

UNION TOWNSHIP BOARD OF TRUSTEES MEETING AGENDA

December 22, 2009 - 7:00 PM
Union Township Civic Center
4350 Aicholtz Road, Union Township, Ohio 45245
www.union-township.oh.us

CALL TO ORDER: Robert McGee, Chairperson

PLEDGE OF ALLEGIANCE: Chairperson McGee

ROLL CALL: Robert McGee, Chairperson
Matthew Beamer, Vice-Chairperson
Timothy Donnellon, Trustee

APPROVAL OF MINUTES

- 1) December 8, 2009 Board of Trustees Regular Meeting
- 2) December 16, 2009 Work Session
- 3) December 14, 2009 Special Meeting

CORRESPONDENCE

Ronald B. Campbell, Fiscal Officer

PROCLAMATIONS & SPECIAL PRESENTATIONS

None

DEPARTMENT REPORTS

Department Heads will present their bi-monthly reports in the following order:

Fire & Emergency Medical Service – Stan Deimling, Fire Chief

Police Department – Terry Zinser, Police Chief

Service Department – Matt Taylor, Director

Planning & Zoning – Cory Wright, Director

Administration – David Duckworth, Township Administrator

PUBLIC HEARINGS - None

OLD BUSINESS - None

NEW BUSINESS

A. Payment of Bills

Motion to pay outstanding bills as prepared by Ronald Campbell, Fiscal Officer.

B. Approval of Monthly Financial Report

Motion to approve monthly financial report as prepared by Ronald Campbell, Fiscal Officer.

C. Approval of Purchase Orders

Approve recommendation of David D. Duckworth, Township Administrator, for the approval of requested purchases exceeding \$1,500.00.

D. Personnel Actions

Employee Resignation – Beth Kiskaden, Part-Time Post Office Clerk, has submitted her resignation effective December 31, 2009. Staff has begun the hiring process to replace Ms. Kiskaden.

E. Tax Increment Financing Districts

Upon recommendation of David D. Duckworth, Township Administrator, adopt the following resolutions: **Resolution 2009-30** creating a tax increment financing district for Summerside Woods; **Resolution 2009-31** creating a tax increment financing district for Park National Bank; **Resolution 2009-32** creating a tax increment financing district for Beechmont Toyota.

F. Contract Approval

Upon recommendation of David D. Duckworth, Township Administrator, approve a User Agreement for Multi-Agency Radio Communications System (MARCS) in the amount of \$4,240.

COMMENTS FROM BOARD MEMBERS

PUBLIC COMMENTS

EXECUTIVE SESSION

None

UNION TOWNSHIP
FIRE DEPARTMENT



The following events or incidents occurred during the month of November and worthy of citing are...

November 2, 2009 @ 18:41 hours Station 48 responded to 4002 Brandy Chase Way for an electrical fire. Upon arrival fire crews found smoke from an outlet with a newly purchased space heater plugged into it. The hazard was removed and the power terminated to the outlet.

November 3, 2009 @ 10:10 hours Station 50 responded to 1110 Glendale Drive for smoke in the residence. Upon arrival firefighters discovered that an exterminator service technician had sprayed for bugs around the hot water heater, which sparked an ignition. The smoke was then ventilated from the residence.

November 3, 2009 @ 20:51 hours Station 49 responded to 689 Mockingbird Lane for a reported oven fire. When fire personnel arrived they encountered a small oven fire which was quickly extinguished. The homeowner stated that he was attempting to clean the oven when the fire started.

November 5, 2009, @18:40 hours Station 48 responded to a reported dumpster fire at 4012 Brandy Chase Way. When firefighters arrived they encountered a fully involved dumpster fire. After extinguishment they discovered that the fire had inadvertently been started when someone discarded fire place ashes into the dumpster.

November 6, 2009 @ 05:35 hours Station 51 responded to 801 Eastgate South Drive for a reported vehicle fire. Upon arrival fire crews encountered a fully involved vehicle fire. The fire was extinguished and determined to have started in the engine compartment. The owner stated that he had just had the vehicle worked on earlier that week.

November 12, 2009, @ 01:11 hours Station 50 responded to a single car motor vehicle accident at 4568 Tealtown Road. Upon arrival firefighters encountered one patient trapped inside the vehicle and extricated the patient. Duke was contacted to assist with the downed electrical wires which presented a hazard at the scene.

November 15, 2009 @ 08:45 hours Station 50 and 52 responded to a reported MVA at S.R. 32 and Elick Lane. Upon arrival fire personnel encountered a two car MVA with significant damage to both vehicles. Four patients were evaluated and transported to University Hospital and Anderson Mercy respectively for treatment of their injuries.

November 16, 2009 Station 51 participated in roof and ventilation training at a house located on Old S.R. 74. The house was utilized by each shift for training purposes throughout the month of November prior to the house being razed. The fire department would like to extend a special thanks to Holman's for the donation of the house for training purposes

November 17, 2009 @ 09:14 hours Station 49 responded to a single car MVA at I-275 and S.R. 32. Fire personnel extricated the patient from the overturned vehicle and transported him to the hospital for further evaluation.

November 18, 2009 @ 22:55 hours Engine 50, Engine 52, and Haz Mat 52 responded to 1117 S.R. 32 for a semi truck leaking fuel. Upon arrival technicians encountered a large diesel fuel spill of approximately 125 gallons extending into a ditch line. The hazard was mitigated utilizing absorbent pads and dri-zorb materials. The LEPC and OEPA, as well as a clean up company were notified and representatives responded to the scene to initiate the clean-up.

November 19, 2009 @ 16:39 hours Quint 51 responded to a reported grease fire at 4450 Eastgate Blvd., Biggs. Upon arrival firefighters found that an employee discovered a grease fire and activated the hood suppression system and mitigated the fire. Fire crews assisted with ventilation.

November 22, 2009 @ 15:15 hours Station 51 responded to a reported MVA at Clough Pike and Forsythia Drive. Upon arrival fire crews found a three car MVA with significant damage to all vehicles. Two patients were transported to area hospitals for evaluation and treatment.

November 27, 2009 @ 17:10 hours Station 49 was dispatched to 620 Rust Lane for a reported building fire. Upon arrival firefighters confirmed a working structure fire in the Midas building. The fire caused significant damage to the ICON tenant space with no fire extension to Midas. Initial interior fire crews quickly extinguished the fire with no injuries reported. The cause of the fire remains under investigation.

November 30, 2009 @ 10:46 hours Station 48 responded to 3852 Dieckman Lane for a report of a vehicle into a building. Upon arrival fire personnel reported that a vehicle had driven into a house after knocking down a support to a carport. The vehicle damaged a load bearing wall to the residence. The Clermont County Building Department was contacted to evaluate the structural integrity of the residence.

The number of non-residents billed for EMS services for the month of November was 57. The total revenue generated through Medicount to date is \$14,705.16.

ADMINISTRATOR REPORT FOR DECEMBER 22, 2009 TRUSTEE MEETING

1. WEBSITE UPDATE PROJECT

(FORTHCOMING)

2. CLERMONT COUNTY TID PROJECT UPDATES

SR450/Union Gateway Project

Cory and I had a conference call with Mr. Brandt on December 11. The purpose of the conference call was to continue our ongoing dialogue with Mr. Brandt. He is actively marketing the site to regional and national developers. The next project team meeting is December 22nd.

Aicholtz Connector Project

The open house on December 9th was well attending. The TID and consultant fielding numerous questions/comments/suggestions on the proposed roadway alignments. The consultant will be incorporating these into a final alignment which will be presented to the TID in January/February, 2010.

Eastgate North Frontage Road

No updates to provide.

Clough Pike Widening

I attended a project team meeting on December 17th at the County Engineer's Office. The consultant is on track for final plan submission to ODOT in 2010.

Tina Drive Expansion

I am pleased to report that the Tina Drive Expansion project has now been added to the TID Regional Transportation Plan. A consultant has been retained to begin the preliminary engineering and design. An open house will be scheduled for sometime in the 1st quarter of 2010. I attended the project kick-off meeting on December 17th at ODOT.

3. UNION TOWNSHIP BUDGETING UPDATE

I will be submitting the final 2010 to the Board on December 23rd for adoption at the January 1, 2010 reorganization meeting.

4. FEDERAL STIMULUS PROGRAM

No new updates to provide.

5. HIRING PROCESS

Mr. Campbell is reviewing the resumes for the PT Acct. Clerk position (35 resumes received).
Mr. Taylor is reviewing the resumes for the FT Mechanic position (150+ resumes received).
Resumes for the PT. Post Office Clerk are due December 23rd.



Union Township Police Department

Bi- Monthly Report:

December 22, 2009

On 11/05/09, Brickman landscaping Co. reported the theft of a \$7000.00 Exmark 60" mower.

On 11/04/09, Amy Wisby, age 44 of Hammersville, Ohio was arrested for shoplifting at Meijer's and transported to Clermont County Jail where she was also charged with Illegal Conveyance (F-3) when she attempt to smuggle schedule 2 narcotics into the jail.

On 11/03/09 Road Patrol Officers arrested Rachel Case, age 19 of Hillsboro, Bradley Russell, age 20 of Hillsboro, and Jesse Walters, age 35 of Dayton for Conspiracy to Manufacture Methamphetamine and Illegally Assembly of Drugs. The trio purchased and shoplifted items necessary for the production of methamphetamine.

As a result of a routine traffic stop, Officer Wilson charged Peter D. Aul, age 38 of Cincinnati and James Schnitzler, age 42 of Cincinnati with drug abuse and Possessing Drug Abuse Instruments when they were found in possession of hypodermic needles with drug residue. Also located in the vehicle were two Husqvarna chain saws, suspect of being part of a much larger theft from a Hamilton County Lowe's Store.

Upon a warrant attempt, Jennifer Nicole Begley, age 23 of Union Township was in possession of heroin and a syringe. She was arrested on the warrant and additional charges of heroin possession and possession of Drug Abuse Instruments.

On 11/09/09, Officer Joehnk, while on routine patrol observed a suspicious vehicle on the lot of Protech, 877 Ohio Pike and stopped the vehicle as it left the lot. Further investigation revealed the homeless occupant/ex-convict Daniel Freytag, age 25 was attempting to break into the vending machines located at the business. The suspect admitted to the offense when he was found to be in possession of a crowbar. The defendant thanked the officers for arresting him and requested they call his parole officer. "I can't handle the outside since I have been out, and I feel more comfortable in jail, because stealing stuff, that is what I do." He is also suspect in the damage to vending machines at Beechwood Villa 3 days earlier.

On 11/09/09, a juvenile victim reported an attempted carjacking on Tealtown Rd. when an unknown subject jumped in front of her car and attempted to get in. The doors were locked and she sped off. The suspect was not located.

On 11/11/09 patrol officers responded to an alarm drop at Beechmont MotorSports. Just as they arrived two suspects fled the scene on 2 quad runners. A chase ensued upon which one quad runner was driven into the woods, abandoned and recovered. The other quad runner was located in a garage on Kellog Ave. In Cincinnati.

On 11/11/09 Police & EMT's responded to a local restaurant when a male, age 26 was found in the restroom, dead of a drug overdose. Heroin is suspected.

On the morning of 11/12/09 police took seven reports of vehicles that had been broken into over night in the Shaylor Subdivision. Investigation continues.

On 11/12/09 Samuel Levy, age 21 of Batavia was charged with felony theft when he voluntarily arrived on station to confess that he stole a ring valued at \$2800 from Rogers Jewelers while doing contract work. Levy explained to the officer that he stole the ring and pawned it to support his heroin habit.

On 11/10/09, Vance Phillips, age 24 of Union Township was arrested for Disorderly Conduct and Drug Abuse. Vance Phillips was obstructing traffic when he intentionally sat at a green light on Ohio Pike while he spoke to the person in the car next to him. When signaled by the vehicle behind him to move forward he became confrontational, vulgar, and challenged that driver to pull into a private lot to fight. That other driver was our own Lt. Gaviglia, who arrested the defendant without incident. He was found to be in possession of a schedule IV narcotic.

On 11/13/09, Blake Hensley, age 23 of Union Township, George McKenzie, age 18 of Union Township, and Kyle Willis, age 22 of New Richmond were arrested on theft related charges after a routine traffic stop revealed personal items stolen from vehicles in Pierce Township that same evening.

Acting on a neighbor's drug complaint, Officers responded to 193 Cardinal Dr to question the resident, Brandon Platt, age 25. Platt's roommate, Stephanie Pinckard, age 22 told the officers he had moved out when actually he was found hiding in the apartment. There was enough evidence found to confirm the neighbor's suspicions and Platt was charged with Drug Abuse, Drug Paraphernalia, and two warrants. Stephanie Pinckard was charged with Obstructing Official Business, and a third person is still wanted for questioning for Drug Trafficking.

On 11/15/09 there was \$870.00 found in a parking lot and returned to owner.

After leaving Miegers on 11/28/09 Daniel Nesbitt, age 35 of Sardinia, Kevin Weyer, age 23 of Union Township, Wendy Nueslit, age 24 of Batavia, and Joshua Cramer, age 21 of Amelia were arrested and charged with the Illegal Assembly of a Narcotic and Conspiracy to Manufacture Drugs when found in possession of ingredients necessary to do so. Kevin Weyer and Joshua Cramer attempted to escape by running from the vehicle upon being stopped but apprehended by pursuing officers.

On 11/28/09, Austin Smith, age 18 and Alfred Rains, age 20 both from Ky., were arrested and charged when caught painting graffiti on the Overpass at I275 & Clough Pike.

As a result of a traffic stop on 11/26/09, Gerald "Tre" Davis, age 23 of Union Township and Joshua Cramer, age 21 were charged with Drug Abuse. They were found to be in possession of a spoon, stir stick, tourniquet, cotton filters, balloon ends, two bloody napkins, and a bloody tissue, all items typically found with heroin users along with 1 ½ grams of Heroin.

On 11/25/09 Neil Doss, age 40 of Williamsburg, Ohio was arrested for Domestic Violence, Agg. Menacing, and CCW when he encountered his wife with another male. He tried to run them off the road while traveling on E/G Blvd and pointing a loaded firearm at them.

On 11/12/09 Police and EMT's responded to 1207 Meadow Knoll when the resident, Edward Hutchinson, age 24 accidentally discharged a 9MM handgun into his leg. Investigation is continuing.

Unknown persons generated phony checks on the account of TQL in the amount of \$27,000. The fraud was discovered and avoided.

Beechmont Soccer Club \$3000 09-13826

Joshua Fox, M/W/24 was charged with one count of Breaking and Entering (F5) after the investigation determined that he broke into the Duke substation on Summerside Rd. and took copper wire.

Jason Allen Bradburn M/W/28 of Milford, was charged with one count of F-4 RSP after the investigation revealed that he possessed over \$27,000.00 worth of stolen survey equipment.

Shannon Macinnis F/W/18 and Chis Hughes M/W/24 both of Union Township were charged with RSP (F5) after a search of Macinnis's apartment and Hughes's vehicle revealed stolen property from area B&E's and Theft's from vehicles.

- ❖ The road right-of-way was trimmed on four township roads, including Omni Drive, Oaks Drive, Riddle Road, and Aicholtz Road.
- ❖ A temporary stop sign was installed in the Polo Fields.

PARK DIVISION:

- ❖ Daily cleaning of all Park facilities, Police Department facilities, and the Civic Center continued.
- ❖ Leaf removal was completed at all township facilities, parks, and green spaces.
- ❖ Soccer goals at Veterans Park were removed and stored for the winter.
- ❖ Initiated trimming of ornamental grasses and dead plants in all landscape beds.
- ❖ Provided set up and clean up for the township Holiday party, and meetings at the Civic Center.
- ❖ Removed parking lot borders at Veterans Park in preparation for the installation of new post and rope borders.

FACILITY MAINTENANCE :

- ❖ All marquee signage was changed to announce Township events.
- ❖ Installed electric and cable lines in the training room at the Police department.
- ❖ Repaired the handicap switch at the Civic Center entrance.
- ❖ Performed painting at the Civic Center.
- ❖ Repaired the door lock in the gymnasium and the hall way at the Civic Center.
- ❖ Performed vehicle maintenance and mechanical work on several occasions for the Police Department, and Service Department.

CAPITAL PROJECTS UPDATE

1. Schoolhouse Road Rehabilitation Project:

- ❖ The center line has been striped.
- ❖ Temporary school zone markings have been installed due to weather. Thermoplastic pavement marking will be installed in the spring. This will include permanent school zone markings and stop bars for each stop sign.
- ❖ Sod will be placed in island areas in the spring of 2010 as well as overseeding which will be part of final restoration.

2. Tealtown Road Park

The contractor will resume working on this project in the spring.

- ❖ The turn lanes on Tealtown are complete including striping.
- ❖ Project is on hold until spring 2010.

MISCELLANEOUS

Staff participated in the on-going transportation improvement district program approach through attendance at the Aicholtz Connector 2nd Open House on December 9, 2009. Staff continues to work with CCTID Representatives on this significant roadway improvement and planning effort. Staff will meet with interested citizens within the Ivy Trails Neighborhood to update them on progress within the Mt. Carmel area and discuss additional ideas for improvements consistent with on-going neighborhood capacity building efforts. Staff finalized the 2010 Zoning Budget for presentation to the Trustees on December 16, 2009.

Additionally, Staff hosted several pre-development meetings and informational meetings with prospective purchasers and/or developers of property throughout the December 9th – 18th time period. Staff continues to work with IT Staff on identifying improvements to the zoning development & complaint management software currently being developed in house at this time. Additionally, staff continues to research and develop draft zoning regulations on an on-going basis in anticipation of 2010 recommendations for code updates. Additionally, Staff continues participation on the Access Management Overlay district initiative being spearheaded by the County TID and is coordinating a presentation to the Zoning Commission by the Clermont County Planning Staff relative to the February 2010 Zoning Commission Meeting. This presentation will begin a dialogue at the local level relative to potentially incorporating these important access management tools into the zoning code to protect planned transportation network investments.

VIOLATIONS AND ENFORCEMENTS

Complaints have decreased, which is typical at the holiday season. The onset of cold weather reduces not only the overgrowth of vegetation, but usually the proliferation of junk and debris. One nuisance issue is currently pending and conversations regarding abatement are ongoing. All nuisance issues that were previously presented to the Board have been resolved or addressed and duly billed. Mt. Carmel continues to be the focus of efforts for improvement, as citations and violations are strategically identified on a daily basis. Further, the department will continue to field complaints in response to potential and actual violations throughout the Township on a daily basis.

INSPECTION ACTIVITY

All biennial permit inspections have been completed and are current through December 2007 and 2008.

PERMIT ACTIVITY THROUGH DECEMBER 17, 2009

PERMIT TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
COMMERCIAL	0	1	1	0	1	2	1	3	4	1	2	1	17
													0
CHANGE OF USE	7	2	6	7	6	5	6	8	8	4	8	3	70
													0
SIGNS	7	1	5	3	7	11	8	15	7	5	4	11	84
													0
PORT. SIGNS	1	2	1	5	1	0	2	2	1	1	3	1	20
													0
TEMP. SALES	0	5	2	1	5	2	1	1	0	0	1	0	18
													0
TEMP. TRAILERS & SIGNS	0	0	1	1	0	0	2	3	0	0	0	2	9
													0
SFD	7	5	11	15	17	20	7	27	5	7	2	4	127
													0
MFD	0	0	0	0	0	0	0	0	0	0	0	0	0
(units)													0
ADDITIONS	0	0	2	4	6	2	4	2	3	5	2	1	31
													0
DECKS	0	1	7	8	6	5	1	5	5	2	3	2	45
													0
ACCESSORY	3	2	2	8	6	8	5	9	8	8	4	0	63
													0
POOLS/FENCES	7	9	21	22	26	18	15	8	9	3	6	1	145
MNTHLY TOTAL	32	28	59	74	81	73	52	83	50	36	35	26	629
Total Revenue	\$2,075	\$1,953	\$3,790	\$4,539	\$5,826	\$11,948	\$4,521	\$7,351	\$4,642	\$4,247	\$3,471	\$2,795	\$57,158
including BZA/ZC fees, Service Dept., etc.													
UTFD Permits									8	4	9	1	
									\$1,859	\$400	\$1,000	\$150	\$3,409

YEARLY ACTIVITY COMPARISON (THROUGH DECEMBER 17, 2009)

[illegible]

UNION TOWNSHIP
OFFICE OF THE ADMINISTRATOR

MEMO

TO: Board of Trustees
FROM: David D. Duckworth, Administrator
c: Fiscal Officer
DATE: December 21, 2009
RE: Approval of Purchase Orders

Attached is a summary of the various requests for purchases submitted by township departments for equipment and services that require Board approval. I have reviewed each of the purchase requests and recommend their approval.

Attachment

Purchase Order Approval – December 22, 2009

Department	PO#	\$\$ Amount	Vendor	Purpose
Service (Roads)	2009-R-364	\$10,000.00	Fuelman	Service Dept. Fuel
Fire	2009-F-236	\$9,726.00	Alert Tracking Systems	Maint. Contract – Alert Tracking System (50% of cost)
Police	2009-P-516	\$5,400.00	Stephen Cambell & Assoc.	Maint. Contract – Recording Equipment
Police	2009-P-517	\$3,475.50	CALEA	Annual Continuation Fee
Police	2009-P-521	\$11,000.00	Fuelman	Police Dept. Fuel
Police	2009-P-527	\$1,860.00	Vance Law Enforcement Supply	Ammunition
Police	2009-P-528	\$9,726.00	Alert Tracking Systems	Maint. Contract – Alert Tracking System (50% of cost)

UNION TOWNSHIP
OFFICE OF THE ADMINISTRATOR

MEMO

TO: Board of Trustees
FROM: David D. Duckworth, Administrator
c: Fiscal Officer
DATE: December 21, 2009
RE: Approval of Tax Increment Financing Districts

Attached are three (3) resolutions establishing tax increment financing (TIF) districts for Summerside Woods, Park National Bank and Beechmont Toyota. The West Clermont Board of Education is meeting at 5PM on December 22nd to consider the three proposed TIF districts. According to Superintendent Brooks, he does not anticipate a problem since we are making the school district whole. If for some reason there is a problem, I will pull this from the agenda.

Attachment

RESOLUTION 2009 - 32

The Board of Trustees of Union Township, Clermont County, Ohio met in regular session at the Union Township Civic Center on December 22, 2009 with the following members present: Robert McGee, Matthew Beamer, and Timothy Donnellon.

MR. DONNELLON made a motion to adopt the following Resolution:

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND FOR THE PROJECT KNOWN AS BEECHMONT TOYOTA

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 Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including new development and traffic capacity; and

WHEREAS, this Board has caused notice to be given to the West Clermont Local School District Board of Education, of this Board's intention to consider this Resolution for adoption and that this Board and the West Clermont Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for the property which is exempted under Section 5709.73 of the Ohio Revised Code. West Clermont Local School District has by resolution adopted December 22, 2009, approved the tax increment financing and the exemption of the further improvements for 30 years up to 100% for the property described in Exhibit "A" attached hereto and waived its right to the forty-five (45) business days notice prior to the adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Union Township, County of Clermont, State of Ohio:

SECTION 1. That this Board hereby finds and declares that certain public improvements in the Township, including, but not limited to: 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 utilities including but not limited to water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; 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, 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 "Beechmont Toyota Site"), but excluding any and all residential property located within Exhibit "A", which parcels are located in an unincorporated area of the township, and for the creation of jobs, increasing property values and the provision of adequate public services in Union Township.

SECTION 2. That, pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the Beechmont Toyota Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2039 or (2) the date on which the specific public improvements as described in Section 1 above (the "Public Improvements") that will benefit the Beechmont Toyota Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. 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 Beechmont Toyota Site.

SECTION 3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements 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. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

SECTION 4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Union 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 the Public Improvement or to make payments to the West Clermont Local School District pursuant to the Tax Incentive Agreement referred to in the third Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.

SECTION 5. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Clermont County.

SECTION 6: That this Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Union Township Fiscal Officer, this _____ day of _____, 2009.

Ronald B. Campbell, Township Fiscal Officer

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Board of Township Trustees of Union Township, Clermont County, Ohio, and was certified to the County Auditor of Clermont County and the West Clermont Local School District.

Ronald B. Campbell, Township Fiscal Officer

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

Clermont County Auditor

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

Treasurer, West Clermont Local
School District

Dated: _____