

RESOLUTION NO. R25-70

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA ABATEMENT AGREEMENT WITH GATED PROPERTIES GLOBAL III, LLC FOR A ONE HUNDRED PERCENT (100%) REAL PROPERTY TAX ABATEMENT FOR A PERIOD OF FIFTEEN (15) YEARS FOR THE DEVELOPMENT OF A 58,000 SQUARE FOOT INDUSTRIAL FACILITY.

WHEREAS, by prior legislation, City Council established a Community Reinvestment Area (“CRA”) and Program in accordance with Ohio Revised Code Section 3735.65 *et seq.*; and

WHEREAS, one purpose of the City’s CRA is to encourage development of real property via the construction or remodeling of residential, commercial and industrial properties situated in the CRA; and

WHEREAS, Gated Properties Global III, LLC (“GPG”), is constructing an Industrial Park on more than 85 acres situated in the City’s CRA; and

WHEREAS, an application has been made by GPG for tax abatement of real property taxes for an Industrial Park development (the “Project”) in accordance with the City’s CRA Program and Ohio Revised Code Section 3735.65 *et seq.*; and

WHEREAS, the Project is situated within the boundaries of the Trotwood-Madison School District (the “School District”) and the Miami Valley Career Technology Center (“MVCTC”); and

WHEREAS, the School District and MVCTC were notified of GPG’s application for tax abatement concerning this Project in accordance with law; and

WHEREAS, the Board of Education of the School District on September 18, 2025, and the MVCTC School Board on October 14, 2025, consented to GPG being granted a real property tax abatement of one hundred percent (100%) for a period of fifteen (15) years, and further consented to the City executing a Community Reinvestment Area Abatement Agreement (the “Agreement”) with GPG that is in substantially similar form as the Agreement attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, the City Manager recommends City Council authorize the City Manager to execute an Agreement on the City’s behalf with GPG that is in substantially similar form as the Agreement attached hereto and incorporated herein as Exhibit “A”, which agreement would grant GPG a one hundred percent (100%) real property tax abatement for a period of fifteen (15) years.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:

SECTION I:

The Trotwood City Council accepts the recommendation of the City Manager and hereby authorizes the City Manager to enter into a Community Reinvestment Abatement Agreement with Gated Properties Global III, LLC that is in substantially similar form as the Agreement attached hereto and incorporated herein as Exhibit "A".

SECTION II:

This Resolution shall take effect and be in force from and after the date of its passage.

Passed on this **15th** day of **October, 2025**.

ATTEST:

APPROVED:

KARA B. LANDIS
CLERK OF COUNCIL

YVETTE F. PAGE
MAYOR

TYNA R. BROWN
VICE-MAYOR

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Resolution No. **R25-70** adopted by the Trotwood City Council at a special meeting held on the **15th** day of **October, 2025**, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL