

**ORDINANCE 2021-15**  
**VILLAGE OF NEW RICHMOND, OHIO**

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Council for the Village of New Richmond, Ohio met in regular session this 12<sup>th</sup> day of October, 2021, with the following members present:

Melanie Slade Yes  
Richard Feldkamp Yes

Becky Ploucha Yes  
Gary Skeene Yes

Mary Allen Yes  
Larry Prues Yes

Council Member Allen moved for adoption of the following:

**ORDINANCE DECLARING TO BE PUBLIC PURPOSE CERTAIN  
PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE  
FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE  
VILLAGE AND AUTHORIZING THE EXECUTION OF A TAX  
INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT  
EQUIVALENT FUND**

**WHEREAS**, Section 5709.40 et seq. of the Ohio Revised Code authorizes municipal corporations to participate in a financing technique commonly known as tax increment financing (“TIF”) which can include the creation of TIF district under Section 5709.40(C)(l) of the Ohio Revised Code; and

**WHEREAS**, the Village Council (the “Council”) wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Village in order to meet the needs of the area, including a new single-family development and related improvements, infrastructure, and traffic capacity (the “Improvements”); and

**WHEREAS**, the proposed TIF district will include parcel #260917.030 with the continuous boundary of less than three hundred acres as delineated in the map of the proposed TIF district (the “TIF District”) and property as described in *Exhibit A* attached hereto (such parcel will hereinafter be referred to as the “Regatta TIF District Site”); and

**WHEREAS**, the Council conducted a public hearing on this Ordinance on September 14, 2021, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed TIF District in compliance with Section 5709.40(C)(2) of the Ohio Revised Code; and

**WHEREAS**, the Council has caused notice to be given to the Board of Education of the New Richmond Exempted Village School District (the “New Richmond School District”) and Brown & Clermont Adult Career Campuses (“Brown & Clermont Career Campuses”) in compliance with Section 5709.40(D) of the Ohio Revised Code of the Board’s intention to consider this Ordinance for adoption and that the Board and the New Richmond School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.40(C)(1) of the Ohio Revised Code. The New Richmond School District has by resolution adopted on August 16, 2021 approved the TIF District and the exemption of the Improvements for 30 years up to 100% for the property described

in *Exhibit A* attached hereto and both the New Richmond School District and Brown & Clermont Career Campuses have waived any right to the forty-five (45) business days' notice prior to the adoption of this Ordinance pursuant to ORC 5709.40(D); and

**WHEREAS**, the Council has caused notice to be given to the Clermont County Board of County Commissioners in compliance with Section 5709.40(E) of the Ohio Revised Code of the Council's intention to consider this Ordinance for adoption and that a majority of the Clermont County Board of County Commissioners have not objected to the number of years or percentage of improvement to be exempted set forth in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Village Council of the Village of New Richmond, County of Clermont, State of Ohio:

1. That the Council hereby finds and declares that certain public improvements (the "Public Improvements") in the Village, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of new street(s), design and construction of utilities including, but not limited to, water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Village, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; 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, as well as the Improvements, are a public purpose and that the Public Improvements and the Improvements are necessary for the further development of the Regatta TIF District Site, which parcel is located in an area of the Village, and for the creation of infrastructure, increasing property values, and the improvement of traffic flow and provision of public services in the Village of New Richmond.
2. That pursuant to Section 5709.40 of the Ohio Revised Code, 100% of the Improvements to the parcel in the Regatta TIF District Site occurring after the date of this Ordinance are exempt from real property taxation commencing on the effective date of this Ordinance and ending on December 31, 2051. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Regatta TIF District Site.
3. That pursuant to Section 5709.42 of the Ohio Revised Code, the owner or the owners of property within the Regatta TIF District Site shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Clermont County Treasurer on or before the final dates for payment of real property taxes until the Village is fully reimbursed for the cost put forth regarding any of the aforementioned Public Improvements or the providing of such services. This Council hereby expresses its intention to enter into

Council Member Pruess seconded the Ordinance, and the roll being called upon the question of its adoption, the vote resulted as follows:

Richard Feldkamp	<u>Yes</u>
Mary Allen	<u>Yes</u>
Larry Prues	<u>Yes</u>
Melanie Slade	<u>Yes</u>
Amanda Davidson	<u>Yes</u>
Gary Skeene	<u>Yes</u>

First Reading	September 14, 2021
Second Reading	September 28, 2021
Third Reading	October 12, 2021

Adopted: October 12, 2021  
Date

ATTEST:

Kathy Fuchs  
CLERK OF COUNCIL, Kathy Fuchs

Glenn Ewing  
MAYOR, Glenn Ewing

Approved as to form:

Scott Sollmann  
SODICITOR, Scott Sollmann

#### AUTHENTICATION

This is to certify that this Ordinance was duly passed and filed with the Village of New Richmond Fiscal Officer this 13 day of October, 2021.

Dated: 10-13-21

Lynn Baird  
Lynn Baird, Village Fiscal Officer

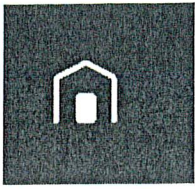
such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

4. That pursuant to Section 5709.43 of the Ohio Revised Code, there is hereby established the New Richmond Township 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 and/or compensate all costs incurred by the Village of New Richmond for the Public Improvements or to make payments to the New Richmond School District and Brown & Clermont Career Campuses pursuant to the Tax Incentive Agreement referred to in the fifth Preamble herein and hereby authorized to be entered into by the Village Council of the Village of New Richmond, the Village Administrator or the Mayor of the Village of New Richmond.
5. That the Fiscal Officer is hereby directed to forward a copy of this Ordinance to the County Auditor of Clermont County.
6. 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 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 § 121.22 of the Ohio Revised Code.
7. That this Ordinance shall be effective at the earliest date allowed by law.

[Remainder of page intentionally left blank]

**EXHIBIT A**  
**PARCEL #260917.030**





Auditor Home

## PROPERTY SEARCH

### Profile

Sales/Transfers

Residential

Commercial

Outbuildings

Permits

Values

Value History

Tax Summary

Tax Detail

Tax History

Payment History

Assessment

Proposed Levies for the

May 4, 2021 Special

Election

New Levies for 2020

Manufactured Home

Sketch

Photos

Tax Map

Pictometry

Surveys

Property Recap Report

Plat Viewer

PARID: 260917.030.

NR DEVELOPMENT LLC

BETHEL NEW RICHMOND RD

### Parcel

Address BETHEL NEW RICHMOND RD  
Class AGRICULTURAL  
Land Use Code 100-A - AGRICULTURAL VACANT LAND  
Tax Roll RP\_OH  
Neighborhood 02316A26  
Total Acres 24.738  
Taxing District 26  
District Name OHIO TWP/ NEW RICH VILL/ NEW RICH EVSD  
Gross Tax Rate 77.75  
Effective Tax Rate 52.408355  
Non-Business Credit 8.0103  
Owner Occupancy Credit 2.0025

### Owner

Owner 1 NR DEVELOPMENT LLC  
Owner 2

### Tax Mailing Name and Address

Mailing Name 1 NR DEVELOPMENT LLC  
Mailing Name 2  
Address 1 9091 MONTGOMERY ROAD  
Address 2  
Address 3 CINCINNATI OH 45242  
Mortgage Company  
Mortgage Company Name

### Legal

Legal Desc 1 NEW RICHMOND VILL LAND  
Legal Desc 2  
Legal Desc 3

### Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$1,474.58	\$1,474.58	\$2,949.16

### Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$0.00	\$1,474.58	\$1,474.58

### Homestead Credits

Homestead Exemption NO  
Owner Occupancy Credit NO

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### Actions

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[Printable Version](#)  
[Custom Report Builder](#)

### Reports

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[Property Record Card](#)  
[Current Tax Bill](#)

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### Links

[Land Use Codes](#)  
[Tax Codes, Descriptions and Calc Formula](#)  
[Project # Assessment Descriptions](#)

EXHIBIT "A"

TRACT I

Date: December 12, 2013  
Description: Regatta Remainder  
24.738 Acres  
Location: Village of New Richmond, Ohio Township  
Clermont County, Ohio



Situated in Jacksons Military Survey #1539, The Village of New Richmond, Ohio Township, Clermont County, Ohio and being the remainder of an original 56.7683 acre parcel as conveyed to Grand Communities Ltd. in Official Record 1790, Page 514 of the Clermont County Recorder's Office containing 24.738 acres further described as follows:

Begin at a set 5/8" iron pin at the southwest corner of Lot 66 of Regatta at Lights Hill, Section 1, Block C as recorded in Plat Cabinet 15, Page 92, and the north line of Open Space Parcel "C" Regatta at Lights Hill, Section 1, Block B as recorded in Plat Cabinet 13, Page 134, said pin being True Point of Beginning;

thence, from the True Point of Beginning thus found, departing said Lot 66, with the north line of said Open Space Parcel "C", North 83° 44' 19" West, 739.68 feet to a set 5/8" iron pin on the east line of J & H Clasgens Co. as recorded in Official Record 219, Page 253;

thence, departing said Open Space Parcel "C" and with said J & H Clasgens the following two courses:  
North 12° 30' 40" West, 481.11 feet to a found stone;

thence, South 59° 58' 20" West, 275.95 feet to a found 5/8" iron pin on the southeast corner of Carl R. Colter as recorded in Official Record 2306, Page 575;

thence, departing said J & H Clasgens, North 31° 30' 10" West, 416.88 feet to a found 5/8" iron pin on the west line of N. Jean Ellis as recorded in Official Record 788, Page 399;

thence, with said N. Jean Ellis, North 12° 11' 56" West, 41.23 feet to a found 5/8" iron pin on the southwest corner of Pendelton Corp. as recorded in Official Record 449, Page 564 said pin being on the Corporation line of said Village of New Richmond;

thence, departing said N. Jean Ellis, with said Pendelton Corp. and said Corporation line, the following two courses: North 82° 05' 41" East, 520.98 feet to a found 5/8" iron pin;

thence, South 76° 39' 19" East, 1484.97 feet to a found 5/8" iron pin on the west line of James E. & Shelia M. Kelly as recorded in Official Record 698, Page 817;

thence, departing said Pendelton Corp. and said Corporation line, with said James E. & Shelia M. Kelly, South 12° 14' 01" East, 555.01 feet to a found 5/8" iron pin on the northeast corner of New Richmond Christian Church as recorded in Official Record 434, Page 568;

thence, departing said James E. & Shelia M. Kelly, with said New Richmond Christian Church, South 77° 44' 59" West, 264.84 feet to a found 5/8" iron pin on the east corner of Lot 75 of said Regatta at Lights Hill, Section 1, Block C;

thence, departing said New Richmond Christian Church, with said Regatta at Lights Hill, Section 1, Block C the following seven courses: North 63° 43' 10" West, 60.99 feet to a set 5/8" iron pin;

thence, North 25° 11' 13" West, 185.00 feet to a set 5/8" iron pin;

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6900 Tylersville Road, Suite A  
Mason, Ohio 45040  
513-336-6000

209 Grandview Drive  
Fort Mitchell, Kentucky 41017  
659-261-1113

318 South College Avenue  
Oxford, Ohio 43058  
513-623-4270

P.O. Box 3706  
Lawrenceburg, Indiana 47025  
812-537-9084

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thence, North 04° 25' 01" East, 138.77 feet to a set 5/8" iron pin;

thence, North 76° 51' 08" West, 244.35 feet to a set 5/8" iron pin on the westerly right of way of Regatta Drive;

thence, with said right of way, South 09° 04' 24" West, 8.02 feet to a set 5/8" iron pin;

thence, departing said right of way, North 76° 51' 08" West, 76.16 feet to a set 5/8" iron pin;

thence, South 13° 08' 52" West, 347.15 feet to the True Point of Beginning containing 24.738 acres of land, more or less, subject to all easements, restrictions and rights of way of record.

The above described real estate is part of the same premises described as recorded in Official Record 1790, Page 814 of the Clermont County Ohio Deed Records and identified as parcel no. 26-09-17.030 on the Tax Maps of said County.

Being the result of a survey and plat dated December 12, 2013, made by Bayer Becker, Jeffrey O. Lambert, Registered Surveyor #7868 in the State of Ohio.

Basis of Bearings: Regatta at Lights Hill, Section 1, Block A as recorded in Plat Cabinet 12, Page 332.

Prior Instrument Reference: Deed Book 2499, Page 215

Parcel No. 260917.030





6/20/2021

The information contained in this map is a public resource. For general information and a promise for use only on a graphical representation, Common Equity makes no warranty to the content, accuracy or completeness of the information contained herein and assumes no liability for any errors. Any reliance on this information is at the exclusive risk of the user.



