

RESOLUTION G2023-45

**RESOLUTION APPROVING COMMUNITY REINVESTMENT AREA
INCENTIVE FOR GOVERNORS HILL APARTMENTS LLC**

WHEREAS, Symmes Township, Hamilton County, Ohio has encouraged the development of real property and the acquisition located in the area designated as the Symmes Township Community Reinvestment Area #2; and

WHEREAS, the Symmes Township Board of Trustees, Hamilton County, Ohio by Resolution G2010-31 passed on 10/5/2010, consented to the establishment and expansion of Community Reinvestment Area #2, pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, the Board of County Commissioners of Hamilton County passed a resolution dated January 19, 2011 (Volume 321, Image 1648) expanding the Community Reinvestment Area #2 as authorized by Section 3735.66 of the Ohio Revised Code; and

WHEREAS, the Director of Development of the State of Ohio determined on April 22, 2011 that the aforementioned area designated by the Board of County Commissioners in said Resolution contains the characteristics set forth in Ohio Revised Code Section 3735.66 and confirmed said area as a Community Reinvestment Area under said Chapter 3735; and

WHEREAS, Governors Hill Apartments LLC whose present location is 5801 Madison Road, Cincinnati, Ohio 45227 is desirous of renovating an existing building that is 207,512 sf in size which is located at the end of Governors Hill Drive, 8600 Governors Hill Drive, Cincinnati, Ohio 45249 (parcel 620-0202-0050), in Symmes Township, Ohio provided that the appropriate development incentives are available to support the economic vitality of said project; and

WHEREAS, the foregoing location is within the boundaries of the Symmes Township Community Reinvestment Area #2; and

WHEREAS, Symmes Township have the appropriate authority for the stated type of project is desirous of providing Governors Hill Apartments LLC with incentives available for the development of the project in said Community Reinvestment Area #2 under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, Governors Hill Apartments LLC has submitted a proposed agreement application to Symmes Township through the Hamilton County Development Company and remitted the application fee; and

WHEREAS, the Hamilton County Development Company acting on behalf of Symmes Township has investigated the application of Governors Hill Apartments LLC and has recommended a fifty (50%) percent exemption for eight (8) years on the assessed value of the improvements to the property at 8600 Governors Hill Drive to the Board of Township Trustees of Symmes Township on the basis that Governors Hill Apartments LLC is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area #2 and improve the economic climate of Symmes Township; and

WHEREAS, the Symmes Township Board of Township Trustees recommends approval of the abatement level to the Board of County Commissioners with certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. For the benefit and welfare of Symmes Township and its citizens, proposes to the Board of County Commissioners of Hamilton County, Ohio that an agreement be entered into with Governors Hill Apartments LLC for a fifty (50%) percent exemption for eight (8) years on the assessed value of the new real property improvements to the property at the end of Governors Hill Road, 8600 Governors Hill Road, in Symmes Township, Ohio.

Section 2. Hereby consents to said agreement subject to the following conditions:

- a.** The abatement shall become null and void and immediately withdrawn if all or a portion of the property is annexed from Symmes Township;
- b.** Primary ground or monument signs announcing the company shall also prominently display “Symmes Township” on the sign. Said sign shall be subject to the approval of the Township Administrator;
- c.** Prior to the implementation of the tax abatement, and subsequent to implementation for the entire term of the abatement, “Symmes Township” shall be displayed prominently as the location of the building for Governors Hill Apartments (and including any successor company, entity or d/b/a entity) in all promotional materials, press releases, websites, social media and the like.

Section 3. Hereby authorizes and directs the Township Administrator to execute any necessary agreements on behalf of the Board of Trustees.

Section 4. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 5. It is hereby certified that all formal actions of the Board of Trustees of Symmes Township, Hamilton County, Ohio relating to the adoption of this Resolution were taken in an open meeting of the Board and that all deliberations of the Board were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 6. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

ADOPTED APRIL 11, 2023 – RESOLUTION G2023-45

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

BOARD OF TRUSTEES:

Philip J. Beck, President

Kenneth N. Bryant, Vice President

Jodie L. Leis, Trustee

ATTEST:

Joseph C. Grossi, Fiscal Officer

APPROVED AS TO FORM:

Jeff Forbes, Law Director