

RESOLUTION DECLARING IMPROVEMENTS TO CERTAIN TRACTS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT THOSE TRACTS, REQUIRING THE OWNERS THEREOF TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, AND ESTABLISHING AN ACCOUNT IN THE COUNTY'S REDEVELOPMENT TAX EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS, AND RELATED AUTHORIZATIONS PURSUANT TO SECTIONS 5709.77 THROUGH 5709.83, et seq. OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code Sections 5709.77 through 5709.83, et seq., (the "TIF Statutes") provide that this Board may declare improvements to tracts of real property located in the unincorporated territory of the County to be a public purpose, thereby exempting those improvements from real property taxation for a period of time, specify public infrastructure improvements to be made to directly benefit those tracts, and provide for the making of service payments in lieu of taxes by owners thereof; and

WHEREAS, pursuant to the TIF Statutes, this Board desires to: (i) declare improvements to certain parcels of real property in unincorporated territory of Ashtabula County (the "County") within Saybrook Township, which are described in the attached Exhibit A (individually "Parcel", collectively the "Parcels") to be for a public purpose; (ii) declare "improvements" as defined in the TIF Statutes to the Parcels to be for a public purpose and seventy-five percent (75%) of such improvements exempt from real property taxation for a period not to exceed ten (10) years to begin upon execution of this resolution; (iii) specify the public infrastructure improvements that will benefit or serve the Parcels, and (iv) declare and provide for payments in lieu of taxes by all owners of the Parcels; and

WHEREAS, this Board desires to make or cause to be made the public infrastructure improvements in the County described in Exhibit B (the "Public Infrastructure Improvements"), which have been made or that once made would benefit or serve the Parcels; and

WHEREAS, this Board has determined that it is necessary and appropriate and in the best interests of the County to provide for service payments in lieu of real property taxes ("Service Payments," as further defined below) by all current owners, future owners and subsequent owners of parcels located on the Property within the Incentive District, pursuant to R.C. Section 5709.79;

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Ashtabula County, Ohio, that:

Section 1. This Board authorizes and directs any County Commissioner, acting individually, pursuant to the TIF Statutes, to execute on behalf of this Board, and file with the Ashtabula County Auditor a Form DTE 24 Application For Real Property Tax Exemption (together with such exhibits, documents and information as such County Commissioner deems necessary or appropriate) pursuant to R.C. Section 5709.78(B)(2), applying for real property tax exemption on behalf of the owners of real property parcels located within the Incentive District.

Section 2. This Board further authorizes and directs any County Commissioner, acting individually, to take such action and to execute and deliver, on behalf of this Board, such additional instruments, agreements, certificates, and other documents as may be in such Commissioner's discretion necessary or appropriate in order to carry out the intent of this Resolution and the TIF Resolution, and to diligently pursue that Application for Real Property Tax Exemption with the Ashtabula County Auditor, Ashtabula County Treasurer, the Ohio Department of Taxation, or other such applicable agency as may be deemed necessary or appropriate. Such documents will be in the form not substantially inconsistent with the terms of this Resolution, as such Commissioner in his or her discretion deems necessary or appropriate.

Section 3. Pursuant to and in accordance with R.C. Section 5709.78(A), this Board hereby declares improvements (as defined in R.C. 5709.77) (the "Improvement") to the parcels identified on Exhibit A and incorporated herein by reference as if fully set forth herein to be a public purpose.

Section 4. The Public Infrastructure Improvements described in Exhibit B, attached hereto and incorporated herein by reference as if fully set forth herein, are hereby designated as those Public Infrastructure Improvements that benefit or serve, or that once made will benefit or serve, the Parcels.

Section 5. The Parcels shall be exempt from real property taxation as provided in Section 6 of this Resolution for a period of ten (10) years commencing with the tax year in accordance with the effective date of this resolution in which an exempted Improvement first appears on the tax list and duplicate real and public utility property.

Section 6. Seventy-five percent (75%) of the increase in the assessed value of each of the Parcels (as the same may have been or hereafter may be subdivided, consolidated or combined from time to time and appearing on future tax duplicates) first appearing on the tax list and duplicate of real and public utility property (or would appear if not for the exemption by this Resolution), within the Incentive District in accordance with the effective date of this Resolution (the "Exempted Portion of the Improvement") shall be a public purpose, and shall be exempt from real property taxation for the period specified in Section 3 of this Resolution.

Section 7. The County shall at its sole cost and expense construct, or cause to be constructed, the Public Infrastructure Improvements, more fully described in Exhibit B.

Section 8. As provided in R.C. Section 5709.79, each current owner, each future owner and each subsequent owner of a Parcel (each an "Owner") is hereby required to make annual service payments in lieu of taxes to the Ashtabula County Treasurer (the "Treasurer") on or before the final dates for payment of real property taxes. Each such payment (including interest and penalties) shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Exempted Portion of the Improvement with respect to the parcel if such Exempted Portion of the Improvement were not exempt from taxation. The payments in lieu of taxes are collectively referred to herein, together with any penalties and interest, as the "Payments in Lieu of Taxes". The obligation of each current and future Owner to pay such Payments in Lieu of Taxes is an obligation running with the land. The Treasurer shall remit all Payments in Lieu of Taxes, together with any associated roll back payments received by the Treasurer in accordance with R.C. Section 319.302 (the "Property Tax Rollback Payments") in respect of the Exempted Portion of the Improvement as to each Parcel, to the County for deposit in the Ashtabula County Saybrook Township Redevelopment Tax Equivalent Fund established in Section 9 hereof. This Board hereby authorizes the County Administrator or other appropriate officers of the County to provide such information and certifications and execute and deliver or accept delivery of such instruments as are necessary and incidental to collect those Payments in Lieu of Taxes and Property Tax Rollback Payments and to make such arrangements as are necessary and proper for payment to the County of the Payments in Lieu of Taxes and Property Tax Rollback Payments.

Any late payments shall be subject to penalty and bear interest at the then current rate established under R.C. Sections 323.121 and 5703.47, as may be amended from time to time, or any successor provisions thereto, as the same may be amended from time to time. Payments in Lieu of Taxes and Property Tax Rollback Payments are collectively referred to herein as the "Service Payments." The Service Payments shall be allocated and deposited in accordance with Section 7 of this Resolution.

Pursuant to the provisions of R.C. Section 5709.91, all Payments in Lieu of Taxes (and any interest and penalties thereon) will be treated in the same manner as taxes for all purposes of the lien described in R.C. Section 323.11, including but not limited to, the priority of the lien and the collection of Payments in Lieu of Taxes, will apply to the lots or Property located within the Incentive District.

Section 9. This Board hereby establishes, pursuant to and in accordance with the provisions of R.C. Section 5709.80, the Ashtabula County Saybrook Township Redevelopment Tax Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments distributed to the County by or on behalf of the Treasurer in respect of the Exempted Portion of the Improvement to each Parcel, as provided in R.C. Section 5709.79. Pursuant to RC. Section

5709.80, this Board hereby establishes separate accounts within the Fund, designated as the Saybrook TIF Accounts (the "Accounts"), to collect Service Payments attributable to parcels located in the Incentive District. This Board hereby provides that all of the moneys deposited in the Fund and the Accounts shall be used to pay any and all acquisition, construction, installation, financing costs and any and all other direct and indirect costs of the Public Infrastructure Improvements, as further described in Section 8 of this Resolution.

The Fund and the Accounts shall remain in existence so long as Service Payments are collected and used for the aforesaid purposes, after which said Fund and the Accounts shall be dissolved in accordance with R.C. Section 5709.80. Upon dissolution, any incidental surplus money remaining in the Fund and the Accounts shall be transferred to the general fund of the County, as provided in R.C. Section 5709.80. This may only occur after all acquisition, construction, installation, financing and all other direct and indirect costs of the Public Infrastructure Improvements have been paid.

Section 10. The County agrees that the Service Payments deposited into the Fund and the Accounts shall be used to pay all costs associated with the Public Infrastructure Improvements, including, without limitation, "costs of permanent improvements" set forth in R.C. Section 133.15(B), and incurred with respect to the Public Infrastructure Improvement so long as funds are available.

Funds shall be disbursed from the Funds and Accounts to the County so long as there are eligible costs incurred by the County that are outstanding. The County shall certify the costs incurred for the Public Infrastructure Improvements. Cost certifications will be kept on file, including the cost of Public Infrastructure Improvements and provide evidence thereof to substantiate these costs. The County will review and determine the total costs that were incurred and that are eligible.

Reimbursements to the County will be made twice annually after the Service Payments are received in the Funds and Accounts. Payments are anticipated to be made in approximately May and November of each year so long as Service Payments are received by the County and there are outstanding Public Infrastructure Improvement costs.

Section 11. This Board hereby authorizes the County Administrator, or other officials of the County, as appropriate, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary and incidental to collect the Service Payments and to take such actions as are necessary or appropriate to implement the transactions contemplated by this Resolution, including the filing of one or more applications for exemption as provided in R.C. Section 5709.911.

Section 12. The exemption from property taxation resulting from this Resolution is subject to annual review by the TIRC pursuant to R.C. Section 5709.85. The TIRC (consisting of the members described in R.C. 5709.85(A) (2)) shall review all agreements granting exemptions from property taxation and shall determine whether the owner of the exempted property has complied with the agreements.

Section 13. The County hereby incorporates by reference the nondiscriminatory hiring policies adopted pursuant to Resolution No. 02022-5 for use in connection with construction of the Public Infrastructure Improvements.

Section 14. The introductory paragraph and recitals first set forth above are incorporated herein by reference as if fully set forth herein.

Section 15. The County shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain the exemptions from real property taxation granted under this Resolution, and joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 16. The County Administrator, or any other official of the County, as appropriate, is authorized and directed to sign any other documents, instruments or certificates and to take such actions as are necessary or appropriate to consummate or implement the actions described herein or contemplated by this Resolution.

Section 17. Pursuant to R.C. Section 5709.78(H), the Clerk to the Board of Commissioners is hereby directed to deliver a copy of this Resolution to the Director of Ohio Development Services Agency within fifteen days after its

passage. On or before March 31 of each year that the exemption set forth in this Resolution hereof remains in effect, the County Administrator or other authorized official of this County shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under R.C. Section 5709.78(H).

Section 18. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 19. This resolution shall be in full force and effect immediately upon its adoption.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2024-105

February 15, 2024

RESOLUTION DECLARING IMPROVEMENTS TO CERTAIN TRACTS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT THOSE TRACTS, REQUIRING THE OWNERS THEREOF TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, AND ESTABLISHING AN ACCOUNT IN THE COUNTY'S REDEVELOPMENT TAX EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS, AND RELATED AUTHORIZATIONS PURSUANT TO SECTIONS 5709.77 THROUGH 5709.83, et seq. OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY

Upon the motion of J.P. Ducro IV, seconded by Casey R. Kozlowski.

VOTE:

**Kathryn L. Whittington
J.P. Ducro IV
Casey R. Kozlowski**

**Aye
Aye
Aye**

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.

Crystal Sturgill
Crystal Sturgill, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

Acting

RESOLUTION DECLARING IMPROVEMENTS TO CERTAIN TRACTS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT THOSE TRACTS, REQUIRING THE OWNERS THEREOF TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, AND ESTABLISHING AN ACCOUNT IN THE COUNTY'S REDEVELOPMENT TAX EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS, AND RELATED AUTHORIZATIONS PURSUANT TO SECTIONS 5709.77 THROUGH 5709.83, et seq. OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code Sections 5709.77 through 5709.83, et seq., (the "TIF Statutes") provide that this Board may declare improvements to tracts of real property located in the unincorporated territory of the County to be a public purpose, thereby exempting those improvements from real property taxation for a period of time, specify public infrastructure improvements to be made to directly benefit those tracts, and provide for the making of service payments in lieu of taxes by owners thereof; and

WHEREAS, pursuant to the TIF Statutes, this Board desires to: (i) declare improvements to certain parcels of real property in unincorporated territory of Ashtabula County (the "County") within Saybrook Township, which are described in the attached Exhibit A (individually "Parcel", collectively the "Parcels") to be for a public purpose; (ii) declare "improvements" as defined in the TIF Statutes to the Parcels to be for a public purpose and seventy-five percent (75%) of such improvements exempt from real property taxation for a period not to exceed ten (10) years to begin upon execution of this resolution; (iii) specify the public infrastructure improvements that will benefit or serve the Parcels, and (iv) declare and provide for payments in lieu of taxes by all owners of the Parcels; and

WHEREAS, this Board desires to make or cause to be made the public infrastructure improvements in the County described in Exhibit B (the "Public Infrastructure Improvements"), which have been made or that once made would benefit or serve the Parcels; and

WHEREAS, this Board has determined that it is necessary and appropriate and in the best interests of the County to provide for service payments in lieu of real property taxes ("Service Payments," as further defined below) by all current owners, future owners and subsequent owners of parcels located on the Property within the Incentive District, pursuant to R.C. Section 5709.79;

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Ashtabula County, Ohio, that:

Section 1. This Board authorizes and directs any County Commissioner, acting individually, pursuant to the TIF Statutes, to execute on behalf of this Board, and file with the Ashtabula County Auditor a Form DTE 24 Application For Real Property Tax Exemption (together with such exhibits, documents and information as such County Commissioner deems necessary or appropriate) pursuant to R.C. Section 5709.78(B)(2), applying for real property tax exemption on behalf of the owners of real property parcels located within the Incentive District.

Section 2. This Board further authorizes and directs any County Commissioner, acting individually, to take such action and to execute and deliver, on behalf of this Board, such additional instruments, agreements, certificates, and other documents as may be in such Commissioner's discretion necessary or appropriate in order to carry out the intent of this Resolution and the TIF Resolution, and to diligently pursue that Application for Real Property Tax Exemption with the Ashtabula County Auditor, Ashtabula County Treasurer, the Ohio Department of Taxation, or other such applicable agency as may be deemed necessary or appropriate. Such documents will be in the form not substantially inconsistent with the terms of this Resolution, as such Commissioner in his or her discretion deems necessary or appropriate.

Section 3. Pursuant to and in accordance with R.C. Section 5709.78(A), this Board hereby declares improvements (as defined in R.C. 5709.77) (the "Improvement") to the parcels identified on Exhibit A and incorporated herein by reference as if fully set forth herein to be a public purpose.

Section 4. The Public Infrastructure Improvements described in Exhibit B, attached hereto and incorporated herein by reference as if fully set forth herein, are hereby designated as those Public Infrastructure Improvements that benefit or serve, or that once made will benefit or serve, the Parcels.

Section 5. The Parcels shall be exempt from real property taxation as provided in Section 6 of this Resolution for a period of ten (10) years commencing with the tax year in accordance with the effective date of this resolution in which an exempted Improvement first appears on the tax list and duplicate real and public utility property.

Section 6. Seventy-five percent (75%) of the increase in the assessed value of each of the Parcels (as the same may have been or hereafter may be subdivided, consolidated or combined from time to time and appearing on future tax duplicates) first appearing on the tax list and duplicate of real and public utility property (or would appear if not for the exemption by this Resolution), within the Incentive District in accordance with the effective date of this Resolution (the "Exempted Portion of the Improvement") shall be a public purpose, and shall be exempt from real property taxation for the period specified in Section 3 of this Resolution.

Section 7. The County shall at its sole cost and expense construct, or cause to be constructed, the Public Infrastructure Improvements, more fully described in Exhibit B.

Section 8. As provided in R.C. Section 5709.79, each current owner, each future owner and each subsequent owner of a Parcel (each an "Owner") is hereby required to make annual service payments in lieu of taxes to the Ashtabula County Treasurer (the "Treasurer") on or before the final dates for payment of real property taxes. Each such payment (including interest and penalties) shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Exempted Portion of the Improvement with respect to the parcel if such Exempted Portion of the Improvement were not exempt from taxation. The payments in lieu of taxes are collectively referred to herein, together with any penalties and interest, as the "Payments in Lieu of Taxes". The obligation of each current and future Owner to pay such Payments in Lieu of Taxes is an obligation running with the land. The Treasurer shall remit all Payments in Lieu of Taxes, together with any associated roll back payments received by the Treasurer in accordance with R.C. Section 319.302 (the "Property Tax Rollback Payments") in respect of the Exempted Portion of the Improvement as to each Parcel, to the County for deposit in the Ashtabula County Saybrook Township Redevelopment Tax Equivalent Fund established in Section 9 hereof. This Board hereby authorizes the County Administrator or other appropriate officers of the County to provide such information and certifications and execute and deliver or accept delivery of such instruments as are necessary and incidental to collect those Payments in Lieu of Taxes and Property Tax Rollback Payments and to make such arrangements as are necessary and proper for payment to the County of the Payments in Lieu of Taxes and Property Tax Rollback Payments.

Any late payments shall be subject to penalty and bear interest at the then current rate established under R.C. Sections 323.121 and 5703.47, as may be amended from time to time, or any successor provisions thereto, as the same may be amended from time to time. Payments in Lieu of Taxes and Property Tax Rollback Payments are collectively referred to herein as the "Service Payments." The Service Payments shall be allocated and deposited in accordance with Section 7 of this Resolution.

Pursuant to the provisions of R.C. Section 5709.91, all Payments in Lieu of Taxes (and any interest and penalties thereon) will be treated in the same manner as taxes for all purposes of the lien described in R.C. Section 323.11, including but not limited to, the priority of the lien and the collection of Payments in Lieu of Taxes, will apply to the lots or Property located within the Incentive District.

Section 9. This Board hereby establishes, pursuant to and in accordance with the provisions of R.C. Section 5709.80, the Ashtabula County Saybrook Township Redevelopment Tax Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments distributed to the County by or on behalf of the Treasurer in respect of the Exempted Portion of the Improvement to each Parcel, as provided in R.C. Section 5709.79. Pursuant to RC. Section

5709.80, this Board hereby establishes separate accounts within the Fund, designated as the Saybrook TIF Accounts (the "Accounts"), to collect Service Payments attributable to parcels located in the Incentive District. This Board hereby provides that all of the moneys deposited in the Fund and the Accounts shall be used to pay any and all acquisition, construction, installation, financing costs and any and all other direct and indirect costs of the Public Infrastructure Improvements, as further described in Section 8 of this Resolution.

The Fund and the Accounts shall remain in existence so long as Service Payments are collected and used for the aforesaid purposes, after which said Fund and the Accounts shall be dissolved in accordance with R.C. Section 5709.80. Upon dissolution, any incidental surplus money remaining in the Fund and the Accounts shall be transferred to the general fund of the County, as provided in R.C. Section 5709.80. This may only occur after all acquisition, construction, installation, financing and all other direct and indirect costs of the Public Infrastructure Improvements have been paid.

Section 10. The County agrees that the Service Payments deposited into the Fund and the Accounts shall be used to pay all costs associated with the Public Infrastructure Improvements, including, without limitation, "costs of permanent improvements" set forth in R.C. Section 133.15(B), and incurred with respect to the Public Infrastructure Improvement so long as funds are available.

Funds shall be disbursed from the Funds and Accounts to the County so long as there are eligible costs incurred by the County that are outstanding. The County shall certify the costs incurred for the Public Infrastructure Improvements. Cost certifications will be kept on file, including the cost of Public Infrastructure Improvements and provide evidence thereof to substantiate these costs. The County will review and determine the total costs that were incurred and that are eligible.

Reimbursements to the County will be made twice annually after the Service Payments are received in the Funds and Accounts. Payments are anticipated to be made in approximately May and November of each year so long as Service Payments are received by the County and there are outstanding Public Infrastructure Improvement costs.

Section 11. This Board hereby authorizes the County Administrator, or other officials of the County, as appropriate, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary and incidental to collect the Service Payments and to take such actions as are necessary or appropriate to implement the transactions contemplated by this Resolution, including the filing of one or more applications for exemption as provided in R.C. Section 5709.911.

Section 12. The exemption from property taxation resulting from this Resolution is subject to annual review by the TIRC pursuant to R.C. Section 5709.85. The TIRC (consisting of the members described in R.C. 5709.85(A) (2)) shall review all agreements granting exemptions from property taxation and shall determine whether the owner of the exempted property has complied with the agreements.

Section 13. The County hereby incorporates by reference the nondiscriminatory hiring policies adopted pursuant to Resolution No. 02022-5 for use in connection with construction of the Public Infrastructure Improvements.

Section 14. The introductory paragraph and recitals first set forth above are incorporated herein by reference as if fully set forth herein.

Section 15. The County shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain the exemptions from real property taxation granted under this Resolution, and joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

Section 16. The County Administrator, or any other official of the County, as appropriate, is authorized and directed to sign any other documents, instruments or certificates and to take such actions as are necessary or appropriate to consummate or implement the actions described herein or contemplated by this Resolution.

Section 17. Pursuant to R.C. Section 5709.78(H), the Clerk to the Board of Commissioners is hereby directed to deliver a copy of this Resolution to the Director of Ohio Development Services Agency within fifteen days after its

passage. On or before March 31 of each year that the exemption set forth in this Resolution hereof remains in effect, the County Administrator or other authorized official of this County shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under R.C. Section 5709.78(H).

Section 18. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 19. This resolution shall be in full force and effect immediately upon its adoption.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2024-105

February 15, 2024

RESOLUTION DECLARING IMPROVEMENTS TO CERTAIN TRACTS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT THOSE TRACTS, REQUIRING THE OWNERS THEREOF TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, AND ESTABLISHING AN ACCOUNT IN THE COUNTY'S REDEVELOPMENT TAX EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS, AND RELATED AUTHORIZATIONS PURSUANT TO SECTIONS 5709.77 THROUGH 5709.83, et seq. OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY

Upon the motion of J.P. Ducro IV, seconded by Casey R. Kozlowski.

VOTE:

Kathryn L. Whittington

Aye

J.P. Ducro IV


Aye

Casey R. Kozlowski

Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.


Crystal Sturgill, Clerk of the Board, *Acting*
Board of County Commissioners
Ashtabula County, Ohio

Tax Incentive Program – Application for Real Property Tax Exemption and Remission

Ashtabula County

County name

Date received by county auditor

Date received by DTE

Office Use Only
County application number
DTE application number

General Instructions

- Submit two copies of this application to the auditor's office in the county where the property is located (make a copy for your records). The final deadline for filing with the county auditor is Dec. 31 of the year for which exemption is sought. If you need assistance in completing this form, contact your county auditor.
- Both the county auditor's finding (page 3) and the treasurer's certificate (page 4) of this application must be completed. Ask your county auditor for the procedure to follow to obtain the treasurer's certificate. When presented with this application, the county treasurer should promptly complete the certificate and return the application to you so it may be filed with the county auditor. The county treasurer should make certain that the treasurer's certificate is complete and accurately reflects the payment status of taxes, special assessments penalties and interest, by tax year. Obtain a copy of the property record card from the county auditor and enclose it with this application. It is the applicant's responsibility to make sure the information supplied by the county auditor and county treasurer is complete and accurate.
- Answer all questions on the form. If you need more room for any question, use additional sheets of paper to explain details. Please indicate which question each additional sheet is answering. This application must be signed by the property owner or the property owner's representative.

Special Instructions for Tax Increment Financing Exemptions

If the applicant requests an exemption under Ohio Revised Code (R.C.) 725.02, 1728.10, 5709.40, 5709.41, 5709.73 or 5709.78, the application can be signed by the property owner, the property owner's representative, the political subdivision without the property owner's consent, or the political subdivision with the property owner's consent acting under a power of attorney (attach DTE form 24P). If the application is signed by the political subdivision without the property owner's consent, such exemption shall be subordinate to an exemption granted under any other section of the Revised Code and service payments shall not be required for the portion of the property exempt under that other section. If the exemption requested involves service payments in lieu of taxes and the application is signed by the property owner, the property owner's representative, or the political subdivision with the property owner's consent acting under a power of attorney, those payments will remain in effect for the term of the exemption even if the property is used later for another exempt purpose, unless the political subdivision consents in writing to the subsequent exemption. These service payments are also binding on future owners if the political subdivision or the property owner files a notice with the county recorder after the tax commissioner approves the application, unless the political subdivision consents in writing to the subsequent exemption. Failure to file such notice relieves only future owners from the obligation to make service payments if the property becomes exempt under any other provision of the Revised Code. Consent by a property owner filed with the tax commissioner after the commissioner has approved an application for exemption originally filed by the political subdivision without the property owner's consent will trigger the same procedures mentioned above for an application filed by or with the property owner's consent.

Please Type or Print Clearly

Applicant name	Ashtabula County		
	Name		
Notices concerning this application should be sent to	Name (if different from applicant)		
	25 West Jefferson St.		
	Address	Ohio	44047
	Jefferson	State	ZIP
	City	Telephone number	(440) 576-3754
	Email Address		
	lhawkins@ashtabulacounty.us		

If the county auditor is in possession of an email address for you, the auditor may choose to send you important notices about your application by email and regular mail instead of by certified mail.

1. Parcel number(s). (If more than four, continue on an attached sheet.) **All parcels must be in the same school district.** a) See Attached Exhibit A
b) _____
c) _____
d) _____
2. School district where located Ashtabula Area City Schools
3. Street address or location of property See Attached Exhibit A
4. a) Title to this property is in the name of See Attached Exhibit A
b) Address of owner See Attached Exhibit A
5. Date title was acquired See Attached Exhibit A- Date Acquired column
6. If title holder is different from applicant, please explain _____
7. Under what section(s) of the Ohio Revised Code is exemption sought?
 §725.02 §1728.10 §5709.40(B) §5709.40(C) §5709.41
 §5709.62 §5709.63 §5709.71 §5709.73(B) §5709.73(C)
 §5709.78(A) §5709.78(B) §5709.88
 Other incentive program, specify R.C. section _____
8. Explain terms and details of incentive (real property included, percentage exempted, number of years, etc.).
See Attached Exhibit A and B, 75% for 10 years
9. a) Attach a copy of the resolution or ordinance of the subdivision granting the incentive and/or the applicant's incentive agreement with the subdivision.
b) Attach a copy of school district approval (if required).
10. If this application requests exemption under a tax increment financing provision (see special instructions), please indicate whether the application is being filed
 by the property owner by the political subdivision without owner consent
 by the political subdivision with owner consent (attach copies of DTE form 24P)

Application is hereby made to have the aforementioned property placed on the tax-exempt list pursuant to the authorizing agreement, ordinance or resolution, and the limitations in the Ohio Revised Code. I declare under penalty of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete.

Applicant or representative signature

Kathryn Whittington, President Ashtabula County Board of Commissioners

Print name and title

25 West Jefferson St.

Address

Jefferson

OH

44047

City

4405763750

State

2/15/24

ZIP code

Telephone number

Date

County Auditor's Finding

	Land	Building	Total
Taxable value in year of application _____ (tax year)			
Taxable value in prior year _____ (tax year)			

This application covers property that is (check all that apply):

- Currently exempt*
 New construction on previously exempted parcel
 Currently on CAUV
 Previously exempt
 Previously on CAUV

Auditor's recommendation
 Grant
 Partial grant
 Deny
 None

Comments:

County auditor (signature)

Date

Forward one copy of the completed application to the Ohio Department of Taxation, Tax Equalization Division, P.O. Box 530, Columbus, OH 43216-0530.

*If the property or any portion of the property is currently exempt, please indicate below the type of exemption, the portion of property exempted and the tax years to which the current exemption applies.

Treasurer's Certificate

If the Treasurer's Certificate is not properly filled out and signed, the tax commissioner will have **no jurisdiction** to act on the application, and **it will be subject to dismissal**.

(Notice to treasurer: The first paragraph of this certificate must always be complete.)

I hereby certify that all **taxes, penalties and interest** levied and assessed against the above described property have been paid in full up to and including the tax year_____. The most recent year for which taxes have been charged is tax year_____.

I further certify that the only **unpaid taxes, penalties and interest** that have been charged against this property are as follows:

Parcel Number	Tax Year	Taxes (Including penalties and interest)

If additional years are unpaid, please list on an attached sheet.

Have tax certificates been sold under R.C. 5721.32 or 5721.33 for any of the property subject to this application? Yes No

Are any unpaid taxes listed on this certificate subject to a valid delinquent tax contract under R.C. 323.31(A)? Yes No

If yes, list tax years _____

Comments:

County treasurer (signature)

Date

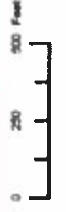
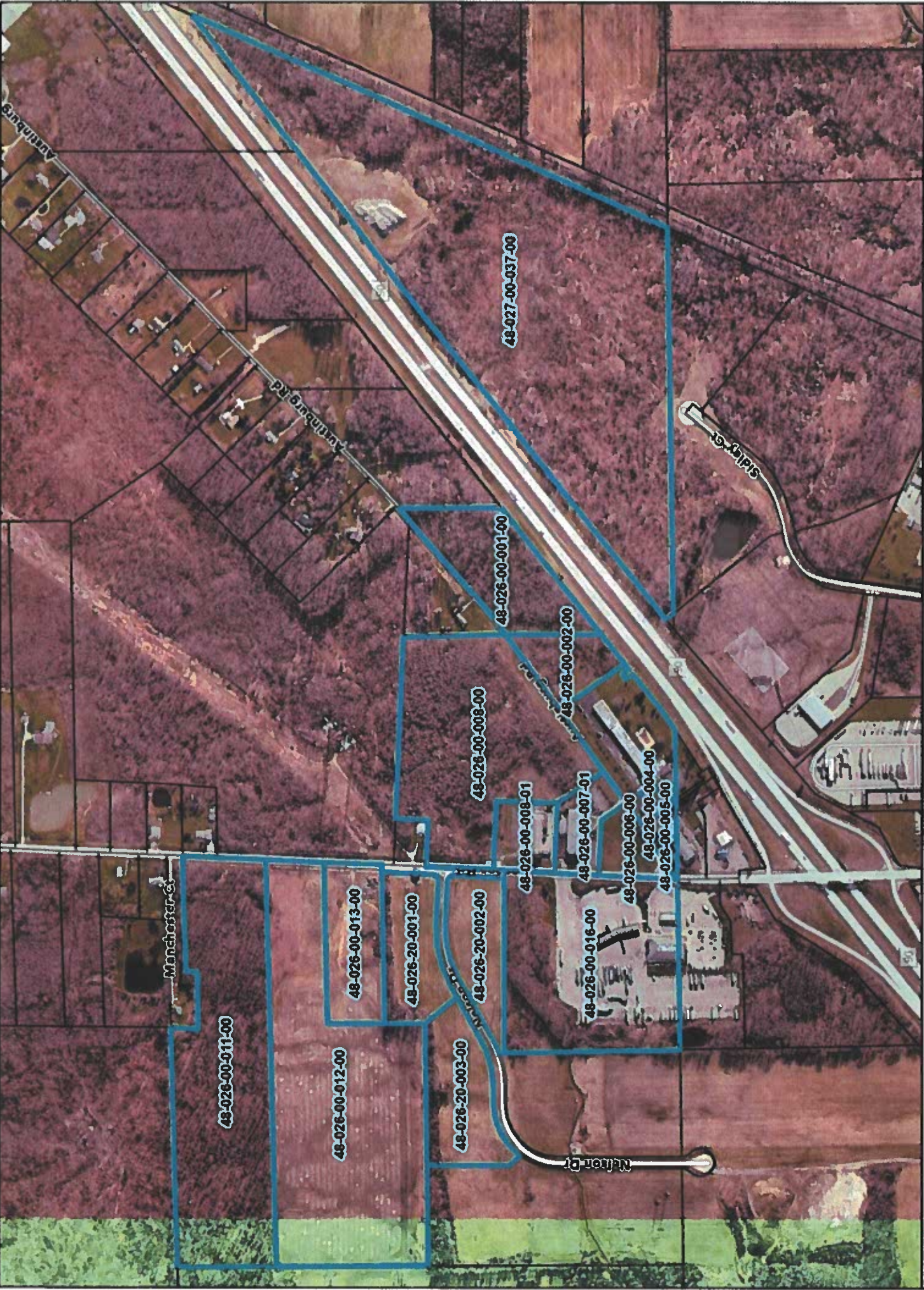
Exhibit A

Saybrook Twp. TIF Parcels/Date Acquired

Parcel Identification Number	Acreage	Location_Address	Owner_Name	EFF. Tax Rate	Appraised Land	Appraised Building	Full Yr. Taxes	Date Acquired
48-026-00-011-00	22.8	Center (SR 45) Rd	Emerine Douglas J Emerine Jolyn H	59.288356	\$ 91,400.00	\$ -	\$ 1,340.72	9/25/2013
48-026-00-012-00	29.93	Center (SR 45) Rd	Haynes Mark A Trustee	59.288356	\$ 110,900.00	\$ -	\$ 1,626.76	6/17/2011
48-026-00-013-00	6	Center (SR 45) Rd	Haynes Mark A Trustee	59.288356	\$ 58,000.00	\$ -	\$ 850.40	6/17/2011
48-026-20-001-00	5.313	Nelson Dr	Nelson Sand & Gravel Inc	59.288356	\$ 146,100.00	\$ -	\$ 32.68	12/10/2007
48-026-20-003-00	6.488	Nelson Dr	Nelson Sand & Gravel Inc	59.288356	\$ 227,100.00	\$ -	\$ 40.86	12/10/2007
48-026-20-002-00	4.801	Nelson Dr	Nelson Sand & Gravel Inc	59.288356	\$ 144,000.00	\$ -	\$ 32.16	12/10/2007
48-026-00-016-00	18.982	2349 Center (SR 45) Rd	Free II LLC	71.91203	\$ 1,089,700.00	\$ 1,434,400.00	\$ 63,539.46	12/22/1999
48-026-00-008-00	18.899	Center (SR 45) Rd	Ashnew Real Estate LLC	71.91203	\$ 271,500.00	\$ -	\$ 6,833.82	4/5/2022
48-026-00-008-01	2.513	9350 Center (SR 45) Rd	AMOHA Inc.	71.91203	\$ 344,000.00	\$ 1,554,100.00	\$ 47,783.54	6/29/2022
48-026-00-007-01	2.602	1831 Austinburg Rd	Ashtabula Hospitality LLC	71.91203	\$ 346,800.00	\$ 2,396,200.00	\$ 69,048.64	6/20/2008
48-026-00-006-00	2.1371	Center (SR 45) Rd	Ashnew Real Estate LLC	71.91203	\$ 162,800.00	\$ -	\$ 4,097.56	2/2/2016
48-026-00-005-00	0.66	2352 Center (SR45) Rd	G Holiday Inc.	71.91203	\$ 100,600.00	\$ 620,900.00	\$ 18,169.48	2/11/2005
48-026-00-004-00	0.49	1850 Austinburg Rd	K T Investments Inc.	71.91203	\$ 42,700.00	\$ 59,900.00	\$ 2,592.58	5/2/1997
48-026-00-003-00	5.926	1860 Austinburg Rd	American Business Ventures	71.91203	\$ 503,700.00	\$ 1,394,400.00	\$ 47,783.54	11/15/2018
48-026-00-002-00	3.55	Austinburg Rd	American Business Ventures USA LP	71.91203	\$ 99,800.00	\$ -	\$ 2,511.90	11/15/2018
48-026-00-001-00	8.003	Austinburg Rd	Armington Woods LLC ETAL Armington Farms LLC	71.91203	\$ 44,200.00	\$ -	\$ 1,112.50	4/16/1998
48-027-00-037-00	63.193	0 Austinburg Rd	R. W. Sidley Inc.	71.91203	\$ 173,900.00	\$ -	\$ 4,377.28	4/27/1998

EXHIBIT B
Public Infrastructure Improvements

The Ashtabula County Board of Commissioners desires to make or shall cause to make the following Public Infrastructure Improvements which once made would be a public purpose and would benefit the Parcels outlined in EXHIBIT A: improvements to streets, including but not limited to, sewer and water lines, electric, natural gas; storm water drainage and retention basin improvements (flood) and associated appurtenances; enhancement of public waterways: intersection improvements undertaken by the County, and site preparation, easement and road right of way acquisition; any necessary traffic signalization; all indirect costs relating to the above, including project engineering and inspection/oversite coordination, and any related environmental review assessment/archeological project costs; all grant preparation fees; all project related legal counsel fees; remediation, land acquisition, demolition; and all costs in connection with financing the Public Infrastructure Improvements including bond or note financing and including interest expenses and legal expenses in connection therewith.



Map Date: 1/17/2024

Saybrook Township TIF Parcels

Map is for reference only
Not a legal survey

Ashtabula County
GIS Mapping
(440) 576-1434
gis@ashtabulacounty.us

