

RESOLUTION NO. 10

A RESOLUTION APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE COUNTY AND TILTED GATE LLC; AND AUTHORIZING RELATED ACTIONS

WHEREAS, the Board of Commissioners of the County of Scioto, Ohio (the “Board,” and such County being the “County”) has encouraged the development of commercial and industrial structures within its boundaries, which development would result in the creation and retention of employment opportunities in the County; and

WHEREAS, to encourage that development, the Board, by its Resolution adopted September 18, 2025, designated the area specified in such Resolution as the Green Township Community Reinvestment Area (the “Green Township CRA”) pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “CRA Act”), and authorized a real property tax exemption for the construction of new structures and the remodeling of existing structures in the CRA in accordance with the CRA Act; and

WHEREAS, effective October 20, 2025, the Director of Development of the State of Ohio determined that the Green Township CRA contains the characteristics set forth in R.C. Section 3735.66 and certified said area as a “Community Reinvestment Area” under R.C. Section 3735.66; and

WHEREAS, Tilted Gate LLC (together with any permitted successors, assigns or transferees, referred to herein as the “Developer”) submitted to the County a CRA agreement application (the “Agreement Application”) and has represented to the County that the Developer is qualified by financial responsibility and business experience to create and preserve employment opportunities in the CRA and is therefore eligible for certain exemptions under the CRA Act; and

WHEREAS, pursuant to this Resolution and the CRA Act, the County and the Developer desire to execute a Community Reinvestment Area Agreement (the “CRA Agreement”) substantially in the form attached hereto as Exhibit A, incorporated herein by reference, in connection with the development of a +/- 800 acre site and the Developer intends to construct, or have constructed, a series of commercial and industrial facilities and related site improvements (the “Project,” as further described in the CRA Agreement) on certain land that will be owned by the Developer as of the effective date of the CRA Agreement in the County (the “Property”), which Property is described in the CRA Agreement; and

WHEREAS, the CRA Agreement will provide up to a fifteen (15) year real property tax exemption for seventy-five percent (75%) of the assessed value of each new structure constructed at the Property; and

WHEREAS, the Property is located in the Green Local School District (the “School District”) and the County has delivered notice of the proposed approval of this Agreement to the Board of

Education of the School District under Ohio Revised Code Sections 3735.671 and 5709.83, and has been given a copy the CRA Agreement; and

WHEREAS, the Property is also located in the Scioto County Career Technical Center joint vocational school district (the “JVSD”) and the County has delivered notice of the proposed approval of this Agreement to the Board of Education of the JVSD under Ohio Revised Code Sections 3735.671 and 5709.83, and the JVSD has been given a copy of the CRA Agreement; and

WHEREAS, the Developer and the County desire to execute the CRA Agreement to provide for the successful development of the Property, which development will create and preserve employment opportunities in the County and will benefit the citizens of the County.

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

Section 1. This Board hereby:

- (i) Approves the CRA Agreement between the County and the Developer, substantially in the form attached to this Resolution as Exhibit A.
- (ii) Authorizes the Board to execute the CRA Agreement with changes or amendments thereto not inconsistent with this Resolution and not substantially adverse to the County as determined by the Board executing the CRA Agreement on behalf of the County, all of which shall be evidenced conclusively by the execution of the CRA Agreement by the Board.

Section 2. The Clerk of this Board is hereby directed to deliver a copy of the approved and executed CRA Agreement to the Director of the Ohio Department of Development by January 29, 2026 in accordance with R.C. Section 3735.672.

Section 3. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any decision making bodies of the County that resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements.

Section 4. This Resolution shall take effect and be in effect from and after the earliest period permitted by law.

[Signature Page Immediately Follows]

Passed: January 22, 2024



Scottie Powell, Chairman



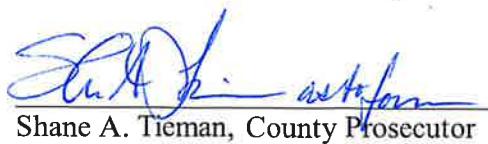
Merit Smith, Commissioner



Will Mault, Commissioner

APPROVED
BOARD OF COUNTY COMMISSIONERS
SCIOTO COUNTY, OHIO
Commissioners Journal
Journal 017 Page 227
Date 01/22/24

APPROVED AS TO FORM:



Shane A. Tieman, County Prosecutor



January 22, 2024
Date

CERTIFICATION

The undersigned, the Auditor of the County of Scioto, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution No. 10 adopted by Board of Commissioners of the County of Scioto, Ohio, on January 22, 2026.

David Green
Scioto County Auditor

EXHIBIT A

FORM OF CRA AGREEMENT

(See Attached)