

The Galion City School District Board of Education, Crawford County, Ohio, met on the 21<sup>st</sup> day of May, 2019, with the following members present:

\_\_\_\_\_ moved the adoption of the following resolution:

**GALION CITY SCHOOL DISTRICT  
BOARD OF EDUCATION**

**A RESOLUTION OF CONDITIONAL APPROVAL OF COMMUNITY  
REINVESTMENT AREA AGREEMENT BETWEEN CITY OF GALION AND FIVE  
GALION COMPANY, LLC 2019**

**WHEREAS**, the Galion City Council, by Ordinance 2016-23, adopted May 24, 2016, designated an area of the City as a “Community Reinvestment Area” pursuant to Ohio Revised Code Chapter 3735; and

**WHEREAS**, the Director of Development of the State of Ohio, as of July 13, 2016, determined that the so-designated area in Ordinance 2016-23 contains the characteristics set forth in Ohio Revised Code Section 3735.66 and confirmed said area as a Community Reinvestment Area thereunder; and

**WHEREAS**, the City has encouraged the acquisition and redevelopment of real property in the Galion Community Reinvestment Area; and

**WHEREAS**, Five Galion Company, LLC filed an application with the City on February 4, 2019, which said application is incorporated herein and referenced hereto as part of this Resolution, for an exemption from real property taxation for the following project: development of property located at Outlots 911 and 912, PPN. 19-00-65167-02 and 19-00-65167-03, to include two buildings on Carter Drive inclusive of thirty-six market-rate multi-family residential structures, sidewalks and landscaping (the “Project”); and

**WHEREAS**, based upon the application submitted by Five Galion Company, LLC, the City desires to grant to Five Galion Company, LLC a fifteen year, 100% tax exempt for the Project (the “Tax Abatement”) pursuant to a Community Reinvestment Area Agreement to be entered into between the City of Galion and Five Galion Company, LLC (the “CRA Agreement”); and

**WHEREAS**, the Community Reinvestment Area is located in the Galion City School District (the “School District”); and

**WHEREAS**, pursuant to Ohio Revised Code Section 3735.65, *et. seq.*, the City has the authority to provide, and is desirous of so providing, Five Galion Company, LLC with a CRA Exemption to induce the Project, as defined below; and

**WHEREAS**, the City Housing Council verified the Application submitted by Five Galion Company, LLC and determined the construction meets the requirements for such a CRA Exemption; and

**WHEREAS**, Five Galion Company, LLC will make proposed \$4,200,000 to \$4,400,000 plus or minus ten percent worth of improvements to the property (the “Project”) to attract future tenants; and

**WHEREAS**, the City is required to obtain approval of the CRA Exemption by the Galion City School District Board of Education (the “Board”), pursuant to Ohio Revised Code Section 3735.671(A)(1) namely that 100% of the taxes on the Property, defined below, will be exempted from taxation under this Agreement; and

**WHEREAS**, the City provided the Board with notice of the proposed CRA Exemption on March 26, 2019; and

**WHEREAS**, through discussion between the City, the School District, and Five Galion Company, LLC regarding the CRA Exemption, Five Galion Company, LLC has represented to the City as well as the School District that the Project entails all upfront investment with new job creation; and

**WHEREAS**, in order for the City to enter into the CRA Agreement with Five Galion Company, LLC, the School District, through a resolution duly adopted by its Board, must approve the CRA Agreement and waive the requirement of ORC Section 3735.671(A)(1) that the City must certify a copy of the CRA Agreement to the School District no later than 45 days prior to the City Council approving the CRA Agreement;

**NOW, THEREFORE, BE IT RESOLVED**, by the Galion City School District Board of Education (“Board”) as follows:

**Section 1.** The Board hereby approves the Tax Abatement to be provided by the City of Galion to Five Galion Company, LLC under the proposed CRA Agreement, which CRA Agreement shall be in substantially the form previously received by the School District and which is now on file with the Board. Such approval being subject to the condition that Five Galion Company, LLC enters into a compensation agreement with the School District to address foregone revenues under the CRA Agreement, and further subject to the condition that the TIRC annually reviews both progress and value of the Project as compared against the application, during each year in which the CRA Agreement is in effect;

**Section 2.** The Board authorizes and directs the Treasurer to certify a copy of this Resolution to the City Law Director and otherwise to provide such information or certificates, and for the Superintendent and Treasurer to enter into such instruments from time to time, as are necessary and appropriate to carry out the aforesaid approvals of the Board and to carry out the terms of the CRA Agreement;

**Section 3.** This Board hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board, in full compliance with applicable legal requirements, including Section 121.22, Ohio Revised Code.

**Section 4.** This resolution shall be in full force and effect from and immediately after its adoption and shall supersede any prior resolution or act of this Board, which may be inconsistent or duplicative with the provisions of this resolution.

\_\_\_\_\_ moved and \_\_\_\_\_ seconded the motion that the above Resolution be adopted.

Upon roll call and the adoption of the Resolution, the vote was as follows:

AYE: \_\_\_\_\_ NAY: \_\_\_\_\_

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Charlene Parkinson, Treasurer

### **CERTIFICATE**

The undersigned hereby certifies that the foregoing is a true and correct copy of a resolution adopted at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2019, together with a true and correct extract from the minutes of said meeting to the extent pertinent to consideration and adoption of said resolution.

\_\_\_\_\_  
Charlene Parkinson, Treasurer