

Moved by Mr. Humphrey, seconded by Mr. Uible,

Recommendation that the Board of County Commissioners adopt Resolution Number 129-16 resolving to approve payment to vendors in the total amount of \$1,210,809.05 as set forth in the BCC Approval Invoice Report(s) For Checks Dated August 31, 2016, BCC Directed Pre-Paid Invoices Report(s), Vendor Invoice List Report(s), Items paid by Fund and Check Date Range report and/or Procurement Card Transaction Report presented by the County Auditor 8/30/2016, and further authorizing the County Auditor to issue warrants for same pursuant to Section 319.16 of the Ohio Revised Code.

Upon roll call on the foregoing motion, the vote was as follows:

Robert L. Proud,	<u>absent</u>
David H. Uible,	<u>yes</u>
Edwin H. Humphrey,	<u>aye</u>

Date Adopted: August 31, 2016

absent  
Robert L. Proud, President  
[Signature]  
David H. Uible, Vice-President  
[Signature]  
Edwin H. Humphrey, Member

RESOLUTION NO. 140 -16

The Board of County Commissioners, Clermont County, Ohio, met in regular session on the 31<sup>st</sup> day of August 2016, with the following members present:

David H. Uible, Vice President

Edwin H. Humphrey, Member

Mr. Humphrey moved for the adoption of the following Resolution:

**RESOLUTION TO CONVEY TO THE CLERMONT COUNTY CIC, INC.  
A PORTION OF EASTGATE SOUTH DRIVE (C-384) IN UNION TOWNSHIP,  
CLERMONT COUNTY, OHIO.**

**WHEREAS**, the Board of County Commissioners of Clermont County, Ohio (hereinafter “the Commissioners”), is the owner of a parcel of real estate located in Union Township, Clermont County, Ohio, being all of Parcel No.41-31-05D-140. on the records of the Clermont County Auditor; and

**WHEREAS**, on November 23, 2004, the Board of County Commissioners established the Clermont County CIC, Inc. as the County’s agency for industrial, commercial, distribution and research development within the County pursuant to R.C. 1724.10, and

**WHEREAS**, by agreement that same date between the Board of County Commissioners and the CIC, the Board of County Commissioners authorized the conveyance of certain property from the County to the CIC pursuant to R.C. 1724.10 where such conveyance would promote the welfare of the people of the County, stabilize the economy, provide employment and assist in the

development of industrial, commercial, distribution and research activities to the benefit of the people of the County, or provide additional opportunities for their gainful employment; and

**WHEREAS**, the Commissioners have determined that a .025 Acre portion of the above described parcel located on Eastgate South Drive (C-384), described more fully in the full Legal Description attached as Exhibit A, is no longer required by Clermont County for its purposes, and the conveyance of such property to the Clermont County CIC, Inc. will promote the welfare of the people of the political subdivision, and assist in the development of commercial, activities within Clermont County to the benefit of its people; and

**WHEREAS**, in accordance with the agency agreement between Board of County Commissioners and the CIC, the fair market value of the herein described real estate has been determined by the Clermont County Auditor to be \$8,700.00 as of July 28, 2016 (attached as Exhibit B);

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, by the Board of County Commissioners of Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

#### **SECTION I**

That the Board of County Commissioners does hereby authorize the transfer and conveyance of that portion of Eastgate South Drive (C-384) equaling .025 Acres, described herein and attached as Exhibit A, to the Clermont County CIC, Inc., for the consideration of \$8,700.00, pursuant to a Limited Warranty Deed prepared by the Office of the Prosecuting Attorney to be executed by the President of the Board of County Commissioners.

SECTION II

That the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

Mr. Uible seconded the motion and on roll call, the vote resulted as follows:

Mr. Proud	<u>Absent</u>
Mr. Uible	<u>Yes</u>
Mr. Humphrey	<u>Aye</u>

This Resolution was duly passed on the 7<sup>th</sup> day of August, 2016.

ATTEST:

Judith A. Kocica  
Judith A. Kocica, Clerk of the  
Board of County Commissioners

This Resolution was prepared and approved as to form by the Office of the Prosecuting Attorney of Clermont County, Ohio

By: [Signature]  
Assistant Prosecuting Attorney

Date: 8/8/16

**EXHIBIT A**

**.025 Acres**

Situated in Union Township, Clermont County, Ohio, and in Military Survey Number 1138, being more particularly described as follows:

Commencing at the point of intersection of the centerline of State Route 32 and the centerline of Eastgate Boulevard as per the right of way drawings for Interstate Route 275, Section 6.68; Thence along the centerline of Eastgate Boulevard, S 17°58'27" W for a distance of 315.16 feet to a point of curvature;

Thence continuing with the centerline of said Boulevard along a curve to the right with the arc length of 322.56 feet, a radius of 572.96 feet, a chord bearing of S 34°06'08" W and a chord length of 318.32 feet to a point;

Thence continuing with the centerline of said Boulevard, S 50°13'50" W for a distance of 520.32 feet to a set mag nail at the southeast corner of Sears Roebuck & Company property as recorded in Official Record 2504, Page 1516;

Thence leaving the centerline of said Eastgate Boulevard, with the east line of said Sears parcel and the westerly right-of-way of Eastgate South Drive as recorded in Deed Book 719, Page 263, N 39°45'34" W for a distance of 30.00 feet to a set 5/8 inch iron pin with cap stamped CEC in the northerly right-of-way of Eastgate Boulevard and Eastgate South Drive;

Thence continuing with said east line of Sears and the westerly right-of-way of Eastgate South Drive along the arc to the right with a radius of 117.00 feet, an arch length of 85.69 feet, a chord bearing N 18°25'16" E for a distance of 65.03 feet to a set 5/8 inch iron pin with cap stamped CEC, said point being S 82°21'36" W a distance of 5593.57 feet from Clermont County Monument 206Reset; and being the POINT OF BEGINNING for the herein described tract;

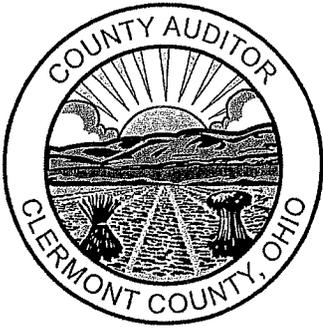
Thence continuing with said east line of Sears and the westerly right-of-way of Eastgate South Drive along the arc to the right with a radius of 117.00 feet, an arch length of 85.69 feet, a chord bearing N 18°46'35" W, and a chord length of 83.79 feet to a found 1/2" iron pin with no cap;

Thence leaving the east line of Sears and said westerly right-of-way of Eastgate South Drive with a new severance line, the following three (3) courses:

1. S 39°46'10" E for a distance of 15.55 feet to a set 5/8 inch iron pin with CEC cap;
2. S 27°28'06" E for a distance of 52.15 feet to a set 5/8 inch iron pin with CEC cap;
3. S 18°25'16" W for a distance of 22.29 feet to the True POINT OF BEGINNING containing 0.025 acres more or less, subject to all legal highways and easements of record at the time of recording of the instrument.

The above basis of bearings is U.S. State Plane, NAD83, Ohio South Zone. State Plane Coordinates taken to ground at Latitude N 39°05'48.29122", Longitude W 84°16'40.02081", Project Height 766.121', Ground scale factor of 1.0000881294.

The above legal description is based on a land survey performed under my supervision on March 10, 2016 by Civil & Environmental Consultants, Inc. Michael J. Wilson, Professional Surveyor No. 8281.



**Linda L. Fraley**

Clermont County Auditor

July 28, 2016

Jason Fountain  
Asst. County Prosecutor

Hand Delivered

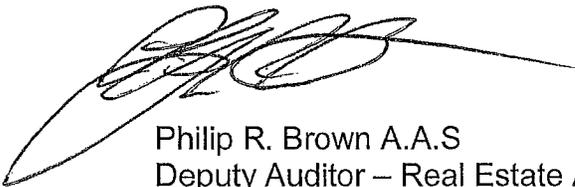
Jason,

Pursuant to your request dated, July 12<sup>th</sup>, 2016, I have reviewed property values in the Eastgate area. I have found that commercial properties are currently valued at \$8.00 per square foot. The property in question is .025 acres or approximately 1,089 square feet. When I apply the price per square foot to the size of the vacated right of way I arrive at a value of \$8,712.

Therefore, it is my opinion that the value of the vacated right of way is \$8,700.

Please feel free to contact me if you have any questions.

Sincerely,



Philip R. Brown A.A.S  
Deputy Auditor – Real Estate Administration

**EXHIBIT**

**B**