

# RECORD OF PROCEEDINGS CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 101-48

March 23, 2022

Held

Page 1

20

## Call to Order and Roll Call

The Concord Township Board of Trustees met in regular session on Wednesday, March 23, 2022 at 7:00 p.m. at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order and the roll was called; attending were Trustees Bart Johnson and Jason Haney.

## Approval of Minutes

Mr. Haney moved and Mr. Johnson seconded to approve the minutes of the previous meeting.  
Vote: Haney-yes, Johnson-yes.

Trustee Garrett joined the meeting at 7:01 p.m.

## Public Comment

Mr. Doug Riedel, liaison from Delaware County Engineer's office, spoke about the following projects:

1. Curb ramp replacement bids were received from Strawser and Decker Construction. Trustees would also like a bid from Cyrus Construction. Mr. Johnson moved and Mr. Garrett seconded to appoint Trustee Haney to choose the contractor for curb ramp repairs in Scioto Reserve after receiving the three bids. Vote: Haney-yes, Garrett-yes, Johnson-yes.
2. The curb and gutter pan at Grayson and Scioto Parkway needs fixed. It was discussed to put in a grate and repour.
3. The drainage culvert at Sundown, bottom of the cul-de-sac, holds water. Also complaints of water flowing over Cook Road. Discussion held on township's response.

Lori Kannally, liaison from Delaware Health District, reported the following:

1. District Advisory Council meeting tomorrow at Willis 7:00pm.
2. Jenifer Way-Young sent information to township about litter control incentives.
3. Information was shared about Hug Your Baby and Breastfeeding classes for new mothers.
4. WIC programs are also available to residents.
5. The department is still following Covid-19/CDC levels.

## Financials

Trustee Johnson certified Fiscal Officer Davis provided the current financial reports of the township and money is available to pay bills. The current Cash Summary by Fund report shows the following balances:

- General Fund	\$7,642,227.55
- Special Revenue Funds	\$2,021,779.39
- Total All Funds	\$9,664,006.94

Mr. Haney moved and Mr. Garrett seconded to approve pending purchase orders and warrants 25-32, void 115882, 116017-116042, all totaling \$195,805.64. Vote: Haney-yes, Garrett-yes, Johnson-yes.

## Zoning Department

Zoning Inspector Ric Irvine reported:

1. Zoning permits for 5 houses, 1 pool, and an accessory building were issued since the last meeting.
2. A Powell curtain facility inquired about a B3 property.
3. The Zoning Commission will meet on April 5, 2022 for a continuation on the DRK development between Hyatts and Clark Shaw Roads. The density has not changed.

## Road / Maintenance Department

Nathan Wilgus, Road Supervisor, discussed the following:

1. Quotes were received for electric locks at the road department (like at fire department). The low bid was Tanner Supply. Mr. Garrett moved and Mr. Haney seconded to approve purchase of road department lock system in the amount of \$4,200. Vote: Haney-yes, Garrett-yes, Johnson-yes.
2. The Maintenance Building epoxy floor turned out great.
3. Potholes on Mill Valley Way are relief cuts that are settling. They need filled and repaired.
4. Discussion held on purchase of pavement saw versus renting. Approval to purchase at supervisor's discretion if under \$5,000.
5. The new pickleball courts are getting lots of use. Porta john was also placed at the courts.

## Public Comment

Russ Baron with Bellpoint Youth Association noted the east and west dugouts will be redone the weekend of April 9th. About 270 kids have signed up for ball teams.

**RECORD OF PROCEEDINGS  
CONCORD TOWNSHIP BOARD OF TRUSTEES**

March 23, 2022

Page 2  
20

Held

**Old Business**

1. Mr. Johnson moved and Mr. Garrett seconded to adopt Resolution 22-0323-1 regarding a tax increment financing (TIF) agreement at the Dublin Storage property (see attached): Declaring certain public infrastructure improvements to be a public purpose, declaring the improvements to a certain parcel within the unincorporated area of Concord Township that directly benefits from the public infrastructure improvements to be exempt from real property taxation, requiring the owner of the improvements to make service payments in lieu of taxes, designating the public infrastructure improvements to be made that will directly benefit the parcel, establishing a township public improvement tax increment equivalent (TIF) fund for the deposit of service payments, authorizing a TIF agreement for the provision of the public infrastructure improvements, authorizing the payment of a portion of the service payments in lieu of taxes to each of the Buckeye Valley Local School district and the Delaware Area Career Center, authorizing a compensation agreement with the Board of Education of the Buckeye Valley Local School district and the Delaware Area Career Center, and authorizing and approving related matters. Vote: Haney-yes, Garrett-yes, Johnson-yes.

2. Mr. Johnson moved and Mr. Garrett seconded to appoint Trustee Haney to sign a capital grant notice to be recorded. Vote: Haney-yes, Garrett-yes, Johnson-yes.  
3. Payroll software will be converting from Evolution to iSolved cloud-based program through HR Butler.

**Fire Department**

1. A memo of understanding for an 80 hour fire employee was accepted by the Fire Chief and Trustees.  
2. Discussion was held on outsourcing HR functions.  
3. The new quint fire truck is expected to be finished March 2023.



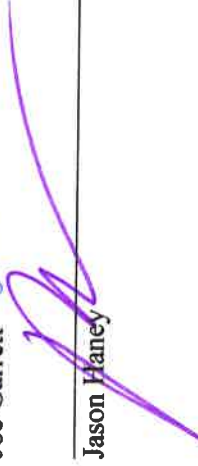
**Adjournment**

With no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.

**ATTEST**

  
\_\_\_\_\_  
Fiscal Officer, Jill Davis

**BOARD OF TRUSTEES**

  
\_\_\_\_\_  
Bart Johnson  
  
\_\_\_\_\_  
Joe Garrett  
  
\_\_\_\_\_  
Jason Haney

Concord Township Trustee Meeting

March 23, 2022

Roll Call

Approve Minutes

Public Input

Doug DCEO- Ramp and gutter bids. Sundown drainage

Pay Bills

I would like to certify the fiscal officer has provided us with financial statements.

I need a motion to approve purchase orders, pending warrants and pay bills.

Zoning Inspector Report

Road Department update

Old Business

Resolution for TIF.

New Business

Fire Chief

Vacation time when a firefighter is on 80 hour week

Fiscal Officer

Adjourn

CONCORD TOWNSHIP, DELAWARE COUNTY  
Cash Summary by Fund  
Year 2022

Fund #	Fund Name	Fund Balance 11/2022	Fund Balance 12/31/2022	Non-Pooled Balance	Pooled Balance
1000	General	\$7,748,703.79	\$7,642,227.55	\$0.00	\$7,642,227.55
2011	Motor Vehicle License Tax	\$25,139.22	\$21,666.28	\$0.00	\$21,666.28
2021	Gasoline Tax	\$118,646.56	\$120,214.00	\$0.00	\$120,214.00
2031	Road and Bridge	\$834,562.92	\$801,147.46	\$0.00	\$801,147.46
2041	Cemetery	\$20,993.70	\$23,133.65	\$0.00	\$23,133.65
2111	Fire District	\$1,041,488.72	\$418,840.46	\$0.00	\$418,840.46
2231	Permissive Motor Vehicle License Tax	\$46,815.12	\$54,502.10	\$0.00	\$54,502.10
2273	American Rescue Plan Act (ARP)	\$582,230.42	\$582,275.44	\$0.00	\$582,275.44
Report Total:		\$10,418,580.45	\$9,664,006.94	\$0.00	\$9,664,006.94

Last reconciled to bank: 02/28/2022 - Total other adjusting factors: \$174.84



Payment Listing

3/10/2022 to 3/23/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
25-2022	03/11/2022	03/14/2022	CH	HR BUTLER, LLC	\$200.67	O
	Purpose: PAYROLL PROCESSING FEES					
26-2022	03/11/2022	03/14/2022	CH	HR BUTLER, LLC	\$4,041.07	O
	Purpose: PAYROLL AGENCY DEDUCTIONS					
27-2022	03/11/2022	03/14/2022	CH	HR BUTLER, LLC	\$62,922.60	O
	Purpose: PAYROLL SALARIES					
28-2022	03/11/2022	03/14/2022	CH	HR BUTLER, LLC	\$16,962.73	O
	Purpose: PAYROLL TAXES					
29-2022	03/14/2022	03/14/2022	CH	CBIZ BENEFITS	\$521.77	O
	Purpose: HRA INSUR CLAIM REIMBURSE PLAN					
30-2022	03/14/2022	03/14/2022	CH	PNC BANK	\$1,592.96	O
	Purpose: ROAD MAILBOX REPAIR/CAPLT., FIRE DEPT OFFICE CHAIR/M.CTR., FIRE DEPT OFFICE SUPPLIES/AMZ., FIRE DEPT KITCHEN SUPPLIES, FIRE DEPT TRAINING/FEES					
31-2022	03/18/2022	03/18/2022	CH	CBIZ BENEFITS	\$1,086.00	O
	Purpose: HRA INSUR CLAIM REIMBURSE PLAN					
32-2022	03/23/2022	03/23/2022	CH	ANTHEM BCBS OH GROUP	\$30,216.02	O
	Purpose: TWP MEDICAL INSURANCE					
115882	01/25/2022	01/25/2022	AW	DELAWARE COUNTY RECORDER	\$20.00 *	V
	Purpose: ZONING AMENDMENT FILING					
115882	03/16/2022	03/16/2022	AW	DELAWARE COUNTY RECORDER	-\$20.00	V
116017	03/21/2022	03/21/2022	AW	OHIOHEALTH EMERGENCY MEDICAL SER'	\$647.50	O
	Purpose: FIRE DEPT MEDICAL DIRECTOR 2021-2022					
116018	03/21/2022	03/21/2022	AW	MERCURY MEDICAL	\$325.23	O
	Purpose: FIRE DEPT SUPPLY - FLOWSAFE II EZ					
116019	03/21/2022	03/21/2022	AW	UNITED RENTALS INC	\$120.08	O
	Purpose: ROAD DEPT TILE STRIPPER					
116020	03/21/2022	03/21/2022	AW	VERIZON WIRELESS	\$394.20	O
	Purpose: UTILITIES - FIRE DEPT					
116021	03/21/2022	03/21/2022	AW	MIATI EMBROIDERY	\$378.97	O
	Purpose: FIRE DEPT SHIRTS/P-T, FIRE DEPT SHIRTS/F-T					
116022	03/21/2022	03/21/2022	AW	COLUMBUS EPOXY FLOORING LLC	\$6,932.39	O
	Purpose: ROAD DEPT EPOXY FLOOR COATING					
116023	03/21/2022	03/21/2022	AW	EMERGENCY PLUMBING SERVICE, LLC	\$855.00	O
	Purpose: PARK RESTROOM REPAIRS					
116024	03/21/2022	03/21/2022	AW	THE A-MAC GROUP LLC	\$192.00	O
	Purpose: ROAD SHOP/RESTROOM SUPPLIES					
116025	03/21/2022	03/21/2022	AW	ADVANCED TURF SOLUTIONS	\$1,303.50	O
	Purpose: PARK CHEMICALS/FERTILIZERS					
116026	03/21/2022	03/21/2022	AW	DELAWARE COUNTY RECORDER	\$20.00	O
	Purpose: ZONING DEPT FILE AMENDMENT					
116027	03/21/2022	03/21/2022	AW	MADISON ENERGY COOP ASSOC INC	\$530.59	O
	Purpose: ROAD DEPT UTILITIES					
116028	03/21/2022	03/21/2022	AW	LOEB ELECTRIC	\$136.77	O
	Purpose: FIRE DEPT DOORBELL REPAIR					
116029	03/21/2022	03/21/2022	AW	THE HARDWARE EXCHANGE	\$43.98	O
	Purpose: ROAD & FIRE SUPPLIES					
116030	03/21/2022	03/21/2022	AW	FRONTIER	\$315.14	O
	Purpose: UTILITIES - FIRE DEPT					
116031	03/21/2022	03/21/2022	AW	SHAWNEE HILLS CHAMBER OF COMMERC	\$75.00	O
	Purpose: CHAMBER ANNUAL MEMBERSHIP					
116032	03/21/2022	03/21/2022	AW	CHARTER COMMUNICATIONS	\$142.62	O
	Purpose: UTILITIES - FIRE DEPT					
116033	03/21/2022	03/21/2022	AW	BOUND TREE MEDICAL, LLC	\$1,514.89	O
	Purpose: FIRE DEPT/EMS DRUG SUPPLIES					
116034	03/21/2022	03/21/2022	AW	OHIO EDISON	\$2,126.81	O
	Purpose: ROAD DEPT UTILITIES					
116035	03/21/2022	03/21/2022	AW	SILCO FIRE & SECURITY	\$1,204.50	O
	Purpose: FIRE/ROAD/ADMIN FIRE & ALARM MAINT					
116036	03/23/2022	03/23/2022	AW	DEL-CO WATER CO INC	\$234.96	O
	Purpose: ROAD DEPT UTILITIES					
116037	03/23/2022	03/23/2022	AW	Ohio Police & Fire Pension Fund	\$50,175.58	O
	Purpose: FIRE DEPT PENSION CONTRIB FEB22					

**Payment Listing**  
3/10/2022 to 3/23/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
116038	03/23/2022	03/23/2022	AW	Ohio Public Employees Retirement System	\$6,925.70	O
	Purpose: PUBLIC EE PENSION CONTRIB FEB22					
116039	03/23/2022	03/23/2022	AW	OHIO PRAIRIE NURSERY	\$920.00	O
	Purpose: WILDFLOWER PRAIRIE OVERSEED					
116040	03/23/2022	03/23/2022	AW	BAISE QUALITY PRINTING	\$2,586.41	O
	Purpose: TWP MAILING TO RESIDENTS RE:TRASH					
116041	03/23/2022	03/23/2022	AW	DELAWARE CO. SHERIFF'S OFFICE	\$45.00	O
	Purpose: SHERIFF SPECIAL DUTY MAR22					
116042	03/23/2022	03/23/2022	AW	ALEX RICHISON	\$135.00	O
	Purpose: SHERIFF SPECIAL DUTY MAR22					
Total Payments:					\$195,805.64	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$195,805.64	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

\* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

COPY

BOARD OF TRUSTEES  
CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

RESOLUTION NO. 22-0323--1

A RESOLUTION DECLARING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE A PUBLIC PURPOSE; DECLARING THE IMPROVEMENTS TO A CERTAIN PARCEL WITHIN THE UNINCORPORATED AREA OF CONCORD TOWNSHIP THAT DIRECTLY BENEFITS FROM THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNER OF THE IMPROVEMENTS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; DESIGNATING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL DIRECTLY BENEFIT THE PARCEL; ESTABLISHING A TOWNSHIP PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SERVICE PAYMENTS; AUTHORIZING A TIF AGREEMENT FOR THE PROVISION OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS; AUTHORIZING THE PAYMENT OF A PORTION OF THE SERVICE PAYMENTS IN LIEU OF TAXES TO EACH OF THE BUCKEYE VALLEY LOCAL SCHOOL DISTRICT AND THE DELAWARE AREA CAREER CENTER; AUTHORIZING A COMPENSATION AGREEMENT WITH THE BOARD OF EDUCATION OF THE BUCKEYE VALLEY LOCAL SCHOOL DISTRICT AND THE DELAWARE AREA CAREER CENTER; AND AUTHORIZING AND APPROVING RELATED MATTERS.

Mr. Johnson moved the adoption of the following Resolution:

PREAMBLE

WHEREAS, in accordance with Sections 5709.40 and 5709.73 through 5709.75 of the Ohio Revised Code (the "TIF Statutes"), Concord Township, Delaware County, Ohio (the "Township") and Dublin Storage LLC (the "Developer") have negotiated and intend to enter into a Tax Increment Financing Agreement (the "TIF Agreement") providing for, among other things, a tax increment financing program to facilitate the development of certain real property (the "Project") located within the unincorporated area of the Township; and,

WHEREAS, the Project will consist of the acquisition, construction, improvement, and equipping of a large storage facility and related improvements; and,

WHEREAS, the TIF Statutes authorize this Board of Trustees (the "Board") of the Township, by resolution, to declare certain public infrastructure improvements to be a public purpose, exempt from real property taxation the increase in the assessed value of a certain parcel of real property located within the unincorporated area of the Township that directly benefits from the



public infrastructure improvements, require the owner of such parcel to make annual service payments in lieu of taxes, establish a township public improvement tax increment equivalent fund for the deposit of those service payments, and designate the public infrastructure improvements made that are necessary for the development of the exempted parcels; and,

**WHEREAS**, under Division (B) of Section 5709.73 of the Ohio Revised Code, this Board hereby declares the public infrastructure improvements further described on EXHIBIT A attached to, and incorporated into, this Resolution (as further defined in the TIF Statutes, the “**Public Infrastructure Improvements**”) to be a public purpose; and,

**WHEREAS**, under Division (B) of Section 5709.73 of the Ohio Revised Code, this Board has determined to declare one hundred percent (100%) of the increase in the assessed value that would first appear on the tax list and duplicate of real or public utility property after the date of this Resolution were it not for the exemption granted by this Resolution (as further defined in Division (A)(2) of Section 5709.73 of the Ohio Revised Code, the “**Improvement**”) to the parcel of real property located within the unincorporated area of the Township and that directly benefits from the Public Infrastructure Improvements as more specifically described on EXHIBIT B attached to, and incorporated into, this Resolution (the “**Parcel**”) to be exempt from taxation for a period of thirty (30) years; and,

**WHEREAS**, under Section 5709.74 of the Ohio Revised Code, this Board has determined to require the owner or owners of each Parcel, together with their successors and assigns (the “**Owner**”) to make service payments in lieu of taxes on the portion of the Improvement exempted from taxation under this Resolution; and,

**WHEREAS**, under Section 5709.75 of the Ohio Revised Code, this Board has determined to establish a township public improvement tax increment equivalent fund for the deposit of service payments in lieu of taxes; and,

**WHEREAS**, notice of the proposed adoption of this Resolution has been delivered to the Board of Education of the Buckeye Valley Local School District (the “**Local Schools**”) in accordance with Division (D) of Section 5709.73 and Section 5709.83 of the Ohio Revised Code; and,

**WHEREAS**, notice of the proposed adoption of this Resolution has been delivered to the Board of Education of the Delaware Area Career Center (the “**Career Center**,” and together with the Local Schools, the “**School Districts**”) in accordance with Division (D) of Section 5709.73 and Section 5709.83 of the Ohio Revised Code; and,

**WHEREAS**, on March 16, 2022, the Board of Education of the Local Schools adopted a resolution that has approved the terms of this Resolution and the exemption authorized herein; and,

**WHEREAS**, on March 15, 2022, the Board of Education of the Career Center adopted a resolution that has approved the terms of this Resolution and the exemption authorized herein; and,



WHEREAS, this Board desires that the Treasurer of Delaware County, Ohio (the "County Treasurer") forward the service payments in lieu of taxes to the Township for deposit in the TIF Fund (as defined below) to pay the costs of the Public Infrastructure Improvements; and,

WHEREAS, this Board intends to cause the Township to pay a portion of the service payments in lieu of taxes to each of the School Districts in an amount equal to the amount of real property taxes each of the School Districts would have received had this Resolution not been adopted; and,

WHEREAS, the Township desires to enter into the TIF Agreement in order to set forth the manner in which the costs of those Public Infrastructure Improvements will be paid.

### RESOLUTION

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Township Trustees of Concord Township, Delaware County, Ohio, that:

Section 1. Public Infrastructure Improvements. This Board hereby declares the Public Infrastructure Improvements described on EXHIBIT A attached to, and incorporated into, this Resolution, to be a public purpose and to designate them as "public infrastructure improvements" (as defined in Division (A)(8) of Section 5709.40 and Division (A)(6) of Section 5709.73 of the Ohio Revised Code) made that will directly benefit the Parcel.

Section 2. Authorization of Tax Exemption. Under Division (B) of Section 5709.73 of the Ohio Revised Code, this Board hereby exempts one-hundred percent (100%) of the Improvement to the Parcel (as it may be subdivided or combined in connection with the acquisition or development of a Parcel) from real property taxation for a period of thirty (30) years commencing with the first day of the tax year following the effective date of this Resolution in which an Improvement on that Parcel would have first appeared on the tax list and duplicate of real and public utility property were it not for the exemption granted by this Resolution (each a "Commencement Date") and in all cases ending on the thirtieth anniversary of the Commencement Date with respect to that Parcel or the date the Public Infrastructure Improvements are paid in full, whichever occurs first. Under Division (G) of Section 5709.73 of the Ohio Revised Code, the exemption granted by this Resolution will apply to the Improvement to the Parcel. In no case will any Improvement on any Parcel be exempted from taxation for longer than 30 years.

Section 3. Service Payments and Property Tax Rollback Payments. Pursuant to Section 5709.74 of the Ohio Revised Code, this Board directs and requires the Owner to make annual service payments in lieu of taxes with respect to the Improvement allocable to its Parcel to the County Treasurer on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established under Sections 323.121 and 5703.47 of the Ohio Revised Code, will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not subject to the exemption granted in this Resolution. Such service payments in lieu of taxes, penalties and interest, and any other payments

with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions, as the same may be amended from time to time (the "**Property Tax Rollback Payments**," and together with the service payments in lieu of taxes and penalties and interest described above, the "**Service Payments**"), will be allocated and distributed in accordance with Section 5 of this Resolution.

Section 4. Creation of TIF Fund. This Board hereby establishes, under Section 5709.75 of the Ohio Revised Code, a township public improvement tax increment equivalent fund (the "**TIF Fund**"), into which the Township will deposit the Service Payments collected with respect to the Parcel. The TIF Fund will be maintained in the custody of the Township. The Township may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Statutes, including, but not limited to, paying any costs of the Public Infrastructure Improvements in a manner that is consistent with this Resolution. The TIF Fund will exist so long as such Service Payments are collected and used for the purposes described above. Then the TIF Fund is to be dissolved and any surplus funds remaining in the TIF Fund will be transferred to the Township's general fund, all as set forth under Section 5709.75 of the Ohio Revised Code.

Section 5. Distribution of Funds. At the same time and in the same manner as real property tax distributions, the County Treasurer shall distribute the Service Payments to the Township to be deposited in the TIF Fund, and the Township shall then distribute the Service Payments as follows:

FIRST, to each of the Local Schools and the Career Center, the amount of Service Payments equal in amount to the amount of real property taxes each of the Local Schools and the Career Center would have received had this Resolution not been adopted; and,

SECOND, to the Township to remain on deposit in the TIF Fund.

The Township shall then distribute Service Payments on deposit in the TIF Fund to pay or reimburse the Township for the costs of Public Infrastructure Improvements constructed by the Township, and after the Township is paid in full for the costs of the Public Infrastructure Improvements constructed by the Township, any incidental surplus remaining in the TIF Fund shall be used as provided by law.

Section 6. TIF Agreement and Further Authorizations. This Board hereby approves the TIF Agreement, in the form attached to, and incorporated into this Resolution as **EXHIBIT C**, with any changes that are not inconsistent with this Resolution and not substantially adverse to the Township and that are approved by the Township, all of which shall be conclusively evidenced by the signing of the TIF Agreement. Any further agreements, any amendments to the TIF, and any other actions necessary to implement this Resolution and the TIF Agreement shall be authorized by the Board.

Section 7. Authorization of School Compensation Agreement. This Board further hereby approves the compensation agreement between the Township and the School Districts in the form attached hereto as **EXHIBIT D** (the "School Compensation Agreement"), with any changes

that are not inconsistent with this Resolution and not substantially adverse to the Township and that are approved by the Board.

Section 8. Application for Real Property Tax Exemption and Remission. This Board further authorizes and directs the Chairman of the Board or his or her designee to: (i) make arrangements necessary and proper for the collection of Service Payments from Owners; (ii) make payment of the Service Payments to the Township to be deposited into the TIF Fund; (iii) prepare and sign all agreements and instruments as may be necessary to implement this Resolution, including any applications for real property tax exemption and remission; and (iv) take all other actions as may be appropriate to implement this Resolution. Section 5709.911 of the Ohio Revised Code governs the priority status of the exemptions provided under this Resolution.

Section 9. Tax Incentive Review Council. The Township hereby creates the Concord Township Tax Incentive Review Council (the "Council").

(a) The membership of the Council is constituted under Section 5709.85 of the Ohio Revised Code.

(b) The Delaware County Auditor or the county auditor's designee shall serve as the chairperson of the Council.

(c) The Council shall meet at the call of the chairperson.

(d) At the first meeting of the Council, the Council shall select a vice-chairperson.

(e) Attendance by a majority of the members of the Council constitutes a quorum to conduct the business of the Council.

(f) The Council shall, in accordance with Section 5709.85 of the Ohio Revised Code, review annually all exemptions from taxation resulting from this Resolution and any other matters as may properly come before the Council, all as set forth under Section 5709.85 of the Ohio Revised Code.

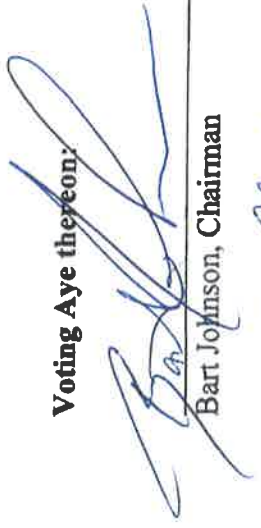


Section 10. Ohio Department of Development. Pursuant to Division (I) of Section 5709.73 of the Ohio Revised Code, the Township Fiscal Officer is directed to deliver a copy of this Resolution to the Director of the Ohio Department of Development ("ODOD") within fifteen (15) days after its adoption. On or before March 31 of each year that an exemption granted by this Resolution remains in effect, the officer or officers authorized by Section 8 of this Resolution are to prepare and submit the status report required under Division (I) of Section 5709.73 of the Ohio Revised Code to the Director of ODOD.



Section 11. Open Meetings. It is found and determined that all formal actions of this Board concerning and pertaining to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board, and any of its committees, that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 12. Effective Date. This Resolution is to take effect on and after the earliest period allowed by law.

Mr. Garrett seconded the motion and the roll being called upon the question of its adoption the vote resulted as follows:

<b>Voting Aye thereon:</b>	<b>Voting Nay thereon:</b>
 Bart Johnson, Chairman	Bart Johnson, Chairman
 Joe Garrett	Joe Garrett
 Jason Haney	Jason Haney

The motion carried and the Resolution was adopted

Attest and certify:   
Jill M. Davis, Fiscal Officer