REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, MAY 19, 2020
6:00 PM
COMMISSION CHAMBER—2nd FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

SPRING RESIDENCE PRIDE AWARDS:
Karen Picker 1250 Park Avenue
Wauneta Bell 811 Vine Street
Terry & Billie Lewis 1036 Broadway Street
Christopher & Kaylee Swink 1114 Walker Street
David & Janie Hitchings 803 Camp Street

REGULAR PIQUA CITY COMMISSION MEETING

CONSENT AGENDA

1. APPROVAL OF MINUTES
   Approval of the minutes from the May 5, 2020 Regular Piqua City Commission Meeting

2. RES. NO. R-73-20
   A Resolution appointing a member to the Board of Zoning Appeals

3. RES. NO. R-74-20
   A Resolution appointing a member to the Board of Zoning Appeals

4. RES. NO. R-75-20
   A Resolution appointing a member to the Civil Service Commission

5. RES. NO. R-76-20
   A Resolution appointing a member to the Civil Service Commission

6. RES. NO. R-77-20
   A Resolution appointing a member to the Civil Service Commission

7. RES. NO. R-78-20
   A Resolution appointing a member to the Income Tax Board of Review

8. RES. NO. R-79-20
   A Resolution appointing a member to the Energy Board

NEW BUSINESS

9. RES. NO. R-80-20
   A Resolution of Intent to Vacate Public Right-Of-Way
10. **RES. NO. R-81-20**  
   A Resolution to dedicate a Bike Path Easement

11. **RES. NO. R-82-20**  
   A Resolution to authorize execution of a Quit Claim Deed over Inlot 9087

12. **RES. NO. R-83-20**  
   A Resolution authorizing the City Manager to sign the Program Year (PY) 2020 CHIP Program Partnership Agreement by and between the Miami County Board of Commissioners, The City of Piqua, The City of Tipp City, and the City of Troy for the Ohio Development Services Agency (ODSA) Community Housing Impact and Preservation (CHIP) Program

13. **RES. NO. R-84-20**  
   A Resolution authorizing the sale of City owned real estate

**PUBLIC COMMENT**
(This is an opportunity for citizens to address the City Commission regarding agenda items, issues, or to provide information. Comments are requested to be limited to five (5) minutes and specific questions should be addressed to the City Manager's office.)

**CITY MANAGER'S REPORT**

**COMMISSIONERS COMMENT**

**ADJOURNMENT**
Piqua City Commission met at 6:00 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Lee called the meeting to order.

Roll Call as follows: Present: Mayor Lee, Commissioner Hinds, Commissioner Grissom, Commissioner Pearson and Commissioner Fogt.

PROCLAMATIONS

POLICE WEEK: Mayor Lee presented Officer Kiersten Boggs with the Proclamation for Piqua Police Officer of the Year

MAY BIKE MONTH

CONSENT AGENDA

APPROVAL OF MINUTES
Approval of the minutes from the April 21, 2020 Regular Piqua City Commission Meeting

Commissioner Fogt moved for the approval of the Consent Agenda; motion was seconded by Commissioner Grissom. Motion to approve the Consent Agenda was carried unanimously, and Mayor Lee declared the Consent Agenda approved

NEW BUSINESS

RES. NO. R-69-20
A Resolution authorizing the City Manager to enter into an agreement with TEC Engineering, Inc. for the Engineering Design Services for the US 36 Safety Improvement Project

Amy Havenar, P.E., City Engineer presented the Staff Report.

Mayor Lee asked for any questions or comments from the Commission.

Mayor Lee confirmed that this part of the project was all grant funded. Ms Havenar responded that we will have about $9,000 in local funds for the design work but the rest is covered under the grant funds. Mayor Lee inquired if the city could afford this expenditure at this time and was assured by City Manager Huff that we can and we will provide further information on funds that were being expended.

Commissioner Fogt asked for confirmation of the funds and disbursements.

Commissioner Grissom noted that this was a safety concern and commented on the amount of grant funds coverage.

Motion was made by Commissioner Pearson to adopt RES. NO. R-69-20, motion seconded by Commissioner Grissom. Motion was carried unanimously. Mayor Lee declared RES. NO. R-69-20 adopted.

RES. NO. R-70-20
A Resolution awarding a contract to Milligan Construction Company for the Scarbrough Drive Extension project

Amy Havenar, P.E., City Engineer presented the Staff Report.

Mayor Lee asked for questions or comments from the Commission.

Commissioner Grissom asked for confirmation that the total amount budgeted included the 10% contingency and this was affirmed by Ms. Havenar.

Mayor Lee commented that it was under budget.

Motion was made by Commissioner Grissom to adopt RES. NO. R-70-20, motion seconded by Commissioner Fogt. Motion was carried unanimously. Mayor Lee declared RES. NO. R-70-20 adopted.

City Manager Huff stated as a follow up that the City would get all that money back from the TIF Financing over a period of time.
RES. NO. R-71-20
A Resolution accepting annexation of certain real property known as DG AMP LLC Solar 81.0679 acres

Chris Schmiesing, Economic Development Director presented the Staff Report.

Mayor Lee asked for any questions or comments from the Commission.

Mayor Lee stated that this would be at zero cost to the City and was part of the overall plan, to which Mr Schmiesing confirmed.

Motion was made by Commissioner Fogt to adopt RES. NO. R-71-20, motion seconded by Commissioner Grissom. Motion was carried unanimously. Mayor Lee declared RES. NO. R-71-20 adopted.

RES. NO. R-72-20
A Resolution authorizing the Law Director to petition the Board of County Commissioners of Miami County, Ohio for a change in the boundary lines of Washington Township

Chris Schmiesing, Economic Development Director presented the Staff Report.

Mayor Lee asked for any questions or comments from the Commission. There were none.

Motion was made by Commissioner Grissom to adopt RES. NO. R-72-20, motion seconded by Commissioner Hinds. Motion was carried unanimously. Mayor Lee declared RES. NO. R-72-20 adopted.

PUBLIC COMMENT
Mayor Lee explained the process being followed at this time. We have received one question

Bill Jaqua, 607 N. Sunset Drive, there are about 2,000 health departments in the United States-about 1 per county nationwide. Piqua is extremely unique in that we pay a lot of money to have our own health department. I am 65 years old, I am healthy with no pre-existing conditions and require no medications. Many tax paying seniors in this town do have health issues. Many of the chain stores don’t require their employees to wear masks. Please have our health department enforce masks. It is the law. Locals comply.

City Manager Huff provided the response. The Piqua Health Department has responded to 84 business complaints and investigated all of them since March 23, if there is a specific complaint about a particular business the health department will investigate. With regard to the comment that the city pays a lot of money to have our own health department, we actually pay less to have our own health department as compared to what it would cost to pay Miami County to provide health department services for the city. This has been priced out over the years and has always been less expensive for the city to have its own health department. The health department has done a fantastic job during this pandemic with regard to investigation, providing information, etc. They have been working around the clock answering questions and helping businesses and individuals.

Mayor Lee agreed with City Manager Huff as to the assistance from the health department in answering his questions so that he can provide requested information to the citizens

CITY MANAGER’S REPORT – ANNOUNCEMENTS

City Manager Huff asked Cynthia Holtzapple, Finance Director to present information with regard to the City’s budget/financial status.

Ms. Holtzapple reported as follows:

2020 budget – we already identified almost 2.5 million dollars of capital projects and expenditures which are now on hold, have been delayed, or cut from the 2020 budget.

All departments are reviewing areas to cut or reduce. Recommendations are expected and will be considered in the near future. Looking at where there budgets are year to date and projections with regular expenses with regard to a later time frame or delayed into the new year.

Review of revenue sources and reappropriations of budgets

Mayor Lee commented on the thoroughness of Cindy’s report, and appreciation for the information
COMMISSIONERS' COMMENTS

COMMISSIONER FOGT

Thanks to all the citizens that have applied for committees and boards. Citizens can volunteer if they have not been selected for the committee/board.

Discussion among citizens with regard to the Fort Piqua Plaza. Conversation with City Manager Huff with regard to the plaza expenditures and confirmation that the expenditures are not coming from the city tax dollars. The Fort Piqua Plaza was updated and renovated by money that came directly from the Fort Piqua Plaza operational costs.

New businesses in the area. The Planning Commission, Development Commission and City Commissioners are working for the community as a whole to get businesses here and in locations that are correct for that type of business as well as the city.

COMMISSIONER PEARSON

National Bike Month – remind everyone to dust off bikes and get out and ride and enjoy bike path.

Friends of the Piqua Parks Committee met - they are working on the Route 36 entryway into Piqua on the north and south slopes. Some complaints about weeds and trees and edging but they did meet with the landscaper today and there are going to be lots of improvements, but may take 6 to 8 weeks.

COMMISSIONER GRISCOM

Echo Commissioner Fogt with regard to the board applications. Stay safe. National Nurses Week – commend the nurses, thank you. Stay safe as a community and work together to get through this.

COMMISSIONER HINDS

Some small businesses downtown are finding creative ways of opening (call for appointment). We are moving forward.

MAYOR LEE

Appreciate everyone who is willing to participate in our groups and committees – it takes participation from the citizens.

Appreciation to city workers - essential workers making life bearable during quarantine period. Wears mask when going out - and recommends wearing of masks when going out to stay safe. Work together and come together and if you can visit downtown area businesses, please do so. Forwarding business advertisements.

ADJOURNMENT

Motion made by Commissioner Hinds to adjourn from the Regular City Commission Meeting at 6:30 p.m. motion seconded by Commissioner Fogt, motion carried unanimously.

Kris Lee, Mayor

Passed: _______________________

Attest: _______________________

Karen S. Jenkins

Clerk of Commission
RESOLUTION NO. R-73-20

A RESOLUTION APPOINTING A MEMBER
TO THE BOARD OF ZONING APPEALS

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: April Dankworth is hereby appointed as a member of the Board of Zoning Appeals to fill the unexpired term of Nathaniel Funderburg for a term to expire on March 1, 2023 or until her successor is confirmed and qualified;

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

KRISS LEE, MAYOR

PASSED: ______________________

ATTEST: ______________________
KAREN S. JENKINS
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ____________________
seconded by ____________________ and on roll call the following vote ensued:

Mayor Kris Lee
Commissioner Chris Grissom
Commissioner Thomas Fogt
Commissioner Kathryn B. Hinds
Commissioner Cindy Pearson
RESOLUTION NO. R-74-20

A RESOLUTION APPOINTING A MEMBER
TO THE BOARD OF ZONING APPEALS

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: Wayde Davis is hereby appointed as a member of the Board of Zoning Appeals for a five-year term to expire on March 1, 2025 or until his successor is confirmed and qualified;

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

KRS LEE, MAYOR

PASSED: __________________________

ATTEST: __________________________
KAREN S. JENKINS
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by __________________________
seconded by __________________________ and on roll call the following vote ensued:

Mayor Kris Lee __________________________
Commissioner Chris Grissom __________________________
Commissioner Thomas Fogt __________________________
Commissioner Kathryn B. Hinds __________________________
Commissioner Cindy Pearson __________________________
RESOLUTION NO. R-75-20

A RESOLUTION APPOINTING A MEMBER
TO THE CIVIL SERVICE COMMISSION

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: Wayne Davey is hereby appointed as a member of the Civil Service Commission for a three-year term to expire on March 1, 2023 or until his successor is confirmed and qualified;

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

__________________________
KRIS LEE, MAYOR

PASSED: ____________________

ATTEST: ____________________
KAREN S. JENKINS
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by ____________________ seconded by ____________________ and on roll call the following vote ensued:

Mayor Kris Lee ____________________
Commissioner Chris Grissom ____________________
Commissioner Thomas Fogt ____________________
Commissioner Kathryn B. Hinds ____________________
Commissioner Cindy Pearson ____________________
RESOLUTION NO. R-76-20

A RESOLUTION APPOINTING A MEMBER TO THE CIVIL SERVICE COMMISSION

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: Michael Gutmann is hereby appointed as a member of the Civil Service Commission for a three-year term to expire on March 1, 2023 or until his successor is confirmed and qualified;

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

KIRIS LEE, MAYOR

PASSED: ____________________________

ATTEST: ____________________________
KAREN S. JENKINS
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by ____________________________
seconded by ____________________________ and on roll call the following vote ensued:

Mayor Kris Lee ____________________________
Commissioner Chris Grissom ____________________________
Commissioner Thomas Fogt ____________________________
Commissioner Kathryn B. Hinds ____________________________
Commissioner Cindy Pearson ____________________________
RESOLUTION NO. R-77-20

A RESOLUTION APPOINTING A MEMBER
TO THE CIVIL SERVICE COMMISSION

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: Jonathan Roman is hereby appointed as a member of the Civil Service Commission for a three-year term to expire on March 1, 2023 or until his successor is confirmed and qualified;

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

__________________________
KRIS LEE, MAYOR

PASSED: ______________________

ATTEST: ______________________
KAREN S. JENKINS
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by ______________________
seconded by ______________________ and on roll call the following vote ensued:

Mayor Kris Lee
Commissioner Chris Grissom
Commissioner Thomas Fogt
Commissioner Kathryn B. Hinds
Commissioner Cindy Pearson.
RESOLUTION NO. R-78-20

A RESOLUTION APPOINTING A MEMBER
TO THE INCOME TAX BOARD OF REVIEW

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: Paul Simmons is hereby appointed as a member of the Income Tax Board of Review for a five-year term to expire on March 1, 2025 or until his successor is confirmed and qualified;

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

KRIS LEE, MAYOR

PASSED: _____________________________

ATTEST: _____________________________

KAREN S. JENKINS
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by ___________________________ seconded by ___________________________ and on roll call the following vote ensued:

Mayor Kris Lee
Commissioner Chris Grissom
Commissioner Thomas Fogt
Commissioner Kathryn B. Hinds
Commissioner Cindy Pearson
RESOLUTION NO. R-79-20

A RESOLUTION APPOINTING A MEMBER TO THE ENERGY BOARD

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1:  Michael McGonagle is hereby appointed as a member of the Energy Board to fill the unexpired term of Jessie Dotson for a term to expire on March 1, 2024 or until his successor is confirmed and qualified;

SEC. 2:  This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Kris Lee, Mayor

PASSED: __________________________

ATTEST: __________________________

Karen S. Jenkins
CLERK OF COMMISSION

The motion to adopt the foregoing Resolution was offered by __________________________
seconded by __________________________ and on roll call the following vote ensued:

Mayor Kris Lee
Commissioner Chris Grissom
Commissioner Thomas Fogt
Commissioner Kathryn B. Hinds
Commissioner Cindy Pearson
RESOLUTION NO. R- 80-20

A RESOLUTION OF INTENT TO VACATE
PUBLIC RIGHT-OF-WAY

WHEREAS, pursuant to Piqua Charter Section 98, this Commission must adopt a resolution expressing its intention to vacate platted right-of-way located prior to such action being considered; and,

WHEREAS, a petition requesting the vacation of a portion of platted public right of way known as an alley located south of and perpendicular to East Main Street as described in Exhibit "A" attached hereto, has been filed with the Clerk of Commission;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: This Commission hereby intends to vacate a portion of platted public right of way known as an alley located south of and perpendicular to East Main Street as described in Exhibit "A" attached hereto. The City Manager or his duly authorized representative is hereby directed to cause notice of this Resolution to be served by certified mail upon all persons whose property abuts said tract. Said notice shall state the time and place at which objections can be heard by the Planning Commission.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Kris Lee, Mayor

PASSED: __________________________

ATTEST: __________________________
Karen S. Jenkins
Clerk of Commission

The Motion to adopt the foregoing Resolution was offered by __________________________
seconded by __________________________ and on roll call the following vote ensued:

Mayor Kris Lee
Commissioner Kathryn B. Hinds
Commissioner Cindy Pearson
Commissioner Chris Grissom
Commissioner Thomas Fogt
<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>May 19, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPORT TITLE</td>
<td>A RESOLUTION OF INTENT TO VACATE PUBLIC RIGHT-OF-WAY</td>
</tr>
<tr>
<td>SUBMITTED BY</td>
<td>Chris Schmiesing, Community and Economic Development Director Development Department</td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☑ Resolution ☐ Regular</td>
</tr>
<tr>
<td>APPROVALS/REVIEWS</td>
<td>☑ City Manager ☐ Asst. City Manager/Finance ☑ Development Director ☐ Law Director</td>
</tr>
<tr>
<td>BACKGROUND</td>
<td>The City desires to vacate an unimproved portion of platted alley right of way located south of and perpendicular to East Main Street. The City has cleared weeds and invasive species from the sloped site and the adjoining property owner has expressed as desire to own and maintain the property. The subject right of way is not being used for public purposes.</td>
</tr>
<tr>
<td>BUDGET/FINANCIAL IMPACT</td>
<td>Budgeted $: 0 Expenditure $: 0 Source of Funds:</td>
</tr>
<tr>
<td>OPTIONS</td>
<td>1. Adopt the resolution to declare intent to vacate and forward the item to the Planning Commission for consideration. 2. Defeat the resolution and deny the request to consider vacating the subject right of way.</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>Approve the proposed resolution.</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>Resolution, tax map depicting portion of alley to be vacated, photos of cleared site</td>
</tr>
</tbody>
</table>
RESOLUTION NO. R-81-20
A RESOLUTION TO DEDICATE A BIKE PATH EASEMENT

WHEREAS, pursuant to the City of Piqua Code of Ordinances Section 151.30 to 151.35, the Planning Commission has taken action on the dedication of a bike path easement, as described by Exhibit “A” and shown on Exhibit “B” attached hereto; and

WHEREAS, notice of a public hearing advertised the time and place of the presentation of the proposed plat for consideration before the Planning Commission; and

WHEREAS, the Planning Commission met at in open sessions and took public comment regarding the proposed plat; and

WHEREAS, the Planning Commission after hearing the item and considering the public comments and information provided, recommended approving the dedication of a bike path easement, as shown in Exhibit “A” attached hereto; and

WHEREAS, pursuant to the City of Piqua Code of Ordinances Section 151.30 to 151.35, when the Planning Commission recommends the approval of a dedication of an easement it shall be referred to the City Commission for final acceptance.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concuring, that:

SEC. 1: This Commission hereby approves the dedication of a bike path easement, as described by Exhibit “A” and shown on Exhibit “B” attached hereto.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

___________________________________________
KRIS LEE, MAYOR

PASSED: __________________________

ATTEST: ____________________________

KAREN S. JENKINS
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ____________________________
seconded by ____________________________ and on roll call the following vote ensued:

Mayor Kris Lee
Commissioner Kathryn B. Hinds
Commissioner Cindy Pearson
Commissioner Chris Grissom
Commissioner Thomas Fogt
# Commission Agenda

**Staff Report**

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<tr>
<th>MEETING DATE</th>
<th>May 19, 2020</th>
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</thead>
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<tr>
<td>REPORT TITLE</td>
<td>A RESOLUTION TO DEDICATE A BIKE PATH EASEMENT</td>
</tr>
<tr>
<td>SUBMITTED BY</td>
<td>Chris Schmiesing, Community and Economic Development Director Development Department</td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☑ Resolution</td>
</tr>
<tr>
<td>APPROVALS/REVIEWS</td>
<td>☑ Development Director</td>
</tr>
<tr>
<td>BACKGROUND (Description, background, justification)</td>
<td>During the platting process for the Wood Street Lofts redevelopment, an alley was vacated (Ordinance 4-20). The Miami County Map Department pointed out in their review prior to recording that a bike path easement was never granted for the portion of the bike path that ran through the alley ROW, and with that ROW now vacated, the City has left a small area of the bike path unaccounted for. This action to dedicate an easement will smooth the discrepancy and ensure that the City retains access and maintenance control of this 292 sq ft of bike path going forward.</td>
</tr>
<tr>
<td>BUDGET/FINANCIAL IMPACT (Project costs and funding sources)</td>
<td>Budgeted $: 0</td>
</tr>
<tr>
<td></td>
<td>Expenditure $: 0</td>
</tr>
<tr>
<td></td>
<td>Source of Funds: 0</td>
</tr>
<tr>
<td></td>
<td>Narrative: Approving the resolution will smooth the discrepancy and ensure that the City retains access and maintenance control of this 292 sq ft of bike path.</td>
</tr>
<tr>
<td>OPTIONS (Include deny/approval option)</td>
<td>1. Adopt the resolution to approve the bike path easement</td>
</tr>
<tr>
<td></td>
<td>2. Defeat the resolution and reject the bike path easement</td>
</tr>
<tr>
<td>PROJECT TIMELINE</td>
<td>May 12, 2020 – Planning Commission: Public Hearing</td>
</tr>
<tr>
<td></td>
<td>May 19, 2020 – City Commission: Final Action</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>Approve the resolution.</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>Resolution, easement description and copy of recorded plat</td>
</tr>
</tbody>
</table>
BIKE PATH EASEMENT
0.007 ACRES (292 SQUARE FEET)

Situated in the City of Piqua, County of Miami, State of Ohio; also being a part of Lot 597; also being a portion of a 14' alley vacated by Ordinance No. 4-20; being more particularly described as follows:

Commencing at the intersection of the southerly line of said 14' alley and the westerly right-of-way line of Roosevelt Avenue (33' right-of-way), said point also being along the easterly line of Lot 598; thence,

Along the southerly line of said 14' alley, South 89° 51' 14" West for a distance of 159.11' to a 5/8" iron pin found, said point being the northwesterly corner of those lands as conveyed to City of Piqua as described in Deed Book 66 Page 285, said point also being along the division line between Lot 597 and Lot 598, said point also being the southeasterly corner of said vacated portion of said 14' alley, said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along a line through Lot 597, also being along the southerly line of said vacated portion of said 14' alley, South 89° 51' 14" West for a distance of 22.57' to a point; thence,

Along a line through said vacated portion of said 14' alley following a curve to the right, non-tangent to the previous course, having an arc length of 14.50', a radius of 120.01', a central angle of 006° 55' 14", and a chord that bears North 14° 45' 35" East for a distance of 14.49' to a point; thence,

Along a line through Lot 597, also being along the northerly line of said vacated portion of said 14' alley, non-tangent to the previous course, North 89° 51' 14" East for a distance of 18.78' to an iron pin set; thence,

Along the easterly terminus of said vacated portion of said 14' alley, South 00° 24' 51" East for a distance of 14.00' to the point of beginning, containing 0.007 acres (292 square feet) of land, more or less.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-2011).

Michael L. Keller
Professional Surveyor, Ohio License No. 7978
RESOLUTION NO. R-82-20

A RESOLUTION TO AUTHORIZE EXECUTION OF A QUIT CLAIM DEED OVER INLOT 9087

WHEREAS, Deed Book 594 Page 617, provides a legal description of the City of Piqua ownership interest in the former Conrail Railroad right-of-way from corporation limit to corporation limit, including vacated portion of public right of way formerly known as Sycamore Street; and

WHEREAS, Miami County Recorder’s Record of Plats Plat Book 28 Page 36 provides a legal description of the St Mary Development Corporation ownership interest in a 4.408 acre tract known as Inlot 9087; and,

WHEREAS, the deeds, plats, and surveys referenced by the aforementioned legal descriptions result in the City of Piqua and St Mary Development Corporation ownership interests overlapping by several feet; and,

WHEREAS, St Mary Development Corporation has requested the City of Piqua quit claim deed any legal interest it may unknowingly hold in the subject overlap area, as more specifically shown on the City of Piqua Miami County Tax Map Plat SE.67 included herewith as part of Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: The City Manager is hereby authorized to quit claim deed any legal interest the City of Piqua may unknowingly hold in the subject overlap area, as more specifically shown on the City of Piqua Miami County Tax Map Plat SE 67 included herewith as part of Exhibit A.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

______________________________
Kris Lee, Mayor

PASSED:

ATTEST: ____________________________________________
KAREN S. JENKINS
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ____________________________
seconded by ____________________________ and on roll call the following vote ensued:

Mayor Kris Lee
Commissioner Kathryn B. Hinds
Commissioner Cindy Pearson
Commissioner Chris Grissom
Commissioner Thomas Fogt
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<tr>
<td>SUBMITTED BY</td>
<td>Chris Schmiesing, Community and Economic Development Director</td>
</tr>
<tr>
<td>Development Department</td>
<td></td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☒Resolution</td>
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<tr>
<td>Approvals/Reviews</td>
<td>☒City Manager</td>
</tr>
<tr>
<td>Development Director</td>
<td>☒Planning Commission</td>
</tr>
<tr>
<td>BACKGROUND</td>
<td>During the platting process for the Wood Street Lofts redevelopment, research conducted by Miami County and the surveyor representing St. Mary’s Development Corporation revealed that there is a small overlap in parcel lines on record. Discrepancies like this have frequently been uncovered in title research where historical public and railroad right of way have been previously located. Since the overlapping boundary currently gives the City a claim over a sliver of land that St. Mary’s has purchased from Transformed Life Church, St. Mary’s has requested that the City execute a quit claim deed to renounce any claim of ownership over this portion of land.</td>
</tr>
<tr>
<td>Budget/Financial Impact</td>
<td>Budgeted $: 0</td>
</tr>
<tr>
<td>(Project costs and funding sources)</td>
<td>Expenditure $: 0</td>
</tr>
<tr>
<td>Source of Funds:</td>
<td>0</td>
</tr>
<tr>
<td>Narrative:</td>
<td>Approving the resolution will smooth the discrepancy in mapping and land title by renouncing ownership of a sliver of land in favor of St. Mary’s Development Corporation, allowing the developer to hold a clear title to their land and develop with less risk.</td>
</tr>
<tr>
<td>OPTIONS (Include deny /approval option)</td>
<td>1. Adopt the resolution to authorize execution of the quit claim deed</td>
</tr>
<tr>
<td></td>
<td>2. Defeat the resolution and reject the execution of the quit claim deed</td>
</tr>
<tr>
<td>Project Timeline</td>
<td>May 19, 2020 — City Commission: Final Action</td>
</tr>
<tr>
<td>Staff Recommendation</td>
<td>Approve the resolution.</td>
</tr>
<tr>
<td>Attachments</td>
<td>Resolution, memo prepared by St. Mary’s legal counsel, quit claim deed, legal description, tax map highlighting overlap</td>
</tr>
</tbody>
</table>
Exhibit A

Legal Description

Situated in the City of Piqua, County of Miami, State of Ohio; also being a part of Section 18, Township 6, Range 6; also being Lot ______ as shown on Record Plat Book 28, Page ______ of the Plat Records of Miami County, Ohio; also being a portion of those lands as conveyed to St Mary Development Corporation as described in Instrument No. 2020OR-04640 Parcels I – IX, being more particularly described as follows:

Commencing at the intersection of the westerly right-of-way line of Roosevelt Avenue (33’ right-of-way) and the northerly right-of-way line of Wood Street (49.5’ right-of-way), said point being the southeasterly corner of Lot 598; thence,

Along the northerly right-of-way line of Wood Street, also being along the southerly line of said Lot 598 and then along a portion of the southerly line of Lot 597, North 89° 56’ 03” West for a distance of 159.05’ to a cross notch set, said point being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the northerly right-of-way line of Wood Street, also being along the southerly line of Lot ______, North 89° 56’ 03” West for a distance of 221.22’ to an iron pin set, passing over an iron pin found at a distance of 49.11’ from the beginning of this course and a MAG nail found at a distance of 153.22’ from the beginning of this course; thence,

Along a westerly line of Lot ______, also being along the easterly right-of-way of a 25’ alley, North 00° 24’ 51” West for a distance of 214.09’ to an iron pin set, said point being the terminus of the northerly line of a 14’ alley, passing over a MAG nail set at a distance of 200.09’ from the beginning of this course; thence,

Along the northerly right-of-way line of a 14’ alley, South 89° 51’ 14” West for a distance of 452.56’ to an iron pin set; thence,

Along the westerly line of Lot ______, North 00° 24’ 52” West for a distance of 195.73’ to an iron pin set, said point being on the southerly line of a vacated portion of Sycamore Street, vacated by Ordinances A-1085-V4 and A-1594-V6; thence,

Along a portion of the southerly line of said vacated Sycamore Street, North 89° 19’ 37” East for a distance of 468.50’ to a 5/8” iron pin found; thence,

Along a portion of the southerly line of said vacated Sycamore Street, North 89° 41’ 52” East for a distance of 286.45’ to an iron pin set; said point being the northwesterly corner of lands as conveyed to City of Piqua as described in Instrument No. 2016OR-06645; thence,
Along a westerly line of said lands of City of Piqua, *South 00° 00' 00" East* for a distance of *30.51' to an iron pin set at a point of curvature; thence,

Along a westerly line of said lands of City of Piqua following a curve to the right having an *arc length of 58.67', a radius of 120.01', a central angle of 028° 00' 40"*, and a chord that bears *South 14° 00' 18" West* for a distance of *58.09′* to an iron pin set at a point of tangency; thence,

Along a westerly line of said lands of City of Piqua, *South 28° 00' 12" West* for a distance of *24.15' to a 5/8" iron pin found* found, said point being the northwesterly corner of lands as conveyed to Rita A. Kiser, said point also being the northerly corner of lands as conveyed to City of Piqua as described in Instrument No. 2016OR-06645; thence,

Along the westerly line of said Lands of City of Piqua, *South 28° 57' 54" West* for a distance of *106.09′* to a 5/8" iron pin found along the northerly line of a 14′ alley; thence,

Along the northerly line of said 14′ alley, *South 89° 51' 14" West* for a distance of *2.95' to an iron pin set at the easterly terminus of the northerly line of a vacated part of a 14′ alley; thence,

Along the easterly terminus of said vacated 14′ alley and then along the westerly line of lands as conveyed to City of Piqua as recorded in Deed Book 66 Page 285 and then along the westerly line of lands as conveyed to Billie Jo Yount and John D. Bowser, Jr. as described in Official Record 188 Page 888, *South 00° 24' 51" East* for a distance of *214.91' to the point of* beginning, passing over a 5/8" iron pin found at a distance of 14.00′ from the beginning of this course, containing 4.408 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in July, 2019.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-2011), with a portion of the northerly right-of-way line of Wood Street being North 89° 56' 03" West, as determined by a GPS survey utilizing CORS Station “SIDN”.

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped “THE KLEINGERS GROUP”.

Subject to any easements, restrictions, covenants, ordinances or agreements of record.
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that CITY OF PIQUA, OHIO, an Ohio municipal corporation (the "Grantor") in consideration of good and valuable consideration to it given by Wood Street Lofts, LLC, an Ohio limited liability company, having a mailing address of __________________ (the "Grantee"), the receipt of which is hereby acknowledged, does hereby remise, release and forever quit claim to said Grantee, its successors and assigns forever, the real estate set forth and described as follows:

SEE ATTACHED EXHIBIT A

and all the Estate, Right, Title and Interest of the said Grantor in and to said premises; to have and to hold the same, with all privileges and appurtenances thereunto belonging to said Grantee, its successors and assigns forever.

Prior Deed Reference: Not applicable

Auditor's Parcel No.: Not applicable

This Quit Claim Deed is given to correct the overlap in Deeds, Plats and Surveys as noted in the Miami County tax maps for the vacated Sycamore Street fifty (50) foot right of way.
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand this ______ day of ____________, 2020.

City of Piqua, Ohio, an Ohio municipal corporation

By: __________________________
Name: __________________________
Title: __________________________

STATE OF OHIO  )
) ss:
COUNTY OF __________ )

This foregoing instrument was acknowledged before me this ______ day of ____________, 2020 by __________________________, __________________________ of the City of Piqua, Ohio, an Ohio municipal corporation, on behalf of the corporation.

Notary Public

This document prepared by:

Natalie H. Rauf
Dinsmore & Shohl LLP
255 E. Fifth Street, Suite 1900
Cincinnati, Ohio 45202
To: Kyrsten French

From: Natalie H. Rauf, Dinsmore & Shohl LLP
(513) 977-8685
natalie.rauf@dinsmore.com

As counsel for St. Mary Development Corporation and Wood Street Lofts, LLC (the project owner for the new senior housing development in Piqua), we are requesting that the City of Piqua obtain the necessary approvals to execute the Quit Claim Deed attached as Attachment 1.

This request is being made in order to clean up some past property line discrepancies that are noted in the Miami County tax maps that are attached as Attachment 2.

The effect of the Quit Claim Deed is that City conveys any rights the City may have to the project development site. As we have discussed, the development site currently owned by St. Mary that St. Mary will be conveying to Wood Street Lofts, LLC. The legal description attached to the Quit Claim Deed is the perimeter of the consolidated site parcel. While this description has not yet a record description, the Miami County Engineer’s Office has approved the consolidation plat.

Chicago Title Insurance Company has indicated that it will need to have the Quit Claim Deed executed in order to remove the following title exception that is showing on St. Mary’s title commitment for the property:

Subject to consequences, if any, of a possible overlap in the legal description along the property line that borders the vacated right of way of Sycamore Street. The County map contains the following language: "overlap in Deeds, Plats and Surveys".

We appreciate your assistance. Please let me know if there are any additional questions or concerns regarding the Quit Claim Deed.
RESOLUTION NO. R-83-20

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN THE PROGRAM YEAR (PY) 2020 CHIP PROGRAM PARTNERSHIP AGREEMENT BY AND BETWEEN THE MIAMI COUNTY BOARD OF COMMISSIONERS, THE CITY OF PIQUA, THE CITY OF TIPP CITY, AND THE CITY OF TROY FOR THE OHIO DEVELOPMENT SERVICES AGENCY (ODSA) COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM

WHEREAS, the City of Piqua intends to partner with the Miami County Board of Commissioners, the City of Tipp City, and the City of Troy to apply to the Ohio Development Services Agency (ODSA), Office of Community Development (OCD) for funding under the Program Year 2020 Community Housing Impact and Preservation (CHIP) Program; and

WHEREAS, through this partnership the Miami County Board of Commissioners, the City of Tipp City, City of Troy, and the City of Piqua will apply for $815,000 of CHIP Program funding provided they meet applicable program requirements; and

WHEREAS, the Ohio Development Services Agency, Office of Community Development (ODSA, OCD) requires the Miami County Board of Commissioners, the Council for the City of Tipp City, the Council for the City of Troy, and the Council for the City of Piqua to execute a PY 2020 CHIP Partnership Agreement, included herewith as Exhibit A; and

WHEREAS, the Board of Miami County Commissioners as the governing body and the City of Piqua, City of Tipp City, and City of Troy as the participating parties have agreed to enter into a Partnership Agreement for the PY 2020 CHIP program; and

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that

SEC. 1: The City Manager is hereby authorized to sign the PY 2020 CHIP Program Partnership Agreement (included herewith as Exhibit A) by and between the Miami County Board of Commissioners, the City of Tipp City, City of Troy, and the City of Piqua for the ODSA, OCD Community Housing Impact and Preservation (CHIP) Program;

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

__________________________________________
Kris Lee, Mayor

PASSED: ____________________________________

ATTEST: ________________________________
KAREN S. JENKINS
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by ____________________ seconded by ____________________ and on roll call the following vote ensued:

Mayor Kris Lee ____________________
Commissioner Kathryn B. Hinds ____________________
Commissioner Chris Grissom ____________________
Commissioner Cindy Pearson ____________________
Commissioner Thomas Fogt ____________________
<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>May 19, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPORT TITLE</td>
<td>A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN THE PROGRAM YEAR (PY) 2020 CHIP PROGRAM PARTNERSHIP AGREEMENT BY AND BETWEEN THE MIAMI COUNTY BOARD OF COMMISSIONERS, THE CITY OF PIQUA, THE CITY OF TIPP CITY, AND THE CITY OF TROY FOR THE OHIO DEVELOPMENT SERVICES AGENCY (ODSA) COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM</td>
</tr>
<tr>
<td>SUBMITTED BY</td>
<td>Janel Ranly, Development Program Manager</td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☑️ Resolution</td>
</tr>
<tr>
<td>APPROVALS/REVIEWS</td>
<td>☑️ City Manager</td>
</tr>
<tr>
<td></td>
<td>☑️ Development Director</td>
</tr>
<tr>
<td>BACKGROUND</td>
<td>The City of Piqua intends to partner with the Miami County Board of Commissioners, City of Tipp City, and City of Troy to apply to the Ohio Development Services Agency (ODSA) for funding under the Program Year (PY) 2020 Community Housing Impact and Preservation (CHIP) Program. Through this partnership the Miami County Board of Commissioners, City Tipp City, City of Troy and the City of Piqua will be applying for an $815,000 CHIP Program Competitive Grant comprised of federal Community Development Block (CDBG) funds, federal HOME Investment Partnership (HOME) funds, and Ohio Housing Trust (OHTF) funds. The following eligible CHIP activities have been selected for the City of Piqua:</td>
</tr>
<tr>
<td></td>
<td>• Private Owner Rehabilitation (Owner-occupied dwellings)</td>
</tr>
<tr>
<td></td>
<td>• Owner Home Repair (Owner-occupied dwellings)</td>
</tr>
<tr>
<td>BUDGET/FINANCIAL IMPACT</td>
<td>Budgeted $: $260,000 (2021-2023)</td>
</tr>
<tr>
<td></td>
<td>Expenditure $: $260,000 (2021-2023)</td>
</tr>
<tr>
<td></td>
<td>Source of Funds: CDBG (federal funds); HOME (federal funds); OHTF (state funds)</td>
</tr>
<tr>
<td></td>
<td>Narrative: The total CHIP budget for the City of Piqua is $260,000 for 2021-2023.</td>
</tr>
<tr>
<td>OPTIONS</td>
<td>1. Pass the resolution to authorize the City Manager to sign the Partnership Agreement.</td>
</tr>
<tr>
<td></td>
<td>2. Deny the resolution and reject the Partnership Agreement.</td>
</tr>
<tr>
<td>PROJECT TIMELINE</td>
<td>The CHIP application is due June 24, 2020. We will be notified in September if our application is funded. We will start implementing the program in January of 2021. All</td>
</tr>
</tbody>
</table>
projects in the grant cycle must be completed by April 30, 2023.

<table>
<thead>
<tr>
<th>STAFF RECOMMENDATION</th>
<th>Approve the proposed resolution.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATTACHMENTS</td>
<td>PY 2020 CHIP Program Partnership Agreement.</td>
</tr>
</tbody>
</table>
PY 2020 CHIP PROGRAM PARTNERSHIP AGREEMENT

by and between

BOARD OF MIAMI COUNTY COMMISSIONERS

and

CITY OF PIQUA, OHIO

and

CITY OF TIPP CITY, OHIO

and

CITY OF TROY, OHIO

for the

OHIO DEVELOPMENT SERVICES AGENCY (ODSA)

COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM

This Program Year 2020 CHIP Program Partnership Agreement (hereinafter referred to as Partnership Agreement) is entered into by and between the Board of Miami County Commissioners, Miami County, Ohio, an Ohio County (hereinafter referred to as the Applicant/Grantee), the City of Piqua, Ohio, an Ohio Municipal Corporation (hereinafter referred to as a Partnering Jurisdiction), the City of Tipp City, Ohio, an Ohio Municipal Corporation (hereinafter referred to as a Partnering Jurisdiction), and the City of Troy, Ohio, an Ohio Municipal Corporation (hereinafter referred to as a Partnering Jurisdiction) for the undertaking of the PY 2020 Community Housing Impact and Preservation Program (hereinafter referred to as the CHIP Program), in the event the PY 2020 CHIP Program Application is funded by the Ohio Development Services Agency (hereinafter referred to as the ODSA).

WHEREAS, Applicant/Grantee, in conjunction with the Partnering Jurisdictions, will be applying for an $815,000 CHIP Program Competitive Grant comprised of federal Community Development Block Grant (CDBG) funds, federal HOME Investment Partnership (HOME) funds, and Ohio Housing Trust Funds (OHTF); and

WHEREAS, the ODSA requires the designation of an Applicant/Grantee in order for a CHIP Program Partnership to apply for CHIP Program funding; and
WHEREAS, the ODSA requires the execution of a Partnership Agreement between the Applicant/Grantee and other Partnering Jurisdictions that are also eligible to receive CHIP Program funds in the event the Applicant/Grantee and the other Partnering Jurisdictions are willing to mutually form a CHIP Program Partnership; and

WHEREAS, upon the execution of a Partnership Agreement, the Partnering Jurisdictions become a part of the Applicant/Grantee’s CHIP Program for the purposes of program planning, administration, implementation, fiscal obligation, and closeout for the lifetime of the CHIP Program grant period; and

WHEREAS, the ODSA requires the Partnership Agreement to state that it covers all CHIP Program funds awarded from the ODSA’s CDBG, HOME and OHTF allocations, and remains in effect until the CHIP Program activities are completed, all of the funds are expended and the grant is closed out; and

WHEREAS, the ODSA requires the Partnership Agreement to contain a statement that neither the Applicant/Grantee nor the Partnering Jurisdictions can terminate or withdraw from the Partnership Agreement while it remains in effect; and

WHEREAS, the ODSA requires the Partnership Agreement to outline the responsibilities of both the Applicant/Grantee and the Partnering Jurisdictions, including a description of the Applicant/Grantee’s oversight process, records availability for monitoring purposes, and how Program Income will be managed; and

WHEREAS, the ODSA requires the governing body of the Applicant/Grantee and the governing body of each Partnering Jurisdiction to authorize the Partnership Agreement;

NOW, THEREFORE, it is agreed by and between the Applicant/Grantee and the Partnering Jurisdictions that:

1. **Designation of Applicant/Grantee**

   The Board of Miami County Commissioners is hereby designated the Applicant/Grantee in order for the Miami County/City of Piqua/City of Tipp City/City of Troy CHIP Program Partnership to apply for PY 2020 CHIP Program funding.

2. **Partnering Jurisdictions**

   The City of Piqua hereby agrees to be a Partnering Jurisdiction under the Miami County/City of Piqua/City of Tipp City/City of Troy CHIP Program Partnership.

   The City of Tipp City hereby agrees to be a Partnering Jurisdiction under the Miami County/City of Piqua/City of Tipp City/City of Troy CHIP Program Partnership.

   The City of Troy hereby agrees to be a Partnering Jurisdiction under the Miami County/City of Piqua/City of Tipp City/City of Troy CHIP Program Partnership.
3. **Scope of Agreement**

**PY 2020 CHIP Program.**

This Partnership Agreement covers all CHIP Program funds awarded from the ODSA’s CDBG, HOME and/or OHTF allocations, and remains in effect until the CHIP Program activities are completed, all of the funds are expended and the grant is closed out.

The Applicant/Grantee, with assistance from the Partnering Jurisdictions, shall undertake and complete the activities as set forth in the $815,000 PY 2020 CHIP Program Application to be submitted to the ODSA on or before June 24, 2020.

The initial overall CHIP Program Budget is established as follows:

Total CHIP Program Budget (All Funds) --- $1,093,000.

Total PY 2020 CHIP Program Grant Request --- $815,000.

Program Funds Reserved for General Administration and Fair Housing --- $97,800.

Balance of CHIP Program Funds for Project Activities -- $995,200 (Grant and Program Income)

The funds budgeted for each CHIP Program project activity for the CHIP Program Partnership is as follows:

**CHIP Program Project Activity Funds budgeted for Miami County (Applicant/Grantee)**

<table>
<thead>
<tr>
<th>Project/Activity – Miami County</th>
<th>CHIP Funds</th>
<th>Other Funds</th>
<th>Program Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation Assistance – Owner Rehabilitation</td>
<td>$ 59,500</td>
<td>$ 121,000</td>
<td>4 Units</td>
</tr>
<tr>
<td>Rehabilitation Assistance – Rental Rehabilitation</td>
<td>$ 23,200</td>
<td>$ 25,000</td>
<td>1 Unit</td>
</tr>
<tr>
<td>Repair Assistance – Owner Home Repair</td>
<td>$ 49,500</td>
<td>$ 84,000</td>
<td>10 Units</td>
</tr>
<tr>
<td>Repair Assistance – Rental Home Repair</td>
<td>$ 0</td>
<td>$ 0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – Downpayment Assistance</td>
<td>$ 0</td>
<td>$ 0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – DPA/Rehabilitation</td>
<td>$ 0</td>
<td>$ 0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – New Construction – Habitat</td>
<td>$ 0</td>
<td>$ 0</td>
<td>na</td>
</tr>
<tr>
<td>Tenant-Based Rental Assistance – Rental Housing Assistance</td>
<td>$ 0</td>
<td>$ 0</td>
<td>na</td>
</tr>
<tr>
<td><strong>Total CHIP Program Funds Allocated for Miami County:</strong></td>
<td>$132,200</td>
<td>$230,000</td>
<td>15 Units</td>
</tr>
</tbody>
</table>
3. **Scope of Agreement (continued)**

**Program Funds budgeted for the CHIP Program Project Activity Funds Allocated to the City of Piqua (Partnering Jurisdiction)**

<table>
<thead>
<tr>
<th>Project/Activity – City of Piqua</th>
<th>CHIP Funds</th>
<th>Other Funds</th>
<th>Program Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation Assistance – Owner Rehabilitation</td>
<td>$140,000</td>
<td>$60,000</td>
<td>4 Units</td>
</tr>
<tr>
<td>Rehabilitation Assistance – Rental Rehabilitation</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Repair Assistance – Owner Home Repair</td>
<td>$120,000</td>
<td>$0</td>
<td>8 Units</td>
</tr>
<tr>
<td>Repair Assistance – Rental Home Repair</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – Downpayment Assistance</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – DPA/Rehabilitation</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – New Construction – Habitat</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Tenant-Based Rental Assistance – Rental Housing Assistance</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td><strong>Total CHIP Program Funds allocated for City of Piqua:</strong></td>
<td><strong>$260,000</strong></td>
<td><strong>$60,000</strong></td>
<td><strong>12 Units</strong></td>
</tr>
</tbody>
</table>

**Program Funds budgeted for the CHIP Program Project Activity Funds Allocated to the City of Tipp City (Partnering Jurisdiction)**

<table>
<thead>
<tr>
<th>Project/Activity – City of Tipp City</th>
<th>CHIP Funds</th>
<th>Other Funds</th>
<th>Program Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation Assistance – Owner Rehabilitation</td>
<td>$50,000</td>
<td>$0</td>
<td>1 Unit</td>
</tr>
<tr>
<td>Rehabilitation Assistance – Rental Rehabilitation</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Repair Assistance – Owner Home Repair</td>
<td>$15,000</td>
<td>$0</td>
<td>1 Unit</td>
</tr>
<tr>
<td>Repair Assistance – Rental Home Repair</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – Downpayment Assistance</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – DPA/Rehabilitation</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – New Construction – Habitat</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Tenant-Based Rental Assistance – Rental Housing Assistance</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td><strong>Total CHIP Program Funds allocated for City of Tipp City:</strong></td>
<td><strong>$65,000</strong></td>
<td><strong>$0</strong></td>
<td><strong>2 Units</strong></td>
</tr>
</tbody>
</table>

**Program Funds budgeted for the CHIP Program Project Activity Funds Allocated to the City of Troy (Partnering Jurisdiction)**

<table>
<thead>
<tr>
<th>Project/Activity – City of Troy</th>
<th>CHIP Funds</th>
<th>Other Funds</th>
<th>Program Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation Assistance – Owner Rehabilitation</td>
<td>$200,000</td>
<td>$0</td>
<td>4 Unit</td>
</tr>
<tr>
<td>Rehabilitation Assistance – Rental Rehabilitation</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Repair Assistance – Owner Home Repair</td>
<td>$60,000</td>
<td>$0</td>
<td>4 Unit</td>
</tr>
<tr>
<td>Repair Assistance – Rental Home Repair</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – Downpayment Assistance</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – DPA/Rehabilitation</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Homeownership Assistance – New Construction – Habitat</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td>Tenant-Based Rental Assistance – Rental Housing Assistance</td>
<td>$0</td>
<td>$0</td>
<td>na</td>
</tr>
<tr>
<td><strong>Total CHIP Program Funds allocated for City of Troy:</strong></td>
<td><strong>$260,000</strong></td>
<td><strong>$0</strong></td>
<td><strong>8 Units</strong></td>
</tr>
</tbody>
</table>
3. **Scope of Agreement (continued)**

Program Funds budgeted for the CHIP Program Funds Allocated for General Administration and Fair Housing:

<table>
<thead>
<tr>
<th>Miami County – Applicant/Grantee</th>
<th>CHIP Funds</th>
<th>Other Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration/Fair Housing – General Administration</td>
<td>$ 43,800</td>
<td>$ 0</td>
</tr>
<tr>
<td>Administration/Fair Housing – Fair Housing Program</td>
<td>$ 0</td>
<td>$ 2,000</td>
</tr>
<tr>
<td><strong>Sub-Total for Miami County:</strong></td>
<td><strong>$ 43,800</strong></td>
<td><strong>$ 2,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City of Piqua – Partnering Jurisdiction</th>
<th>CHIP Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration/Fair Housing – General Administration</td>
<td>$ 31,000</td>
</tr>
<tr>
<td>Administration/Fair Housing – Fair Housing Program</td>
<td>$ 0</td>
</tr>
<tr>
<td><strong>Sub-Total for City of Piqua:</strong></td>
<td><strong>$ 31,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City of Tipp City – Partnering Jurisdiction</th>
<th>CHIP Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration/Fair Housing – General Administration</td>
<td>$ 0</td>
</tr>
<tr>
<td>Administration/Fair Housing – Fair Housing Program</td>
<td>$ 0</td>
</tr>
<tr>
<td><strong>Sub-Total for City of Tipp City:</strong></td>
<td><strong>$ 0</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City of Troy – Partnering Jurisdiction</th>
<th>CHIP Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration/Fair Housing – General Administration</td>
<td>$ 23,000</td>
</tr>
<tr>
<td>Administration/Fair Housing – Fair Housing Program</td>
<td>$ 0</td>
</tr>
<tr>
<td><strong>Sub-Total for City of Troy:</strong></td>
<td><strong>$ 23,000</strong></td>
</tr>
</tbody>
</table>

| **CHIP Program Total:**                          | **$97,800** | **$ 2,000** |

**Housing Program Income:**

This Partnership Agreement covers all Housing Program Income funds available at the time of application submission (available balance through December 31, 2019 per the ODSA), and remains in effect until the CHIP Program activities are completed, all the funds are expended and the grant is closed out.

Applicant/Grantee will be responsible for the retention and redistribution CHIP Program Income generated from the implementation of its activities as well as those of the Partnering Jurisdictions of the City of Tipp City and the City of Troy. Any CHIP Program Income resulting from the Applicant/Grantee’s expenditure of CHIP Program funds will be administered in compliance with the Applicant/Grantee’s Housing Revolving Loan Fund Administration Agreement with the ODSA.

The Partnering Jurisdictions of the City of Piqua and the City of Troy will be responsible for the retention and redistribution CHIP Program Income generated from the implementation of its activities. Any CHIP Program Income resulting from the City of Piqua’s or the City of Troy expenditure of CHIP Program funds will be administered in compliance with the City of Piqua’s or the City of Troy’s Housing Revolving Loan Fund Administration Agreement with the ODSA.
3. **Scope of Agreement (continued)**

The Applicant/Grantee and Partnering Jurisdictions mutually understand they are to be compliant with the ODSA “Program Policy Notice: 13-01 – Finance Mechanisms for Office of Community Development Program-Funded Projects, except for projects funded with Program Income or projects funded through the Ohio Housing Finance Agency”.

**Housing Program Income funds committed by Miami County (Applicant/Grantee) for Project Activities located in Miami County, Tipp City, or Troy:**

<table>
<thead>
<tr>
<th>Project/Activity – Miami County (includes Tipp City and Troy)</th>
<th>Program Income</th>
<th>Program Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation Assistance – Owner Rehabilitation</td>
<td>$ 121,000</td>
<td>0 Units*</td>
</tr>
<tr>
<td>Rehabilitation Assistance – Rental Rehabilitation</td>
<td>$ 25,000</td>
<td>0 Units*</td>
</tr>
<tr>
<td>Repair Assistance – Owner Home Repair</td>
<td>$ 84,000</td>
<td>0 Units*</td>
</tr>
<tr>
<td>Repair Assistance – Rental Home Repair</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – Downpayment Assistance</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – DPA/Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – New Construction – Habitat</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Acquisition/Rehab/Resale – Habitat</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Tenant-Based Rental Assistance – Rental Housing Assistance</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Total Program Income Funds committed by Miami County:</strong></td>
<td><strong>$ 230,000</strong></td>
<td><strong>0 Units</strong>*</td>
</tr>
</tbody>
</table>

*CHIP Program-funded outcomes of 4 units of Owner Rehabilitation, 1 unit of Rental Rehabilitation and 10 Home Repairs. No additional units financed solely with Program Income.

**Housing Program Income funds committed by the City of Piqua (Partnering Jurisdiction) for Project Activities located in Piqua:**

<table>
<thead>
<tr>
<th>Project/Activity – City of Piqua</th>
<th>Program Income</th>
<th>Program Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation Assistance – Owner Rehabilitation</td>
<td>$ 60,000</td>
<td>0 Units*</td>
</tr>
<tr>
<td>Rehabilitation Assistance – Rental Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Repair Assistance – Owner Home Repair</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Repair Assistance – Rental Home Repair</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – Downpayment Assistance</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – DPA/Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – New Construction – Habitat</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Tenant-Based Rental Assistance – Rental Housing Assistance</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Total Program Income Funds committed by City of Piqua:</strong></td>
<td><strong>$60,000</strong></td>
<td><strong>0 Units</strong>*</td>
</tr>
</tbody>
</table>

*CHIP Program-funded outcome of 4 units of Owner Rehabilitation. No additional units financed solely with Program Income.
3. **Scope of Agreement (continued)**

**Housing Program Income funds committed by the City of Tipp City (Partnering Jurisdiction) for Project Activities located in Tipp City:**

<table>
<thead>
<tr>
<th>Project/Activity</th>
<th>Program Income</th>
<th>Program Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation Assistance – Owner Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Rehabilitation Assistance – Rental Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Repair Assistance – Owner Home Repair</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Repair Assistance – Rental Home Repair</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – Downpayment Assistance</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – DPA/Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – New Construction – Habitat</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Tenant-Based Rental Assistance – Rental Housing Assistance</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Total Program Income Funds committed by City of Tipp City:</strong></td>
<td>$ 0</td>
<td></td>
</tr>
</tbody>
</table>

**Housing Program Income funds committed by the City of Troy (Partnering Jurisdiction) for Project Activities located in Troy:**

<table>
<thead>
<tr>
<th>Project/Activity</th>
<th>Program Income</th>
<th>Program Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation Assistance – Owner Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Rehabilitation Assistance – Rental Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Repair Assistance – Owner Home Repair</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Repair Assistance – Rental Home Repair</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – Downpayment Assistance</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – DPA/Rehabilitation</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Homeownership Assistance – New Construction – Habitat</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td>Tenant-Based Rental Assistance – Rental Housing Assistance</td>
<td>$ 0</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Total Program Income Funds committed by City of Troy:</strong></td>
<td>$ 0</td>
<td></td>
</tr>
</tbody>
</table>

4. **Performance and Monitoring**

The Applicant/Grantee assumes the responsibility for program planning, administration, implementation, fiscal obligation, and closeout for the lifetime of the CHIP Program grant period, which is estimated to have an effective term of September 1, 2020 through April 30, 2023.

The Applicant/Grantee will manage the grant fund administration and implementation. CHIP Program funds allocated by the Applicant/Grantee for the Partnering Jurisdictions are budgeted as shown in Section 3 of this Partnership Agreement based on the Partnership’s planning process. The CHIP Program funds budgeted for the Partnering Jurisdictions are not awarded to the Partnering Jurisdictions, but are intended to be utilized for projects that take place in the Partnering Jurisdictions.
The Applicant/Grantee will monitor the performance of Partnering Jurisdiction in terms of goals and performance standards as stated above. Partnering Jurisdiction shall provide Applicant/Grantee all necessary reporting information as required by ODSA in the administration and review of the CHIP Program funded activities. Substandard performance as determined by the Applicant/Grantee will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Partnering Jurisdiction within a reasonable period of time after being notified by Applicant/Grantee, suspension of funding procedures against the Partnering Jurisdiction will be initiated by Applicant/Grantee.

5. Termination of Agreement

Neither the Applicant/Grantee nor the Partnering Jurisdictions may terminate or withdraw from this Partnership Agreement while it remains in effect.

However, it is understood that continued administrative participation by the City of Piqua/City of Troy in the Partnership Agreement and the selection of specific projects is subject to Piqua City/Troy City Commission approval. Failure to approve any project by the Piqua City/Troy City Commission shall not be held against the City of Piqua in determining the dollars being allocated to the City of Piqua/City of Troy.

6. Prohibition on Subrecipient Agreements

The Applicant/Grantee and the Partnering Jurisdictions agree that Subrecipient Agreements are prohibited by the ODSA under the CHIP Program, and the Applicant/Grantee and Partnering Jurisdictions mutually understand they are to be compliant with ODSA “Program Policy Notice: OCD 13-04 – Agreements for Grant Administration of Office of Community Development Programs”.

7. CHIP Program Policy and Procedures Manual (PPM)

On behalf of the CHIP Program Partnership, the Applicant/Grantee has adopted one PPM.

In addition, the following three activity-specific elements will be required in the CHIP Program Application by the ODSA:

a. Client selection criteria, including the population(s) to be served.

b. Method(s) of determining income eligibility.

c. Details about the finance mechanism(s) that will be implemented.

The above three elements are currently addressed in the Applicant/Grantee’s PPM. It is understood by the Applicant/Grantee and the Partnering Jurisdictions that the information submitted in the CHIP Program Application will supersede the PPM adopted by the Applicant/Grantee. Other than the above three elements, any necessary updates to the PPM will be attached to the CHIP Program Application.
Partnering Jurisdiction Responsibilities

Program Planning:

a. Applicant/Grantee will be responsible for conducting the Partnership’s Housing Advisory Committee (HAC) meetings.

b. Applicant/Grantee will be responsible for preparing the Partnership’s ODSA required Housing and Community Services Assessment.

c. Applicant/Grantee will determine how CHIP Program funds will be allocated and distributed in consultation with the Partnering Jurisdictions in conjunction with the above mentioned Housing and Community Services Assessment and HAC meetings.

d. Applicant/Grantee will be responsible for preparing and submitting the CHIP Program Grant Application on or before the June 24, 2020 deadline.

e. Partnering Jurisdictions will be responsible for participating in the Housing Advisory Committee (HAC) Meetings.

f. Partnering Jurisdictions will be responsible for participating in the planning process for the ODSA required Housing and Community Services Assessment.

g. Partnering Jurisdictions will be responsible for recommending how CHIP Program funds will be allocated and distributed by the Applicant/Grantee in conjunction with the above mentioned Housing and Community Services Assessment and HAC meetings.

General Administration and Oversight Process:

a. Applicant/Grantee will be responsible for executing Grant Agreements with the ODSA for the CHIP Program Grant, if awarded funding by the ODSA.

b. The City of Piqua Partnering Jurisdiction will be responsible for undertaking specific projects of the CHIP Program Grant that are located within the City of Piqua.

c. The City of Troy Partnering Jurisdiction will be responsible for undertaking specific projects of the CHIP Program Grant that are located within the City of Troy.

d. Applicant/Grantee will remain responsible for employing administrators and any consultant staff.

e. The Applicant/Grantee’s CHIP Program Policy and Procedures Manual (PPM) has been adopted for CHIP Program Partnership.

Activity Implementation:

a. Applicant/Grantee will undertake the CHIP Program project activities based on need, performance, timeliness, outcome achievement, and availability of funds for Miami County and the City of Tipp City Partnering Jurisdiction.
b. The City of Piqua Partnering Jurisdiction will undertake its specific projects of the CHIP Program Grant that are located within the City of Piqua based on need, performance, timeliness, outcome achievement, and availability of funds.

c. The City of Troy Partnering Jurisdiction will undertake its specific projects of the CHIP Program Grant that are located within the City of Troy based on need, performance, timeliness, outcome achievement, and availability of funds.

d. Applicant/Grantee, City of Piqua Partnering Jurisdiction and the City of Troy Partnering Jurisdiction will undertake its specific projects of the CHIP Program Grant financed with HOME funds in accordance with the commitment deadline established by the ODSA. All City of Piqua/City of Troy Partnering Jurisdiction projects financed with HOME funds must be committed by February 28, 2022. The City of Piqua/City of Troy Partnering Jurisdiction must notify the Applicant/Grantee by December 31, 2021 of any balance of HOME funds the City of Piqua Partnering Jurisdiction predicts it will be unable to commit by February 28, 2022. The Applicant/Grantee reserves the right to reallocate the City of Piqua Partnering Jurisdiction’s projected uncommitted HOME funds to activities of the Applicant/Grantee or to another Partnering Jurisdiction.

e. The Applicant/Grantee will require the City of Piqua to provide notification of their Program Income balance as of February 28, 2022. If said Program Income balance is not committed/spent by the aforementioned date the City of Piqua will coordinate with the Partner agencies to reallocate the remaining funds to other areas of the County if project opportunities exist. Up to $60,000 in Home Funds will be subject to this requirement per the partnership agreement and the Program Implementation Plan submitted to the Ohio Development Services Agency as part of the application for CHIP Funds.

f. Applicant/Grantee will be responsible for filing mortgages on its properties, if applicable.

g. Partnering Jurisdictions will be responsible for filing mortgages on its properties, if applicable

Fiscal Obligation:

a. Applicant/Grantee shall use the CHIP Program grant funds solely for the stated purposes set forth in this Partnership Agreement and in the Grant Agreement between the Applicant/Grantee and the ODSA.

b. The City of Piqua/City of Troy Partnering Jurisdiction shall use the CHIP Program grant funds solely for the stated purposes set forth in this Partnership Agreement and in the Grant Agreement between the Applicant/Grantee and the ODSA.

c. All expenditures of the Applicant/Grantee and the City of Piqua/City of Troy Partnering Jurisdiction shall be supported by contracts, invoices, vouchers and other data as appropriate.

d. Applicant/Grantee and the City of Piqua/City of Troy Partnering Jurisdiction shall require delivery before payment is made for purchased goods, equipment or services, unless the Applicant/Grantee obtains satisfactory security from the vendor.
e. CHIP Program grant funds shall be deposited and maintained in a separate fund account upon the books and records of the Applicant/Grantee.

f. The City of Piqua Partnering Jurisdiction shall directly pay contractor invoices then submit reimbursement requests to the Applicant/Grantee containing complete source documentation verifying that invoices were paid.

g. The City of Troy Partnering Jurisdiction shall directly pay contractor invoices then submit reimbursement requests to the Applicant/grantee containing complete source documentation verifying that invoices were paid.

Records Availability for Monitoring Purposes:

a. Applicant/Grantee shall submit to the ODSA all reports as required by the ODSA.

b. Partnering Jurisdictions shall submit to the Applicant/Grantee all reports as required by the ODSA.

c. All records of the Applicant/Grantee and the Partnering Jurisdictions pertinent to the activities undertaken as part of this Partnership Agreement shall be maintained in accordance with 24 CFR 570.490 or 570.506, the Grant Agreements with the ODSA, the Ohio Small Cities CDBG Program Handbook and the PY 2020 CHIP Program application, which are not attached hereto but is incorporated herein by reference.

Closeout of CHIP Program Grant:

a. Applicant/Grantee shall establish and maintain for at least five (5) years from the final close out of this Partnership Agreement such records as are required by the ODSA, including but not limited to, financial reports, intake and participant information, program and audit reports.

8. Notices

Notices required by this Partnership Agreement shall be made in writing and delivered via postage prepaid mail, commercial courier, or personal delivery or sent by facsimile or other electronic means (provided that receipt is confirmed). Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Partnership Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this Partnership Agreement shall be directed to the following representatives shown on this and the next page:

Miami County (Applicant/Grantee)
Richard Osgood, Director  
Miami County Department of Development  
510 West Water Street, Suite 120, Troy, Ohio 45373  
937-440-8121  
rosgood@miamicountyohio.gov  

City of Piqua (Partnering Jurisdiction)  

Gary A. Huff, City Manager  
City of Piqua  
201 West Water Street, Piqua, Ohio 45356  

City of Tipp City (Partnering Jurisdiction)  

Timothy Eggleston, City Manager  
City of Tipp City  
260 South Garber Drive, Tipp City, Ohio 45371  

City of Troy (Partnering Jurisdiction)  

Patrick Titterington, Director of Public Service and Safety  
City of Troy  
100 South Market Street, Troy, Ohio 4537  

9. Miscellaneous  

Governing Law  

This Partnership Agreement shall be governed by the laws of the State of Ohio as to all matters, including but not limited to matters of validity, construction, effect and performance.  

Forum and Venue  

All actions regarding this Partnership Agreement shall be brought exclusively in a court of competent subject matter jurisdiction in Miami County, Ohio, and the parties agree that venue in such courts is appropriate.  

Entire Agreement  

This Partnership Agreement and its attachments, exhibits and any documents referred to herein constitute the complete understanding of the parties and merge and supersede all other discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof.  

Severability  

Whenever possible, each provision of this Partnership Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Partnership Agreement is
held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Partnership Agreement.

Amendments or Modifications

Either party may at any time during the term of this Partnership Agreement request amendments or modifications, as described in the applicable State of Ohio Consolidated Plan Submission. Requests for amendment or modification of this Agreement shall be in writing and shall specify the requested changes and the justification of such changes. The parties shall review the request for modification in terms of the regulations and goals relating to the PY 2020 CHIP Program funded activities. Should the parties consent to modification of the Partnership Agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original agreement.

Assignment

Neither this Partnership Agreement, nor any rights, duties or obligations described herein, shall be assigned, subcontracted or subgranted by the Partnering Jurisdiction without the prior express written consent of the Applicant/Grantee.

IN WITNESS WHEREOF, on the Board of Miami County Commissioners, the City of Piqua, the City of Tipp City, and the City of Troy have each executed this Partnership Agreement.

MIAMI COUNTY, OHIO
BOARD OF COUNTY COMMISSIONERS

BY: ________________________________________________
    John F. Evans, President

BY: ________________________________________________
    Ted S. Mercer, Vice President

BY: ________________________________________________
    Gregory A. Simmons, Member

APPROVED AS TO FORM: ________________________________

Miami County

THE CITY OF TIPP CITY, OHIO
A MUNICIPAL CORPORATION
BY: ________________________________
Timothy Eggleston, City Manager

APPROVED AS TO FORM:

______________________________
City of Tipp City

THE CITY OF PIQUA, OHIO
A MUNICIPAL CORPORATION
BY: ____________________________________________
      Gary A. Huff, City Manager

APPROVED AS TO FORM:

City of Piqua
BY: ________________________________
            Patrick Titterington, Director of Public Service and Safety

APPROVED AS TO FORM:

_______________________________
City of Troy
RESOLUTION NO. R-84-20
A RESOLUTION AUTHORIZING THE SALE OF CITY OWNED REAL ESTATE

WHEREAS, the owner of parcel N44-000580 desires to sell the subject parcel to a buyer who intends to renovate and occupy the existing improvements in manner that is consistent with the Downtown Riverfront Development Strategy, Piqua Placemaking Initiative, and the adopted community standards; and,

WHEREAS, a portion of the building and parking lot improvements occupying the subject property encroach onto adjacent property owned by the City of Piqua and public records indicate the encroachment condition has existed since at least 1950; and

WHEREAS, the City of Piqua desires to effectively remedy the encroachment condition by transferring the ownership interest in that portion of land being occupied by the improvements, as shown in Exhibit “A”; and,

WHEREAS, City of Piqua Code of Ordinances Section 34.36 requires this Commission to pass a resolution authorizing the sale of the subject land;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1. The transfer of the subject real estate in the amount of $1.00 will be in the best interest of the city and no advertising for bids shall be required.

SEC. 2. The City Manager is hereby authorized to facilitate the transfer a portion of the real estate abutting parcel N44-000580, located in Piqua, Miami County, Ohio, as described herein, and as further shown on Exhibit “A” attached hereto.

SEC. 3. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

________________________________________
KIRS LEE, MAYOR

PASSED: ________________________________

ATTEST: ________________________________
KAREN S. JENKINS
CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by____________________
seconded by____________________ and on roll call the following vote ensued:

Mayor Kris Lee __________  Commissioner Thomas Fogt __________
Commissioner Cindy Pearson __________  Commissioner Chris Grissom __________
Commissioner Kathryn Hinds __________
<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>May 12, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPORT TITLE</td>
<td>A RESOLUTION AUTHORIZING THE SALE OF CITY OWNED REAL ESTATE</td>
</tr>
<tr>
<td>SUBMITTED BY</td>
<td>Chris Schmiesing, Community and Economic Development Director</td>
</tr>
<tr>
<td></td>
<td>Development Department</td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☐ Consent  ☐ Ordinance  ☒ Resolution  ☐ Regular</td>
</tr>
<tr>
<td>APPROVALS/REVIEWS</td>
<td>☒ City Manager</td>
</tr>
<tr>
<td></td>
<td>☐ Asst. City Manager/Finance</td>
</tr>
<tr>
<td></td>
<td>☒ Development Director</td>
</tr>
<tr>
<td></td>
<td>☐ Planning Commission</td>
</tr>
<tr>
<td>BACKGROUND</td>
<td>The owner of the property situated at the corner of Water Street and Spring Street desires to sell the property. The existing building and parking lot improvements at this location encroach onto the abutting former canal land owned by the City of Piqua. Public records indicate the subject building and parking lot improvements have existed at this location since at least 1950. The prospective buyer has submitted a letter of intent indicting plans to make a sizeable investment in renovating the existing improvements to accommodate an occupancy that conforms to the zoning code and city planning documents. The city desires to permanently remedy the encroachment condition in support of the proposed transaction. The City will prepare the legal description necessary to transfer the land and will transfer the property for $1.</td>
</tr>
<tr>
<td>BUDGET/FINANCIAL IMPACT</td>
<td>Budgeted $: 2,000</td>
</tr>
<tr>
<td>(Project costs and funding sources)</td>
<td>Expenditure $: 2,000</td>
</tr>
<tr>
<td>Source of Funds:</td>
<td>Development budget professional services</td>
</tr>
<tr>
<td>Narrative:</td>
<td>Approving the resolution will allow for the encroachment condition to be permanently remedied and will facilitate community and economic development activity.</td>
</tr>
<tr>
<td>OPTIONS</td>
<td>1. Pass the resolution to authorize the property transfer.</td>
</tr>
<tr>
<td>(Include deny /approval option)</td>
<td>2. Deny the resolution to reject the property transfer.</td>
</tr>
<tr>
<td>PROJECT TIMELINE</td>
<td>May 19, 2020 – Resolution</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>Approve the proposed resolution</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>Resolution and Exhibits</td>
</tr>
</tbody>
</table>