

RESOLUTION NO. 49-07  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Douglas Cline ON THE 15<sup>th</sup> DAY OF October, 2007.

**A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO AN ECONOMIC DEVELOPMENT (PIR) GRANT AGREEMENT WITH HUFFY CORPORATION.**

WHEREAS, Huffey Corporation desires to relocate its headquarters within the City of Centerville on the real property commonly known as the IKON Building; and

WHEREAS, the relocation and operation of Huffey will create jobs and employment opportunities and will improve the economic welfare of the people of the State of Ohio and the residents of the City; and

WHEREAS, the City desires Huffey to relocate and operate within the City to create jobs and employment opportunities and to improve the economic welfare of the people of the State of Ohio and the residents of the City; and

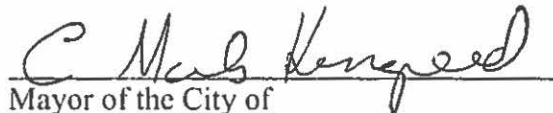
WHEREAS, the City desires to award a Property Investment Reimbursement Grant ("PIR") to Huffey to offset costs such as architecture, design, construction, as well as one time relocation costs, such as data lines, telephone, stationery and signage;

NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

Section 1: That the City Manager is authorized and directed to enter into an Economic Development (PIR) Grant Agreement with Huffey Corporation in the form attached hereto as Exhibit "A" and incorporated herein.

Section 2: That the City Manager is hereby authorized and directed to do any and everything necessary to carry out the terms of said Agreement.

PASSED THIS 15<sup>th</sup> day of October, 2007.

  
\_\_\_\_\_  
Mayor of the City of  
Centerville, Ohio

ATTEST:

Debra A. James  
Clerk of Council  
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Resolution No. 49-07, passed by the Council of the City of Centerville, Ohio on the 15<sup>th</sup> day of October, 2007.

Debra A. James  
Clerk of the Council

Approved as to form, consistency  
with existing ordinances, the  
charter & constitutional provisions  
Department of Law  
Scott A. Liberman  
Municipal Attorney

**ECONOMIC DEVELOPMENT GRANT AGREEMENT**

by and between

**CITY OF CENTERVILLE**

and

**HUFFY CORPORATION**

Dated as of  
October 1, 2007

## ECONOMIC DEVELOPMENT GRANT AGREEMENT

This Economic Development Grant Agreement (the "Agreement") is made and entered into as of October 1, 2007, by and between the CITY OF CENTERVILLE, OHIO (the "City"), a municipal corporation organized and existing under the constitution and the laws of the State of Ohio and HUFFY CORPORATION (the "Company"), an Ohio corporation under the circumstances summarized in the following recitals:

### WITNESSETH:

WHEREAS, the Company desires to relocate its headquarters (the "Project") within the City on the real property described in Exhibit A, more commonly known as 6551 Centerville Business Parkway; and

WHEREAS, the relocation and operation of the Project will create jobs and employment opportunities and will improve the economic welfare of the people of the State of Ohio and the residents of the City; and

WHEREAS, the City desires the Company to relocate and operate the Project to create jobs and employment opportunities and to improve the economic welfare of the people of the State of Ohio and the residents of the City; and

WHEREAS, the City desires to award a Property Investment Reimbursement Grant ("PIR") to the Company to offset costs such as architecture, design, construction, as well as one time relocation costs, such as data lines, telephone, stationery and signage;

NOW, THEREFORE, in consideration of the foregoing premises and the covenants and agreements contained in this Agreement, the City and the Company agree as follows:

Section 1. The Company agrees to relocate and operate the Project at 6551 Centerville Business Parkway.

Section 2. Annually for each of five consecutive years unless earlier terminated, commencing with the second calendar year after the Commencement of the Operation of the Project, the City shall, on or prior to April 1, pay to the Company an amount equal to 20% of the annual payroll tax collected from the Company and received by the City in the prior year. For purposes of this Section, "Commencement of the Operation of the Project" means that date on which the Company moves to the Project, which is projected as November, 2007.

Section 3. The annual PIR grant will expire on the earlier of five (5) years from Commencement of the Operation of the Project or payment of \$100,000.00, whichever occurs first.

Section 4. The PIR grant shall be used by Company to offset one time costs associated with relocation to the City.

Section 5. All amounts to be paid by the City pursuant to this Agreement are payable solely from Non-tax Revenues available in the year any payment is due. If sufficient Non-tax Revenues are not available in any year to pay the amount due in that year, the City has no obligation to pay in that year any amount in excess of the amount of Non-tax Revenues available for that payment; provided, however, (i) nothing in this Agreement shall be deemed to prohibit the City, on its volition, from using, to the extent it is lawfully authorized, any other resources or revenues to fulfill any of its obligations under this Agreement, and (ii) any amount due that is not paid in the year it is due shall be paid by the City in the first succeeding year in which Non-tax Revenues are available to the City to pay the amount not previously paid. For purposes of this Section, "Non-tax Revenues" means all money of the City that is not raised by taxation including, but not limited to: (i) grants from the United States of America and the State of Ohio lawfully available for the purpose; (ii) payments in lieu of taxes now or hereafter authorized by the laws of the State of Ohio and lawfully available for the purpose; (iii) fines and forfeitures that are deposited into the City's general fund; (iv) fees that are deposited into the City's general fund, (v) investment earnings on funds of the City that are lawfully credited to the City's general fund; (vi) proceeds from the sale of assets that are deposited in the City's general fund; (vii) rental income that is deposited in the City's General Fund; (viii) gifts and donations that are deposited in the City's general fund; and (ix) charges for services and payments received in reimbursement for services that are deposited in the City's general fund.

Section 6. Except as otherwise specifically set forth in this Agreement, all notices, demands, requests, consents or approvals given, required or permitted to be given hereunder shall be in writing and shall be deemed sufficiently given if actually received or if hand-delivered or sent by recognized, overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to the City or the Company, as appropriate, at the appropriate Notice Address or to such other address as the recipient shall have previously notified the sender of in writing as provided in this Section. The City or the Company, by notice given hereunder, may designate any further addressee or a different Notice Address to which subsequent notices, certificates, requests or other communications shall be sent.

For purposes of this Section, Notice Address means:

(a) As to the City: City of Centerville  
100 West Spring Valley Road  
Centerville, OH 45458-3759  
Attention: City Manager

With copy to: Scott A. Liberman  
Altick & Corwin Co., L.P.A.  
One South Main Street, Suite 1700  
Dayton, OH 45402

(b) As to the Current Owner:

With copy to:

Section 7. All representations, warranties, covenants, agreements and obligations of the City under this Agreement shall be effective to the extent authorized and permitted by applicable law. None of those representations, warranties, covenants, agreements or obligations shall be deemed to be a representation, warranty, covenant, agreement or obligation of any present or future member, officer, agent or employee of the City in other than his or her official capacity.

No representation, warranty, covenant, agreement, obligation or stipulation contained in this Agreement shall be deemed to constitute a representation, warranty, covenant, agreement, obligation or stipulation of any present or future member, officer, agent or employee of the City or the Company in an individual capacity. No official executing or approving the City's or the Company's participation in this Agreement shall be liable personally under this Agreement.

Section 8. This Agreement shall inure to the benefit of and shall be binding upon the City and the Company and their respective successors and assigns.

The City and the Company shall each observe and perform faithfully at all times all its covenants, agreements and obligations under this Agreement.

Each covenant, agreement and obligation of the City under this Agreement is binding upon each officer of the City who may have the authority or duty from time to time under law to take any action which may be necessary or advisable to observe or perform that covenant, agreement or obligation.

Section 9. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.

Section 10. In case any section or provision of this Agreement, or any covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, or any application thereof, is held to be illegal or invalid for any reason,

(a) that illegality or invalidity shall not affect the remainder hereof or thereof, any other section or provision hereof, or any other covenant, agreement, obligation or

action, or part thereof, made, assumed, entered into or taken, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein or therein.

(b) the illegality or invalidity of any application hereof or thereof shall not affect any legal and valid application hereof or thereof, and

(c) each section, provision, covenant, agreement, obligation or action, or part thereof, shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law.

Section 11. This Agreement shall be governed by and construed in accordance with the laws of the State. All claims, counterclaims, disputes and other matters in question regarding the City and its agents and employees, and the Company and its employees, contractors, subcontractors and agents arising out of or relating to this Agreement or its breach will be decided in a court of competent jurisdiction within the State.

Section 12. All representations and warranties of the Company and the City contained in this Agreement shall survive the execution and delivery of this Agreement and the recording of any deeds contemplated hereby.

**IN WITNESS WHEREOF**, the City and the Company have caused this Agreement to be executed in their respective names by their duly authorized representatives, all as of the date first written above, but actually on the dates by their respective executions.

**CITY OF CENTERVILLE, OHIO**

Date: \_\_\_\_\_, 2007

\_\_\_\_\_  
By: Gregory B. Horn  
Its: City Manager

**HUFFY CORPORATION**

Date: \_\_\_\_\_, 2007

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**FISCAL OFFICER'S CERTIFICATE**

The undersigned, Finance Director of the City of Centerville, Ohio under the foregoing Agreement, certifies hereby that the monies required to meet the obligations of the City during the year 2007 under the foregoing Agreement will, upon the issuance of bonds or notes for that purpose, have been lawfully appropriated for that purpose, and will be in the Treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Dated: \_\_\_\_\_, 2007

\_\_\_\_\_  
Finance Director  
City of Centerville, Ohio

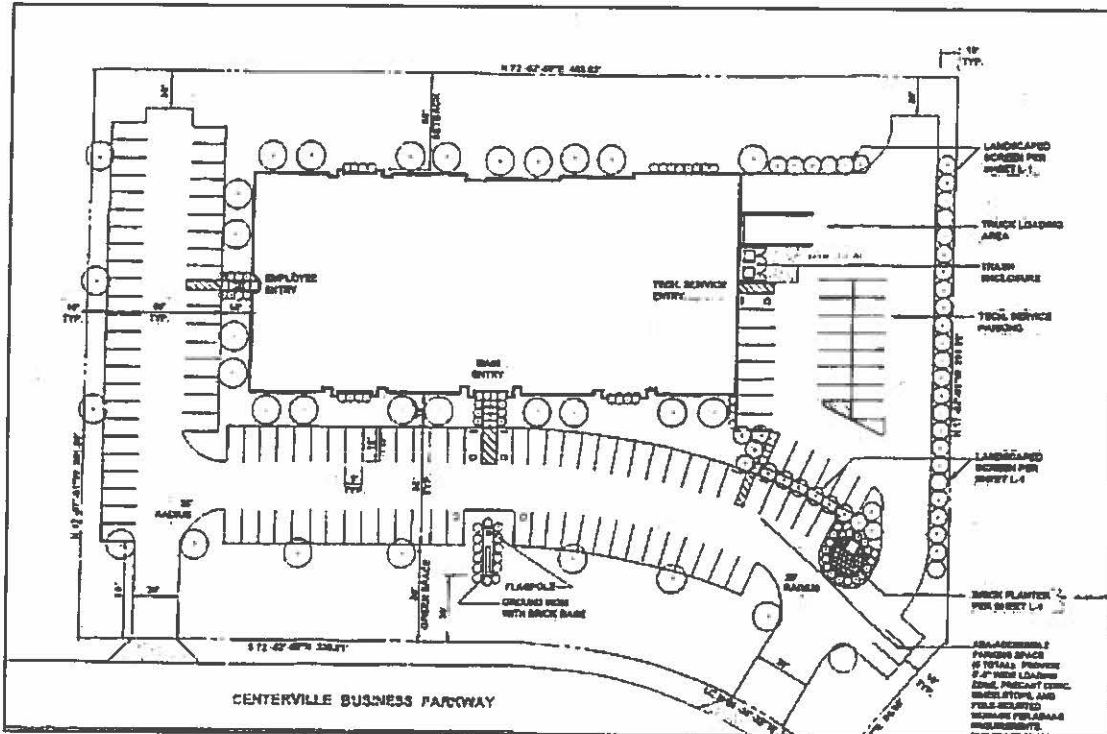


**EXHIBIT A**

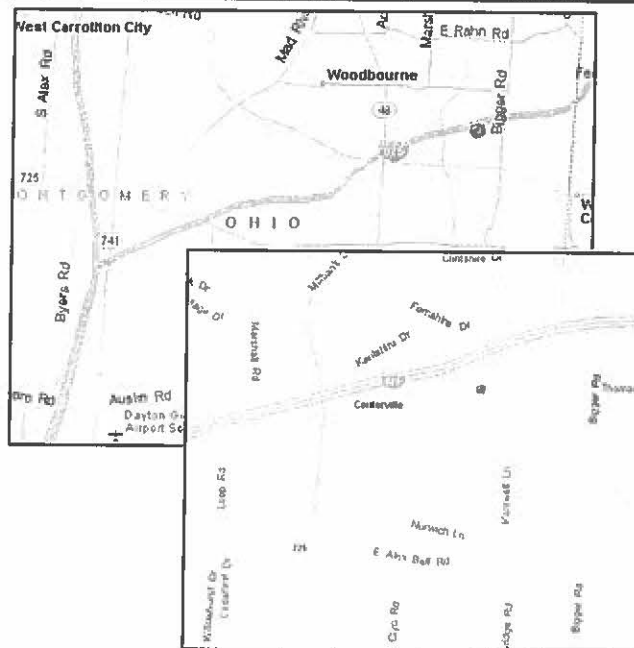
**PROPERTY**

# IKON Office Solutions

6551 Centerville Business Parkway  
Centerville, Ohio



- Gas Heat
- Clear Height: 12' Office, 14' Warehouse
- Clear Span in Warehouse; 30'-40' Column Spacing in Office
- Fluorescent Lighting
- 3 phase, 1400 amp Electric
- Brick/Block Construction
- 4" Concrete Floor in office; 5.5" Concrete in Warehouse
- EPDM, Ballasted Roof, 2 yrs old, Excellent Condition
- Built in 1998



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