



**October 1, 2021  
SPECIAL BUSINESS MEETING, 8:00A.M.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES**

NONE

**STAFF REPORTS**

NONE

**PUBLIC COMMENTS FOR ITEMS ON THE AGNEDA**

Resident and current School Board member Julie Reese, asked the Trustees how this Tiff would affect the School. Currently the Tiffs with Huber, we get a 100% of the tax revenue as if it were property taxes. That is an agreement we have with them.

Trustee Vanhaaren explained that this was a Springing Type Tiff and it doesn't increase the tax on the property or change in any way the current taxes and how they are disbursed today. The Schools, the Township and other taxing agencies will continue to receive the 100% of the taxes they receive today.

**ACTION ITEMS**

**BETHEL TOWNSHIP  
MIAMI COUNTY, OHIO**

**RESOLUTION NO. 21-10-076**

**DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY  
LOCATED IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO TO BE A PUBLIC PURPOSE  
UNDER SECTION 5709.73(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH  
IMPROVEMENTS FROM REAL PROPERTY TAXATION,  
ESTABLISHING A TAX INCREMENT EQUIVALENT FUND.**

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and

WHEREAS, this Board of Township Trustees (the “Board”) of Bethel Township, Miami County, Ohio (the “Township”) wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the public health, safety, welfare and convenience needs of the area, including new development and traffic capacity; and

WHEREAS, this Board has determined to grant a property tax exemption for the parcels comprising the Flick Road US40 TIF (the “FR40 TIF”); and

WHEREAS, the boundary of the FR40 TIF shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto (each, individually, a “Parcel” and collectively, the “Parcels”); and

WHEREAS, notice has been given to the Bethel Local School District and the Miami Valley Career Technology Center of the consideration of a resolution providing for tax increment financing, as required by Section 5709.73 and 5709.83 of the Ohio Revised Code; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Bethel Township, Miami County, State of Ohio, all members elected thereto concurring:

**SECTION 1.** Pursuant to Section 5709.73(B) of the Ohio Revised Code, this Board hereby creates the “FR40 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 unincorporated area of the Township.

**SECTION 2.** That this Board hereby finds and declares that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, bike paths, traffic control devices and alterations to existing streets, including but not limited to improvements to Flick Road and/or US Rt 40, the planning design and construction of public parking facilities; the planning, design and construction of utilities including but not limited to water, sanitary sewers, storm retention/water sewers, detention facilities and telecommunication facilities; the preparation of plans for land use in the area; the creation or enhancement of buffer areas, recreation facilities and open areas necessary for ensuring the compatibility of adjacent land uses; community or educational facilities; parkland acquisition and/or improvements; park, recreation, performance, or creative arts improvements and facilities; the creation and/or enhancement of public service facilities; the acquisition of land in aid of industry, commerce, distribution, or research; demolition; environmental remediation; 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 Resolution (such parcels are hereinafter collectively referred to as the “Bethel Township FR40 TIF”), but excluding any and all residential property located within Exhibit A, which parcels are located in the unincorporated area of the Township; for the creation of jobs; increasing property values, and the provision of adequate public services in Bethel Township. The further development of the parcels in the FR40 TIF will place direct additional demand on the Public Improvements.

**SECTION 3.** That, pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the FR40 TIF occurring after the date of this Resolution are declared to be a public purpose and are exempt from real property taxation commencing for each parcel on the first day of the tax year in which an improvement resulting from construction on the parcel first appears on the tax list and duplicate of real and public utility property and that begins after the effective date of this Resolution and ending for each parcel on the earlier of (1) the date ten years after the date the exemption commences or (2) the date on which the specific public improvements as described in

Section 1 above (the “Public Improvements”) that will benefit the FR40 TIF are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof, but in no case shall the Public Improvements on any parcel 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 parcels set forth on Exhibit A attached hereto.

**SECTION 4.** That pursuant to Section 5709.74 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 Miami County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention and authorizes the Township Administrator 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 5709.75 of the Ohio Revised Code, there is hereby established the Bethel Township FR40 Public Improvement Tax Increment Equivalent Fund (the “FR40 Tax Increment Equivalent Fund”), into which the Service Payments shall be deposited. Money in the FR40 Tax Increment Equivalent Fund shall be used to finance the Public Improvements and may be used to make payments to the Bethel Local School District and/or the Miami Valley Career Technology Center at the discretion of the Board of Township Trustees.

**SECTION 6.** That the proper township 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 Miami County Auditor and/or State Tax Commissioner.

**SECTION 7.** That pursuant to Ohio Revised Code Section 5709.73(I), the Fiscal Officer is hereby directed to deliver a copy of this Resolution to the Director of the Department of Development of the State of Ohio within fifteen days after its adoption. On or before March 31 of each year that the exemption set forth herein remains in effect, the Fiscal Officer or other authorized officer of this Township shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under Section 5709.73(I) of the Ohio Revised Code.

**SECTION 8.** That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Miami County.

**SECTION 9.** That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**SECTION 10.** That this Resolution shall be effective at the earliest date allowed by law.

ADOPTED: October 1, 2021.

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Carolyn Wright, Trustee

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Beth van Haaren, Trustee

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Don Black, Trustee

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Deborah Watson, Fiscal Officer

Motion by Trustee   **VANHAAREN**  

Motion Seconded by Trustee   **BLACK**  

Vote: Trustee van Haaren   **YES**        Trustee Black   **YES**        Trustee Wright   **YES**  

#### **CERTIFICATE OF RECORDING OFFICER**

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #21-09-070 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 14<sup>TH</sup> DAY OF SEPTEMBER 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

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DEBORAH A. WATSON  
FISCAL OFFICER  
BETHEL TOWNSHIP, MIAMI COUNTY

#### **ANNOUNCEMENTS**

October 5      Trustee Workshop Meeting, Township Meeting Room, 8:00AM\*  
October 5/6    2<sup>nd</sup> Land Use Community Meetings, 6:30PM  
October 12    Trustee Regular Meeting, Township Meeting Room, 7:00PM  
October 19    Trustee Workshop Meeting, Township Meeting Room, 8:00AM\*  
October 26    Trustee Regular Meeting, Township Meeting Room, 7:00PM  
October 28    BZA Meeting 6:30pm/ Zoning Commission 7:30pm  
                  **An \* indicates a meeting will be held only if needed.**

**PUBLIC COMMENTS ON ANY TOPIC**

Julie Reese and Trustee Vanhaaren had a conversation about Tiffs.

Trustee Vanhaaren said she didn't realize that she had more questions but she would be more than happy to answer them here.

Trustee Vanhaaren asked Julie Reese, how familiar are you with the Tiffs that Huber Heights has on Bethel Local Schools?

Julie Reese responded that she was pretty familiar with how it works for the schools. The School Board passed a resolution to get 100% of the Tiff. She said that the School Board had 4 Tiffs.

Trustee Vanhaaren said that this Tiff only kicks in when new development happens on property. Only on the improvements to any property.

Meeting Adjourned 9:05am

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Carolyn Wright, Chair

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Donald Black, Trustee

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Beth Vanhaaren, Trustee

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Deborah Watson, Fiscal Officer