

ORDINANCE NO. 7 , 2019

AN ORDINANCE DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN THE CITY OF MONTGOMERY, OHIO (MONTGOMERY QUARTER COMMERCIAL TIF), TO BE A PUBLIC PURPOSE UNDER SECTION 5709.40(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND A SERVICE AGREEMENT AND SUCH OTHER DOCUMENTS AS MAY BE NECESSARY, ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.40 et seq. of the Ohio Revised Code (the “TIF Authorizing Statutes”) authorizes municipal corporations to participate in a financing technique commonly known as a tax increment financing; and

WHEREAS, this City Council (“Council”) of the City of Montgomery, Ohio (the “City”), wishes to use the authority granted pursuant to the TIF Authorizing Statutes in connection with exempting from real property taxation certain improvements in the City and constructing certain public infrastructure improvements in the City which will benefit the improvements in order to meet the public health, safety, welfare, and convenience needs of the area, including future development and traffic capacity; and

WHEREAS, this Council has determined to grant a property tax exemption for the parcels comprising the area where such improvements are to be located (the “Montgomery Quarter TIF Site” formerly known as the GRA TIF District); and

WHEREAS, the boundary of the Montgomery Quarter TIF Site shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto; and

WHEREAS, pursuant to Section 5709.83 of the Ohio Revised Code, notice has been given to the Sycamore Community City School District (the “School District”) by a letter dated March 26, 2019, of the consideration of this Ordinance granting a tax increment real property tax exemption, which exemption was approved by the School District by resolution on March 27, 2019, and this Council will compensate the School District pursuant to a Tax Incentive Agreement to be entered into by and between the City and the School District; and

WHEREAS, pursuant to Section 5709.83 of the Ohio Revised Code, notice has been given to the Great Oaks Career Campuses (the “Great Oaks”), in a letter dated March 26, 2019, of the consideration of this Ordinance granting a tax increment real property tax exemption, and this Board will compensate Great Oaks pursuant to Section 5709.40(D) of the Ohio Revised Code;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Montgomery, Hamilton County, State of Ohio, that:

SECTION 1. Pursuant to Section 5709.40(B) of the Ohio Revised Code, this Council hereby creates the “Montgomery Quarter TIF Site”, the boundaries of which shall be coextensive

with the boundaries of the parcels specifically identified and depicted in Exhibit A attached hereto, which parcels are located in the incorporated area of the City.

SECTION 2. This Council hereby finds and declares that certain public improvements (the “Public Improvements”) in the City, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices and alterations to existing streets, including improvements to Montgomery Road, reconstruction of Ronald Regan Highway, construction of a roundabout and construction of new streets; the planning, design and construction of public parking facilities, including parking garages; the planning, design and construction of utilities including but not limited to water, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and detention facilities; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; the creation and/or enhancement of public service facilities, including police and fire stations; the installation of landscaping, retaining walls, and public amenities; demolition of existing buildings; land acquisition, including acquisition in aid of industry, commerce, distribution, or research; 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 Ordinance (such parcels are hereinafter collectively referred to as the “Montgomery Quarter TIF Site”), which parcels are located in the incorporated area of the City, and for the creation of jobs, increasing property values, and the provision of adequate public services in the City.

SECTION 3. Pursuant to Section 5709.40(B) of the Ohio Revised Code, further improvements to each parcel in the Montgomery Quarter TIF Site occurring, as a result of new construction to such parcel, after the date of this Ordinance are hereby declared to be a public purpose and are exempt from real property taxation commencing for each parcel on the first day of the tax year in which such an improvement first appears on the tax list and duplicate of real and public utility property and that begins after the effective date of this Ordinance and ending on the earlier of (1) thirty (30) years from the date the exemption commences or (2) the date on which the Public Improvements as described in Section 1 above that will benefit the Montgomery Quarter TIF Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 6 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will benefit, the Montgomery Quarter TIF Site.

SECTION 4. Pursuant to Section 5709.42 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 Hamilton County Treasurer on or before the final dates for payment of real property taxes. This Council hereby expresses its intention and authorizes the City Manager or any City Official to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments, including a Service Agreement by and between the City and the owners of property within the Montgomery Quarter TIF Site.

SECTION 5. A portion of the Service Payments shall be paid to the School District and Great Oaks in accordance with (i) the terms of a Tax Incentive Agreement, hereby authorized to

be entered into by the City Manager between the City and the School District and (ii) the provisions of Section 5709.40(D) of the Ohio Revised Code (collectively, the “Compensation Payments”).

SECTION 6. Pursuant to Section 5709.43 of the Ohio Revised Code, there is hereby established the Montgomery Quarter TIF Site Public Improvement Tax Increment Equivalent Fund (the “Tax Increment Equivalent Fund”), into which the Service Payments shall be deposited. Moneys deposited in the Tax Increment Equivalent Fund shall be used only in accordance with Section 5709.43 of the Ohio Revised Code, which authorizes the City to finance the Public Improvements and make the Compensation Payments.

SECTION 7. The proper City Officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 6 of this Ordinance, including but not limited to filing any required applications for tax exemption with the Hamilton County Auditor and/or State Tax Commissioner.

SECTION 8. Pursuant to Section 5709.40(I) of the Ohio Revised Code, the Director of Finance is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Development Services Agency within fifteen (15) days after its adoption. On or before March 31 of each year that the exemption set forth herein remains in effect, the Director of Finance or other authorized officer of this City shall prepare and submit to the Director of the Ohio Development Services Agency the status report required under Section 5709.40(I) of the Ohio Revised Code.

SECTION 9. The Director of Finance is hereby directed to forward a copy of this Ordinance to the County Auditor of Hamilton County.

SECTION 10. This Ordinance shall take effect at the earliest possible date allowable by law.

PASSED: August 7, 2019

ATTEST: Connie M. Gaylor
Connie M. Gaylor, Clerk of Council

Christopher P. Dobrozsi
Christopher P. Dobrozsi, Mayor

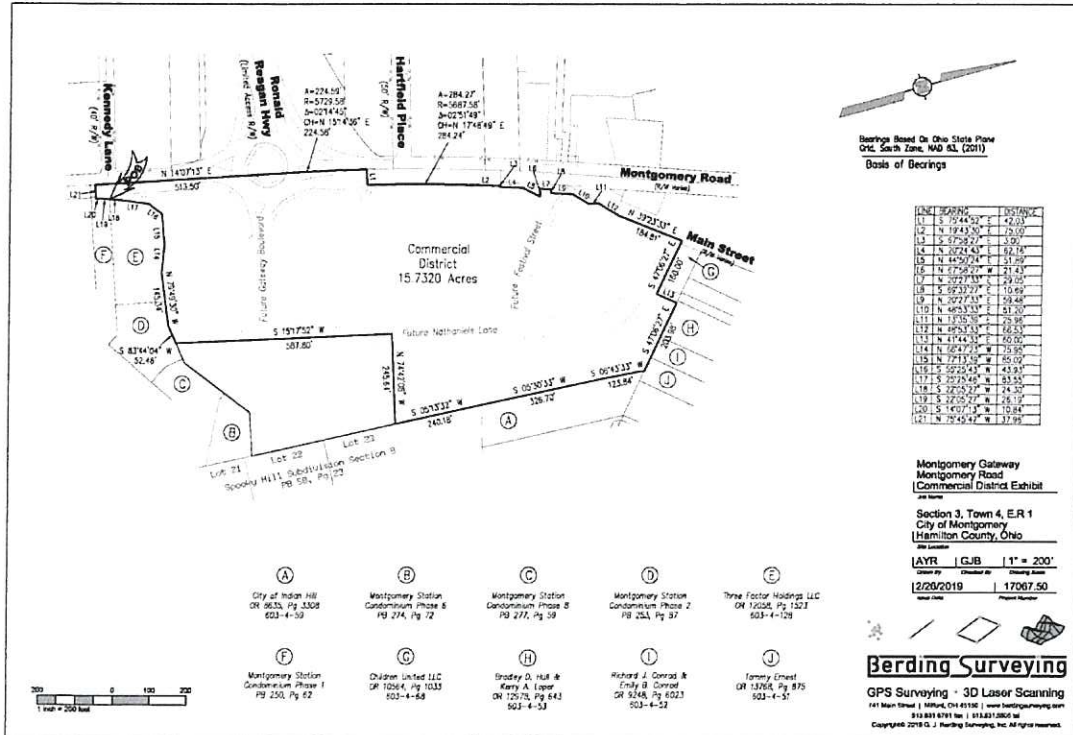
APPROVED AS TO FORM:
Terrence M. Donnellon
Terrence M. Donnellon, Law Director

EXHIBIT A

Real Property Description

Approximately 15.732 acres of real property located in the City of Montgomery, Hamilton County, Ohio:

Hamilton County Auditor's Parcel No.



BOARD OF EDUCATION
SYCAMORE COMMUNITY SCHOOL DISTRICT
HAMILTON COUNTY, OHIO

The Board of Education (the "Board") of the Sycamore Community School District, Hamilton County, Ohio (the "School District"), met in open session on March 27, 2019, at 7:00 p.m. at Edwin H. Greene Intermediate School, 5200 Aldine Drive, Blue Ash, Ohio, 45242 with the following members present:

Diane Adamec
Paul Balent
David Evans
John Mercurio
Melissa Weiss

Mrs. Adamec introduced the following Resolution and moved its passage:

RESOLUTION #19-059
(R.C. §§ 5709.41, 5709.83)

WHEREAS, the City of Montgomery, Ohio (the "City") proposes to declare the increase in assessed value of certain improvements to be a public purpose and to grant real property tax exemptions (collectively the "TIF Exemptions"), as authorized by Sections 5709.40(B) and 5709.40(C), Ohio Revised Code, for improvements to certain real property located within the boundaries of the City and the School District (the "Improvements"), which real property is approximately 18.7825 acres and is described and defined in Exhibit A-1, Exhibit A-2 and Exhibit A-3 attached hereto and made a part hereof (the "Exempted Property"), by using the Service Payments in Lieu of Taxes to pay for or finance the construction of public improvements that are necessary for the development of the Exempted Property (the "Public Improvements") in order to induce the developer and any heirs, successors and assigns of a fee interest in all or any portion of the Exempted Property (the "Property Owners") to develop the Exempted Property; and

WHEREAS, this Board anticipates that the Improvements to the Exempted Property will result in substantial economic improvement within the School District and within Hamilton County and the City if it is improved; and

WHEREAS, R.C. § 5709.40 permits the City to grant exemptions in excess of seventy-five percent (75%) of the value of the Improvements for up to thirty (30) years if approved by the affected school district, which approval may contain conditions under which the board of education of such school district would approve the abatement; and

WHEREAS, pursuant to R.C. §§ 5709.40 and 5709.83, the School District has been notified that the City proposes to pass a resolution (the "TIF Resolution") to declare the

Improvements to be a public purpose and to grant a real property tax exemption for one hundred percent (100%) of the value of the Improvements for a period of thirty (30) years, and requiring the owners of parcels within the Exempted Property to make service payments in lieu of taxes; and

WHEREAS, the School District wishes to approve conditionally the real property tax exemption to be provided for the Improvements attributable the Exempted Property, and further desires to waive the forty-five (45) business days' notice required by R.C. § 5709.40 and fourteen (14) days' notice required by R.C. § 5709.83.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF THE SYCAMORE COMMUNITY SCHOOL DISTRICT, HAMILTON COUNTY, OHIO:

Section 1. Provided that the City and the School District first enter into a compensation agreement as provided in Section 2, the Board approves a real property tax exemption for one hundred percent (100%) of the Improvements attributable to the Exempted Property for a period of thirty (30) years. This Resolution shall be deemed the conditional approval provided by R.C. § 5709.40.

Section 2. This Board authorizes the School District to enter into an agreement with the City pursuant to R.C. §§ 5709.40 and 5709.82 (the "Tax Incentive Agreement"), providing for payments by the City to the School District to compensate the School District for a portion of the property taxes it would have received with respect to the Exempted Property but for the exemption provided by the TIF Resolution, substantially in the form and under the terms and conditions set forth in Exhibit A attached to this Resolution.

Section 3. The Board waives the 45-day notice requirement of R.C. § 5709.40 and the 14-day notice requirement of R.C. § 5709.83, but only with respect to this exemption proposal.

Section 4. The President and the Treasurer of this Board are each individually authorized to execute and deliver the Tax Incentive Agreement and any other agreements, document or certificates or take all other actions necessary to accomplish the purposes of this Resolution, with such completions and changes which are not adverse to the School District and which shall be approved by those officials authorized to execute the Tax Incentive Agreement, or such other documents or agreements, as the case may be.

Section 5. This Board finds and determines that all formal actions of this Board and of any of its committees concerning the adoption of this Resolution were taken, and that all deliberations of this Board and any of its committees that resulted in those formal actions were held, in meetings open to the public unless otherwise permitted in compliance with the law.

Section 6. The Treasurer is directed to certify a copy of this Resolution to the City.

Mr. Mercurio seconded the motion and, after discussion, a roll call vote was taken and the results were:

Voting Aye: Adamec, Mercurio, Balent, Evans, Weiss

Voting Nay: None

The Resolution passed.

Passed: March 27, 2019

BOARD OF EDUCATION SYCAMORE
COMMUNITY SCHOOL DISTRICT,
HAMILTON COUNTY, OHIO



Attest: _____
Treasurer



By: _____
President

CERTIFICATE

The undersigned Treasurer of the Sycamore Community School District, Hamilton County, Ohio certifies that the foregoing is a true copy of a Resolution duly passed by the Board of Education of the Sycamore Community School District on the 27th day of March, 2019.

March 27, 2019

A handwritten signature in blue ink, appearing to read "B. A. C.", is written over a horizontal line.

Treasurer, Sycamore Community School
District, Hamilton County, Ohio

TAX INCENTIVE AGREEMENT

THIS TAX INCENTIVE AGREEMENT (the “Agreement”), made and entered into as of the ____ day of _____ 2019, by and between the SYCAMORE COMMUNITY CITY SCHOOL DISTRICT, Hamilton County Ohio, a community school district and political subdivision of the State of Ohio (the “School District”) and the CITY OF MONTGOMERY, Hamilton County, Ohio, a political subdivision of the State of Ohio (the “City”).

WITNESSETH THAT:

WHEREAS, Sections 5709.40 et seq. of the Ohio Revised Code authorize cities to grant tax increment financing real property tax exemptions for improvements declared to be for a public purpose, which exemptions exempt from taxation the increase in the true value of the parcel of property after the effective date of the ordinance granting such exemption; and

WHEREAS, Section 5709.42 of the Ohio Revised Code further authorizes a city to require owners of improvements subject to a tax increment financing tax exemption to make semi-annual payments to the city in lieu of taxes (“Service Payments in Lieu of Taxes”), which payments are approximately equivalent to the amount of real property tax which would be payable on the increase in the true value of the parcel of property but for the exemption from taxation; and

WHEREAS, Section 5709.43 of the Ohio Revised Code further requires a city receiving payments in lieu of taxes to create a public improvement tax increment equivalent fund for deposit of the entire amount of such payments, to be used to pay the costs of public infrastructure improvements benefiting the parcels subject to the tax increment financing tax exemption and, if provided, to make payments to school districts impacted by exemption from taxation; and

WHEREAS, pursuant to a letter dated _____, 2019, the City notified the School District of its intent to grant exemptions (the “TIF Exemptions”), as authorized by Sections 5709.40(B) and 5709.40(C), Ohio Revised Code, for improvements to certain real property located within the boundaries of the City and the School District, which real property is described in Exhibit A attached hereto and made a part hereof (the “Exempted Property”), by using the Service Payments in Lieu of Taxes to pay for or finance the construction of public improvements that are necessary for the development of the Exempted Property (the “Public Improvements”) in order to induce the Developer and any heirs, successors and assigns of a fee interest in all or any portion of the Exempted Property (the “Property Owners”) to develop the Exempted Property; and

WHEREAS, the Board of Education of the School District on _____, 2019, approved the TIF Exemptions on the condition that the parties hereto enter into this Agreement; and

WHEREAS, the City has, pursuant to ordinances of the City Council of the City adopted on _____, 2019 (the “City Ordinances”), attached hereto as Exhibit B, granted the TIF Exemptions and authorized the execution of this Agreement; and

WHEREAS, Ohio Revised Code Sections 5709.40 and 5709.82 permit the City Council of the City and the Board of Education of the School District, to enter into this Agreement in order to compensate the School District for property taxes lost as a result of the TIF Exemptions;

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereinafter described, the School District and the City covenant, agree and bind themselves as follows:

SECTION 1. Approval of the TIF Exemptions; Compensation to School District While TIF Exemptions in Effect.

(a) As provided in the School District Resolution, the School District approves the TIF Exemptions for up to one hundred percent (100%) of the increase in assessed value of the real property and further improvements to the Exempted Property for a period of up to thirty (30) years, commencing and ending as set forth in the respective City Ordinances.

(b) During any year or any portion thereof, in which the School District would have received property tax payments derived from the Exempted Property, but for the City's authorization of the TIF Exemption, the City agrees to pay to the School District, solely from the Service Payments in Lieu of Taxes ("Service Payments") from the owners of the Exempted Property an amount equal to 18% of the School District's effective rate real property tax millage times the exempted assessed valuation of the Phase I Exempted Property and an amount equal to 9% of the School District's effective rate real property tax millage times the exempted assessed valuation of the Phase II Exempted Property (together the "TIF Compensation"), as determined by the Finance Director of the City and certified to the School District. Phase I and Phase II Exempted Property are described and defined as set forth in Exhibit C, attached hereto.

(c) During any year or any portion thereof, in which the School District would have received property tax payments derived from the Exempted Property, but for the City's authorization of the TIF Exemption, the City agrees to also pay to the School District, solely from the Service Payments in Lieu of Taxes ("Service Payments") from the owners of the Exempted Property, an amount equal to 100% of the School District's effective rate real property tax millage for any tax levies that are levied after the effective date of this Agreement but only to the extent that any such tax levy results in the total full rate property tax millage being in excess of the School District's 2018 tax year full rate real property tax millage (72.45 mills) millage times the exempted assessed valuation of the Exempted Property.

(d) Additionally, during any year or any portion thereof, in which the School District would have received property tax payments derived from the Exempted Property, but for the City's authorization of the TIF Exemptions, the City will pay to the School District "Additional Compensation," which shall be a portion of the "Excess Service Payments", which shall be those Service Payments received from the owners of the Phase I Exempted Property in excess of the amount of such Service Payments required to pay (i) Phase I Exempted Property TIF Compensation set forth above in Section 1(b) and

(ii) debt service on Bonds issued by the City to pay for necessary infrastructure improvements in support of development of the Phase I Exempted Property, such Bonds shall not be issued in excess of the amount required to generate \$25,000,000 of project funds, but may be issued in one or more series. In any year in which there are Excess Service Payment, the City shall pay to the School District, an amount equal to the lessor of (i) 100% of the District's effective rate tax millage times the assessed value of the Phase I Exempted Property minus any compensation received by the School District in that year pursuant to Sections 1(b) and (c) above and (ii) 50% of the Excess Service Payments or 75% of such Excess Service Payments, if the City has retained an aggregate amount of Excess Service Payments equal to or exceeding \$2,500,000.

Total Phase I TIF Compensation plus Additional Compensation (together "School Compensation") over the entire life of the TIF Exemption shall not exceed the amount of property taxes from the Phase I Exempted Property the School District would have received if the property were not exempted. Nothing in this Agreement shall be construed to pledge the full faith and credit of the City for the payment of School Compensation.

SECTION 2. Certification of School Compensation Amount. By April 1 and September 1 of each year during which the TIF Exemption will result in the School District's receipt of less than one hundred percent (100%) of the amount of real property taxes due with respect to the Exempted Property, the City shall certify to the School District the amount of the School Compensation due to the School District and shall provide calculations to show how such amount was derived.

SECTION 3. Payment of School Compensation. Within thirty (30) days after the City receives Service Payments in Lieu of Taxes with respect to the Exempted Property and the final settlement statements from the County Auditor, the City shall pay to the School District, by bank or cashier's check or wire transfer the amount of the School Compensation.

SECTION 4. Resolution of Disputes. In the event the School District disputes the amount of the School Compensation as certified by the City, the School District shall certify, by May 1 and October 1, with respect to the first and second-half property tax settlements, the basis for the dispute and the amount that the School District claims is the correct amount of School Compensation to be paid to the School District. Within ten (10) days thereafter, the Treasurer of the School District and the City Finance Director or the City Manager shall meet to discuss and resolve the dispute. In the event the Treasurer of the School District and the City are unable to mutually agree on the amount of School Compensation, the parties shall next seek a third party mediator to settle the dispute and determine the amount of the School Compensation. The City shall then pay such amount within thirty (30) days thereafter; provided that nothing contained in this Section 4 shall limit either the School District's or the City's ability, after payment and receipt of such School Compensation amount, to seek recovery of amounts deemed overpaid or underpaid.

SECTION 5. Late Payments. Except for the case where a School Compensation payment is delayed pursuant to a dispute as provided in Section 4 hereof (so long as the dispute of the School Compensation payment amount is reasonable), any late School Compensation payments shall bear interest at the then current rate established under Sections 323.121(B)(a) and

5703.47 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto, as the same may be amended from time to time.

SECTION 6. School District Expenses. Within thirty (30) days after the execution of this Agreement, the City shall pay or cause to be paid to the School District an amount equal to the School District's reasonable fees and expenses, including fees of its legal counsel, associated with negotiating, approving and entering into this Agreement and approving the TIF Exemption.

SECTION 7. Notices. All notices, designations, certificates, requests or other communications under this Agreement shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid addressed to the following addresses:

Sycamore Community City School District: Sycamore Community City School District
4881 Cooper Road
Cincinnati, Ohio 45242
Attn: Treasurer

City of Montgomery, Ohio: City of Montgomery, Ohio
City Building
10101 Montgomery Road
Montgomery, Ohio 45242
Attn: Finance Director

SECTION 8. Duration of Agreement; Amendment. This Agreement shall become effective on the date that it is executed and delivered and shall remain in effect for such period as any Tax Exemptions pursuant to Section 5709.40 through 5709.43 of the Ohio Revised Code are in effect with respect to the Exempted Property. This Agreement may be amended only by mutual agreement of the parties hereto. No amendment to this Agreement shall be effective unless it is contained in a written document approved through legal process and signed on behalf of all parties hereto by duly authorized representatives.

SECTION 9. Waiver. No waiver by the School District or the City, their, successors and assigns of the performance of any terms or provision hereof shall constitute, or be construed as, a continuing waiver of performance of the same or any other term or provision hereof.

SECTION 10. Merger; Entire Agreement. This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter contained herein and merges and supersedes all prior discussion, agreements, and undertakings of every kind of nature between the parties with respect to the subject matter of this Agreement.

SECTION 11. Binding Nature. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

SECTION 12. Severability. Should any portion of this Agreement be declared by a court of competent jurisdiction to be unconstitutional, invalid or otherwise unlawful, such decision shall not effect the entire agreement but only that part declared to be unconstitutional,

invalid or illegal and this Agreement shall be construed in all respects as if any invalid portions were omitted.

SECTION 13. Counterparts; Captions. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement. Captions have been provided herein for the convenience of the reader and shall not affect the construction of this Agreement.

IN WITNESS WHEREOF, the School District and the City have caused this Agreement to be executed in their respective names by their duly authorized officers all as of the date hereinbefore written.

**SYCAMORE COMMUNITY CITY
SCHOOL DISTRICT,
HAMILTON COUNTY, OHIO**

By: _____

Printed Name: _____

Title: _____

**CITY OF MONTGOMERY,
HAMILTON COUNTY, OHIO**

By: _____

Printed Name: _____

Title: _____

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

On this _____ day of _____, 2019, personally appeared before me, a Notary Public in and for the State of Ohio, the Sycamore Community City School District, Hamilton County, Ohio, by _____, known and known to be the _____ of said School District and duly authorized in the premises, who acknowledged the signing and sealing of the said Tax Incentive Agreement for himself/herself and on behalf of said School District, to be his/her voluntary act and deed, and the voluntary act and deed of said School District.

Notary Public

My commission expires: _____

[NOTARY
SEAL]

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

On this _____ day of _____, 2019, personally appeared before me, a Notary Public in and for the State of Ohio, the City of Montgomery, Ohio, by Brian Riblet, known and known to be the City Manager of said City and duly authorized in the premises, who acknowledged the signing and sealing of the said Tax Incentive Agreement for himself and on behalf of said City, to be his voluntary act and deed, and the voluntary act and deed of said City.

Notary Public

My commission expires: _____

[NOTARY
SEAL]

This instrument prepared by:

Brenda A Wehmer, Esq.
DINSMORE & SHOHL LLP
255 East Fifth Street, Suite 1900
Cincinnati, Ohio 45202

EXHIBIT A-1

LEGAL DESCRIPTION OF THE "EXEMPTED PROPERTY"

Parcels exempted pursuant to 5709.40(B)

EXHIBIT A-2

LEGAL DESCRIPTION OF THE "EXEMPTED PROPERTY"

Parcels Exempted pursuant to 5709.40(C), Incentive District TIF

EXHIBIT B-1

5709.40(B) TAX INCREMENT ORDINANCE

EXHIBIT B-2

5709.40(C) TIF INCENTIVE DISTRICT ORDINANCE

EXHIBIT C-1

PHASE I EXEMPTED PROPERTY

EXHIBIT C-2

PHASE II EXEMPTED PROPERTY