

**RESOLUTION NO. R22-39**

**A RESOLUTION BY THE TROTWOOD CITY COUNCIL  
AUTHORIZING THE CITY MANAGER TO ENTER INTO A  
COMMUNITY REINVESTMENT AREA ABATEMENT  
AGREEMENT WITH TPN GOLF PROPERTIES, LLC FOR A  
FIFTY PERCENT (50%) REAL PROPERTY TAX ABATEMENT  
FOR A PERIOD OF FIFTEEN (15) YEARS.**

**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**, TPN Golf Properties, LLC (“Owner”) intends to construct a new clubhouse at Graywolf Golf Club, located at 1 Club Drive, Clayton, Ohio, 45315 and situated in the City’s CRA, which will provide golf services, food and beverage services, restrooms, and a venue for banquets and weddings (“Project”) provided that certain economic development initiatives are granted to support the construction of the Project; and

**WHEREAS**, the Owner desires to also provide course improvements, which are to include maintenance barn renovations, drainage, irrigation repair and replacement, pond expansion, and bunker renovations, as part of the Project; and

**WHEREAS**, the Project will provide jobs and economic development within the City of Trotwood; and

**WHEREAS**, the City, as an incentive for the Owner to construct the Project, has indicated willingness to provide a real property tax exemption of fifty percent (50%) for a period of fifteen (15) years for the increase in the assessed value of the real property improvements comprising the Project; and

**WHEREAS**, the Project is situated within the boundaries of the Trotwood-Madison School District and the Miami Valley Career Technology Center; and

**WHEREAS**, pursuant to Section 3735.671 of the Ohio Revised Code, the City and the Owner intend to enter into a Community Reinvestment Area Abatement Agreement ( “Agreement”), notice of which has been provided to the Board of Education of the Trotwood-Madison School District and the Miami Valley Career Technology Vocational District School Board (collectively, the “School District”), pursuant to which fifty percent (50%) of the increase in assessed value of the real property improvements comprising the Project is to be exempt from real property taxes for a period of fifteen (15) years, which would otherwise be payable to the School District; and

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**WHEREAS**, the City Manager recommends City Council authorize the City Manager to execute an Agreement on the City's behalf with TPN Golf Properties, LLC that is in substantially similar form as the Agreement attached hereto and incorporated herein as Exhibit "A", which agreement would grant TPN Golf Properties, LLC a fifty percent (50%) 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 Area Abatement Agreement with TPN Golf Properties, LLC for the construction of a clubhouse and renovations to the course at Graywolf Golf Club, and such Agreement shall be 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 5th day of August, 2022.

ATTEST:

APPROVED:

\_\_\_\_\_  
KARA B. LANDIS  
CLERK OF COUNCIL

\_\_\_\_\_  
MARY A. MCDONALD  
MAYOR

\_\_\_\_\_  
YVETTE F. PAGE  
VICE-MAYOR

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## CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Resolution No. **R22-39** adopted by the Trotwood City Council at a special meeting held on the **5th** day of **August, 2022**, and that I am duly authorized to execute this certificate.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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KARA B. LANDIS  
CLERK OF COUNCIL