

SPRINGFIELD TOWNSHIP TRUSTEES  
LUCAS COUNTY, OHIO  
RESOLUTION 24-031

TO APPROVE FIRST AMENDMENT TO JOINT ECONOMIC DEVELOPMENT DISTRICT  
CONTRACT BETWEEN SPRINGFIELD TOWNSHIP AND THE VILLAGE OF HOLLAND  
PURSUANT TO OHIO REVISED CODE SECTION 715.72

The Board of Trustees of Springfield Township, Lucas County, Ohio, met in Regular Session on October 15, 2024 at 7617 Angola Road, Holland, Ohio, with the following members present:

Tom Anderson Jr. Rachel Geiger

Rachel Geiger moved the adoption of the following Resolution:

**WHEREAS**, pursuant to Ohio Revised Code Section 715.72 Springfield Township (the "Township"), located in Lucas County (the "County"), a political subdivision of the State of Ohio (the "State"), and the Village of Holland (the "Village", and collectively with the Township, the "Parties"), located in the County and a political subdivision of the State, previously authorized and executed that certain Joint Economic Development District Contract dated as of June 10, 2019 (the "JEDD Contract") to create a joint economic development district known as the Dorr Street Joint Economic Development District (the "District"); and

**WHEREAS**, Ohio Revised Code Section 715.72(L)(1) and Section 2.4 of the JEDD Contract authorize the contracting Parties to amend the JEDD Contract to add any area that was not originally included in the District upon certain conditions stated therein; and

**WHEREAS**, the record owners of all the property described and depicted in Exhibits A and B attached hereto and all of the owners of the businesses operating within such area have petitioned and requested that the Township and the Village amend the JEDD Contract to add to the District the area described and depicted in Exhibits A and B attached hereto and incorporated herein by reference; and

**WHEREAS**, the Parties now desire to amend the JEDD Contract to add area within the unincorporated area of the Township that was not originally included in the District; and

**WHEREAS**, the area to be added to the District is composed of certain parcels located within the unincorporated area of the Township consisting of approximately 12.2503 acres, as more particularly described and depicted in Exhibits A and B, with each parcel as presently appearing on County tax duplicates or as subdivided or combined and appearing on future tax duplicates; and

**WHEREAS**, the Township and the Village will add the area to the District through the execution of an amendment to the JEDD Contract substantially in the form attached hereto as Exhibit C and incorporated herein by reference (the "First Amendment to JEDD Contract"); and

**WHEREAS**, Ohio Revised Code Section 715.72(L)(2) sets forth certain procedural requirements for an amendment adding area to the District; and

**WHEREAS**, pursuant to Ohio Revised Code Section 715.72(L)(2), the legislative authorities of the Township and the Village each have held a public hearing concerning the amendment and the approval of the First Amendment to JEDD Contract; and

**WHEREAS**, pursuant to Ohio Revised Code Section 715.72(L)(2) at least 30 days prior to the holding of such public hearings, each of the Parties caused notice of the public hearings to be published in

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a newspaper of general circulation in each political subdivision, and during such 30-day period made all of the required documents available for public inspection at the appropriate public office, including (i) a copy of the First Amendment to JEDD Contract, (ii) a description of the area to be added to the District; and (iii) a map in sufficient detail to denote the specific boundaries and to indicate any zoning restrictions applicable to the area; and

**WHEREAS**, the record owners of all the property described and depicted in Exhibits A and B and all of the owners of the businesses operating within such area have filed property owner and business owner petitions pursuant to Ohio Revised Code Section 715.72(L)(3), thus alleviating the need to give notice as otherwise would have been required under Ohio Revised Code Section 715.72(J); and

**WHEREAS**, the Township desires to provide continuing support for economic development within the Township by adding area to the District and authorizing and entering into the First Amendment to JEDD Contract.

**NOW THEREFORE, BE IT RESOLVED** by the Springfield Township Board of Trustees, Lucas County, Ohio:

1. That the Board of Trustees of Springfield Township, Lucas County, Ohio finds and determines that the terms of the First Amendment to JEDD Contract are in the best interests of this Township and its residents and will enhance economic development, create jobs and employment opportunities, and improve the economic welfare of the people in this Township and the State.
2. That this Board approves the First Amendment to the JEDD Contract, and authorizes the Township Administrator to execute the First Amendment to the JEDD Contract substantially in the form attached hereto as Exhibit C, with such non-material and/or non-adverse changes as may be deemed appropriate by the Township Administrator. Such execution on behalf of this Township shall constitute conclusive evidence of this Board's approval of any such changes. This Board further authorizes and directs the Township Administrator to take any further actions, and to execute and deliver any further agreements, certificates or documents that are necessary, reasonable or appropriate to carry out the purposes of the First Amendment to JEDD Contract.
3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of this Board and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.
4. That this Resolution shall take effect and be in full force and effect immediately upon its adoption.

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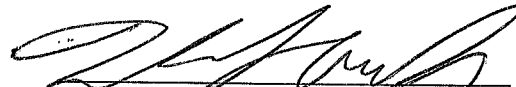
Tom Anderson Jr. seconded the motion and roll was called on the question of its adoption.

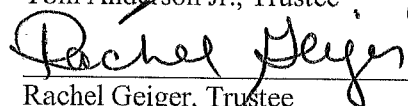
Vote was as follows:

<u>NAME</u>	<u>VOTE</u>
Tom Anderson Jr.	YES
Rachel Geiger	YES
Andrew Glenn	Absent

ATTEST:

  
Brenna Koback, Fiscal Officer

  
Tom Anderson Jr., Trustee

  
Rachel Geiger, Trustee

\_\_\_\_\_  
Absent  
Andrew Glenn, Trustee

October 15, 2024 Regular Trustee Meeting

SPRINGFIELD TOWNSHIP TRUSTEES  
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**Exhibit A to Township Resolution 24-031**

**Description of Area to be Added to the District**

The property is the real estate situated in the County of Lucas and State of Ohio consisting of the parcel numbers listed below (and including any subsequent combinations and/or subdivisions of the current parcel numbers):

Index No.	Parcel	Owner	Zoned	Acres
21	6517961	PRIMARY TOOL, LLC	M-1	1.3208
22	6517964	PRIMARY TOOL, LLC	M-1	0.9300
23	6700174	2735 EBER, LLC	M-1	4.9971
24	6700134	2735 EBER, LLC	RA-3	5.0024

TOTAL ACRES            12.2503

Parcel No. 65-17961

That part of the West 2/3 of the West 1/2 of the Southeast 1/4 of Section Number 18, Town 2, United States Reserve of 12 miles square at the foot of the Rapids of the Miami of Lake Erie in Springfield Township, Lucas County, Ohio, which lies South of the right of way of the New York Central Railroad Company, and East of a line beginning on the South line of said Section at a point 534.5 feet East of the Southwest corner of the Southeast 1/4 of said Section 18 and running thence in a Northerly direction to a point on the South line of the right of way of the New York Central Railroad Company, which is 533.60 feet Northeast of the West line of the Southeast 1/4 of said Section 18 measured along said right of way, EXCEPTING THEREFROM the East 120 feet thereof. Subject to legal highways.

Commonly known as 8702 Airport Highway, Holland, Ohio 43528

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Parcel No. 65-17964

The East 120 feet of that Part of the West 2/3 of the West 1/2 of the Southeast 1/4 of Section Number 18, Town 2 United States Reserve of 12 miles square at the foot of the Rapids of the Miami of Lake Erie in Springfield Township, Lucas County, Ohio, which lies South of the right-of-way of the New York Central Railroad Company and East of a line beginning on the South line of said Section at a point 534.5 feet East of the Southwest corner of the Southeast 1/4 of said Section 18 and running thence in a Northerly direction to a point on the South line of the right-of-way of the New York Central Railroad Company, which is 533.60 feet Northeast of the West line of the Southeast 1/4 of said Section 18 measured along said right-of-way. Subject to legal highways.

Commonly known as 8650 Airport Highway, Holland, Ohio 43528

Parcel No. 67-00174

The North five (5) acres of the South sixteen (16) acres of the West one-half (1/2) of the Southwest one-quarter (1/4) of Section one (1), Town seven (7) North, Range nine (9) East, in Springfield Township, Lucas County, Ohio. Subject to legal highways.

Commonly known as 2725 S. Eber Road, Monclova, Ohio 43542

Parcel No. 67-00134

The South sixteen (16) acres of the West one-half (1/2) of the Southwest one-quarter (1/4) of Section one (1), Town seven (7) North, Range nine (9) East, in Springfield Township, Lucas County, Ohio, excepting therefrom the North five (5) acres thereof, also excepting that part lying South of a line drawn from a point on the West line of said Section one (1) that is two hundred four and sixty-two hundredths (204.62) feet North of the Southwest corner of said sixteen (16) acre parcel to a point on the East line of said West one-half (1/2) of the Southwest one-quarter (1/4) of said Section one (1) that is two hundred three (203) feet North of the South line of said sixteen (16) acre parcel.

Commonly known as 2735 S. Eber Road, Monclova, Ohio 43542

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**Exhibit B to Township Resolution No. 24-031**

**Map of Area to be Added to the District**

**(attached hereto)**

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**Exhibit C to Township Resolution No. 24-031**

**Form of First Amendment to JEDD Contract**

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The Board of Trustees of Springfield Township, Lucas County, Ohio, met in Regular Session on October 15, 2024 at 7617 Angola Road, Holland, Ohio, with the following members present:

Tom Anderson Jr. Rachel Geiger

Rachel Geiger moved the adoption of the following Resolution:

**WHEREAS**, pursuant to Ohio Revised Code Section 715.72 Springfield Township (the "Township"), located in Lucas County (the "County"), a political subdivision of the State of Ohio (the "State"), and the Village of Holland (the "Village", and collectively with the Township, the "Parties"), located in the County and a political subdivision of the State, previously authorized and executed that certain Joint Economic Development District Contract dated as of June 10, 2019 (the "JEDD Contract") to create a joint economic development district known as the Dorr Street Joint Economic Development District (the "District"); and

**WHEREAS**, Ohio Revised Code Section 715.72(L)(1) and Section 2.4 of the JEDD Contract authorize the contracting Parties to amend the JEDD Contract to add any area that was not originally included in the District upon certain conditions stated therein; and

**WHEREAS**, the record owners of all the property described and depicted in Exhibits A and B attached hereto and all of the owners of the businesses operating within such area have petitioned and requested that the Township and the Village amend the JEDD Contract to add to the District the area described and depicted in Exhibits A and B attached hereto and incorporated herein by reference; and

**WHEREAS**, the Parties now desire to amend the JEDD Contract to add area within the unincorporated area of the Township that was not originally included in the District; and

**WHEREAS**, the area to be added to the District is composed of certain parcels located within the unincorporated area of the Township consisting of approximately 12.2503 acres, as more particularly described and depicted in Exhibits A and B, with each parcel as presently appearing on County tax duplicates or as subdivided or combined and appearing on future tax duplicates; and

**WHEREAS**, the Township and the Village will add the area to the District through the execution of an amendment to the JEDD Contract substantially in the form attached hereto as Exhibit C and incorporated herein by reference (the "First Amendment to JEDD Contract"); and

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**WHEREAS**, pursuant to Ohio Revised Code Section 715.72(L)(2), the legislative authorities of the Township and the Village each have held a public hearing concerning the amendment and the approval of the First Amendment to JEDD Contract; and

**WHEREAS**, pursuant to Ohio Revised Code Section 715.72(L)(2) at least 30 days prior to the holding of such public hearings, each of the Parties caused notice of the public hearings to be published in

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a newspaper of general circulation in each political subdivision, and during such 30-day period made all of the required documents available for public inspection at the appropriate public office, including (i) a copy of the First Amendment to JEDD Contract, (ii) a description of the area to be added to the District; and (iii) a map in sufficient detail to denote the specific boundaries and to indicate any zoning restrictions applicable to the area; and

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**NOW THEREFORE, BE IT RESOLVED** by the Springfield Township Board of Trustees, Lucas County, Ohio:

1. That the Board of Trustees of Springfield Township, Lucas County, Ohio finds and determines that the terms of the First Amendment to JEDD Contract are in the best interests of this Township and its residents and will enhance economic development, create jobs and employment opportunities, and improve the economic welfare of the people in this Township and the State.
2. That this Board approves the First Amendment to the JEDD Contract, and authorizes the Township Administrator to execute the First Amendment to the JEDD Contract substantially in the form attached hereto as Exhibit C, with such non-material and/or non-adverse changes as may be deemed appropriate by the Township Administrator. Such execution on behalf of this Township shall constitute conclusive evidence of this Board's approval of any such changes. This Board further authorizes and directs the Township Administrator to take any further actions, and to execute and deliver any further agreements, certificates or documents that are necessary, reasonable or appropriate to carry out the purposes of the First Amendment to JEDD Contract.
3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of this Board and that all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.
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**Exhibit A to Township Resolution 24-031**

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TOTAL ACRES				12.2503

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**Exhibit C to Township Resolution No. 24-031**

**Form of First Amendment to JEDD Contract**

**(attached hereto)**