

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-Leaf 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 (the “**Improvements**”) 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~~ **5** 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 serve**, or once made will benefit **or serve**, 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

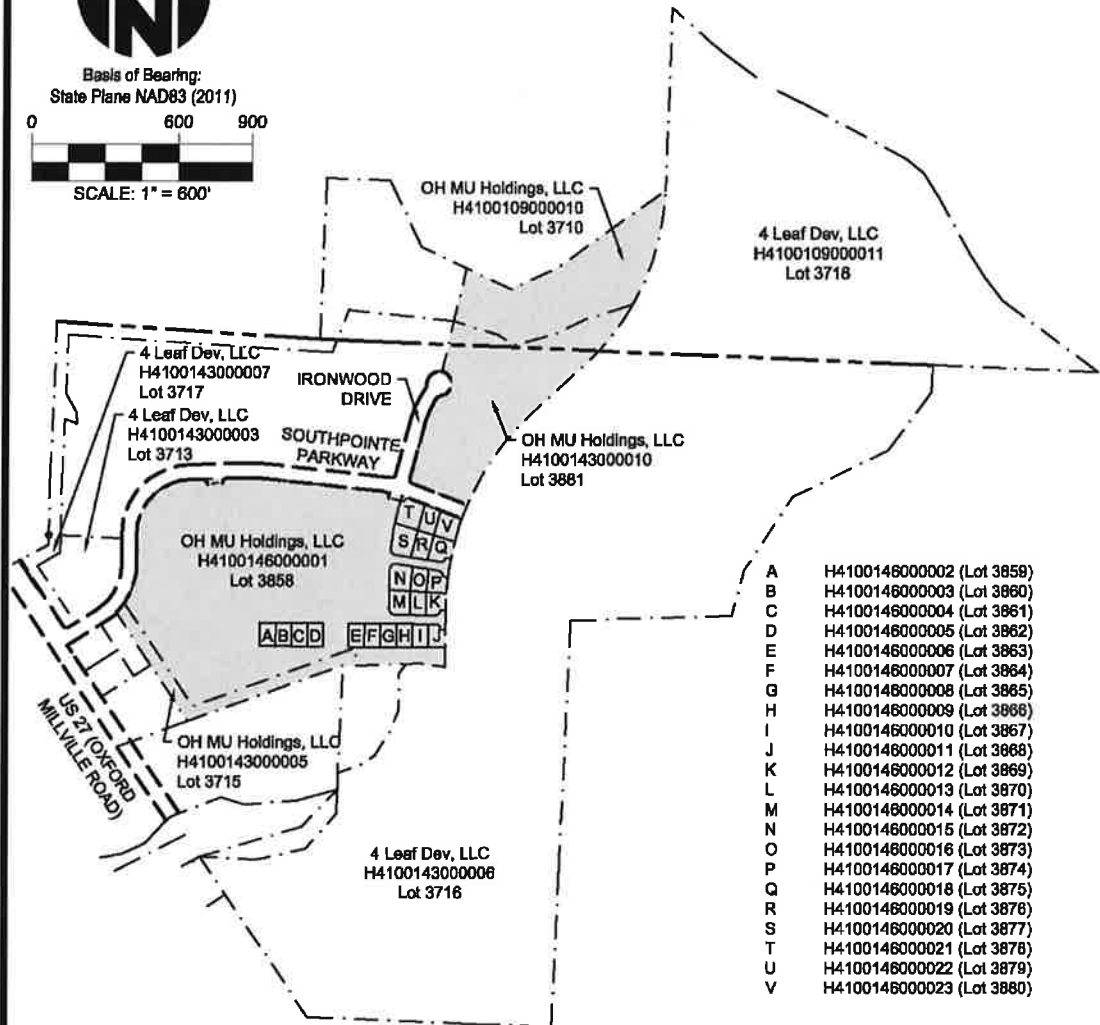


Basis of Bearing:
State Plane NAD83 (2011)



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

Clerk of Council
Originating Department

Council Meeting Of: May 16, 2017

Mary Ann Eaton

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

May 11, 2017
Date Prepared

Agenda Title: Request for use of Right-of-Way

Recommendation: N/A

Discussion:

Enjoy Oxford and the Lane Library have specialized bikes they would like to bring to the Uptown Parks on Saturdays, May through October. Please see the attached for additional information.

Approved By:

Department Head:

Initial Date

City Manager:

DRE \ 5/12/17


☐ REQUEST FOR PUBLIC PARK PERMIT

☒ REQUEST FOR PUBLIC RIGHT-OF-WAY PERMIT

Saturdays
Date(s) of Event: 5 / 13 / 17 through 10 / 28 / 17 **From:** 9 a.m./p.m. **To:** 1 a.m./p.m.

Today's Date: 5 / 8 / 17 ☐ Emergency Utility Repair (check box, if applicable)

--- Applicant shall allow a minimum of 3 business days for processing ---

Responsible Adult:

(18 years of age or older)* Jessica Greene

Address:

Telephone:

Cellular:

Fax:

Email:

Organization: Enjoy Oxford and Lane Library

Advisor:

Address: 14 W Park Place C

Telephone: 513-523-8687

Cellular: 513-461-6779

Fax:

Email: JessicaGreene@enjoyoxford.org

Non-Profit: ☒ Yes ☐ No

* Person in charge - Primary contact

PARK REQUESTED

- ☐ Merry Day Park (adjacent to the Miami Mobile Home Park, Reagh Way Drive)
☐ Leonard Howell Park (Bonham Road)
☐ Oxford Community Park (Fairfield Road) – Contact 523-6314 to confirm date(s)
☐ Memorial Park (E. Park Place & N. Main Street – has pavilion)
☐ Martin Luther King Jr. Park (W. Park Place & N. Main Street – animal sculptures & fountain)
☒ Other: _____

TITLE OF EVENT (be specific and include projected attendance)

Information Cart and Book Bike

Projected Attendance: _____ **Has this event been held previously?** ☐ Yes ☐ No If "YES", when? _____

Will food, goods, services or merchandise be sold at the event? ☐ Yes ☒ No

If "YES", please see Section 729.05, Sales on Certain Municipal Property Prohibited (attached to last page of application.)

Note: If you or your organization are handing out information on the public sidewalk, no permit is required.

DESCRIPTION OF EVENT

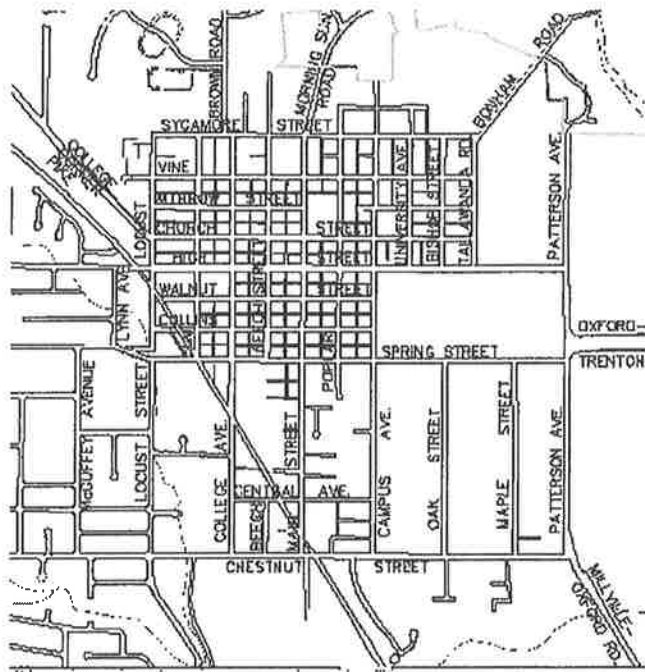
Place a description of the event, along with additional requests, on the appropriate attachment. If request is only for use of a right-of-way, use the attachment labeled City of Oxford / Right-of-Way Request Details.

Applicant's Signature: _____

Date: 5 / 11 / 17

I have read and understand the rules, guidelines and conditions. Furthermore, I understand that acceptance of them is a condition of approval; and, if approval is granted, it is only for the event specified above. I also understand that the request will be reviewed by various City of Oxford officials and additional conditions may be required before final approval is granted. If additional conditions are required, I agree to meet with the appropriate officials and/or the Oxford Community Event Coordinating Committee.

Note
If your event is outside the boundaries of this map, either attach a separate map or contact the City for assistance.



CITY OF OXFORD / RIGHT-OF-WAY REQUEST DETAILS

Instructions for Applicant: Please clearly denote the parade route, streets and/or sidewalk areas being requested. Place a concise narrative explanation on the following lines. Attach additional pages if necessary.

Enjoy Oxford and the Lane Library each have specialized bikes that we'd like to bring to the Uptown Parks on Saturdays.

May-October during the Farmer's Market Hours

The Enjoy Oxford bike has Oxford Information such as visitors guides, maps and Oxford trinkets

The Lane Library Book Bike has books that can be checked out (like a book mobile on 2 wheels)

These bikes will not be out in inclement weather and we are willing to cancel on days when there are other events going on in the park.

We have the support of the Oxford Farmers Market and Yoga In the Park events.

Additional Requests:

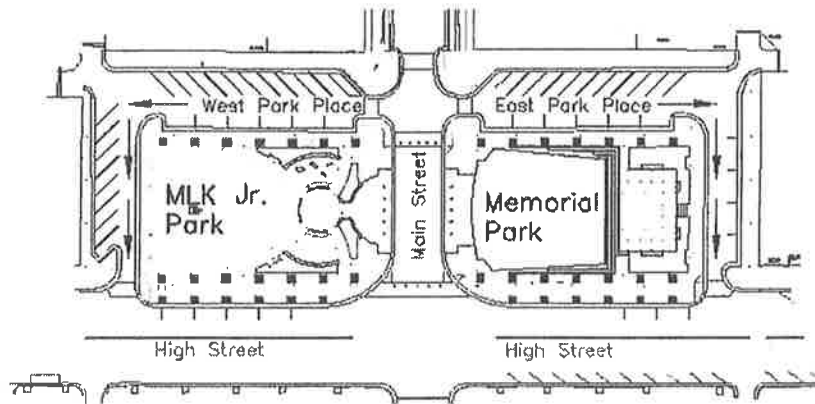
(Include details in narrative)

- ☐ No Parking Signs*
- ☐ Detour(s)
- ☐ Police Assistance

Time Details

	Start	End
Setup	8:30AM	9
Event	9	12:30
Breakdown	12:30	1pm

*Generally the responsibility of the applicant.



OXFORD MEMORIAL PARK & MARTIN LUTHER KING JR. PARK

Instructions for Applicant: Please clearly denote (1) the sections of the parks that you are requesting, (2) parking spots needed and (3) proposed street closures. Place a concise narrative explanation on the following lines. Attach additional pages if necessary.

We will park bikes on wide sidewalk at the edge of the park (most likely by the flag pole)

Additional Requests:
(Include details in narrative)

- ☐ Pavilion
- ☐ Extra trash cans*
- ☐ Sound system (with operator)**
- ☐ Stage lighting*
- ☐ Special power requirements (explain in narrative)**
- ☐ Street Closure**
- ☐ Other: _____

Time Details

	Start	End
Setup	_____	_____
Event	_____	_____
Breakdown	_____	_____

*See fee sheet

** Contact the Streets & Maintenance Division 3 days prior to the event at
513-523-8412

NOTE: Street closures will be at the discretion of the Oxford Police Department



Stipulations and Fees

Note: FULL PAYMENT REQUIRED BEFORE THE EVENT

RIGHT-OF-WAY

Applicants should allow a minimum of **three (3) business days** for the request to be processed from the time it is submitted to city officials. *(Please provide the City with as much lead time as possible. Events requiring road closures and staffing will require additional processing time. Large event requests shall be submitted no less than fourteen (14) days in advance of the event.)*

1. Applicant shall manage all work zones in the Right-of-Way in compliance with the Ohio Manual of Uniform Traffic Control.
2. Large events (estimated at over 500 people, including all concerts and performances, will require a pre-meeting with the Police (524-5247) and Service Department (524-5206) prior to approval. *Note: Requests **WILL NOT** be approved prior to the pre-meeting.*
3. The period of use may not exceed two (2) days without city council approval.
4. At least one legally responsible adult must sign the request.
5. The usage may not discriminate for or against a given class of people.
6. All ordinances that regulate noise shall be observed.
7. NO nails, spikes, tacks or adhesive material may be driven into or affixed to trees or into the ground within the public right-of-way.
8. The requestor is responsible for cleanup. Failure to cleanup may result in subsequent requests being denied or a deposit being required. In addition, a cleaning charge may be assessed.
9. Safety staffing levels will be determined by the Oxford Police Division and the requestor may be required to hire police officers.
10. All special conditions specified by department heads must be complied with. Fees may be assessed for special services – see below.
11. Miami University approval is required for student events.
12. NO markings may be made on streets or sidewalks within the public right-of-way.

USE OF PARKS (ALL THOSE ABOVE, PLUS)

1. No motor vehicles may be parked within the area of the park or on any sidewalk.
2. Banners are only permitted on the stage area during the function and must be removed immediately after the event. Tying is the only acceptable way of affixing a banner to the stage area.
3. No signs are permitted.
4. The requestor is responsible for damage to grass, shrubs or trees as a result of the event and agrees to compensate the City of Oxford the cost of repairs and/or replacement.
5. No structure shall be defaced and no structure shall be erected within four (4) feet of the base of a tree or shrub.
6. NO nails, spikes, tacks or adhesive material may be driven into or affixed to trees or into the ground within the public right-of-way.

FEE INFORMATION

No Parking Signs \$.35 ea.
Metered Parking \$10.00/ea
Trash Boxes \$5.00/ea.

Personnel

Police Officer(s) Contact OPD
Sound Technician \$25.00/hr
Street Dept. Personnel \$25.00/hr
Electrician \$100.00
Park & Rec Personnel Contact OPRD

Road Closures

Main Street \$135.00**
US 27 Detour \$135.00**

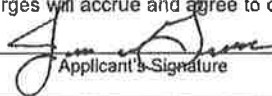
**Includes labor

Sports Fields/Gazebo

Contact OPRD – 523-6314

APPLICANT'S ASSURANCE

I have reviewed the estimated cost for the event and agree to compensate the City for services rendered as specified above. If the event runs past the stated end time, I understand that additional charges will accrue and agree to compensate the City accordingly.


Applicant's Signature

Date: 5/11/17

CITY USE ONLY

	Service	Hours	Rate	Estimate	Final
1			\$	\$	\$
2			\$	\$	\$
3			\$	\$	\$
4			\$	\$	\$
5			\$	\$	\$
Total			\$	\$	\$

	Applicant's Initials	Review Date
Police Department		
1		
2		
3		
4		
Fire Department		
1		
2		
3		
4		
Service Department		
1		
2		
3		
4		
Recreation Department (if applicable)		
1		
2		
3		
4		
City Manager		
1		
2		
3		
4		

Pre-Meeting (if applicable): Reviewed with _____ on _____.

Reviewer(s): _____

APPROVAL SECTION (with conditions)

Police Chief:	☐ Approved	☐ Not Approved	____/____
Fire Chief:	☐ Approved	☐ Not Approved	____/____
Service Director:	☐ Approved	☐ Not Approved	____/____
Recreation Director:	☐ Approved	☐ Not Approved	____/____
City Manager:	☐ Approved	☐ Not Approved	

City Manager's Signature

Date: _____

Reason(s) event not approved:

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CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas Elliott, Jr.

Fire

Originating Department

Council Meeting Of: May 16, 2017

John Detherage

Account Code No. #: 418.

Prepared By

Budgeted Amount: \$574,405.00

April 20, 2017

Date Prepared

Agenda Title: A Resolution authorizing the purchase of a 2017 Sutphen Pumper/Tanker

Recommendation: Adopt the Resolution.

Discussion:

In March the fire department was informed that we were successful in obtaining the \$200,000.00 Local Government Safety Capital Grant that we applied for in January. We applied for this grant in partnership with Oxford Twp. and Miami University for the purchase of a pumper/tanker truck. This vehicle will replace one of our current pumpers and the tanker that we recently took ownership of from Oxford Twp. in our new contract arrangement.

Funding for the project will consist of the \$200,000.00 grant, \$113,333.00 from Miami University, and the remaining from the Fire and EMS fund which includes the Oxford Twp. portion per our recently signed service contract (\$261,072.00).

The Ohio State Term Schedule (#800257) includes the Sutphen Corporation from Dublin Ohio. Sutphen has agreed to provide this pumper tanker meeting the Oxford Fire Department Specifications for a price of \$574,405.00. This price is approximately \$30,000.00 higher than the original estimate used for the grant in the first round in early 2016 due to two annual price increases and \$10,000.00 in additions to the original specification.

This resolution will authorize the City Manager to enter into an agreement with Sutphen Corporation for the purchase of a 2017 Custom Pumper at a cost not to exceed \$574,405.00.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

DRK 5-12-17

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SUTPHEN CORPORATION FOR THE PURCHASE OF A 2017 PUMPER/TANKER TRUCK AND SPECIFIED OPTIONS AT STATE CONTRACT PRICING AT A COST NOT TO EXCEED \$574,405.00 UTILIZING FUNDS FROM THE LOCAL GOVERNMENT SAFETY CAPITAL GRANT, MIAMI UNIVERSITY, OXFORD TOWNSHIP AND THE CITY OF OXFORD'S FIRE AND EMS FUND.

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

SECTION 1: The City Manager and the Fire Chief recommend the City Manager be authorized to enter into a contract with Sutphen Corporation for the purchase of a 2017 pumper/tanker truck and specified options at state contract pricing at a cost not to exceed \$574,405.00 utilizing funds from the Local Government Safety Capital Grant, Miami University, Oxford Township and the City of Oxford's Fire and EMS fund.

SECTION 2: Council accepts the recommendation of the City Manager and the Fire Chief and authorizes the City Manager to enter into a contract with Sutphen Corporation for the purchase of a 2017 pumper/tanker truck and specified options at state contract pricing at a cost not to exceed \$574,405.00 utilizing funds from the Local Government Safety Capital Grant, Miami University, Oxford Township and the City of Oxford's Fire and EMS fund.

SECTION 3: Funds have been appropriated for the purchase price authorized.

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

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.

Frank K. Dyk
Mayor

Passed: February 19, 1963

Attest: Lois M. 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

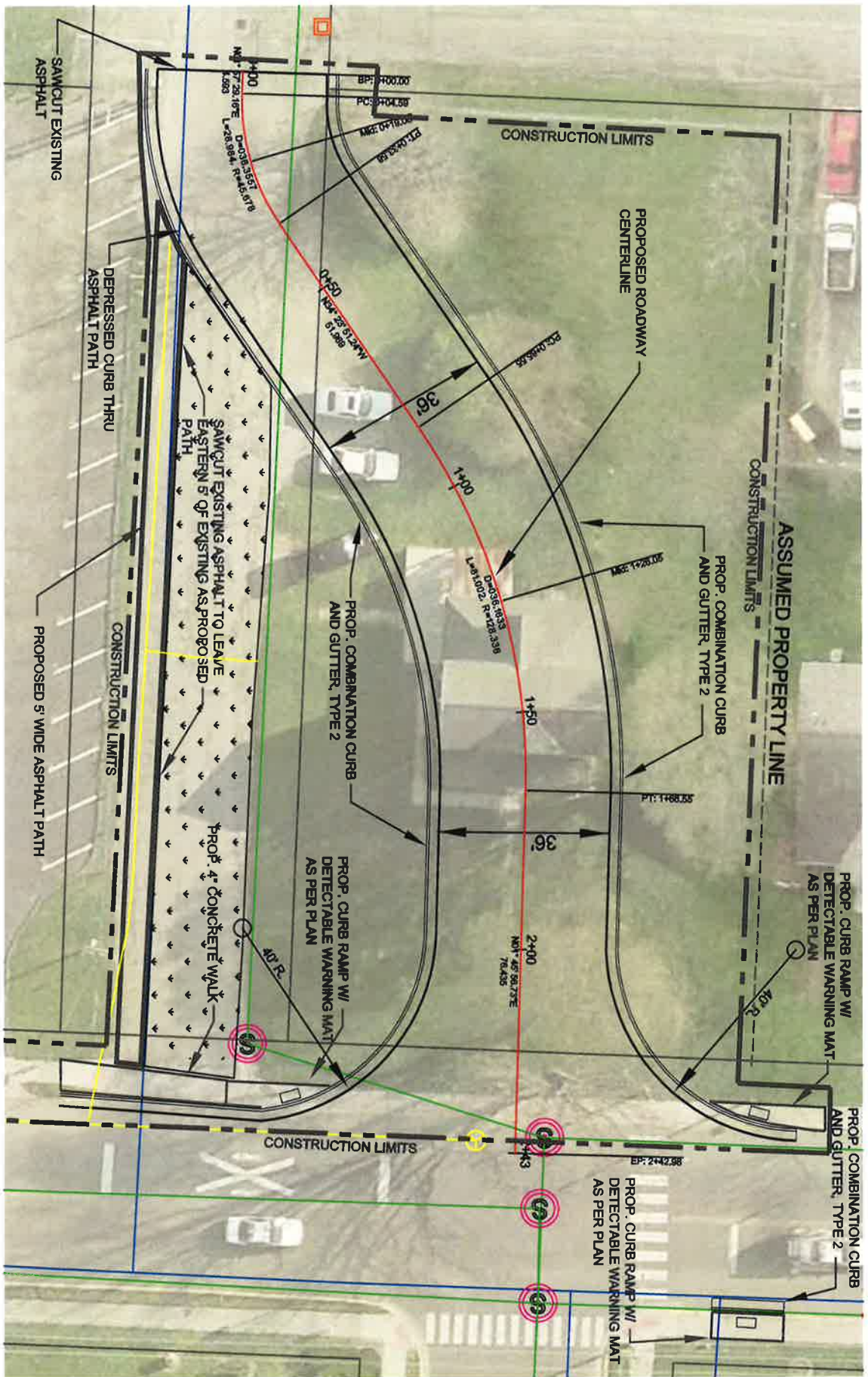


Michael B. Dreisbach
Director of Public Services
101 East High Street
Oxford, OH 45056
513.524.5206

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

NOTE: EXISTING STRUCTURE AND ALL TREES AND SHRUBS WILL BE REMOVED BY OTHERS PRIOR TO CONSTRUCTION



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-Leaf 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. _____

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 2”); and

WHEREAS, the boundary of the Southpointe TIF Incentive District Site 2 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 2”, 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 2”), 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 2 occurring after the date of this Ordinance (the “**Improvements**”) 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 2 are paid in full from the Tax Increment Equivalent Fund, as defined in Section 6 5 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 serve**, or once made will benefit **or serve**, the Southpointe TIF Incentive District Site 2.

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 2 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.

H4100146000006

H4100146000007

H4100146000008

H4100146000009

H4100146000010

H4100146000011

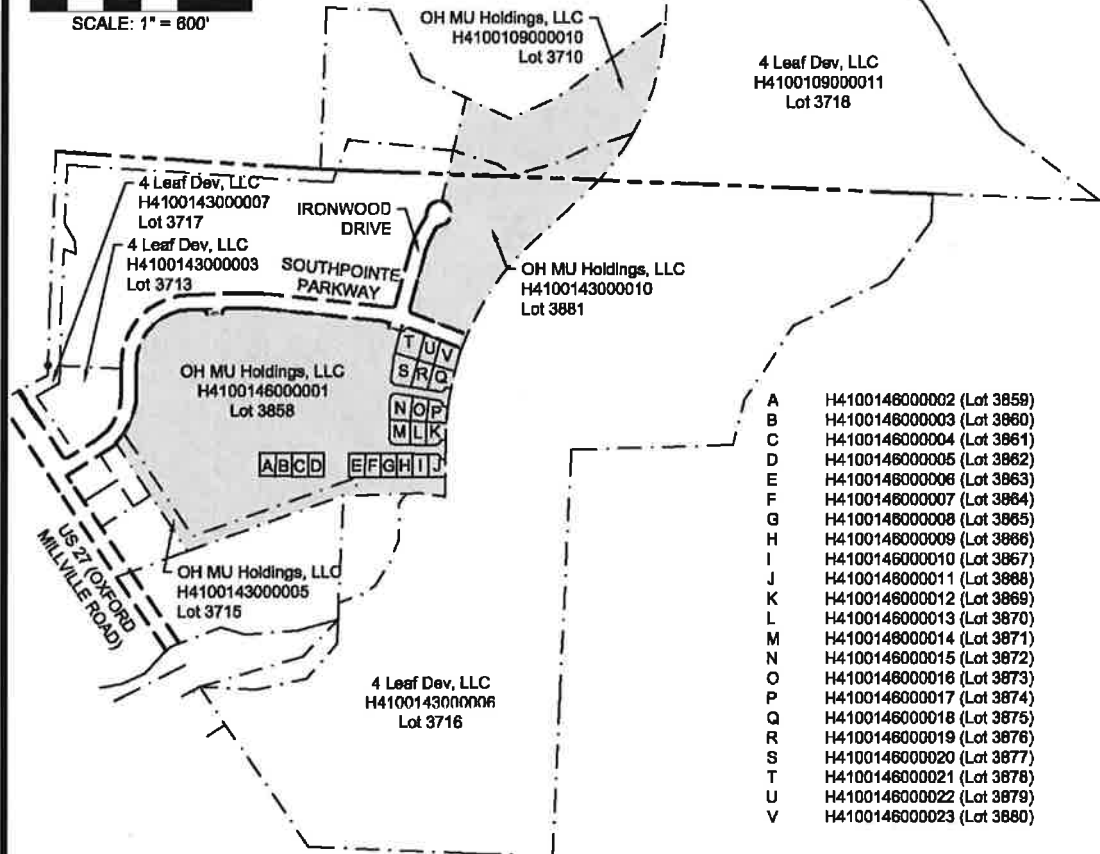


Basis of Bearing:
State Plane NAD83 (2011)



SCALE: 1" = 800'

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

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-Leaf 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 (**the “Improvements”**) 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 5 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 serve**, or once made will benefit **or serve**, 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

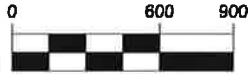
H4100146000003

H4100146000004

H4100146000005

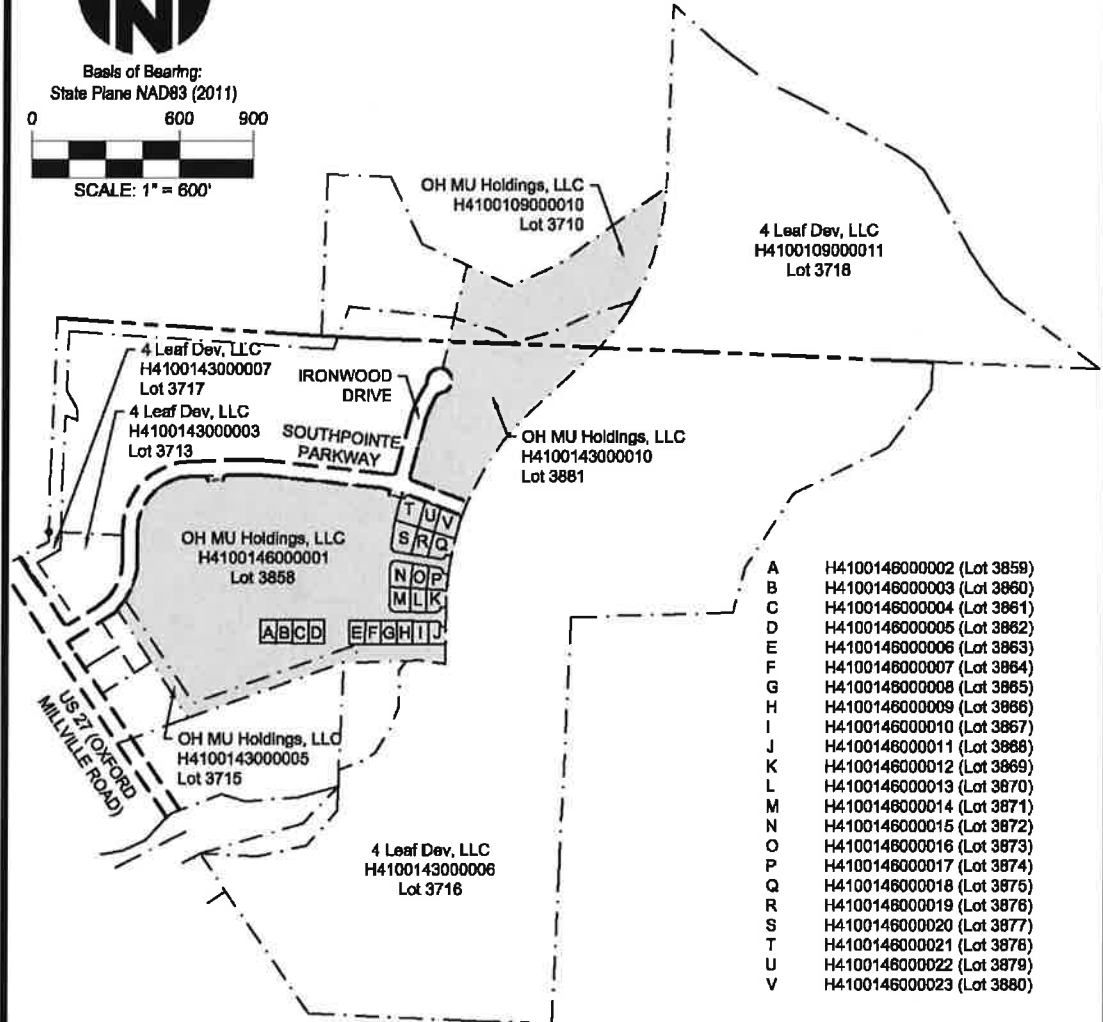


Basis of Bearing:
State Plane NAD83 (2011)



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: Douglas R. Elliott, Jr.

Police

Originating Department

Council Meeting Of: May 16, 2017

John A. Jones

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

May 5, 2017

Date Prepared

Agenda Title: Resolution to destroy items held by the Oxford Police Department that have no evidentiary or monetary value.

Recommendation: Approve

Discussion: The attached list of property is being held by the Division of Police. The list consists of items including, but not limited to, firearms, ammunition, knives, and other items confiscated as a result of usual and customary police activities. No item listed is necessary for evidentiary use nor is it of monetary value to be auctioned by the City of Oxford. The firearms listed are not appropriate for a trade to a firearms dealer for ammunition and are the recommendation from the Police Chief is to destroy these firearms and other property. Appropriate signed court orders to destroy the property have been obtained.

The Police Chief requests authorization to specify a date at which time, in the presence of the Finance Director and Property Officer, the items listed may be correctly disposed of.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

JAE \ 5-5-2017
DRE \ 5/12/17

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas R. Elliott, Jr.

Police

Originating Department

Council Meeting Of: May 16, 2017

John A. Jones

Account Code No. #: Not Applicable

Prepared By

Budgeted Amount: Not Applicable

May 5, 2017
Date Prepared

Agenda Title: A resolution authorizing the Chief of Police to trade weapons and if applicable, associated equipment, as well as ammunition, to a federally licensed firearms dealer for ammunition.

Recommendation: Adopt the Resolution

Discussion: The Division of Police has in its possession several weapons and ammunition (see attached list) that are of no use to the police department. In accordance with O.C.C. 127.11(d) (2), we respectfully request to trade these weapons to a federally licensed firearms dealer in exchange for credit.

Approved By:

Department Head:
City Attorney:
City Manager:

Initial Date

JAE \ 5/5/17

RESOLUTION NO.

A RESOLUTION DECLARING CERTAIN PROPERTY IN THE CITY'S POSSESSION NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE AND AUTHORIZING ITS DISPOSAL OR TRADE TO A FEDERALLY LICENSED FIREARMS DEALER.

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

SECTION 1: In accordance with the report from the Chief of Police, certain firearms and other property in the City's possession are hereby declared to be of no evidentiary value and no longer needed for any municipal purpose, and the same may be disposed of or traded to a federally licensed firearms dealer for ammunition as allowed by Oxford Codified Ordinance, Section 127.11. The items are those as set forth on Exhibits 'A' and 'B' attached hereto and incorporated herein.

SECTION 2: Council hereby authorizes the trade, for ammunition, of those items listed on Exhibit 'A' to a federally licensed firearms dealer and the disposal of those items listed on Exhibit 'B' attached hereto and incorporated herein.

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)

2017 FIREARMS/AMMO RECOMMENDED FOR SALE/TRADE WITH LICENSED FIREARMS DEALER

CISCO TAG or Interact #	Reporting Officer	Rpt. #	Property Description	Court
12186	Reihs	08-1053	Harrington & Richardson single shot shotgun (18 ga. choke)	Area 1
12186	Reihs	08-1053	Remington 48 shotgun, 20 ga.	Area 1
12186	Carlson	08-1053	Shotgun ammo (20 ga.), bandolier, Remington shotgun	Area 1
14267	Fening	10-0230	Hi-Point .380 pistol/holster, 4 rounds, magazine	Area 3
15379	Jones	10-1828	Ruger 10/22 rifle, 4 rounds .22 ammo	Area 1
15387	Jones	10-1828	Evidence box w/ .22 casings	Area 1
16964	Campbell	12-0116	RG .22 revolver, .22 ammo (1 box long, 1 box short)	Area 1
17134	Robinson	12-0371	Beretta 92FS, 9 mm, 5 rounds, magazine	Area 1
18333	Hatfield	12-2041	Glock Gen. 4 .40 pistol, 9 rounds, magazine	Area 1
20527	Reihs	14-0517	SAR SARK2P 9 mm pistol	Common Pleas
20527	Reihs	14-0517	Ruger SRSC 9 mm pistol	Common Pleas
El 1066	Robinson	14-1953	Taurus Judge .410 revolver, 5 rounds, holster, camo bag	Juvenile
El 888	Fening	15-0031	AK-47	Area 1
El 1115	Hatfield	15-0133	Iver Johnson Cadet .22 revolver, 3 rounds ammo	Common Pleas
El 1116	Hatfield	15-0133	.22 ammo (3 rounds)	Common Pleas
El 1165	Robinson	15-0164	Remington 870 shotgun, 12 ga.	n/a
El 1156	Terrell	15-0164	Hornady 12 ga. shotgun ammo	n/a
El 1342	Hatfield	15-0233	Springfield Armory Xd40, .40 pistol	Area 1
El 1343	Hatfield	15-0233	.40 hollow point ammo, magazine	Area 1
El 1652	Hardin	15-0588	Smith & Wesson 632 .22 revolver	Common Pleas
El 3311	Hardin	16-0076	Taurus 85 .38 revolver, ammo	n/a
El 3635	Huff	16-0545	Box of .40 ammo	Area 1
21211	SAFEKEEPING	n/a	Weatherby .300 magnum rifle, ammo, bore sighter	n/a
16812	SAFEKEEPING	n/a	2 boxes, Federal/Remington steel loads--buckshot	n/a

2017 Firearms Destruction

CISCO TAG or Interact RMS EI #	Reporting Officer	Rpt. #	Property Description	Court
14396	Reihls	10-0378	black handled paring knife (DV incident)	Area 1
15110	Reihls	10-1458	Smith & Wesson folding knife	Area 1
15944	Jones	11-0462	5 spent .40 cartridges (test firing)	Common Pleas
16004	Jones	11-0548	Folding knife	Area 1
18345	Durkin	12--2042	Harrington & Richardson shotgun (12 ga.)	Area 1
10910	S. Silkora	13-1451	Maneul Escodan .38 revolver	Area 1
20003	Lindner	14-0060	Jennings 9 mm pistol, magazine, ammo	Area 1
20329	Price	14-0328	vial w/ .22 round fragment, ammo from .22 revolver	n/a
20612	Reihls	14-0517	3 credit cards, OH OL, gun shop card	Common Pleas
20329	Price	14-0565	Smith & Wesson .22 revolver, nylon case	n/a
20860	Hool	14-0909	Taurus .380 pistol, 5 rounds, magazine	n/a
EI 1359	Hatfield	15-0260	Sentinel Hi-Standard .22 revolver	Common Pleas
EI 2074	Wagers	15-1003	Gammo bone collector .177 pellet gun	Area 1
EI 2891	Durkin	15-1719	Winchester .177 pellet gun	Area 1
EI 2892	Durkin	15-1719	Pepper spray (large cannister)	Area 1
EI 2813	Fening	15-1904	Jimenez Arms .380 pistol, 7 rounds, 2 magazines	n/a
EI 3330	Lindner	16-0109	Viper Tek electric stun gun	Area 1
17296	SAFEKEEPING	n/a	Forehand Arms double barrell shotgun, 12 ga.	n/a
14482	SAFEKEEPING	n/a	Bolt action sawed-off 12 ga. Shotgun	n/a

CITY OF OXFORD STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: May 16, 2017

Service Department
Originating Department

Account Code #: N/A

David Treleven
Prepared By

Budgeted Amount: N/A

May 4, 2017
Date Prepared

Agenda Title:	Environmental Commission Meeting of May 3, 2017
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Recommendation:	For Review and Consideration
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Discussion:

Environmental Commission members present at the Wednesday, May 3, 2017 meeting were: Chair, Mr. Wright Gwyn; Vice-Chair, Ms. Madeline Maurer; Mr. Vince Hand, Mr. Andor Kiss, and Jon Ralinovsky. A quorum was present. City Council Representative, Mayor Kate Rousmaniere, and Planning Commission Representative, Mr. Robert Bell, had both previously notified the Commission that they would not be attending the meeting.

The minutes from the April 5, 2017 Environmental Commission meeting were unanimously approved as presented.

In Mayor Rousmaniere's email alerting the Commission of her absence for this Commission meeting, an update was provided on the status of a citizen group's request for Oxford to join the Compact of Mayors on climate change. The citizens made the request at the April 4, 2017 City Council meeting, and Mayor Rousmaniere had asked the citizen to contact her to investigate creating a work group to study the topic and see how Oxford could comply. By joining the Compact of Mayors, a city formally commits that within specified time periods, a greenhouse gas emission inventory for the city will be compiled (within the first year), climate hazards that could potentially confront the city are identified (within the first year), reductions of greenhouse gases emissions are developed and enacted (within two years), and within three years, an action plan to address climate change mitigation is developed and formally adopted. As of her May 2, 2017 email, Mayor Rousmaniere had not been contacted by the citizen(s).

A final, edited draft of the Environmental Commission's Chapter 4 (Best Management Practices) to Oxford's revision of its Stormwater Management Design Manual (Manual) had been provided to the Commissioners for their review. No additional edits or revisions to the draft document were requested by the Commission. Chapter 4 is to be incorporated into the revision of the Manual, and will subsequently be presented to City Council for their approval. The Commissioners requested Staff make them aware of when the Manual will be discussed by City Council.

Commissioner Ms. Maurer presented a summary regarding an illicit discharge detection and elimination project for Oxford's stormwater system. Ms. Maurer and three other graduate students from the Miami
(Continued)

Approved By:	Department Head: City Manager:	Initial <u>MB</u> <u>DRE</u>	Date <u>5/8/17</u> <u>5/12/17</u>
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University Institute for the Environment and Sustainability conducted an academic year-long Professional Service Project (PSP) on behalf of the City of Oxford and the Environmental Commission. The entire graduate student team had made a formal, final presentation of the PSP on Tuesday, April 25th at Shideler Hall on campus. Commissioners in attendance at the final PSP presentation were Mayor Rousmaniere and Mr. Hand, along with City Staff, Mr. Treleaven. The PSP involved performing inspections at 68 of Oxford's 215 stormwater sewer outfalls into local surface waters in an effort to identify potential illicit discharges that could contaminate the stormwater (and the receiving surface waters), preparation of a procedural manual for these inspections, and development of a public education piece on illicit stormwater discharges that was distributed with this year's drinking water Consumer Confidence Report. The four graduate students reported spending an approximate total of 800 hours on the PSP. Periodic inspection of stormwater outfalls and elimination of potential illicit discharges into the stormwater system (as identified during these inspections) are part of Oxford's responsibilities under the Ohio Environmental Protection Agency's Stormwater Management Program.

Commissioners inquired about the Earth Day "EarthFest" observation on Saturday, April 22, 2017. On behalf of the Environmental Commission, City Staff had prepared a table of public information pieces on urban forestry, stormwater management, household hazardous waste disposal, refuse recycling, etc. that were available during the 9:00 a.m. until 12:00 noon event in the Uptown Memorial Park. Public attendance of the event was moderate, given the overcast and cold weather, as well as the overlapping occurrence of the March for Science event on Miami University's campus.

Staff informed the Commission that for this year's Arbor Day observation on Friday, April 28th, a Colorado Blue Spruce was planted at the TRI Community Center, with Mayor Rousmaniere in attendance. Also on April 28th, the annual Memorial Tree Plaque Program's recognition ceremony was held at the Oxford Community Park (OCP). During the last year, three Memorial Trees (two Eastern Redbuds and a Sunset Red Maple) were planted in the OCP as part of the Memorial Tree Plaque Program. Since the Memorial Tree Plaque Program's inception in 2008, a total of 18 Memorial Trees have now been planted and are maintained as part of the Memorial Program.

The Commissioners concluded discussion at 7:50 p.m. The next scheduled meeting of the Environmental Commission is on Wednesday, June 7, 2017 at 7:00 p.m., in the Municipal Building's Second Floor Conference Room.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: May 16, 2017

Account Code #: N/A

Budgeted Amount: \$ N/A

Service Department
Originating Department

Michael Dreisbach, Service Director
Prepared By

May 8, 2017
Date Prepared

Agenda Title: Road and Traffic Control Improvements in Conjunction with Miami University in the Vicinity of Patterson Avenue, Spring Street, and Maple Avenue.

Recommendation: Approve

Discussion:

Miami University (Miami) has completed a major Traffic Engineering and Campus Circulation Study (lead consultant: Michael Baker International {Baker}) evaluating existing traffic and pedestrian movements throughout the campus area. The consultant collected copious amounts of data related to movements and crossings, and extrapolated data to forecast future conditions, particularly with changes to the location and density of residence halls and their proximity to academic quads on campus. The consultant also studied additional sources of information including traffic crash data, streetlight data (cell phone GPS analytics), traffic control signal timing, and BCRTA bus route times.

While many of the recommended solutions provided to Miami impact only University streets and parking areas, some recommendations will have an impact on City through streets. A particular urgency for improvements was noted for Spring St. at Maple St. and for pedestrian crossings on Patterson Avenue south of Spring Street at Western Drive. The study also recommended the construction of a traffic control signal at Campus Ave. and Chestnut St, however, this improvement has already been funded by the City and will be constructed this summer.

Miami has requested, at their sole expense, to implement study recommended improvements at the intersection of Spring St. and Maple St. including the construction of speed table in conjunction with a 3-way stop at the intersection. During class changes, the intersection already functions as if it were a 3-way stop with hundreds of pedestrian crossings each hour. A warrant analysis was conducted to justify traffic control changes at this intersection. A warrant was met for all studied hours between 0700 and 2000. To further put this in perspective, if half of the traffic counts were zeroed, the intersection would still meet the warrants for additional traffic controls (stop signs) at this intersection. The impact to midday peak traffic will be negligible, as drivers already stop for pedestrians in the crosswalks. An additional benefit of construction will be the change of road grade related to the elevation of steam tunnel tops in the area. This will allow for the construction of ADA compliant handicap ramps where they were not possible previously. In addition to this work, Miami also will be removing the traffic semi-circle in front of Shriver. This will remove two points of conflicts for pedestrians and cyclists as they navigate along Spring St.

Miami has also requested approval for a pedestrian safety project on Patterson Ave. south of Spring St. Based on Baker recommendations, Miami requests approval to relocate Western Drive (north leg) approximately 100' to the south while reconstructing an enhanced pedestrian crossing to Shriver Center including a pedestrian refuge island and pedestrian activated rapid flash beacons. The City has been discussing this type of improvement with Miami so that we can agree on a consistent standard to be implemented in non-university areas throughout Oxford.

It is the recommendation of City Staff that the City Council approve this Resolution allowing Miami University to implement these particular recommendations of the Baker Traffic Engineering and Campus Circulation Study.

Approved By:

Department Head:

City Manager:

Initial Date
MBD \ 5/8/17

DRE \ 5/12/17

RESOLUTION NO.

A RESOLUTION AUTHORIZING MIAMI UNIVERSITY TO IMPLEMENT ROAD AND TRAFFIC CONTROL IMPROVEMENTS IN THE VICINITY OF PATTERSON AVENUE, SPRING STREET, AND MAPLE AVENUE BASED ON THEIR BAKER TRAFFIC ENGINEERING AND CAMPUS CIRCULATION STUDY.

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

SECTION 1: The City Manager and the Service Director recommend Miami University be authorized to implement road and traffic control improvements in the vicinity of Patterson Avenue, Spring Street, and Maple Avenue based on their Baker Traffic Engineering and Campus Circulation Study.

SECTION 2: Council hereby accepts the recommendation of the City Manager and the Service Director and authorizes Miami University to implement road and traffic control improvements in the vicinity of Patterson Avenue, Spring Street, and Maple Avenue based on their Baker Traffic Engineering and Campus Circulation Study.

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

MAYOR

ADOPTED:

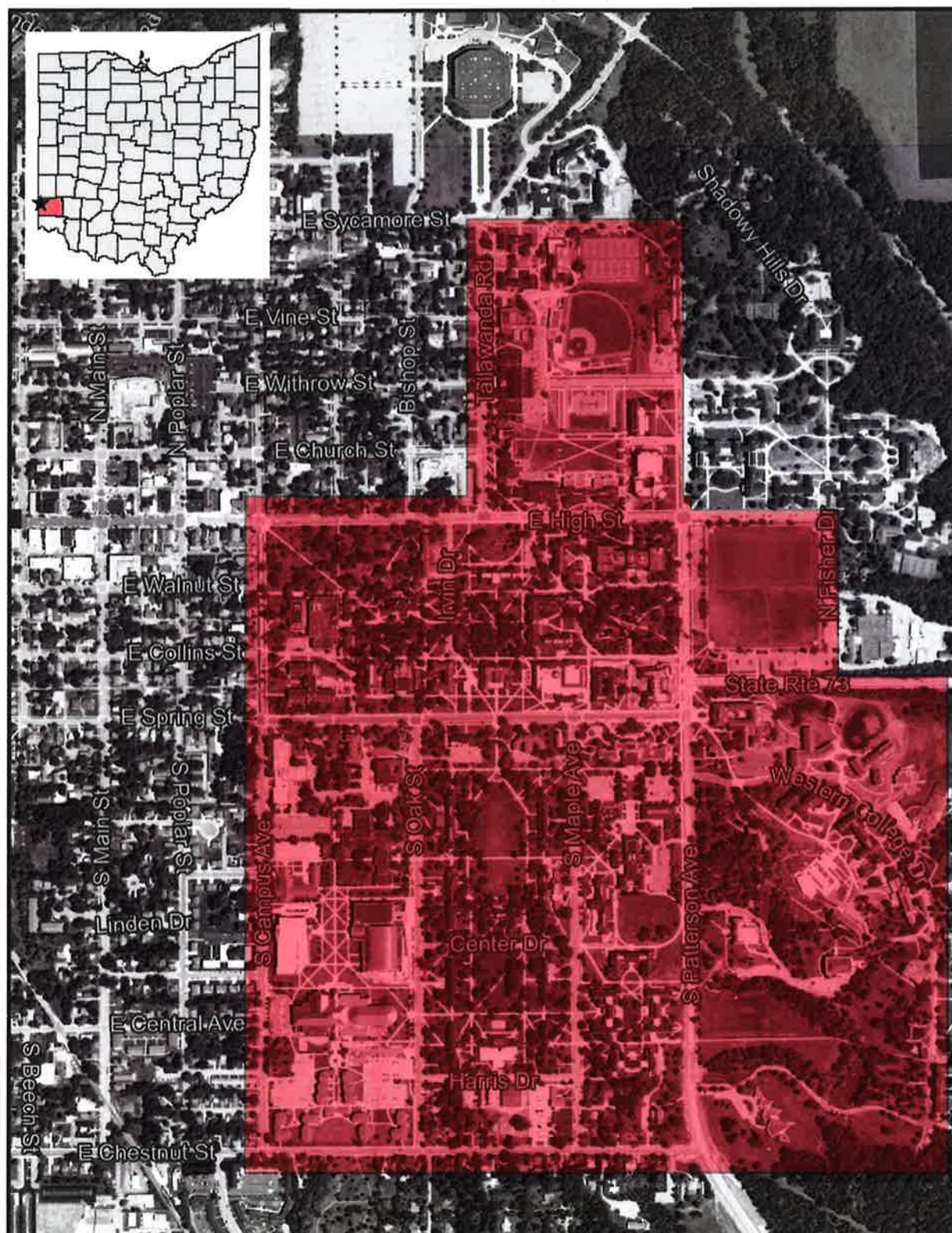
ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

Figure 2-1. Miami University Study Area



Executive Summary

Michael Baker International and SmithGroupJJR completed a traffic circulation study for Miami University, providing the necessary tools to inform current and future programmatic decisions. This study makes specific recommendations in regards to traffic control and circulation patterns, network connectivity, pedestrian crossing treatments, and traffic calming devices.

Ongoing renovations in the academic core and on north campus were the main driving forces behind the studied issues. Several circulation and traffic control alternatives were evaluated to support increased visitor activity in the academic core, and the recommendations are as follows:

- One-way conversion of Oak Street and Maple Street is not recommended.
- Three-way stop control at the intersection of E. Spring Street and Maple Street is recommended for trial application.
- The removal of vehicle access and parking on the Shriver Circle is recommended.

To address safety concerns related to vehicle-pedestrian conflicts, a raised median crosswalk treatment is being considered along the length of S. Patterson Avenue and E. High Street. Analysis results prompted the following recommendations:

- Raised median crosswalk treatment is recommended on S. Patterson Avenue and E. High Street.
- Consider realigning the intersection of Western Drive North at S. Patterson Avenue approximately 100 feet to the south of its current location.

Construction related to the ongoing North Quad renovation project has altered access to north campus parking areas and will cause an increase in pedestrian and bicycle activity along and across E. High Street. Recommendations related to circulation on north campus are:

- Monitor traffic signal operations on E. High Street in downtown Oxford.
- Contact Butler County Regional Transit Authority (BCRTA) regarding excessive dwell times at the Benton Hall bus stop.
- Consider relocating Benton Hall bus stop to dedicated westbound right turn lane on E. High Street at Tallawanda Road, with possible queue jump technology.
- Implement new parking policy at the North Campus Garage to permit faculty and staff parking only.
- Reduce the width of N. Patterson Avenue from E. High Street through Withrow Street by either creating bumpouts, constructing a raised median, or a combination of the two.
- Increase enforcement to prevent pick-up and drop-off activity as well as illegal movements on N. Patterson Avenue.
- Potentially consider a cul-de-sac on N. Patterson Avenue north of Withrow Street.

Lastly, potential locations for a future 350-space parking garage were considered to meet the long-term parking needs of the core campus area. A garage location on the east side of S. Patterson Avenue is recommended, as this location will not exacerbate pedestrian crossing issues on Patterson.

C. Minimum volumes:

1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any eight hours of an average day, and
2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same eight hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but
3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum volume warrants are 70 percent of the values provided in Items 1 and 2.

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent

of the minimum values. Criterion C.3 is excluded from this condition.

Using the collected traffic count data, a multi-way stop warrant was evaluated during a 13-hour period at Spring Street and Maple Street (**Table 6-4**). A sensitivity analysis was also performed for varying pedestrian volumes. Using the total counted pedestrian volumes, the multi-way stop warrant is met for all 13 hours. The warrant is still met for 12 hours when the pedestrian volume is reduced by 50 percent. When the pedestrian volume is further reduced to 25 percent, the warrant only meets seven hours (eight hours required). Based on these results, only about 30 percent of the actual pedestrians crossing Spring Street at Maple Street would be needed to meet the warrant for a full eight hours, and this intersection would be an appropriate application for a three-way stop.

Table 6-4. Multi-Way Stop Warrant, Spring Street and Maple Street, Minimum Vehicular Volume

Interval Start	100% Pedestrian Volume			50% Pedestrian Volume			25% Pedestrian Volume		
	Spring Street Volume ^a	Maple Street Volume ^b	Warrant Met?	Spring Street Volume ^a	Maple Street Volume ^b	Warrant Met?	Spring Street Volume ^a	Maple Street Volume ^b	Warrant Met?
7:00 AM	309	209	Y	309	123	N	309	79	N
8:00 AM	386	514	Y	386	281	Y	386	162	N
9:00 AM	322	727	Y	322	393	Y	322	222	Y
10:00 AM	307	382	Y	307	216	Y	307	133	N
11:00 AM	410	857	Y	410	469	Y	410	275	Y
12:00 PM	391	815	Y	391	442	Y	391	254	Y
1:00 PM	410	498	Y	410	286	Y	410	178	N
2:00 PM	414	888	Y	414	491	Y	414	293	Y
3:00 PM	422	810	Y	422	443	Y	422	260	Y
4:00 PM	483	528	Y	483	299	Y	483	184	N
5:00 PM	535	767	Y	535	434	Y	535	266	Y
6:00 PM	461	567	Y	461	327	Y	461	206	Y
7:00 PM	418	491	Y	418	291	Y	418	188	N
	TOTAL	13 Hours	TOTAL	12 Hours	TOTAL	7 Hours			
		MET		Met			Not Met		

Figure 6-10. Patterson Avenue Raised Concrete Median

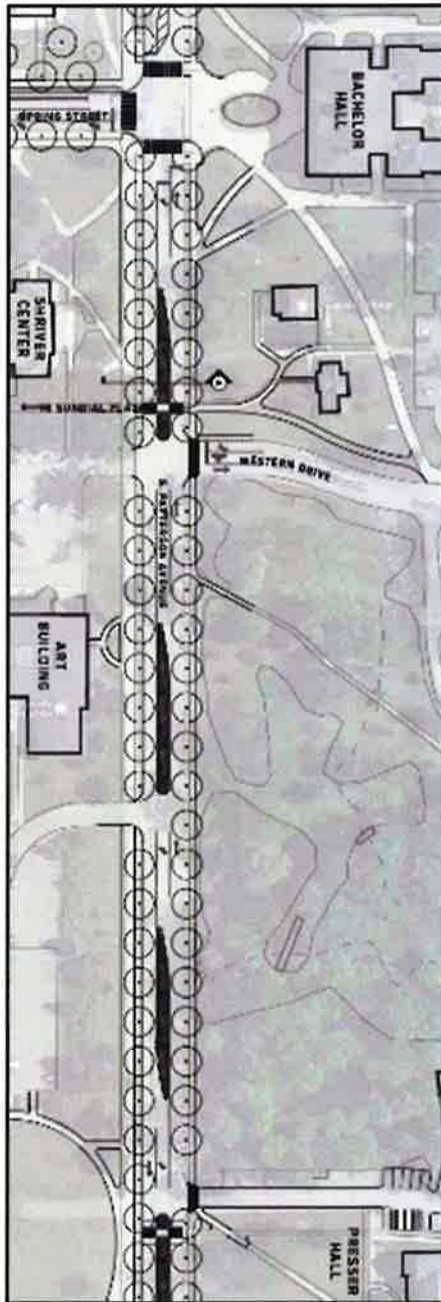


Figure 6-11. Proposed Realignment of Western Drive

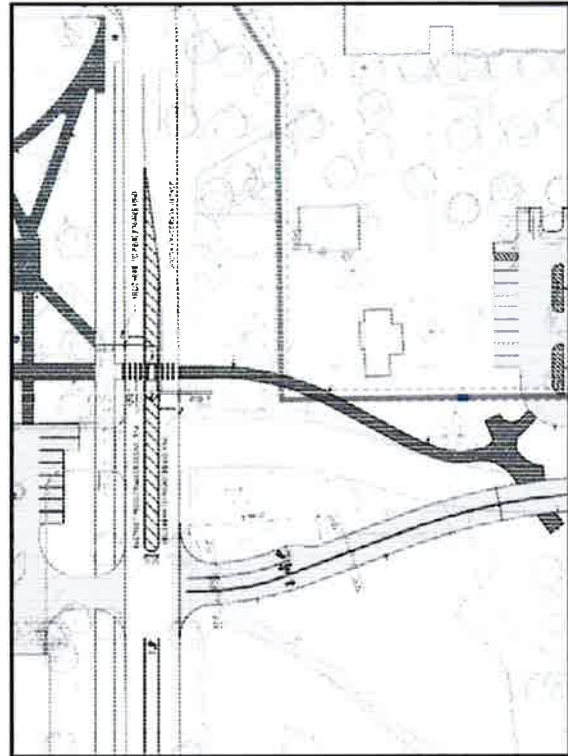


Figure 6-12. Rectangular Rapid Flash Beacons



Source: National Association of City Transportation Officials

Realigning Western Drive farther to the south would allow the crosswalk to be moved farther south, providing more distance between crossing pedestrians and traffic queued northbound for the Spring Street intersection. This will increase visibility for pedestrians to traffic going southbound because the pedestrians are less likely to be crossing where view of them would be obstructed by northbound queued vehicles.

The location of this crosswalk and the raised concrete median would eliminate the existing southbound left turn storage bay onto Western Drive North. There is concern that queues could form behind vehicles attempting to complete this southbound left turn from the through lane, backing up to the designated crossing location. As a potential mitigation strategy, the southbound left turn movement could be prohibited at this intersection and relocated to the southern intersection of Western Drive.

On High Street, the number of pedestrian crossings significantly outweighs vehicular traffic during class change time, illustrated in **Figure 6-13**. There are currently five marked midblock crossings between Patterson Avenue and Tallawanda Road. The closely spaced crossings disperse pedestrians throughout this section of High Street and force drivers to stop multiple times, increasing the chance for pedestrian-vehicle conflicts.

To help mitigate this issue and create a cohesive feel throughout campus, the same raised median application is proposed on High Street (**Figure 6-14**). Current plans are to reduce the number of marked crossings to two designated locations between Patterson Avenue and Tallawanda Road, although there may be a break in the median to allow for left turns into and out of the Roudebush Hall.

6.4.2 Methodology

On High Street, pedestrian crossing volumes were consolidated to account for the reduced number of crosswalk locations. For simplicity, existing crossing volumes were moved to the closest remaining crosswalk. Crossing volumes were not eliminated at the location of the median break at Roudebush Hall. A comparison of the existing and consolidated pedestrian crossing volumes is found in **Figure 6-15** and **Figure 6-16**.

Within the model, the intersection of Western Drive North was relocated roughly 100 feet to the south on Patterson Avenue. No special consideration was given to the installation of rectangular rapid flash beacons. The beacons are not anticipated to have an impact on vehicular progression; they are intended to have an impact on safety and visibility of pedestrians. In addition, the southbound left turn movement was not prohibited at this intersection to identify potential queuing issues.

**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**

Recommendation: **Approve**

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)	(4,000.00)
Increase/(Decrease)	

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)	(261,072.00)
Increase/(Decrease)	

Total Net Effect on Fund Balance/(s)	(265,072.00)
Increase/(Decrease)	

Breakdown by Fund

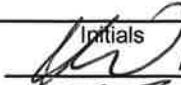
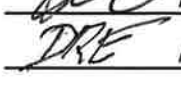
General (110)	-
Capital Equipment (140)	(4,000.00)
Fire & EMS (418)	(261,072.00)

Net Effect on Fund Balance/(s)	(265,072.00)
Increase/(Decrease)	

Approved By:

Department Head:

City Manager:

Initials Date
 4/25/17
 4/28/17

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(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-Leaf 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

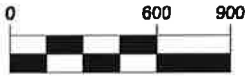
H4100143000010

H4100146000001

H4100143000005



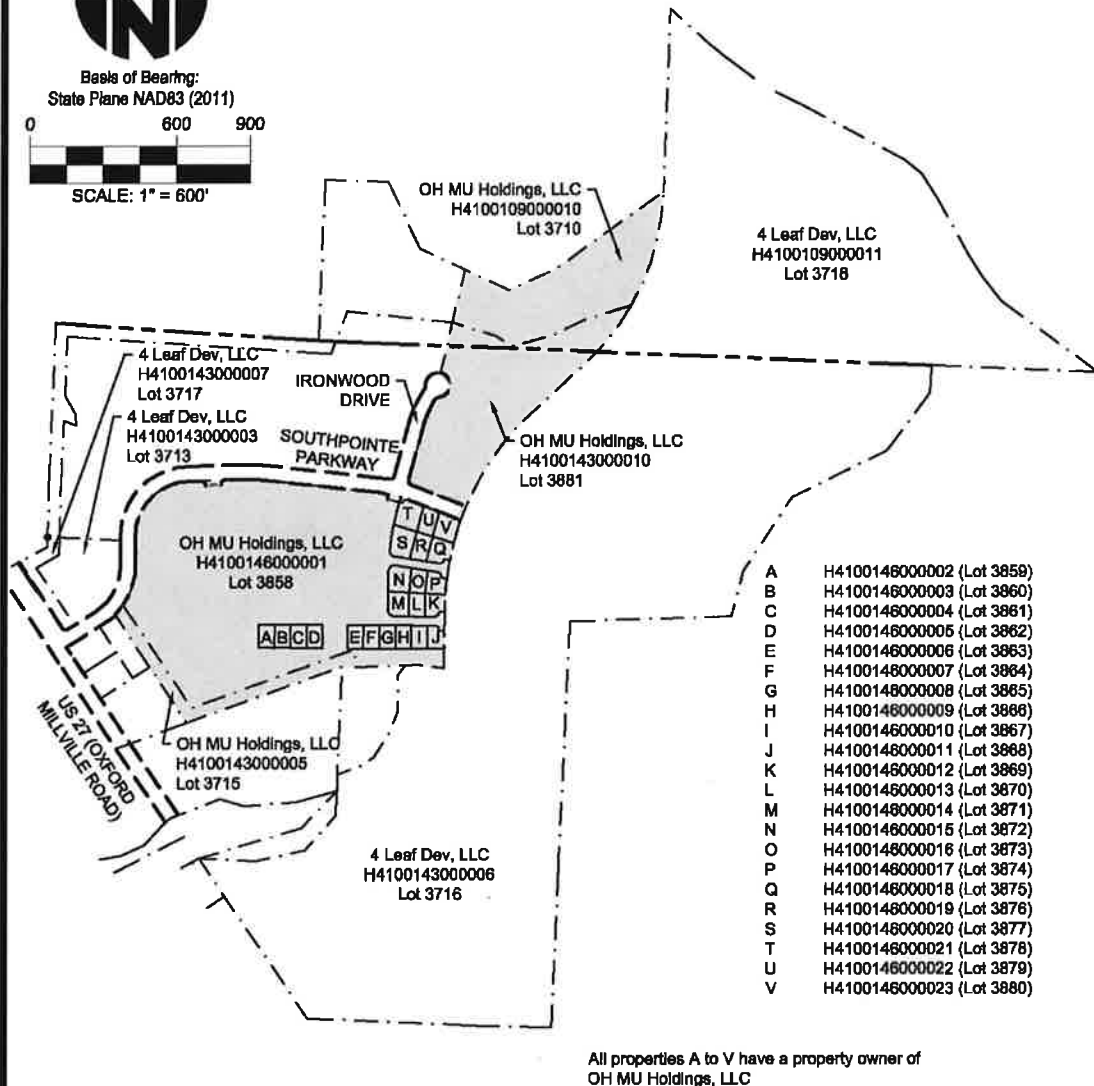
Base of Bearing:
State Plane NAD83 (2011)



SCALE: 1" = 600'



Properties Participating
in TIF District



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

Economic Development Department

For the: May 16, 2017
City Council Meeting

Prepared by: G. Alan Kyger
Date Prepared: May 9, 2017

Agenda Title: Resolution of support for the proposed Amtrak Platform to be located at 909 Collins Run Road in Oxford Ohio.

Recommendation: Approval

On December 20, 2016, an Amtrak presentation was made to City Council during a work session. In this presentation, the activities of the joint City/Miami Amtrak Steering Committee were presented to City Council. Also during this presentation, the site selection process and the recommended site of 909 Collins Run Road was presented to City Council.

On January 3, 2017, the City Council passed Resolution #5037 which endorsed the Amtrak station project and committed up to \$350,000 in financial assistance.

On January 4, 2017, Miami University, through a letter from Dr. Creamer, committed an additional \$350,000 to the Amtrak project.

These notices of financial commitment were forwarded on to Amtrak officials. Amtrak officials were excited to see this level of commitment from both the City and Miami.

As the process continued to move forward, Amtrak inquired how the proposed platform site had been fully vetted with the City Council and the public. Because the December 20th presentation was during a work session and not a regular City Council meeting, we are asking City Council to review the site selection as a regular agenda item and to pass this Resolution of support for 909 Collins Run Road as the primary site for the development of an Amtrak Platform in Oxford Ohio.

Reviewed By:

Initial Date

Department Head: _____

City Manager:

DRE | *5/12/17*

RESOLUTION NO.

A RESOLUTION SUPPORTING THE DEVELOPMENT OF AN AMTRAK PLATFORM AT 909 COLLINS RUN ROAD IN THE CITY OF OXFORD.

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

SECTION 1: Council hereby endorses and accepts the joint Miami/Oxford Amtrak Steering Committee's recommendation to create an Amtrak Platform at 909 Collins Run Road.

SECTION 2: Council recognizes and appreciates the Miami/Oxford Steering Committee's extensive review of all the potential Amtrak Platform locations.

Section 3: Council understands while there are several potential sites, this site is being selected because it met the overriding criteria of being located on easily developable terrain, available, affordable and it is located next to a future multi-modal transportation hub.

SECTION 4: Council would like to also officially recognize and thank Miami University for the January 6, 2017 letter of financial commitment of \$350,000 toward the Amtrak Platform development.

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)

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-Leaf 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 (the “**Improvements**”) 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 5 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 serve**, or once made will benefit **or serve**, 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

H4100146000021

H4100146000022

H4100146000023

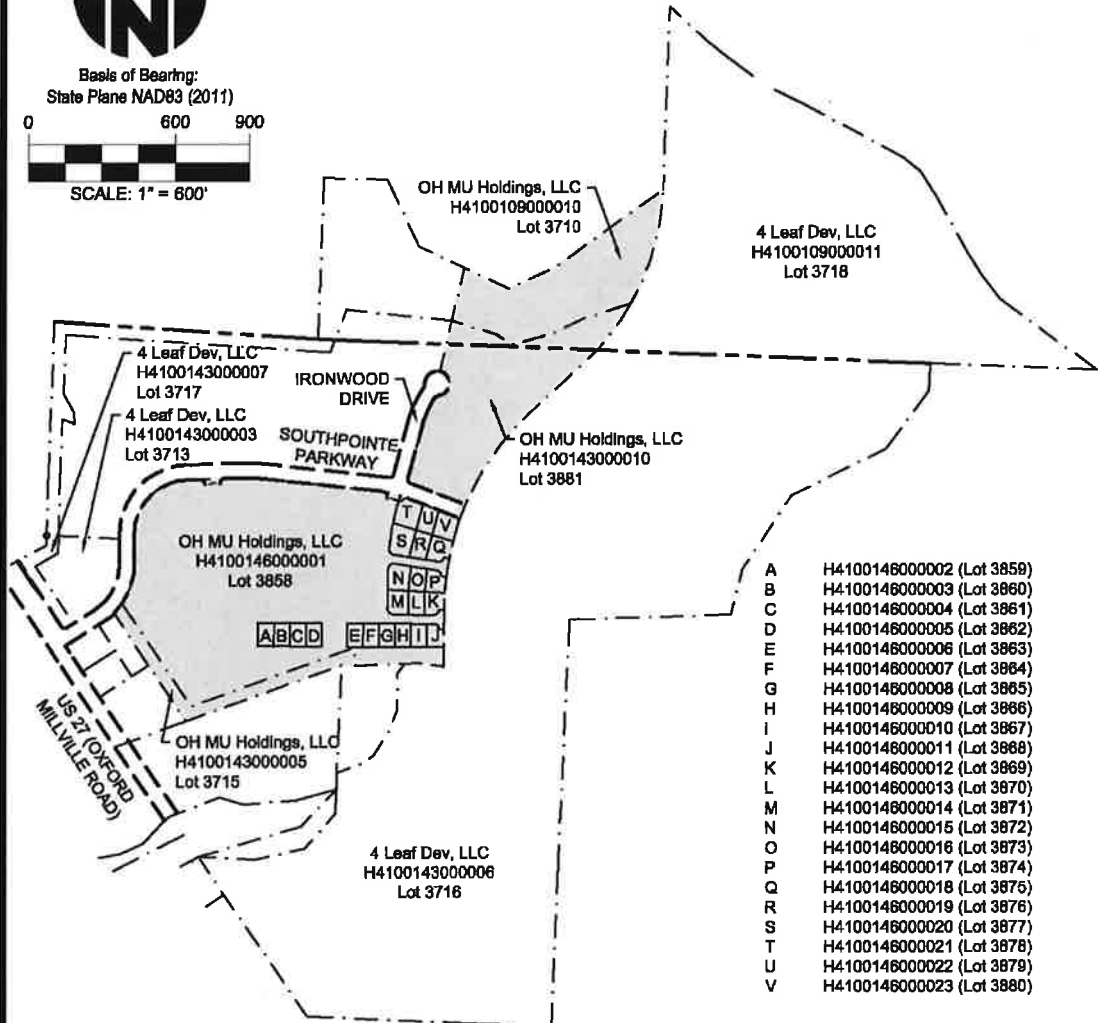


Basis of Bearing:
State Plane NAD83 (2011)



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