

BOARD OF TOWNSHIP TRUSTEES
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO

The Board of Township Trustees met in regular session at 5:00 p.m. this 17th day of July, 2025, with the following members present:

Lexi Lausten
Joshua S. Gerth
R. Dee Stone

Mrs. Stone introduced the following resolution and moved its passage:

RESOLUTION NO. 25-0717-07

**RESOLUTION APPROVING RENT REDUCTION AND AUTHORIZING THE
TOWNSHIP ADMINISTRATOR TO GIVE NOTICE TO ANDERSON TOWNSHIP
PARK DISTRICT OF RENT REDUCTION UNDER LEASE AGREEMENT WITH
RESPECT TO THE RECplex IN ANDERSON TOWNSHIP**

WHEREAS, Anderson Township (County of Hamilton), Ohio, acting by and through its Board of Township Trustees, is the fee owner of that real property on which the Anderson Parks RecPlex is located at 6915 Beechmont Avenue, in Anderson Township (the "RecPlex Property"); and

WHEREAS, in 2019 the Board of Township Trustees acquired the RecPlex Property from Beech Acres, formerly known as The General Protestant Orphan Home, dba Beech Acres Parenting Center, an Ohio nonprofit corporation ("Beech Acres") for the purchase price of One Million Five Hundred Thousand Dollars (\$1,500,000); and

WHEREAS, prior to the date of the Township's acquisition of the RecPlex Property, Beech Acres had entered into that certain lease dated on or about January 3, 2007 with the Anderson Township Park District ("ATPD"), (including all supplements and amendments thereto and as most recently supplemented by Letter Agreement dated April 18, 2018 collectively, the "2007 Lease"), whereunder ATPD leased from Beech Acres the non-exclusive use of the buildings referred to as the "Geiger Building" (aka the Anderson Parks RecPlex), the grounds between the Geiger Building and Beechmont Avenue, and the existing parking facilities known as the "Kilgore" lot adjacent to the Geiger Building; and

WHEREAS, the initial term of the 2007 Lease terminated on December 31, 2007, but was subject to automatic renewal for additional and successive one-year terms (each, a "Renewal Term"), commencing at the expiration of the initial term and any Renewal Term, and except for the Rent as defined in the 2007 Lease, the terms and conditions of the 2007 Lease shall remain unchanged during any Renewal Term; and

WHEREAS, the annual rent payable by ATPD under the 2007 Lease during the calendar year 2007 was \$42,411.00, payable in equal monthly installments of \$3,537.00 in advance on the first day of each month during the term; and

WHEREAS, subsequently, Beech Acres increased the Rent payable by ATPD from time to time; and

WHEREAS, pursuant to the aforesaid Letter Agreement dated April 18, 2018, Beech Acres increased the rent for the RecPlex (aka the Geiger Building) from \$5,598.93 per month from March 1, 2015, to \$6,481.46 per month from May 1, 2018; and

WHEREAS, in connection with the acquisition of the RecPlex Property by the Township, pursuant to that certain Assignment of Rents, Leases and Assumption Agreement dated as of March 18, 2019 (the "Assignment"), Beech Acres assigned to the Township all of Beech Acres' rights, title and interest in the RecPlex Property and all of those tenant leases, rental agreements and arrangements, and tenant deposits for and relating to the RecPlex Property, including the 2007 Lease, and the Township accepted the assignment of, among other things, the 2007 Lease and assumed all of Beech Acres' obligations thereunder; and

WHEREAS, since the Township acquired the RecPlex Property in 2019, there has been no increase in the rent payable by ATPD under the 2007 Lease; and

WHEREAS, the Board of Township Trustees authorized the purchase of the RecPlex Property by Resolution No. 18-1001-02, wherein the Board acknowledged that ATPD, as lessee of the RecPlex Property under the 2007 Lease, had managed and operated the RecPlex and provided recreational programs for the benefit of citizens in the Township and ATPD; and the Board also acknowledged its willingness to acquire the RecPlex Property, make certain improvements thereto (the "Improvements"), and lease the RecPlex Property to the ATPD for the continued operation of the recreational programs by ATPD; and

WHEREAS, pursuant to Resolution No. 18-1001-02, this Board stated its intention to fund the acquisition of the RecPlex Property with cash generated by the Anderson Township TIF (the "1994 TIF") so long as the ATPD Board agreed to reimburse the Board for a portion of the purchase price in the amount of \$500,000; and

WHEREAS, this Board created the Stonecrest TIF Area adjacent to the remainder parcel owned by Beech Acres with the expectation of applying up to \$2,000,000 from its share of revenues generated by the Stonecrest TIF, together with \$1,000,000 from Forest Hills Local School District's share of revenues generated by the Stonecrest TIF, to fund debt service on obligations to be issued by the Township to finance the Improvements; and

WHEREAS, the Township issued its General Obligation (Limited Tax) Recreational Facility Improvement Bonds, Series 2019, in the aggregate principal amount of \$2,225,000 (the "Bonds"), for the purpose of paying the costs of acquiring and constructing the Improvements, together with necessary appurtenances thereto, paying capitalized interest and paying finance costs with respect to the issuance of the Bonds, and proceeded to acquire and construct the Improvements; and

WHEREAS, the cost of the Improvements (\$2,200,000) was paid from the proceeds of sale of the Bonds; and

WHEREAS, this Board further authorized the Anderson Parks RecPlex Parking Expansion project for a maximum appropriation of \$409,981.05, of which approximately \$402,077 was paid from the 1994 TIF fund and approximately \$4,973.00 was paid from the Stonecrest TIF fund; and

WHEREAS, the cost of the acquisition of the RecPlex Property (\$1,500,000), the acquisition and construction of the Improvements (\$2,200,000), and the costs of the financing and interest payable on the Bonds over 30 years aggregated approximately \$4,900,000; and pursuant to the plan of finance the Township committed \$3,500,000 (\$1,500,000 paid from the 1994 TIF, \$2,000,000 to be paid from revenues generated by the Stonecrest TIF, and \$500,000 advanced for the benefit of

ATPD), FHLSD committed \$1,000,000 payable in 30 annual installments of \$33,333, and ATPD committed to pay \$500,000 toward the purchase of the RecPlex Property; and

WHEREAS, the Township applied the ATPD's lease payments under the 2007 Lease to the ATPD's commitment to pay \$500,000 toward the purchase of the RecPlex Property, relieving the ATPD of paying rent for the improved RecPlex Property plus its \$500,000 commitment; and

WHEREAS, the Township paid the entire cost of the Anderson Parks RecPlex Parking Expansion project (approximately \$410,000) and, therefore, the Township has paid approximately \$910,000 in addition to its initial commitment to the RecPlex Property acquisition and improvements; and

WHEREAS, Rent paid by ATPD since the Township assumed Beech Acres' obligations under the 2007 Lease has remained at the level payable in 2018 before the Township acquired and improved the RecPlex Property and for that period has aggregated \$489,492.54 as of July 11, 2025; and

WHEREAS, this Board desires to reduce the monthly rent payable by ATPD under the 2007 Lease as described herein;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees (the "Board") of Anderson Township, Hamilton County, Ohio (the "Township"), that:

SECTION 1. This Board hereby determines that it is in the best interest of the Township and its citizens to reduce, and it hereby reduces, the monthly rent payable by ATPD under the 2007 Lease from \$6,481.46 to \$3,500.00, a 46% reduction in monthly rent, payable on the first day of each month, commencing with the monthly Rent payable October 1, 2025.

SECTION 2. The Township Administrator is hereby authorized to notify the Board of Park Commissioners of ATPD of the adjustment in the monthly rent payable by ATPD under the 2007 Lease.

SECTION 3. The preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.

SECTION 4. This Board hereby finds and determines that all formal actions of this Board concerning and relating to the passage of the foregoing resolution were taken in open meetings of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal actions were taken in meetings open to the public, in compliance with all legal requirements, including (without implied limitation) Section 121.22 of the Ohio Revised Code, except as otherwise permitted thereby.

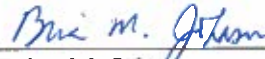
Mr. Gerth seconded the motion, and the roll being called upon the question of passage, the vote resulted as follows:

Mrs. Lausten yes Mr. Gerth yes Mrs. Stone yes

CERTIFICATION

The undersigned, duly elected and acting Fiscal Officer of Anderson Township, Hamilton County, Ohio, hereby certifies that the foregoing is a true copy of a Resolution duly passed at a regular meeting of the Board of Township Trustees of said Township on the 17th day of July, 2025, together with a true record of the roll call vote thereon, and that said Resolution has been duly entered upon the Journal of said Township.

This 17th day of July, 2025.



Brian M. Johnson
Fiscal Officer