

RECORD OF RESOLUTIONS

Resolution No. 21-2022

Passed: May 24, 2022

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT SERVICES AGREEMENT WITH WOODARD DEVELOPMENT, LLC AND DILLIN, LLC FOR THE DEVELOPMENT OF CITY OWNED PARCELS OF PROPERTY ON EAST DIXIE DRIVE, MARINA DRIVE, BOWMAN LANE, NORTH ALEX ROAD AND EAST CENTRAL AVENUE AT I75 EXIT 47

WHEREAS, the City has invested in the acquisition of approximately 25 acres of property in and around exit 47 on East Dixie Drive, Marina Drive, Bowman Lane, North Alex Road and East Central Avenue (the "Property"), and;

WHEREAS, the West Carrollton Community Improvement Corporation hired Woodard Development, LLC and Dillin, LLC (together, "Woodard/Dillin") to develop a concept plan for the redevelopment of the Property that would be market driven and of high-quality standards, and;

WHEREAS, Woodard/Dillin submitted a concept plan for the Property describing a mixed-use development that includes the construction of a medical office building, a hotel, a financial services establishment, free standing fast casual and premium restaurants, and a mix of for sale townhouse condominiums and a multi-family complex to be developed over the next 7 to 10 years, and;

WHEREAS, it is the desire of the majority of the City Council to authorize the City Manager to enter into a formal development services agreement with Woodard/Dillin calling for Woodard/Dillin to formulate a final master development plan for the Property (the "Master Development Plan") and to establish the terms and conditions for the marketing, sale and development of the Property pursuant to the Master Development Plan, including the compensation to be paid to the City in connection with the sale of parcels of the Property for development, and to Woodard/Dillin in connection with the formulation of the Master Development Plan and the marketing, sale and development of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST CARROLLTON, OHIO, THAT:

Section 1: the City Manager is hereby authorized to execute a Development Services Agreement with Woodard Development, LLC and Dillin, LLC, in substantially the form attached to and made part of this resolution, with changes or amendments thereto not inconsistent with this resolution and not substantially adverse to the City as determined by the Law Director of the City and which are approved by the City Manager.

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- Section 2:** the City Manager is further authorized to do all things necessary to comply with the terms and conditions of said agreement.
- Section 3:** it is found and determined that all formal actions of the City Council relating to the adoption of this resolution were in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121 of the Ohio Revised Code.
- Section 4:** this resolution shall be in full force and effect from and after its date of passage.

Passed: May 24, 2022

Attest: Tom Ruffy
Clerk of Council

[Signature]
Mayor

Effective Date: May 24, 2022