD
M5620172000001	ROBINSON DICK INC	7469 TYLERSVILLE RD
M5620172000002	B & K LAND ASSOCIATES LTD	KINGSGATE WAY
M5620172000024	DROHAN EDWARD P & MARY JO	7665 MONARCH CT
M5620172000025	DROHAN EDWARD P & MARY JO	7665 MONARCH CT
M5620172000026	DROHAN EDWARD P & MARY JO	7665 MONARCH CT
M5620172000027	VINCENT GEORGE H TR	7665 MONARCH CT
M5620172000028	VINCENT GEORGE H TR	7665 MONARCH CT
M5620172000029	MCGILL THOMAS J TR	7665 MONARCH CT
M5620172000030	OELRICH D MARK	7665 MONARCH CT
M5620172000031	WORKABILITY CENTER LLC	7665 MONARCH CT
M5620172000032	WORKABILITY CENTER LLC	7665 MONARCH CT
M5620172000033	HILBERT PROPERTY LTD	7665 MONARCH CT
M5620172000034	H & K LTD PTR	7765 MONARCH CT
M5620172000035	WESTGATE COMMONS OFFICE CONDO ASSOCI	MONARCH CT
M5620180000001	AKB WEST CHESTER LLC	7659 TYLERSVILLE RD
M5620180000002	ZHANG YU ZHOU & ZHAO XIU JIN	7312 KINGSGATE WAY
M5620180000003	BLUE CHIP BROTHERS & HARRIS J HARBOR LLC	7320 KINGSGATE WAY
M5620180000006	KINGSGATE AR REALTY LLC	7897 COX RD
M5620180000007	GREER PHIL G TR	7741 TYLERSVILLE RD
M5620180000008	KING PIC CENTERS LTD PRT	7743 TYLERSVILLE RD
M5620180000009	FIRST NATL BK OF SW OHIO	7795 TYLERSVILLE RD
M5620180000011	PARAHA LLC	7683 TYLERSVILLE RD
M5620180000013	POSHA LLC	KINGLAND DR
M5620180000014	MONARCH RD LLC	7679 MONARCH CT
M5620180000015	MCCLYMONDS WILLIAM F	7693 MONARCH CT
M5620180000017	KINGSGATE CAR WASH INC	7745 TYLERSVILLE RD
M5620180000018	GRASSHOPPER INVESTMENTS LLC	7717 MONARCH CT
M5620180000021	WOESTE INVESTMENTS LTD	7873 KINGLAND DR
M5620180000022	POSHA LLC	7837 KINGLAND DR
M5620180000023	7862 KINGLAND LLC	7862 KINGLAND DR
M5620180000025	KING PIC CENTERS LTD PRT	7757 TYLERSVILLE RD
M5620180000026	KING PIC CENTERS LTD PRT	TYLERSVILLE RD
M5620180000028	POSHA LLC	7844 KINGLAND DR
M5620180000029	POSHA LLC	KINGLAND DR
M5620180000030	TYLERSVILLE PROPERTIES LLC	7721 TYLERSVILLE RD
M5620180000031	CUMMINGS EDWARD J SR CO TR ETAL	7731 TYLERSVILLE RD
M5620180000032	KING PIC CENTERS LTD	7747 TYLERSVILLE RD
M5620180000033	MIDWEST WAFFLES INC	7733 COX RD
M5620339000001	OTR/MIDLAND REALTY HOLDINGS LTD	7840 COX RD
M5620339000002	ARC PANJOH54 LLC	7811 TYLERSVILLE RD
M5620372000020	WETHERINGTON COMMUNITY ASSOCIATION INC	WETHERINGTON DR
M5620372000038	STAR BANK NATL ASSOC	7797 TYLERS PLACE BLVD
M5620372000039	JSM PARTNERS LLC	7332 TYLERSVILLE RD
M5620372000040	NISBET PROPERTY HOLDINGS LTD	7301 TYLERSVILLE RD
M5620372000041	NISBET PROPERTY HOLDINGS LTD	TYLERSVILLE RD
M5620372000042	NISBET PROPERTY HOLDINGS LTD	7301 TYLERS CORNER DR
M5620469000001	HONDROS WEST CHESTER LLC	7600 TYLERS PLACE BLVD

WEST CHESTER TOWNSHIP
TIF DISTRICT PARCELS
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12.06.2016

PARCEL	OWNER	LOCATION
M5620469000002	HONDROS WEST CHESTER LLC	7602 TYLERS PLACE BLVD
M5620469000003	HONDROS FARMS LLC	7604 TYLERS PLACE BLVD
M5620469000004	KLR LLC	7606 TYLERS PLACE BLVD
M5620469000005	HIY DEVELOPMENT LLC	7590 TYLERS PLACE BLVD
M5620469000006	HONDROS FARMS LLC	7592 TYLERS PLACE BLVD
M5620469000007	RAVELLO PROPERTIES LLC	7594 TYLERS PLACE BLVD
M5620469000008	HIY DEVELOPMENT LLC	7596 TYLERS PLACE BLVD
M5620469000009	HONDROS FARMS LLC	7598 TYLERS PLACE BLVD