

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Parks and Recreation

Originating Department

Council Meeting Of: April 20, 2017

Account Code No. #: N/A

Prepared By: Casey D. Wooddell

Budgeted Amount: N/A

Date Prepared: April 26, 2017

Agenda Title: Recreation Advisory Board Meeting, 4/20/17

Recommendation: Approve

Attendance: Ken Bogard, Edna Southard; Staff: Casey Wooddell, Deanna Barbour Unable to Attend: Craig Bennett, Shaunna Tafelski, Kevin Ackley, Wes Cole
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Discussion:

Recreation Advisory Board (RAB) met Thursday, April 20, 2017 at the Oxford Seniors Center. RAB members began the meeting by discussing recreational activities happening around Oxford, including City, Talawanda and Miami events.

Mr. Wooddell provided an update regarding the Merry Day Community Day Project, which was attended by over 80 Miami Student-Athletes, members of multiple local organizations and numerous local residents. The event was a resounding success.

Ms. Southard discussed the proposal of the new Oxford Choice Pantry being located at Merry Day Park. RAB members discussed the potential impact of this location, as well as the process required to make this development happen.

Youth lacrosse was discussed as a potential new youth sports through OPRD. Lacrosse participation is on the rise regionally, and this is not a program OPRD has offered in previous years.

Mr. Wooddell provided information regarding the three egg hunt events hosted by Oxford Parks & Recreation Department, serving in excess of 1,200 participants at three locations.

RAB members discussed the need for new community tennis courts, as there are currently only two public courts located at the TRI Community Center. The other organizations with local courts, including Miami, Talawanda and Oxford Country Club, all keep their courts locked, thus are not available for public use. The courts at the TRI Community Center are in need of major repairs, and this has been a topic of discussion with the TRI Board of Directors in recent months.

RAB members discussed progress with a fundraising committee for the new aquatic center. The committee is striving to form a group of City, Miami, school district and community members to assist in the fundraising for this community facility. The RAB members will focus heavily on steering the project in the appropriate direction in regards to design, amenities, community education, etc. The RAB is seeking to establish a group of individuals with experience in fundraising and grant writing to progress towards setting goals, preparing documents, and raising funds through private donations, obtaining grant funding and through a formalized fundraising campaign. Some individuals invited to attend the May board meeting to assist in this progress are Leah Flynn (Oxford Community Foundation), City Manager Doug Elliott, Hollie Bonewit-Cron (Miami University) and Jessica Greene (Enjoy Oxford).

Meeting adjourned 5:05pm.

Approved By:

Department Head:

Initial Date

CDW \ 4/26/17

City Manager:

DRE \ 4/28/17

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Human Resources

Originating Department

Council Meeting Of: May 2, 2017

Candi Fyffe

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 27, 2017

Date Prepared

Agenda Title:

Report regarding the April 26, 2017 Civil Service Commission Regular Meeting.

Recommendation:

Discussion: The Civil Service Commission held a regular meeting on Wednesday, April 26, 2017. Those members present were: Karen Martino, Chair, James Burchyett, Vice-Chair, Brian Martin, and Greg Smith. Excused: Bill Brewer and Kim Newton, Recording Secretary.

Candi Fyffe, Human Resources Director was in attendance for the City of Oxford.

The Commission reviewed and approved the protocol for the following positions: Service Department's Service Worker II in the Water Distribution Division

The next Civil Service Commission meeting is scheduled for Wednesday, May 24, 2017 at 5:30 p.m.

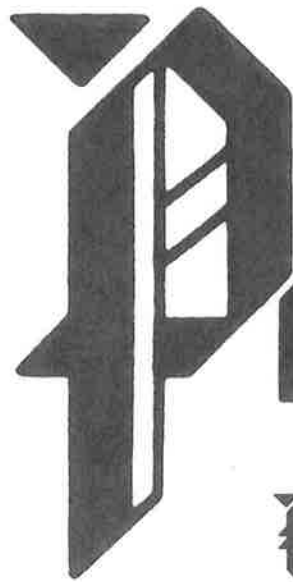
Approved By:

Initial Date

Department Head:

City Manager:

CF 4-27-17
DRE 4-28-17



Office of the Mayor

Proclamation

Whereas:

the National Association of Letter Carriers have designated the day of May 13, 2017 as the twenty-fifth annual "Stamp Out Hunger Food Drive" day; and

WHEREAS, the NALC Food Drive collected 45,164 pounds of food in Butler County in 2016 and nearly 1.3 million pounds since 1995; serving thousands of families who need this nourishing food through Shared Harvest Foodbank's network of food pantries; and

WHEREAS, the AFL-CIO, Shared Harvest Foodbank, Feeding America and countless community volunteers will lend assistance to this charitable endeavor with the United States Postal Service supporting this drive.

NOW, THEREFORE, I, Kate Rousmaniere, Mayor of the City of Oxford, Ohio, to assist public awareness of this nationwide endeavor to care for our own, do hereby proclaim Saturday, May 13, 2017 as:

**"THE NATIONAL ASSOCIATION OF LETTER CARRIERS
FOOD DRIVE DAY"**

on behalf of all Municipal Officials and Administration, do request all citizens of our community to support the efforts of this national annual drive by placing non perishable food by their mailboxes on May 13, 2017 to help meet the needs of our neighbors locally.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Oxford to be affixed this 28th day of April, 2017.


KATE ROUSMANIERE, MAYOR



**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to City Manager

Council Meeting Of : 5/2/2017

Account Code No. : see below

Budgeted Amount :

Finance
Originating Department

Joe Newlin
Prepared By

4/20/2017
Date Prepared

Agenda Title:	2017 Supplemental Budget #4
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Recommendation:	Approve
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Issue 1

NatureWorks Grant that will cover 75% of the cost of a new playground structure at Leonard Howell Park total project cost of about \$16,000

Action Needed:

Revenue Side

Capital Equipment (140)	16,000.00	Advance from General Fund
Capital Equipment (140)	12,000.00	NatureWorks Grant Receipts
General Fund (110)	16,000.00	Repayment of advance from Capital Equipment Fund

Expense Side

General Fund (110)	16,000.00	Additional appropriation for advance to Capital Equipment Fund
Capital Equipment (140)	16,000.00	Appropriation for a new playground structure at Leonard Howell Park
Capital Equipment (140)	16,000.00	Additional appropriation for repayment advance to General Fund

Net Effect on Fund Balance/(s) Increase/(Decrease)	(4,000.00)	
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Issue 2

Local Government Safety Capital Grant Program that will cover 34.8% of the cost of a new Heavy Duty Sutphen Custom Pumper

Action Needed:

Revenue Side

Fire & EMS (418)	200,000.00	Local Government Safety Capital Grant Program Receipts
Fire & EMS (418)	113,333.00	Miami Contribution

Expense Side

Fire & EMS (418)	574,405.00	Additional appropriation for advance to Capital Improvement Fund
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Net Effect on Fund Balance/(s) Increase/(Decrease)	(261,072.00)	
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Total Net Effect on Fund Balance/(s) Increase/(Decrease)	(265,072.00)	
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Breakdown by Fund

General (110)	-	
Capital Equipment (140)	(4,000.00)	
Fire & EMS (418)	(261,072.00)	

Net Effect on Fund Balance/(s) Increase/(Decrease)	(265,072.00)	
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Approved By:	Department Head:	Initials Date 4/25/17 4/28/17
City Manager:		

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3381. SUPPLEMENTAL BUDGET ORDINANCE NUMBER 4 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2017.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds, and changes to estimated revenues;

SECTION 2: The following increase/(decrease) in revenues be made:

Capital Equipment Fund 140	12,000.00
Fire & EMS Fund 418	200,000.00
Fire & EMS Fund 418	113,333.00

SECTION 3: The following increase/(decrease) in appropriations from unencumbered balances be made:

General Fund 110	16,000.00
Capital Equipment Fund 140	16,000.00
Capital Equipment Fund 140	16,000.00
Fire & EMS Fund 418	574,405.00

SECTION 4: The following advance(s) be executed:

Advance from:	
General Fund 110	16,000.00
Capital Equipment Fund 140	16,000.00
Advance to:	
Capital Equipment Fund 140	16,000.00
General Fund 110	16,000.00

SECTION 6: The following increase/(decrease) in revenues be made:

Capital Equipment Fund 140	16,000.00
General Fund 110	16,000.00

SECTION 7: In all other respects, Ordinance No. 3381 shall remain in full force and effect.

SECTION 8: This ordinance shall take effect immediately upon its adoption.

MAYOR

ADOPTED: _____

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

STAFF SUMMARY REPORT

Report to the City Manager

City Manager

Originating Department

Council Meeting Of: May 2, 2017

Doug Elliott

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 24, 2017

Date Prepared

Agenda Title: Ordinance declaring improvements to parcels of real property located in Oxford, Ohio, to be a public purpose under Section 5709.40(C) of the Ohio Revised Code, exempting such improvements from real property taxation, authorizing the execution of such documents as may be necessary, and establishing a tax increment equivalent fund.

Recommendation: Adopt the Ordinance

Discussion:

Representatives of 4-Leag Development, LLC. and City staff have been meeting to discuss and develop plans on the road outlined in the Development Agreement of 2006 between the two parties. Under the terms of the agreement, 4-Leaf may elect to construct the road and, if constructed, dedicate it as a public road. The City has the responsibility to finance the road through a Tax Increment Financing (TIF) program and execute a Payment In Lieu of Taxes (PILOT) agreement with the developer. The City will need to determine the cost of the roadway and the value of the proposed property tax exemptions which should be sufficient revenue to retire the associated debt. If the revenue is not sufficient, the City is responsible for any shortfall under the terms of the agreement with 4-Leaf.

In order to implement the TIF Program, the City Council will need to adopt five ordinances to establish the necessary TIF Districts which incorporate the Trinitas Project. One will be a Commercial TIF and will include the duplexes and multifamily units. The other four will be Residential TIF's. Each Residential TIF will include a group of single-family units (4,6,6,&6 units each). The Talawanda School District and the Butler Technology and Career Development Center have been notified of the City's intent to establish these five TIF Districts at 75% of incremental assessed value for 10 years.

The City will need to sign a Tax Increment Financing and Infrastructure Development Agreement (or Service Payment Agreement) with 4-Leaf which will provide the details on proceeding with this public infrastructure project. Lastly, the City will need to create a special fund to pay for the improvements and collect the Payments In Lieu Of Taxes (PILOTs).

Before the end of the year (2017) the City will file a DTE 24 form with the County Auditor's Office. This form is an Application for Real Property Tax Exemption and Remission-Tax Incentive Program. Once this form is filed, the County Auditor will provide the City the amount of the property tax exemption. After this amount is received, the City will be able to determine how much roadway to construct and the amount of debt to issue to finance it.

Approved By:

Department Head:
City Manager:

Initial Date

DRE 4/28/17

ORDINANCE NO. _____

AN ORDINANCE DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN THE CITY OF OXFORD, OHIO, TO BE A PUBLIC PURPOSE UNDER SECTION 5709.40(C) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, AUTHORIZING THE EXECUTION OF SUCH DOCUMENTS AS MAY BE NECESSARY, AND 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 Oxford, 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 “Southpointe TIF Incentive District Site 1”); and

WHEREAS, the boundary of the Southpointe TIF Incentive District Site 1 shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto, which parcels are not more than 300 acres and are enclosed by a continuous boundary; and

WHEREAS, the City Engineer has certified that the public infrastructure serving the district is inadequate to meet the development needs of the district; and

WHEREAS, the population of the City is less than 25,000; and

WHEREAS, this City Council has not conducted a public hearing on the consideration of this Ordinance; and

WHEREAS, pursuant to Sections 5709.40 and 5709.83 of the Ohio Revised Code, notice has been given to the Talawanda City School District (the “School District”) by a letter dated April 18, 2017, of the consideration of this Ordinance granting a tax increment real property tax exemption; and

WHEREAS, pursuant to Sections 5709.40 and 5709.83 of the Ohio Revised Code, notice has been given to the Butler Technology and Career Development Schools (the “JVSD”), in a letter dated April 18, 2017, of the consideration of this Ordinance granting a tax increment real property tax exemption; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oxford, Butler County, State of Ohio, _____ members elected thereto concurring:

SECTION 1. Pursuant to Section 5709.40(C) of the Ohio Revised Code, this Council hereby creates the “Southpointe TIF Incentive District Site 1”, 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. That 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 constructing a new road commencing at State Route 27 and extending north easterly; 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 installation of landscaping, retaining walls, and public amenities; 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 “Southpointe TIF Incentive District Site 1”), 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. The Public Improvements will not include housing renovations.

SECTION 3. That, pursuant to Section 5709.40(C) of the Ohio Revised Code, further improvements to the parcels in the Southpointe TIF Incentive District Site 1 occurring after the date of this Ordinance are hereby declared to be a public purpose and are exempt from real property taxation commencing on the first day of the tax year in which 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) ten (10) 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 Southpointe TIF Incentive District Site 1 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 seventy-five percent (75%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will benefit, the Southpointe TIF Incentive District Site 1.

SECTION 4. That 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 Butler 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.

SECTION 5. That, pursuant to Section 5709.43 of the Ohio Revised Code, there is hereby established the Southpointe TIF Incentive District Site 1 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 Improvement, to make the School Compensation Payments and to make the County Compensation Payments at the discretion of City Council.

SECTION 6. That the proper City Officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 5 of this Ordinance, including but not limited to filing any required applications for tax exemption with the Butler County Auditor and/or State Tax Commissioner.

SECTION 7. Pursuant to Section 5709.40(I) of the Ohio Revised Code, the Finance Director is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Development Services Agency of Ohio 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 Finance Director 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 8. That the Finance Director is hereby directed to forward a copy of this Ordinance to the County Auditor of Butler County.

SECTION 9. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council 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 10. That this Ordinance shall take effect at the earliest possible date allowable by law.

MAYOR

ADOPTED

ATTEST

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: DOUG ELLIOTT

PREPARED BY: LAW

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Ordinance No. ____ - ____.

Clerk of Council

CERTIFICATE

The undersigned hereby certifies that a copy of the foregoing ordinance was certified this day to the butler county auditor.

Clerk of Council

Dated: _____, 2017

RECEIPT

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

Butler County Auditor

Dated: _____, 2017

RECEIPT

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

President, Talawanda City School District

Dated: _____, 2017

EXHIBIT A

Real Property Description

Butler County Auditor's Parcel Nos.

H4100146000002

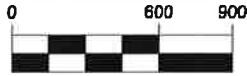
H4100146000003

H4100146000004

H4100146000005

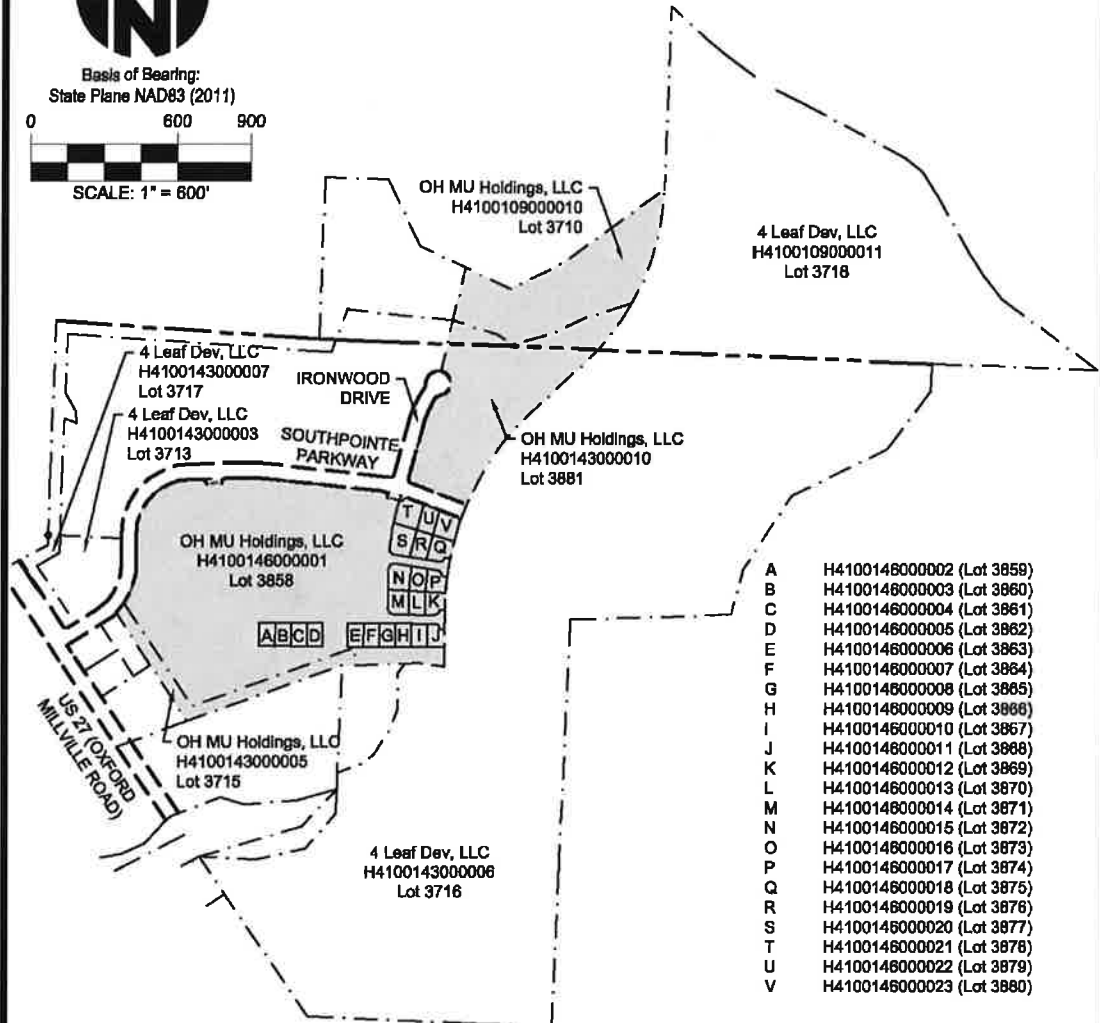


Basis of Bearing:
State Plane NAD83 (2011)



SCALE: 1" = 600'

 Properties Participating
In TIF District



All properties A to V have a property owner of
OH MU Holdings, LLC

Drawing:
16-0158 TIF EX
Scale
1" = 600'
Drawn by:
LWB
Checked By:
EMR
Issue Date:
03-14-17

SECTIONS 25 & 36, TOWN 3, RANGE
CITY OF OXFORD
BUTLER COUNTY, OHIO
TIF EXHIBIT



110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Manager

Originating Department

Council Meeting Of: May 2, 2017

Doug Elliott

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 26, 2017

Date Prepared

Agenda Title: A Resolution authorizing the City Manager to develop an agreement for City Council approval between the City of Oxford and the Oxford Community Choice Pantry Board of Directors for the lease of land at the City-owned Merry Day Park.

Recommendation: Adopt the Resolution.

Discussion:

The above referenced lease would permit the construction and ownership of a 2000 sq. ft. (40 x 50 ft.) structure. The building will be utilized for the collection, storage, and distribution of food items by the Oxford Community Choice Pantry. The proposed lease is for 25 years with 10 year renewable options. If the structure is no longer utilized by the Oxford Community Choice Pantry, ownership would revert to the City of Oxford.

Approved By:

Initial Date

Department Head:

City Manager:

DRE \ 4-28-17

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO DEVELOP AN AGREEMENT FOR CITY COUNCIL APPROVAL BETWEEN THE CITY OF OXFORD AND THE OXFORD COMMUNITY CHOICE PANTRY BOARD OF DIRECTORS FOR THE LEASE OF LAND AT THE CITY-OWNED MERRY DAY PARK.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The City Manager recommends he be authorized to develop an agreement for City Council approval between the City of Oxford and the Oxford Community Choice Pantry Board of Directors for the lease of land at the City-owned Merry Day Park.

SECTION 2: Council hereby accepts the recommendation of the City Manager and authorizes the City Manager to develop an agreement for City Council approval between the City of Oxford and the Oxford Community Choice Pantry Board of Directors for the lease of land at the City-owned Merry Day Park.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

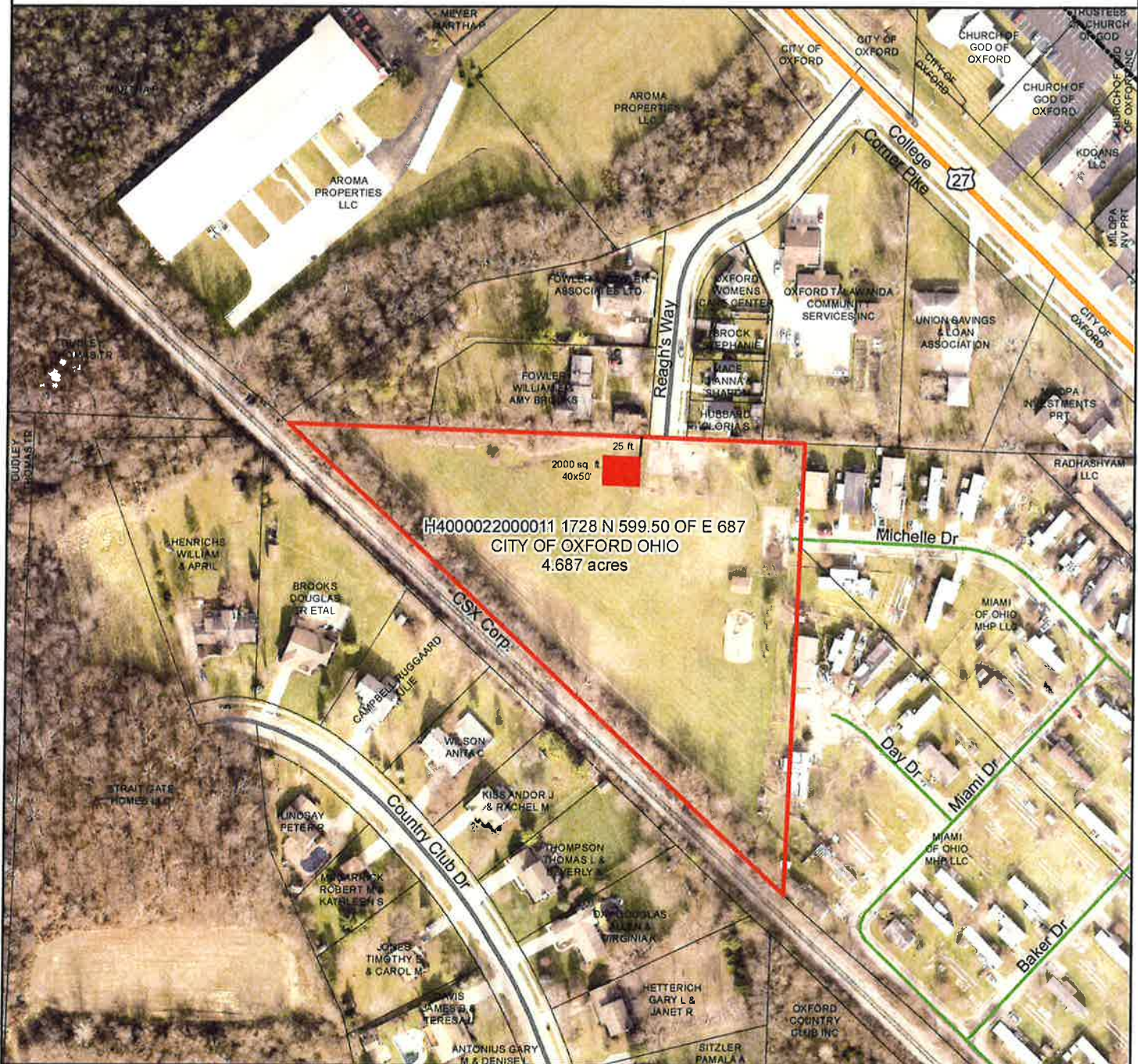
ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: EDNA SOUTHARD

PREPARED BY: LAW (STAFF)

Merry Day Park



Legend

- Merry Day Park
- Oxford Corporation Limit
- Parcels
- U.S. Highway
- State Route
- Public Street
- Miami Univ Street
- Private Street



0 100 200 400 Feet

1 inch = 200 feet

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.

STAFF SUMMARY REPORT

Report to the City Manager

City Manager

Originating Department

Council Meeting Of: May 2, 2017

Doug Elliott

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 24, 2017

Date Prepared

Agenda Title: Ordinance declaring improvements to parcels of real property located in Oxford, Ohio, to be a public purpose under Section 5709.40(C) of the Ohio Revised Code, exempting such improvements from real property taxation, authorizing the execution of such documents as may be necessary, and establishing a tax increment equivalent fund.

Recommendation: Adopt the Ordinance

Discussion:

Representatives of 4-Leag Development, LLC. and City staff have been meeting to discuss and develop plans on the road outlined in the Development Agreement of 2006 between the two parties. Under the terms of the agreement, 4-Leaf may elect to construct the road and, if constructed, dedicate it as a public road. The City has the responsibility to finance the road through a Tax Increment Financing (TIF) program and execute a Payment In Lieu of Taxes (PILOT) agreement with the developer. The City will need to determine the cost of the roadway and the value of the proposed property tax exemptions which should be sufficient revenue to retire the associated debt. If the revenue is not sufficient, the City is responsible for any shortfall under the terms of the agreement with 4-Leaf.

In order to implement the TIF Program, the City Council will need to adopt five ordinances to establish the necessary TIF Districts which incorporate the Trinitas Project. One will be a Commercial TIF and will include the duplexes and multifamily units. The other four will be Residential TIF's. Each Residential TIF will include a group of single-family units (4,6,6,&6 units each). The Talawanda School District and the Butler Technology and Career Development Center have been notified of the City's intent to establish these five TIF Districts at 75% of incremental assessed value for 10 years.

The City will need to sign a Tax Increment Financing and Infrastructure Development Agreement (or Service Payment Agreement) with 4-Leaf which will provide the details on proceeding with this public infrastructure project. Lastly, the City will need to create a special fund to pay for the improvements and collect the Payments In Lieu Of Taxes (PILOTs).

Before the end of the year (2017) the City will file a DTE 24 form with the County Auditor's Office. This form is an Application for Real Property Tax Exemption and Remission-Tax Incentive Program. Once this form is filed, the County Auditor will provide the City the amount of the property tax exemption. After this amount is received, the City will be able to determine how much roadway to construct and the amount of debt to issue to finance it.

Approved By:

Department Head:
City Manager:

Initial Date

DRE \ 4/28/17

ORDINANCE NO. _____

AN ORDINANCE DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN THE CITY OF OXFORD, OHIO, TO BE A PUBLIC PURPOSE UNDER SECTION 5709.40(C) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, AUTHORIZING THE EXECUTION OF SUCH DOCUMENTS AS MAY BE NECESSARY, AND 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 Oxford, 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 “Southpointe TIF Incentive District Site 3”); and

WHEREAS, the boundary of the Southpointe TIF Incentive District Site 3 shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto, which parcels are not more than 300 acres and are enclosed by a continuous boundary; and

WHEREAS, the City Engineer has certified that the public infrastructure serving the district is inadequate to meet the development needs of the district; and

WHEREAS, the population of the City is less than 25,000; and

WHEREAS, this City Council has not conducted a public hearing on the consideration of this Ordinance; and

WHEREAS, pursuant to Sections 5709.40 and 5709.83 of the Ohio Revised Code, notice has been given to the Talawanda City School District (the “School District”) by a letter dated April 18, 2017, of the consideration of this Ordinance granting a tax increment real property tax exemption; and

WHEREAS, pursuant to Sections 5709.40 and 5709.83 of the Ohio Revised Code, notice has been given to the Butler Technology and Career Development Schools (the “JVSD”), in a letter dated April 18, 2017, of the consideration of this Ordinance granting a tax increment real property tax exemption; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oxford, Butler County, State of Ohio, ___ members elected thereto concurring:

SECTION 1. Pursuant to Section 5709.40(C) of the Ohio Revised Code, this Council hereby creates the “Southpointe TIF Incentive District Site 3”, 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. That 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 constructing a new road commencing at State Route 27 and extending north easterly; 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 installation of landscaping, retaining walls, and public amenities; 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 “Southpointe TIF Incentive District Site 3”), 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. The Public Improvements will not include housing renovations.

SECTION 3. That, pursuant to Section 5709.40(C) of the Ohio Revised Code, further improvements to the parcels in the Southpointe TIF Incentive District Site 3 occurring after the date of this Ordinance are hereby declared to be a public purpose and are exempt from real property taxation commencing on the first day of the tax year in which 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) ten (10) 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 Southpointe TIF Incentive District Site 3 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 seventy-five percent (75%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will benefit, the Southpointe TIF Incentive District Site 3.

SECTION 4. That 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 Butler 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.

SECTION 5. That, pursuant to Section 5709.43 of the Ohio Revised Code, there is hereby established the Southpointe TIF Incentive District Site 3 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 Improvement, to make the School Compensation Payments and to make the County Compensation Payments at the discretion of City Council.

SECTION 6. That the proper City Officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 5 of this Ordinance, including but not limited to filing any required applications for tax exemption with the Butler County Auditor and/or State Tax Commissioner.

SECTION 7. Pursuant to Section 5709.40(I) of the Ohio Revised Code, the Finance Director is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Development Services Agency of Ohio 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 Finance Director 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 8. That the Finance Director is hereby directed to forward a copy of this Ordinance to the County Auditor of Butler County.

SECTION 9. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council 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 10. That this Ordinance shall take effect at the earliest possible date allowable by law.

MAYOR

ADOPTED

ATTEST

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: DOUG ELLIOTT

PREPARED BY: LAW

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Ordinance No. ____ - ____.

Clerk of Council

CERTIFICATE

The undersigned hereby certifies that a copy of the foregoing ordinance was certified this day to the butler county auditor.

Clerk of Council

Dated: _____, 2017

RECEIPT

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

Butler County Auditor

Dated: _____, 2017

RECEIPT

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

President, Talawanda City School District

Dated: _____, 2017

EXHIBIT A

Real Property Description

Butler County Auditor's Parcel Nos.

H4100146000012

H4100146000013

H4100146000014

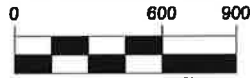
H4100146000015

H4100146000016

H4100146000017

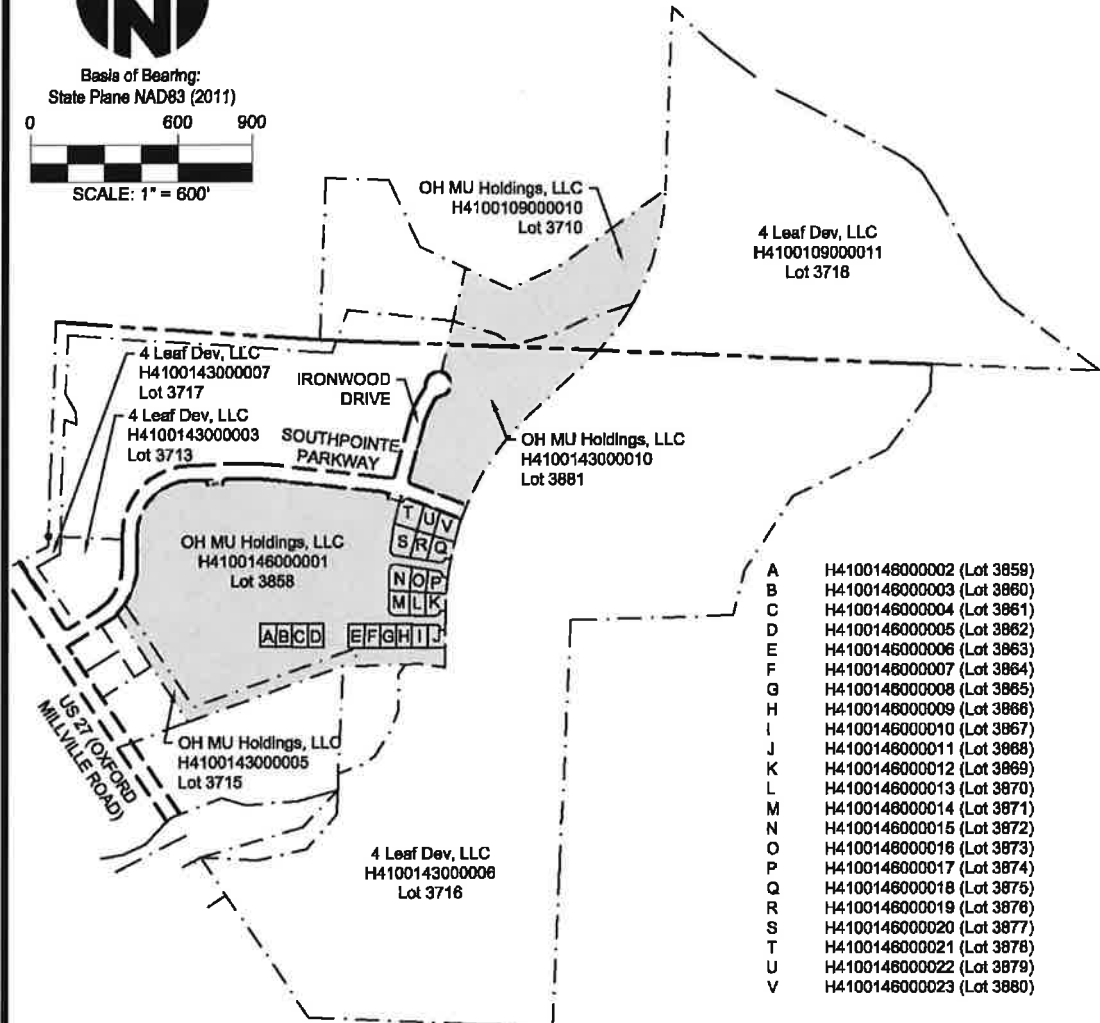


Base of Bearing:
State Plane NAD83 (2011)



SCALE: 1" = 600'

 Properties Participating
in TIF District



A	H4100146000002 (Lot 3858)
B	H4100146000003 (Lot 3860)
C	H4100146000004 (Lot 3861)
D	H4100146000005 (Lot 3862)
E	H4100146000006 (Lot 3863)
F	H4100146000007 (Lot 3864)
G	H4100146000008 (Lot 3865)
H	H4100146000009 (Lot 3866)
I	H4100146000010 (Lot 3867)
J	H4100146000011 (Lot 3868)
K	H4100146000012 (Lot 3869)
L	H4100146000013 (Lot 3870)
M	H4100146000014 (Lot 3871)
N	H4100146000015 (Lot 3872)
O	H4100146000016 (Lot 3873)
P	H4100146000017 (Lot 3874)
Q	H4100146000018 (Lot 3875)
R	H4100146000019 (Lot 3876)
S	H4100146000020 (Lot 3877)
T	H4100146000021 (Lot 3878)
U	H4100146000022 (Lot 3879)
V	H4100146000023 (Lot 3880)

All properties A to V have a property owner of
OH MU Holdings, LLC

Drawing: 16-0158 TIF EX
Scale: 1" = 600'
Drawn by: LWB
Checked By: EMR
Issue Date: 03-14-17

SECTIONS 25 & 36, TOWN 3, RANGE
CITY OF OXFORD
BUTLER COUNTY, OHIO
TIF EXHIBIT



110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Manager

Originating Department

Council Meeting Of: May 2, 2017

Mary Ann Eaton

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 25, 2017

Date Prepared

Agenda Title: A Resolution of Oxford City Council authorizing the donation of Five Hundred (\$500.00) dollars to the Coalition for a Healthy Community - Oxford Area to assist with funding for outside consulting services.

Recommendation: n/a

Discussion:

At the April 18, 2017 Council Meeting, Mayor Rousmaniere advised the Coalition for a Healthy Community asked for a donation of \$500.00 from the City to assist with consulting services. The service would be provided by Mark Fenton, a Public Health Planning and Transportation Consultant. Mr. Fenton would work with various groups in the community to develop plans to further physical activities, improve walkability, public transportation, bicycle routes and other non-motorized modes of transportation. Funding is also being provided by Miami University, the Miami University Greek Community Fund, the Talawanda School District and McCullough-Hyde Memorial Hospital. \$1,000 from the Interact Thriving Community grant will be utilized as well.

Approved By:

Department Head:

Initial Date

City Manager:

DRE

4-28-17

RESOLUTION NO.

A RESOLUTION OF OXFORD CITY COUNCIL AUTHORIZING THE DONATION OF FIVE HUNDRED (\$500.00) DOLLARS TO THE COALITION FOR A HEALTHY COMMUNITY – OXFORD AREA TO ASSIST WITH FUNDING FOR OUTSIDE CONSULTING SERVICES.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Mayor Rousmaniere has requested on behalf of the Coalition for a Healthy Community – Oxford Area, the donation of five hundred (\$500.00) dollars from the City of Oxford to assist with funding for outside consulting services.

SECTION 2: Council hereby finds the donation to be in the best interest of the Oxford area citizens and authorizes the donation of five hundred (\$500.00) dollars to assist with funding for outside consulting services.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

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Mark Fenton

Engineering physical activity back into American communities and lives

The Goal is Simple:

Build communities that support a healthier, more physically active population, and more sustainable and enjoyable lifestyles. The pathway there, however, is very challenging. Mark Fenton is a public health, planning, and transportation consultant who is trying to help America find its way to more active and more livable cities, towns, and neighborhoods. He works with organizations and communities around the country to build environments, policies, and programs that help to create places where more people walk, bicycle, and take transit more of the time. And it's not just about healthier people. Done well, active community designs lead to economically, environmentally, and socially thriving cities, towns, and rural settings where people of all ages, abilities, and incomes lead long, vibrant lives.



Davis, CA



Champaign-Urbana, IL



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Mark Fenton | 25 Crescent Avenue, Scituate Massachusetts 02066 | info@markfenton.com

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meetings of: May 2 & 16, 2017

Account Code #: N/A

Budgeted Amount: \$ N/A

Service Department
Originating Department

Michael Dreisbach, Service Director
Prepared By

April 21, 2017
Date Prepared

Agenda Title: Naming of New Street South of Chestnut St. and in Alignment with S. Main St.

Recommendation: Approve

Discussion:

The Oxford City Council previously passed Ordinance No. 942 in February 1963 naming a road leading to Cullen Printing Company. The roadway, constructed on a City owned parcel, was named Collins Run Road. The road currently serves Talawanda School District, Miami University, Oxford Township, and City of Oxford facilities.

The City has awarded a contract to Elex, Inc. for the construction of a new road that will align with South Main St. south of Chestnut St. This intersection will be controlled by traffic control signals, and construction work will begin in May 2017. This new road will take the place of the existing Collins Run Road which will be removed as a part of this project.

City Staff discussed the naming of the new street with stakeholders in the project. All of the groups support the new street being designated "South Main Street" with the exception of the Oxford Township Trustees. A copy of the Trustees email regarding this issue is attached to this report.

At the April 18, 2017 meeting of the Oxford City Council, the Council directed Staff to prepare a report and potential legislation designating the new street as a continuation of South Main Street for consideration at their next meeting. Staff has contacted the Oxford Township Trustees to inform them of this agenda item and potential legislation.

Approved By:

Department Head:

City Manager:

Initial Date
MBD 4/21/17

DRE 4/28/17

ORDINANCE NO.

AN ORDINANCE CHANGING THE NAME OF "COLLINS RUN ROAD" IN THE CITY OF OXORD TO "SOUTH MAIN STREET" AND DIRECTING THE CLERK OF COUNCIL TO FORWARD A CERTIFIED COPY OF THIS ORDINANCE TO THE COUNTY ENGINEER.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

Section 1: Council hereby finds that a new road will align with South Main Street south of Chestnut Street and will replace the existing Collins Run Road.

SECTION 2: Council hereby orders the change of that portion of roadway in the City of Oxford presently designated as "Collins Run Road" be changed and officially designated as "South Main Street".

SECTION 3: The Clerk of Council shall prepare a certified copy of this Ordinance upon its passage and shall forward the same to the office of the County Engineer, requesting that the appropriate change of said street name be entered upon the appropriate records.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: EDNA SOUTHARD

PREPARED BY: LAW (STAFF)

ORDINANCE NO. 942

AN ORDINANCE TO NAME A ROAD LEADING SOUTH FROM CHESTNUT STREET IN THE VILLAGE OF OXFORD, STATE OF OHIO.

WHEREAS, the Cullen Printing Company has built a new print shop south of Chestnut Street in the Village of Oxford and

WHEREAS, it is desirable and to the general public interest to name the road on which said new print shop is located,

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OXFORD, OHIO:

SECTION I: That the road leading south from Chestnut Street to the now existing land fill area be designated and named "Collins Run Road".

SECTION II: That this Ordinance be and remain in force from and after the earliest period allowed by law.

Franklin Dyk
Mayor

Passed: February 19, 1963

Attest: Louise Gandy

Mike Dreisbach

From: oxfordtwptrustees@oxfordtwpohio.org
Sent: Sunday, March 26, 2017 6:00 PM
To: Mike Dreisbach
Subject: re: Collins Run Road realignment project

OXFORD TOWNSHIP
BUTLER COUNTY OHIO

Memo

To: Mike Dreisbach
From: Gary R. Salmon Oxford Township Trustee
CC: File
Date: 3/26/2017

Re:

The Oxford Township Board of Trustees, Fiscal Officer, Police Chief, and Road Supervisor disagree with the renaming of Collins Run Road. Historically the road at one time did cross over Collins Run with is to the south of the current end of the road. There are other intersections in Oxford that roads change names and in my over sixty years as a resident of Oxford Township I have not heard of it confusing people Main St- Morning Sun Road, Fairfield Rd-Spring St.,Oxford Millville Rd- Patterson Ave., High St.- Contreras Rd.,Brookville Rd. Chestnut St., College Ave,- Brown Rd.

The expense Oxford Township would have notifying vender, delivery people, residents of the change of address would not justify the name change.

Oxford Township prefers the road name to be the same Collins Run Road

From: "Mike Dreisbach" <MDreisbach@cityofoxford.org>
Sent: Wednesday, March 08, 2017 3:46 PM
To: "oxfordtwptrustees@oxfordtwpohio.org" <oxfordtwptrustees@oxfordtwpohio.org>
Cc: "Douglas Elliott" <delliott@cityofoxford.org>
Subject: Collins Run Road realignment project

Gary, John, and Norma,

I'm writing to update you on our Collins Run Road project planned for construction later this summer. The City has awarded a contract to Elex, Inc. to reconstruct Collins Run Rd. and to align the road with the Main St. / Chestnut St. intersection. As part of the project, the City will also install traffic control signals at this intersection as well as the intersection of Campus Ave and Chestnut St. Access to Township facilities will be available at all times, however, there may be times when staff will need to enter from Beech St. through the old high school parking lot.

As part of this construction, the City is considering changing the name of the new street from Collins Run Rd. to South Main St. The change will impact only a few properties, but will increase the public's understanding of the street names in the area. The township property address would become 925 S. Main St. (retaining the same numeric identifier).

We realize it may take some time to switch out stationery, forms, etc.... during the transition. The City will emphasize these changes to the U S Postal Service, UPS, FedEx, etc... to minimize any confusion on the road name change.

Please let me know your thoughts on this matter so we may inform the City Council. The Council would pass an Ordinance to authorize the change. I have attached a drawing showing the improvements to the intersection.

Please let me know if you have any questions,

Mike



Michael B. Dreisbach
Director of Public Services
101 East High Street
Oxford, OH 45056
513.524.5206

CONFIDENTIALITY NOTICE:

This information transmitted is intended only for the person or entity to which it is addressed and may contain personal information which is privileged and confidential. If you receive this material/information in error, please contact the sender and delete or destroy the material/information immediately.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Parks and Recreation
Originating Department

Council Meeting Of: May 2, 2017

Casey D. Wooddell

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 26, 2017
Date Prepared

Agenda Title: Resolution authorizing the City Manager to apply for the 24th round of the Nature Works Local Grant Program.

Recommendation: Approve

Discussion:

The attached Resolution is to authorize the City Manager to file an application with the Ohio Department of Natural Resources Nature Works Grant Program.

This grant would cover up to 75% of the costs of a replacement playground to be installed at Leonard Howell Park. Total project cost not to exceed \$16,000.00, with up to \$12,000 being reimbursed through the grant.

Grants will be awarded in Fall 2017.

Approved By:

Department Head:

Initial Date

CDW \ 4/26/17

City Manager:

DRE \ 4/28/17

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR A GRANT FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES THROUGH THE NATURE WORKS GRANT PROGRAM FOR THE PURCHASE OF A PLAYGROUND STRUCTURE FOR LEONARD HOWELL PARK.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The City Manager and the Parks & Recreation Director recommend the City Manager be authorized to submit an application to the Ohio Department of Natural Resources requesting funding through the Nature Works Grant Program for a grant of up to \$12,000.00 to purchase a playground structure for Leonard Howell Park.

SECTION 2: Council, having determined the Nature Works Grant to be beneficial to the community by providing funding to purchase a playground structure for Leonard Howell Park, hereby supports the use of grant funds to assist with the purchase of a playground structure.

SECTION 3: Council hereby accepts the recommendation of the City Manager and the Parks and Recreation Director and further authorizes the City Manager to submit an application to the the Ohio Department of Natural Resources through the Nature Works Grant Program for a grant of up to \$12,000.00 to purchase a playground structure for Leonard Howell Park.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

CITY OF OXFORD STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: May 2, 2017

Sam Perry
Prepared By

Account Code No. #:

April 25, 2017
Date Prepared

Budgeted Amount:

Agenda Title: Board of Zoning Appeals Meeting Report – April 19, 2017

Adjudication Hearings

BZA-2017-05, 114 W. Walnut Street, variance to Section 1141.03(b) principal entrance upon a street, **Scott Webb, Applicant, Agent**

This request came about as part of a demolition and rebuild project. An existing 2 story residential near the future city administration building is proposed to be replaced with a 4 story mixed use. The primary apartment entry door faces the alley rather than the street, which cannot be permitted without a variance. Staff and applicant presented information to the board. The board deliberated using the decision criteria ultimately finding that there was sufficient evidence warranting the variance to allow the building to be constructed as presented. The variance was approved 4-0.

Old Business

BZA-2015-15, 115 Bishop Street, extension request of approval, variance to minimum lot width, 1143.05(c)(1)(B) **Scott Webb, Applicant, Agent, Approved 11/18/2015**

Due to the expiration of the variance being limited to six months if no work has started, the applicant requested an extension on behalf of the owner, so that the project could be completed summer 2017. A lot width variance had previously been granted in 2015. The building permit was approved in 2016 and is still valid. A six month extension to October 19, 2017 was approved 4-0.

The next regular BZA meeting is Wednesday, May 17, 2017 at 7:30 p.m. at 118 West High St.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial	Date
<u>SAP</u>	<u>4-25-17</u>
<u>DRE</u>	<u>4-28-17</u>

STAFF SUMMARY REPORT

Report to the City Manager

City Manager

Originating Department

Council Meeting Of: May 2, 2017

Doug Elliott

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 24, 2017

Date Prepared

Agenda Title: Ordinance declaring improvements to parcels of real property located in Oxford, Ohio, to be a public purpose under Section 5709.40(B) of the Ohio Revised Code, exempting such improvements from real property taxation, declaring certain public improvements to be necessary for the further development of those parcels, and establishing a tax increment equivalent fund.

Recommendation: Adopt the Ordinance

Discussion:

Representatives of 4-Leag Development, LLC. and City staff have been meeting to discuss and develop plans on the road outlined in the Development Agreement of 2006 between the two parties. Under the terms of the agreement, 4-Leaf may elect to construct the road and, if constructed, dedicate it as a public road. The City has the responsibility to finance the road through a Tax Increment Financing (TIF) program and execute a Payment In Lieu of Taxes (PILOT) agreement with the developer. The City will need to determine the cost of the roadway and the value of the proposed property tax exemptions which should be sufficient revenue to retire the associated debt. If the revenue is not sufficient, the City is responsible for any shortfall under the terms of the agreement with 4-Leaf.

In order to implement the TIF Program, the City Council will need to adopt five ordinances to establish the necessary TIF Districts which incorporate the Trinitas Project. One will be a Commercial TIF and will include the duplexes and multifamily units. The other four will be Residential TIF's. Each Residential TIF will include a group of single-family units (4,6,6,&6 units each). The Talawanda School District and the Butler Technology and Career Development Center have been notified of the City's intent to establish these five TIF Districts at 75% of incremental assessed value for 10 years.

The City will need to sign a Tax Increment Financing and Infrastructure Development Agreement (or Service Payment Agreement) with 4-Leaf which will provide the details on proceeding with this public infrastructure project. Lastly, the City will need to create a special fund to pay for the improvements and collect the Payments In Lieu Of Taxes (PILOTs).

Before the end of the year (2017) the City will file a DTE 24 form with the County Auditor's Office. This form is an Application for Real Property Tax Exemption and Remission-Tax Incentive Program. Once this form is filed, the County Auditor will provide the City the amount of the property tax exemption. After this amount is received, the City will be able to determine how much roadway to construct and the amount of debt to issue to finance it.

Approved By:

Department Head:
City Manager:

Initial Date

DRE 4/28/17

ORDINANCE NO.

AN ORDINANCE DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN OXFORD, OHIO, TO BE A PUBLIC PURPOSE UNDER SECTION 5709.40(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, DECLARING CERTAIN PUBLIC IMPROVEMENTS TO BE NECESSARY FOR THE FURTHER DEVELOPMENT OF THOSE PARCELS, AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND.

WHEREAS, Sections 5709.40, 5709.42 and 5709.43 of the Ohio Revised Code (collectively, the "TIF Statutes") authorize municipalities to participate in a financing technique commonly known as tax increment financing ("TIF"); and

WHEREAS, the City Council ("City Council") of the City of Oxford ("City"), Butler County, Ohio wishes to use the authority granted pursuant to such TIF Statutes in connection with certain improvements in the City in order to meet the public health, safety, welfare and convenience needs of the area, including new development and traffic capacity; and

WHEREAS, notice was given to the Talawanda City School District and the Butler Technology and Career Development Schools on April 18, 2017 of the consideration of this ordinance providing for tax increment property tax exemption, as required by Sections 5709.40 and 5709.83 of the Ohio Revised Code; and

WHEREAS, this City Council has determined to grant a property tax exemption for the parcels comprising the Southpointe TIF (the "Southpointe TIF"); and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Oxford, Butler County, State of Ohio, a majority of members elected thereto concurring:

SECTION 1. Pursuant to Section 5709.40(B) of the Ohio Revised Code, this City Council hereby creates the "Southpointe TIF", the boundaries of which shall be coextensive with the boundaries of the Parcels and shall include the Parcels as specifically identified and depicted in Exhibit A attached hereto, which Parcels are located in the incorporated area of the City.

SECTION 2. That this City Council hereby finds and declares that certain public improvements in the City, to wit: the planning, design and construction of public street improvements including pavements, walkways, bike paths, landscaping, traffic control devices and alterations to existing streets, including but not limited to construction of a new road starting at State Route 27 and extending in a northeasterly direction, including intersection improvements, turn lanes, sidewalks, curbs, gutters, streetscape improvements, and traffic signals; the planning, design and construction of utilities including but not limited to water, sanitary sewers, storm water sewers and detention facilities; the creation or enhancement of green space, buffer areas, and open areas necessary for ensuring the compatibility of adjacent land uses; the creation and/or enhancement of public service facilities; 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 necessary for the further

development of the parcels of land described in Exhibit A attached to this Ordinance for the creation of jobs, increasing property values, and the provision of adequate traffic control in the City of Oxford. The further development of the Parcels in the Southpointe TIF will place direct additional demand on the Public Improvements.

SECTION 3. That, pursuant to Section 5709.40 of the Ohio Revised Code, further improvements to the parcels in the Southpointe TIF occurring 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, with the first tax year that begins after the effective date of this Ordinance and in which an improvement resulting from the construction of a structure on that parcel first appears on the tax duplicate of real and public utility property and ends on the earlier of (i) 10 years after such date or (ii) the date on which the City can no longer require service payments to be paid on the improvements, all in accordance with the requirement of the TIF Statutes, or (iii) the date on which the specific improvements are paid in full from the Tax Increment Equivalent Fund, as defined in Section 5 hereof, but in no case shall the improvements be exempted from taxation for more than ten (10) years. It is hereby determined that (i) a portion of the improvements shall be exempt from real property taxation, (ii) such portion shall be seventy-five percent (75%) of the assessed value of the improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Southpointe TIF.

SECTION 4. That pursuant to Section 5709.42 of the Ohio Revised Code, the owner or the owners of the improvements shall be required to make semi-annual service payments in lieu of taxes (the "Service Payments") to the Butler County Treasurer on or before the final dates for payment of real property taxes. This City Council hereby expresses its intention and authorizes the City Manager and/or Finance Director to sign such documents as may be necessary and appropriate to assure the payment of such Service Payments.

SECTION 5. That pursuant to Section 5709.43 of the Ohio Revised Code, there is hereby established the City of Oxford Southpointe Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance the Public Improvements and may be used to make payments to the Talawanda City School District and/or the Butler Technology and Career Development Schools at the discretion of the City Council.

SECTION 6. That the proper City officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 5 above, including but not limited to filing any required applications for tax exemption with the Butler County Auditor and/or State Tax Commissioner.

SECTION 7. That the Fiscal Officer is hereby directed to forward a copy of this Ordinance to the County Auditor of Butler County.

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Ordinance No. ____ - ____.

Clerk of Council, City of Oxford, Butler
County, Ohio

CERTIFICATE

The undersigned hereby certifies that a copy of the foregoing Ordinance was certified this day to the county auditor.

Clerk of Council, City of Oxford, Butler
County, Ohio

Dated: _____, 2017

RECEIPT

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

Butler County Auditor

Dated: _____, 2017

EXHIBIT A

Property To be Exempted

Butler County Auditor's Parcel Nos.

H4100109000010

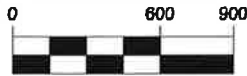
H4100143000010

H4100146000001

H4100143000005

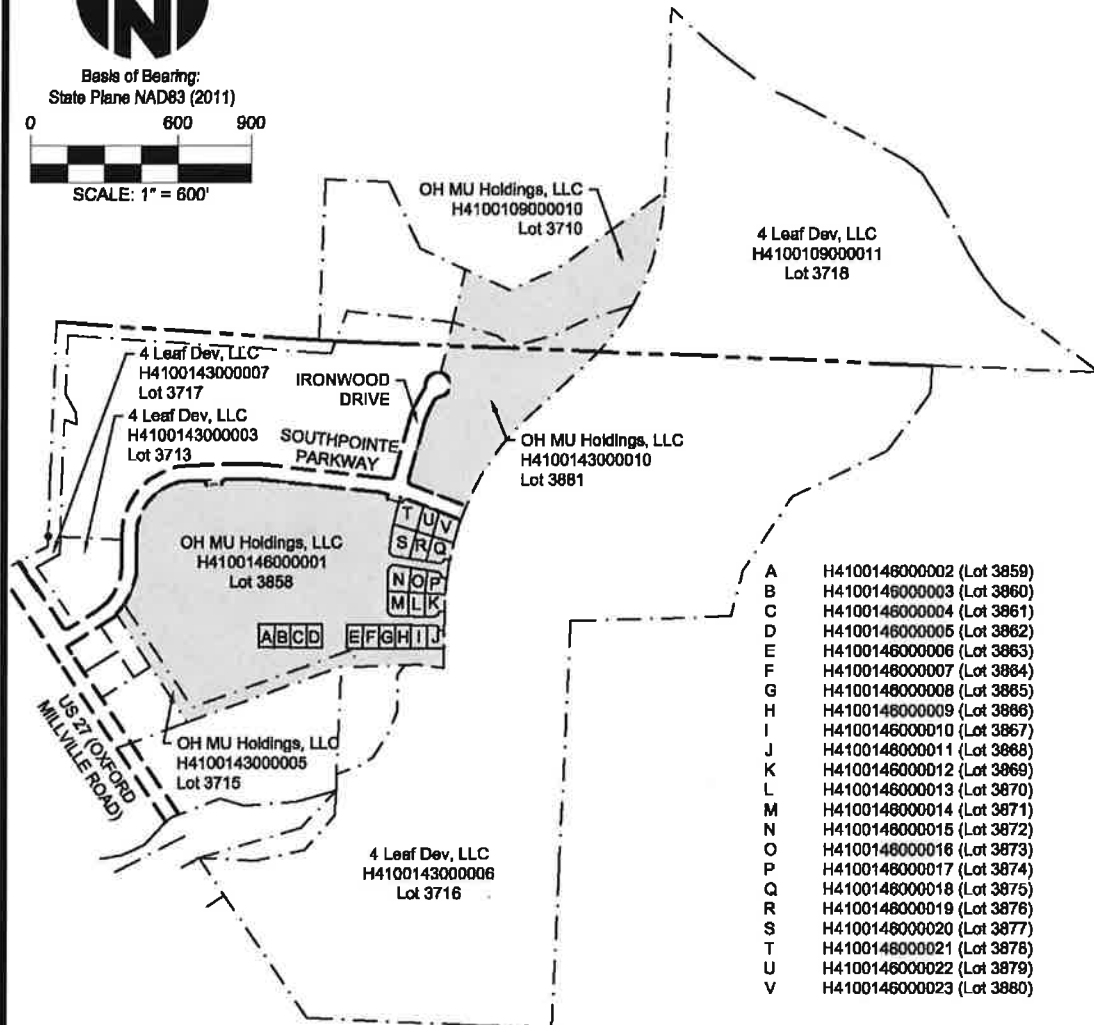


Base of Bearing:
State Plane NAD83 (2011)



SCALE: 1" = 600'

Properties Participating
in TIF District



A	H4100146000002 (Lot 3859)
B	H4100146000003 (Lot 3860)
C	H4100146000004 (Lot 3861)
D	H4100146000005 (Lot 3862)
E	H4100146000006 (Lot 3863)
F	H4100146000007 (Lot 3864)
G	H4100146000008 (Lot 3865)
H	H4100146000009 (Lot 3866)
I	H4100146000010 (Lot 3867)
J	H4100146000011 (Lot 3868)
K	H4100146000012 (Lot 3869)
L	H4100146000013 (Lot 3870)
M	H4100146000014 (Lot 3871)
N	H4100146000015 (Lot 3872)
O	H4100146000016 (Lot 3873)
P	H4100146000017 (Lot 3874)
Q	H4100146000018 (Lot 3875)
R	H4100146000019 (Lot 3876)
S	H4100146000020 (Lot 3877)
T	H4100146000021 (Lot 3878)
U	H4100146000022 (Lot 3879)
V	H4100146000023 (Lot 3880)

All properties A to V have a property owner of
OH MU Holdings, LLC

Drawing: **16-0158 TIF EX**
Scale: **1" = 600'**
Drawn by: **LWB**
Checked By: **EMR**
Issue Date: **03-14-17**

SECTIONS 25 & 36, TOWN 3, RANGE
CITY OF OXFORD
BUTLER COUNTY, OHIO
TIF EXHIBIT



110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

STAFF SUMMARY REPORT

Report to the City Manager

City Manager

Originating Department

Council Meeting Of: May 2, 2017

Doug Elliott

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 24, 2017

Date Prepared

Agenda Title: Ordinance declaring improvements to parcels of real property located in Oxford, Ohio, to be a public purpose under Section 5709.40(C) of the Ohio Revised Code, exempting such improvements from real property taxation, authorizing the execution of such documents as may be necessary, and establishing a tax increment equivalent fund.

Recommendation: Adopt the Ordinance

Discussion:

Representatives of 4-Leag Development, LLC. and City staff have been meeting to discuss and develop plans on the road outlined in the Development Agreement of 2006 between the two parties. Under the terms of the agreement, 4-Leaf may elect to construct the road and, if constructed, dedicate it as a public road. The City has the responsibility to finance the road through a Tax Increment Financing (TIF) program and execute a Payment In Lieu of Taxes (PILOT) agreement with the developer. The City will need to determine the cost of the roadway and the value of the proposed property tax exemptions which should be sufficient revenue to retire the associated debt. If the revenue is not sufficient, the City is responsible for any shortfall under the terms of the agreement with 4-Leaf.

In order to implement the TIF Program, the City Council will need to adopt five ordinances to establish the necessary TIF Districts which incorporate the Trinitas Project. One will be a Commercial TIF and will include the duplexes and multifamily units. The other four will be Residential TIF's. Each Residential TIF will include a group of single-family units (4,6,6,&6 units each). The Talawanda School District and the Butler Technology and Career Development Center have been notified of the City's intent to establish these five TIF Districts at 75% of incremental assessed value for 10 years.

The City will need to sign a Tax Increment Financing and Infrastructure Development Agreement (or Service Payment Agreement) with 4-Leaf which will provide the details on proceeding with this public infrastructure project. Lastly, the City will need to create a special fund to pay for the improvements and collect the Payments In Lieu Of Taxes (PILOTs).

Before the end of the year (2017) the City will file a DTE 24 form with the County Auditor's Office. This form is an Application for Real Property Tax Exemption and Remission-Tax Incentive Program. Once this form is filed, the County Auditor will provide the City the amount of the property tax exemption. After this amount is received, the City will be able to determine how much roadway to construct and the amount of debt to issue to finance it.

Approved By:

Department Head:
City Manager:

Initial Date

DRE 4/25/17

ORDINANCE NO. _____

DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN THE CITY OF OXFORD, OHIO, TO BE A PUBLIC PURPOSE UNDER SECTION 5709.40(C) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, AUTHORIZING THE EXECUTION OF SUCH DOCUMENTS AS MAY BE NECESSARY, AND 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 Oxford, 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 “Southpointe TIF Incentive District Site 4”); and

WHEREAS, the boundary of the Southpointe TIF Incentive District Site 4 shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto, which parcels are not more than 300 acres and are enclosed by a continuous boundary; and

WHEREAS, the City Engineer has certified that the public infrastructure serving the district is inadequate to meet the development needs of the district; and

WHEREAS, the population of the City is less than 25,000; and

WHEREAS, this City Council has not conducted a public hearing on the consideration of this Ordinance; and

WHEREAS, pursuant to Sections 5709.40 and 5709.83 of the Ohio Revised Code, notice has been given to the Talawanda City School District (the “School District”) by a letter dated April 18, 2017, of the consideration of this Ordinance granting a tax increment real property tax exemption; and

WHEREAS, pursuant to Sections 5709.40 and 5709.83 of the Ohio Revised Code, notice has been given to the Butler Technology and Career Development Schools (the “JVSD”), in a letter dated April 18, 2017, of the consideration of this Ordinance granting a tax increment real property tax exemption; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oxford, Butler County, State of Ohio, ___ members elected thereto concurring:

SECTION 1. Pursuant to Section 5709.40(C) of the Ohio Revised Code, this Council hereby creates the “Southpointe TIF Incentive District Site 4”, 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. That 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 constructing a new road commencing at State Route 27 and extending north easterly; 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 installation of landscaping, retaining walls, and public amenities; 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 “Southpointe TIF Incentive District Site 4”), 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. The Public Improvements will not include housing renovations.

SECTION 3. That, pursuant to Section 5709.40(C) of the Ohio Revised Code, further improvements to the parcels in the Southpointe TIF Incentive District Site 4 occurring after the date of this Ordinance are hereby declared to be a public purpose and are exempt from real property taxation commencing on the first day of the tax year in which 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) ten (10) 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 Southpointe TIF Incentive District Site 4 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 seventy-five percent (75%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will benefit, the Southpointe TIF Incentive District Site 4.

SECTION 4. That 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 Butler 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.

SECTION 5. That, pursuant to Section 5709.43 of the Ohio Revised Code, there is hereby established the Southpointe TIF Incentive District Site 4 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 Improvement, to make the School Compensation Payments and to make the County Compensation Payments at the discretion of City Council.

SECTION 6. That the proper City Officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 5 of this Ordinance, including but not limited to filing any required applications for tax exemption with the Butler County Auditor and/or State Tax Commissioner.

SECTION 7. Pursuant to Section 5709.40(I) of the Ohio Revised Code, the Finance Director is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Development Services Agency of Ohio 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 Finance Director 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 8. That the Finance Director is hereby directed to forward a copy of this Ordinance to the County Auditor of Butler County.

SECTION 9. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council 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 10. That this Ordinance shall take effect at the earliest possible date allowable by law.

MAYOR

ADOPTED

ATTEST

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: DOUG ELLIOTT

PREPARED BY: LAW

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Ordinance No. ____-____.

Clerk of Council

CERTIFICATE

The undersigned hereby certifies that a copy of the foregoing ordinance was certified this day to the butler county auditor.

Clerk of Council

Dated: _____, 2017

RECEIPT

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

Butler County Auditor

Dated: _____, 2017

RECEIPT

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

President, Talawanda City School District

Dated: _____, 2017

EXHIBIT A

Real Property Description

Butler County Auditor's Parcel Nos.

H4100146000018

H4100146000019

H4100146000020

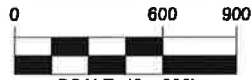
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H4100146000022

H4100146000023

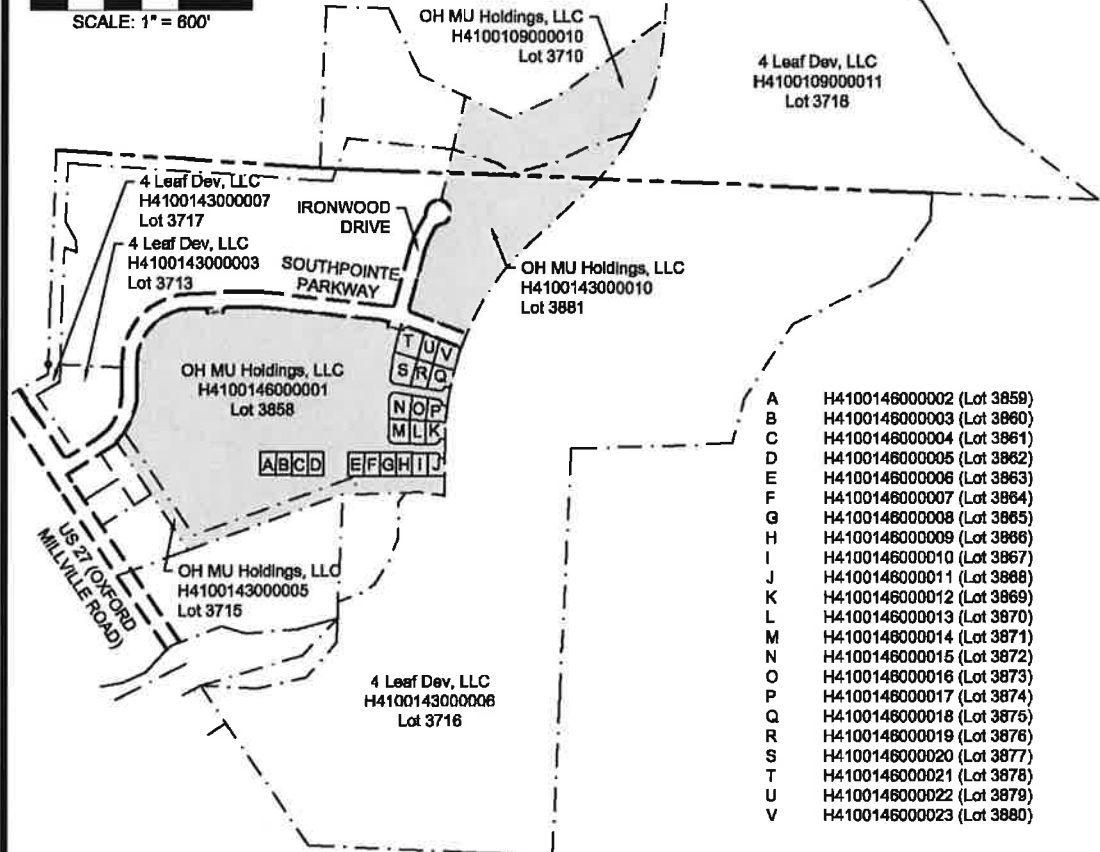


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