



## **RESOLUTION G2025-59**

### **A RESOLUTION TO REMOVE SPECIAL ASSESSMENTS PREVIOUSLY LEVIED FOR CERTAIN PUBLIC IMPROVEMENTS IN THE TOWNSHIP OF SYMMES, HAMILTON COUNTY, OHIO IN COOPERATION WITH THE SUBURBAN COMMUNITIES ENERGY SPECIAL IMPROVEMENT DISTRICT (11820 SNIDER ROAD PROJECT); AND DECLARING AN EMERGENCY**

**WHEREAS**, this Board of Trustees (the “Board”) of Symmes Township, Hamilton County, Ohio (the “Township”) duly passed Resolution G2017-49 on August 1, 2017 (the “Resolution of Necessity”) and approved a Petition for Special Assessments for Special Energy Improvement Projects and Affidavit (the “Petition”) and the Suburban Communities Energy Special Improvement District Project Plan Supplement to Plan for 11820 Snider Road, Cincinnati, Ohio Project (the “Supplemental Plan”) from LTF Real Estate Company, Inc. (as assignee of Corporex Realty Acquisitions LLC and Five Seasons of Cincinnati, Inc.) (the “Owner”); and

**WHEREAS**, this Board duly passed Resolution G2017-51 on August 1, 2017 (the “Resolution Levying Assessments”) and levied property assessed clean energy (“PACE”) special assessments for the purpose of acquiring, constructing, and improving certain public improvements at 11820 Snider Road in the Township in cooperation with the District as requested and described in the Petition and the Supplemental Plan (the “Special Assessments”);

**WHEREAS**, Greenworks Lending LLC (together with its successors and assigns, including, without limitation, PACEWell 1 LLC, “Greenworks”) provided financing (the “Project Advance”) to the Owner under the Energy Project Cooperative Agreement dated as of October 31, 2017 (the “Energy Project Cooperative Agreement”) between the Owner, Greenworks, the District, and the Township, for the purpose of paying and financing the costs of the special energy improvement projects described in the Petition and the Supplemental Plan;

**WHEREAS**, as provided in the Energy Project Cooperative Agreement, the Owner has prepaid to Greenworks all amounts outstanding with respect to the Project Advance, and the Owner and Greenworks have notified the Township that the remaining Special Assessments should be reduced to \$0.00 and removed from the property tax bill;

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Economic Development in that it is necessary for this Resolution to take effect at the earliest possible date in order to certify the appropriate reduction in the amount of the Special Assessments to the County Auditor in order to effect such reduction prior to the preparation of second-half real property tax bills for tax year 2024 (payment in calendar year 2025) and for the immediate preservation of public peace, property, health and safety;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Township Trustees of Symmes Township, State of Ohio:

Section 1. Each capitalized term not otherwise defined in this Resolution or by reference to another document shall have the meaning assigned to it in the Energy Project Cooperative Agreement.

Section 2. Under the Energy Project Cooperative Agreement, the Township agreed that in the event the Project Advance is prepaid, in whole or in part, it would, in cooperation with the Owner, and to the extent permitted by law, cause the aggregate lien of the Special Assessments to be no greater than the remaining principal of and interest, penalty, premium, and fees, if any, on the Project Advance through its final repayment.

Greenworks has notified the Township that all Special Assessments levied by the Township and certified to the Township Fiscal Officer to the County Auditor pursuant to Ohio Revised Code Chapter 727.33, are to be reduced by the amount of the aggregate Special Assessments prepaid. The remaining principal of and interest, penalty, premium, and fees on the Project Advance will be \$0.00, and the amount of Special Assessments necessary to pay principal of and interest, penalty, premium and fees on the Project Advance will be \$0.00.

Section 3. The aggregate Special Assessments previously levied by this Board and certified by the Township Fiscal Officer to the County Auditor, together with any penalties and interest on such amounts, are hereby reduced to \$0.00. The Township Fiscal Officer and the Department of Development of the Township are hereby authorized to take any actions as may be necessary in order to cause the County Auditor to reduce the amount of the Special Assessments and any penalties and interest on them to \$0.00 and remove the Special Assessments and any penalties and interest on them from the property tax bill.

Section 4. In compliance with Ohio Revised Code Section 319.61, the Township Fiscal Officer, and any of his designees are authorized and directed, individually or together, to deliver a certified copy of

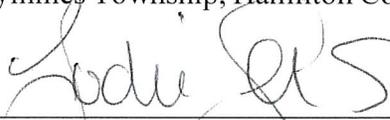
this Resolution to the County Auditor of Hamilton County, Ohio within 20 days after its passage.

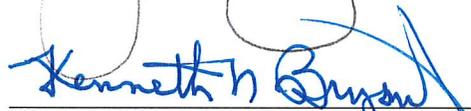
Section 5. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this Resolution is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage.

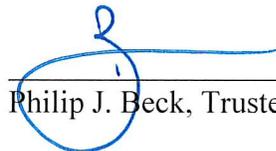
**ADOPTED JULY 1, 2025– RESOLUTION G2025-59**

Vote Record: Mr. Beck Aye Mr. Bryant Aye Ms. Leis Aye

**IT IS HEREBY CERTIFIED** that the foregoing is a true and correct transcription of a resolution adopted by the Board of Trustees of Symmes Township, Hamilton County, Ohio in session this 1<sup>st</sup> day of July, 2025.

  
\_\_\_\_\_  
Jodie Leis, President

  
\_\_\_\_\_  
Kenneth N. Bryant, ~~Vice President~~

  
\_\_\_\_\_  
Philip J. Beck, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Symmes Township this 1<sup>st</sup> day of July, 2025.

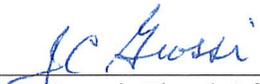
  
\_\_\_\_\_  
Joseph C. Grossi, Fiscal Officer  
Hamilton County, Ohio

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Jeffrey D. Forbes, Law Director

CERTIFICATE

The undersigned Fiscal Officer of the Township of Symmes, Hamilton County, Ohio, hereby certifies that the foregoing is a true copy of Resolution G2025-59 duly adopted by the Board of Township Trustees of the Township on July 1, 2025 and that a true copy of the Resolution was certified to the Auditor of Hamilton County, Ohio, within 20 days of the Resolution's adoption as provided in Ohio Revised Code Section 319.61.

  
\_\_\_\_\_  
Joseph C. Grossi, Fiscal Officer  
Symmes Township, Ohio

RECEIPT OF COUNTY AUDITOR FOR  
LEGISLATION REMOVING SPECIAL ASSESSMENTS PREVIOUSLY LEVIED FOR  
CERTAIN PUBLIC IMPROVEMENTS IN SYMMES TOWNSHIP, HAMILTON  
COUNTY, OHIO IN COOPERATION WITH THE SUBURBAN COMMUNITIES  
ENERGY SPECIAL IMPROVEMENT DISTRICT

I, Jessica Miranda, the duly elected, qualified, and acting Auditor in and for Hamilton County, Ohio hereby certify that a certified copy of Resolution No. 25-\_\_\_\_\_, duly adopted by Symmes Township, Hamilton County, Ohio on \_\_\_\_\_, 2025 reducing special assessments, and any associated interest, penalty, premium, and fees, for the purpose of acquiring, constructing, and improving certain public improvements in the Symmes Township, Hamilton County, Ohio in cooperation with the Suburban Communities Energy Special Improvement District to \$0.00, was filed in this office on \_\_\_\_\_, 2025.

WITNESS my hand and official seal at Cincinnati, Ohio on \_\_\_\_\_, 2025.

[SEAL]

\_\_\_\_\_  
Auditor  
Hamilton County, Ohio

# PACEWell 1 LLC

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May 28, 2025

Symmes Township, OH - Fiscal Officer  
9323 Union Cemetery Road.  
Symmes Township, OH 45140

RE: *11820 Snider Road – Notice of PACE Loan Payoff*

Mr. Grossi:

Please be advised that LTF Real Estate Company, Inc., (as assignee of Corporex Realty Acquisitions LLC and Five Seasons of Cincinnati, Inc.) (the “Owner”) has notified PACEWell 1 LLC (as successor in interest of Greenworks Lending LLC) (the “Investor”), that it has fully repaid the Project Advance (PACE loan) associated with its qualified special energy improvement projects on or about April 29, 2025 and the Investor has received such Project Advance (PACE loan). Under Section 4.7 of the Energy Project Cooperative Agreement between the Suburban Communities Energy Special Improvement District, Inc., the Owner, the Investor, and Symmes Township, Ohio, we are required to provide notice to you of any prepayment. Please note that 100% of the Project Advance including accrued interest has been paid, and we will now consider the loan closed.

Any special installments levied by the Symmes Township, Ohio and associated with our loan due or to be due following the date of prepayment should also be reduced to \$0.00.

Please let me know if you have any further questions and if you require any further documentation to this matter.

Best Regards,



Linda Baxter  
Senior Legal Assistant and Contracts Administrator  
PACEWell 1 LLC  
p) 203-875-9500  
e) Linda.Baxter@nuveen.com

cc: Colin Kalvas, Bricker Graydon LLP  
Suburban Communities ESID  
LTF Real Estate Company, Inc.

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*PACEWell 1 LLC may discuss the structure, timing, terms and other similar matters concerning the proposed bonds or other debt in connection with and as part of its due diligence process, but PACEWell 1 LLC is not a financial advisor, a broker dealer or underwriter. The primary role PACEWell 1 LLC is to fund capital in an arms-length commercial transaction between you, PACEWell 1 LLC, its partners, syndicate members and/or affiliates. PACEWell 1 LLC has financial and other interests that differ from your interests.*