

ORDINANCE 2021-16

VILLAGE OF NEW RICHMOND, OHIO

Council for the Village of New Richmond, Ohio met in regular session this 12th 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)(1) 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 #242708G053 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 “Ashburn Woods 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 Ashburn Woods 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 Ashburn Woods 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 Ashburn Woods TIF District Site.
3. That pursuant to Section 5709.42 of the Ohio Revised Code, the owner or the owners of property within the Ashburn Woods 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 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]

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>
Becky Ploucha	<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
SOLICITOR, Scott Sollmann

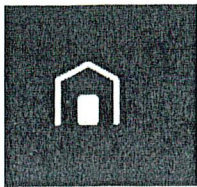
AUTHENTICATION

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

EXHIBIT A
PARCEL #242708G053



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: 242708G053.
GREVER MARY H

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 02205A24
Total Acres 62.842
Taxing District 24
District Name OHIO TWP / NEW RICHMOND EVSD
Gross Tax Rate 66.55
Effective Tax Rate 46.819509
Non-Business Credit 7.7728
Owner Occupancy Credit 1.9432

Owner

Owner 1 GREVER MARY H
Owner 2

Tax Mailing Name and Address

Mailing Name 1 GREVER MARK H
Mailing Name 2
Address 1 1260 U S 52
Address 2
Address 3 NEW RICHMOND OH 45157
Mortgage Company 4180
Mortgage Company Name MULTIPLES

Legal

Legal Desc 1
Legal Desc 2
Legal Desc 3

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$168.18	\$168.18	\$336.36

Taxes Due

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

Homestead Credits

Homestead Exemption NO
Owner Occupancy Credit NO

1 of 1

[Return to Search Results](#)

Actions

[Neighborhood Sales](#)
[Proximity Search](#)
[Printable Summary](#)
[Printable Version](#)
[Custom Report Builder](#)

Reports

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

[Go](#)

Links

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

EXHIBIT A

Instrument Book Page
200100047752 OR 1400 1410

9 MARCH 2001
DESCRIPTION OF REAL ESTATE
CO-7297C
34.4166 ACRES

Situate in the Township of Ohio, County of Clermont, State of Ohio and being a part of David Stephenson's Military Survey No. 722 of the Virginia Military District and being more particularly described as follows:

Beginning at an existing mag nail in the centerline of Bethel-New Richmond Road, corner to Mark and Mary Grever, said point lying 8773' from the intersection of the centerline of Bethel-New Richmond and the West line of McGraw Military Survey No. 1761; Thence along the centerline of Bethel-New Richmond Road the following two (2) courses and distances:

1) S 74°33'07" E, a distance of 71.30' to an existing mag nail;

2) S 83°59'23" E, a distance of 454.21' to an existing mag nail, corner to Grever; Thence with the line of Grever N 10°21'07" W, a distance of 1658.59' to a set iron pin and the **REAL POINT OF BEGINNING FOR THIS DESCRIPTION**;

Thence continuing with the line of Grever N 10°21'07" W, a distance of 853.92' to an iron pin set in the line of John Coyne, corner to Grever;

Thence with the line of Coyne the following six (6) courses and distances:

1) N 88°18'53" E, a distance of 758.12' to a set iron pin corner to Coyne;

2) N 4°19'07" W, a distance of 214.50' to a set iron pin corner to Coyne;

3) N 16°49'07" W, a distance of 135.96' to a set iron pin corner to Coyne;

4) N 21°37'53" E, a distance of 211.86' to a set iron pin corner to Coyne;

5) N 3°52'53" E, a distance of 196.68' to a set iron pin corner to Coyne;

6) S 83°07'07" E, a distance of 390.72' to a set iron pin corner to Coyne and Robert P. and Laura R. Jones;

Thence with the line of Jones S 75°07'07" E, a distance of 267.96' to an existing stone, corner to Leonard D. and Nancy N. Housley;

Thence with the line of Housley S 1°01'10" W, a distance of 1441.29' to a set iron pin;

Thence along a severance line the following two (2) courses and distances:

1) N 82°37'53" W, a distance of 985.98' to a set iron pin;

2) S 59°10'20" W, a distance of 330.33' to the **REAL POINT OF BEGINNING**.

Contains 34.4166 acres, subject to easements and restrictions of record.

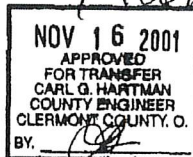
Being a part of the real estate conveyed to George and Mary Jane Wahl in Volume 930 Page 834 of the Official Records of the Clermont County Recorder's Office. Being designated as Parcel Identification No. 242708G031.

This conveyance is a transfer between adjoining lot owners referred to in section 711.001(B)(1) of the Ohio Revised Code and does not create any additional building site or violate any zoning or other public regulations in the transfer of the parcel hereby conveyed or the balance of the parcel retained by the grantor.

The parcel hereby conveyed may not hereafter be conveyed separately by the grantee, nor any structure erected thereon without the prior approval of the authority having authority to approve plats.

New Survey T667-12

#4747



This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEES 408.00 (136000)

EXEMPT
Linda L. Fraley, County Auditor

Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR
Date 11-16-01
By: [Signature]
Deputy Auditor

24 BK 27 PG 086 PAR 053.

34.417 AC A0660

Out of 24.27-086-031.

Situate in the Township of Ohio, County of Clermont, State of Ohio, and being a part of Stephenson Military Survey No. 722 and being more particularly described as follows:

Instrument Book Page
200100009781 OR 1324 1305

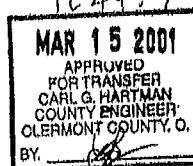
Beginning at a magnail set in the existing corporation line of the Village of New Richmond in the centerline of Bethel-New Richmond Road, corner to Ernest & Pauline Stevens, said magnail being 877.3 feet southeast of the intersection of the centerline of Bethel-New Richmond Road and the west line of McGraw Military Survey No. 1761; thence with the line of Stevens, Leibold, Bernadin, Schmidgal, Blankenship, Buether, Crawford and Blasky North 13 degrees 30 minutes West a distance of 2429.74 feet to an existing corner post in the line of Blasky, corner to John Coyne; thence with Coyne's line North 85 degrees 10 minutes East a distance of 505.78 feet to an iron pin; thence of a severance line South 13 degrees 30 minutes East a distance of 200 feet to the real point of beginning; thence South 76 degrees 30 minutes West a distance of 250.00 feet to a point; thence South 13 degrees 30 minutes East a distance of 50.00 feet to a point; thence North 76 degrees 30 minutes East a distance of 250.00 feet to a point in the line of George & Mary Wahl; thence North 13 degrees 30 minutes West a distance of 50.00 feet to the real point of beginning.

Grantors of this roadway easement may use the easement for ingress and egress. Grantees of this roadway easement shall be solely obligated for the construction and maintenance of the roadway.

Being the result of a survey made by Gary Phillip Nichols, Ohio Registered Surveyor No. 6657 and dated August 1997.

Prior instrument reference: Deed Book 0971, page 743, Clermont County, Ohio Records.

J:\Est-real\lwd-grvf.wpd



24 BK. 27 PG 684 PAR. 053
28.426 Ac

#692

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code

FEES

EXEMPT

LINDA L. FRALEY, County Auditor

Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR
Date 3-22-01
By: [signature]
Deputy Auditor



Linda L. Freley
County Auditor

242708G053.

The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as 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 sole risk of the user.

6/30/2021

