

RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES

PERRY TOWNSHIP, STARK COUNTY, OHIO

A RESOLUTION DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY LOCATED IN PERRY TOWNSHIP, STARK COUNTY, OHIO TO BE A PUBLIC PURPOSE; DECLARING SUCH PROPERTY TO BE 75% EXEMPT FROM REAL PROPERTY TAXATION FOR A PERIOD OF 10 YEARS; DESIGNATING SPECIFIC PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT SUCH PARCELS; ESTABLISHING A PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND; AND PROVIDING FOR SERVICE PAYMENTS IN LIEU OF TAXES.

This date, August 11, 2026, Trustee DeChiaro moved the adoption of the following Resolution:

WHEREAS, Ohio Revised Code Sections 5709.73, 5709.74, and 5709.75 (the “TIF Statutes”) provide that the Board may, under certain circumstances, declare improvements to certain parcels of real property to be a public purpose (the “Improvements,” as further defined in O.R.C. 5709.41 and below) thereby exempting those Improvements from real property taxation, provide for payments in lieu of taxes by the owners of the parcels, and establish an urban redevelopment tax increment equivalent fund (the “TIF Fund” as defined below); and

WHEREAS, this Board of Township Trustees desires to initiate the Pilot Lincoln Highway Corridor Project to facilitate necessary infrastructure upgrades, optimize traffic management, and support commercial vitality at a critical township intersection; and

WHEREAS, the parcels identified below are clustered within this pilot project area and are poised for commercial redevelopment that requires targeted public infrastructure support;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Perry Township, Stark County, Ohio:

SECTION 1: Designation of the Pilot Project & Parcels

This Board hereby designates the Pilot Lincoln Highway Corridor Project. The specific real property further described by the Stark County Auditor parcel numbers below, including any subsequent subdivision or combination of those parcels, is hereby identified as the TIF site:

- Parcel No. 10019649 (4401 Tuscarawas St W)
- Parcel No. 10019650 (Whipple Ave NW)
- Parcel No. 10019651 (4405 Tuscarawas St W)

SECTION 2: Declaration of Public Purpose

This Board hereby finds and determines that the increase in the assessed value of the designated parcels after the effective date of this Resolution (the “Improvement”) is a public purpose.

SECTION 3: Tax Exemption and Service Payments (PILOTs)

- Exemption: Pursuant to ORC Section 5709.73, 75% of the increase in assessed value of the parcels is hereby declared exempt from real property taxation.
- Term: The exemption granted herein shall commence on the first day of the tax year in which an Improvement first appears on the tax duplicate and shall continue for a period of 10 years, or until the public infrastructure improvements funded by the TIF are fully paid, whichever occurs first.
- Service Payments: The owners of the parcels shall be required to make Service Payments in Lieu of Taxes (PILOTs) to the Stark County Treasurer. These payments will be distributed to Perry Township to be deposited into the specialized fund established in Section 4.

SECTION 4: Establishment of the TIF Fund

This Board hereby establishes the Pilot Lincoln Highway Corridor Public Improvement Tax Increment Equivalent Fund, a separate custodial fund into which the generated service payments will be deposited.

SECTION 5: Designated Public Improvements

The TIF Fund shall be utilized to pay for public infrastructure improvements within or directly benefiting the Pilot Lincoln Highway Corridor Project, including but not limited to:

- Traffic and Intersection Optimization: Signalization, signage, turning lanes, and access management upgrades at the intersection of Whipple Avenue and Tuscarawas Street West to improve vehicular flow and reduce corridor congestion.
- Safety Features, Wayfinding, & Pedestrian Infrastructure: Installation, maintenance, and upgrade of street lighting, crosswalks, pedestrian signals, safety buffers, and public sidewalks to ensure secure multi-modal transit along the corridor; additionally, the design, acquisition, and installation of public wayfinding mechanisms, corridor signage, and township identification markers to enhance traffic safety, navigation, and district identity within the project area.
- Utility Undergrounding & Relocation: The burying, relocation, and modernization of existing overhead electric, telecommunications, and other utility lines to enhance corridor safety, aesthetic value, and grid resilience.
- Water & Wastewater Utility Improvements: The construction, reconstruction, extension, or enlargement of public water lines, water mains, valves, fire hydrants, and related drinking water or wastewater distribution infrastructure necessary to support increased commercial capacity and service reliability.
- Stormwater Infrastructure: Construction, reconstruction, and expansion of storm sewers, catch basins, drainage systems, and retention utilities to manage runoff along the corridor.

SECTION 6. The Board finds and determines that all formal actions of the Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of the Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 7. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Trustee Nelligan seconded the motion and, thereupon, the votes in favor of the Resolution were recorded, as indicated below.

Approved by the Board of Township Trustees of Perry Township, Stark County, Ohio.

Dated: August 11, 2026

Ralph DeChiara, Jr., President

Yes

No

Abstain

Matt Miller, Trustee

Yes

No

Abstain

Lisa Nelligan, Trustee

Yes

No

Abstain

CERTIFICATE

The State of Ohio, Stark County, ss.

This will serve as certification that the foregoing is taken and copied from the original now on file with the Perry Township Board of Trustees, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy thereof.

WITNESS:



By Berrie Lotter, Township Administrator

Date 8/12/26