RESOLUTION NO. <u>25-92</u> CITY OF CENTERVILLE, OHIO

SPONSORED	BY COUNCILMAN	1_ Brooks	Compton	ON THE
1744	DAY OF AU	qust		, 1992.

A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE COUNTY OF MONTGOMERY AND THE CITY OF CENTERVILLE FOR THE CITY'S PARTICIPATION IN THE ECONOMIC DEVELOPMENT/GOVERNMENT EQUITY (ED/GE) PROGRAM ESTABLISHED BY MONTGOMERY COUNTY.

WHEREAS, the Board of County Commissioners of Montgomery County, Ohio established the Montgomery County Department of Community and Economic Development pursuant to Ohio Revised Code Chapter 307 for the purpose of developing and promoting plans and programs designed to assure that County resources are efficiently used, economic growth is property balanced, and that County economic development is coordinated with that of the State of Ohio and other local governments, and

WHEREAS, it is the intent of the Board acting on behalf of the County to establish the Montgomery County Economic Development/Government Equity Program to be administered by the Montgomery County Department of Community and Economic Development for said purposes, and

WHEREAS, the Board and the City of Centerville are desirous of entering into this Agreement to set forth their relative rights and obligations in pursuance of the purposes of the Program.

NOW THEREFORE, THE MUNICIPALITY HEREBY RESOLVES:

SECTION 1. That the City Manager is hereby authorized and directed to sign an agreement between the Board of County Commissioners of Montgomery County, Ohio and the City of Centerville by which said City will participate in the ED/GE Program, a copy of said Agreement which is attached hereto and incorporated herein as Exhibit "A".

SECTION 2. That the Clerk of Council for the City of Centerville certify a copy of this Resolution to the Board of County Commissioners of Montgomery County, Ohio.

SECTION 3. That this Resolution shall become effective immediately upon passage.
PASSED this 17th day of August , 1992.
Mayor of the City of Centerville, Ohio Clerk of the Council of the City of Centerville, Ohio
CERTIFICATE
The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a correct and true copy of Resolution Number 15-92, passed by the Council of the City of Centerville, Ohio, on the 17th day of August, 1992.
Clerk of Council

Approved as to form, consistency with existing ordinances, the charter and constitutional provisions.

Department of Law Robert N. Farquhar Municipal Attorney

ECONOMIC DEVELOPMENT/GOVERNMENT EQUITY PROGRAM PARTICIPATION AGREEMENT

BETWEEN

COUNTY OF MONTGOMERY

AND

CITY OF CENTERVILLE

Dated	as	of	, 19

ECONOMIC DEVELOPMENT AND GOVERNMENT EQUITY

PROGRAM PARTICIPATION AGREEMENT

This Economic Develop	pment/Government Equ	ity Program Particip	ation Agreement (the
"Agreement") is made as of the	he day of	, 19, pur	suant to Chapter 307
of the Ohio Revised Code (1	the "Code") between t	the Board of Coun	y Commissioners of
Montgomery County, Ohio ((the "Board") or the l	Director of Econon	nic Development for
Montgomery County (the "D	irector") on behalf of	the County of Mo	ntgomery, Ohio (the
"County"), and the City of	Centerville, Ohio (th	e "Program Memb	er"), a city/political
subdivision of the County.			

ARTICLE I

RECITALS

- 1.1 The Board has established the Montgomery County Department of Community and Economic Development pursuant to Ohio Revised Code Chapter 307 for the purpose of developing and promoting plans and programs designed to assure that County resources are efficiently used, economic growth is properly balanced, and that County economic development is coordinated with that of the State of Ohio and other local governments.
- It is the intent of the Board acting on behalf of the County to establish the Montgomery County Economic Development/Government Equity Program (the "Program") to be administered by the Montgomery County Department of Community and Economic Development for the purposes set forth in Section 1.1 above.
- The Board has hired a Director of Economic Development, pursuant to Chapter 307 of the Code, said Director having the authority, with the approval of the Board, to enter into agreements with Program Members to implement the Program.
- 1.4 The Director and the Program Member are desirous of entering into this Agreement to set forth their relative rights and obligations in pursuance of the purposes of the Program.

- 1.5 Cooperation and coordination between the County and the Program Members is intended to promote economic health and improve the economic opportunities of the people in Montgomery County by assisting in the establishment or expansion within the County of industrial, commercial or research facilities and by creating and preserving job and employment opportunities for the people of the County.
- It is the intention of the County and the Program Member that, over the life of the ED/GE Program, no Program member will contribute more on a net basis to the Government Equity Fund than it receives for Economic Development projects from the Economic Development Fund.
- 1.7 This Agreement is intended to supplement, and not to replace or restrict, all other agreements between the County and the Program Members or between individual Program Members relating to economic development in the County.

ARTICLE II

DEFINITIONS

As used in this Agreement, each of the following terms shall have the meaning assigned to it as follows:

"Announcement Year" shall mean the year set forth under that heading in Schedule A.

"Base Year" means the 1989 calendar year for the first two years of the Program. After this time period, it will advance by one year for each subsequent year of the Program (see Schedule A).

"Contribution/Distribution Year" shall mean the year set forth under that heading in Schedule A.

"Distribution Formula" has the meaning ascribed to it in Section 4.2(c) hereof.

"Economic Development" means promoting economic welfare and improving the economic opportunities of the people in Montgomery County by assisting in the establishment or expansion within the County of industrial, commercial, or research facilities and by creating and preserving job and employment opportunities for the people of the County.

"Economic Development Fund" means the fund resulting from the allocation of Five Million Dollars (\$5,000,000) annually for the initial nine-year term of the Agreement by

the Board from Ohio sales tax revenues as authorized pursuant to Division (EE) of Section 5705.19 of the Code.

- "ED Amount" shall mean the total amount allocated to a Program Member from the Economic Development Fund for an ED Period.
- "ED Period One" shall mean calendar years 1992 through 1994.
- "ED Period Two" shall mean calendar years 1995 through 1997.
- "ED Period Three" shall mean calendar years 1998 through 2000.
- "ED/GE Program Advisory Committee" or "Economic Development/Government Equity Program Advisory Committee" means the group of representatives of the Montgomery County Community Cooperation Task Force that will monitor implementation of the Program and recommend improvements as necessary.
- "Government Equity Fund" means the fund resulting from contributions from all Program Members based on the Growth Contribution Formula.
- "Government Equity Fund Differential" or "Differential" means for each year of the initial nine-year term of the Agreement an amount equal to the difference between the Program Member's contribution to the Government Equity Fund, as determined by the Growth Contribution Formula, and the Program Member's distribution from the Government Equity Fund, as determined by the Distribution Formula.
- "GE Contribution Amount" shall mean the net contribution by a Program Member with respect to the Government Equity Fund for a GE Period.
- "GE Distribution Amount" shall mean the net contribution by a Program member with respect to the Government Equity Fund for a GE Period.
- "GE Period One" shall mean Contribution/Distribution years 1993 through 1995.
- "GE Period Two" shall mean Contribution/Distribution years 1996 through 1998.
- "GE Period Three" shall mean Contribution/Distribution years 1999 through 2001.
- "Growth Contribution Formula" has the meaning ascribed to it in Section 4.2(b) hereof.

"Program" or "ED/GE Program" or "Montgomery County Economic Development/Government Equity Program" means the program of Economic Development established by the Board pursuant to Chapter 307 of the Code and including collection and distribution of the Economic Development Fund and the Government Equity Fund.

"Program Member" means any political subdivision which is a party to this Agreement.

ARTICLE III

REPRESENTATIONS AND WARRANTIES

- 3.1 The Director represents and warrants to the Program Member that the execution and delivery of this Agreement has been duly authorized by all appropriate actions of the Board of County Commissioners and that this Agreement constitutes a legal, valid and binding obligation of the County in accordance with its terms.
- 3.2 The Program Member represents and warrants to the Director that the execution and delivery of this Agreement has been duly authorized by all appropriate actions of its governing body and that this Agreement constitutes a legal, valid and binding obligation of the Program Member in accordance with its terms.
- 3.3 The Director represents and warrants to the Program Member, and the Program Member represents to the Director, that to the best of each of their knowledge there is no pending or threatened litigation or government proceeding which would adversely affect the Agreement.

ARTICLE IV

OBLIGATIONS OF THE DIRECTOR

- During the term of this Agreement, the Director shall, with the approval of the Board and subject to the provisions of Section 4.5 hereof:
 - (a) Establish with the Board the Economic Development Fund for deposit and disbursement of gifts and contributions from the County for Economic Development purposes.

- (b) Receive and accept annually for the term of the Agreement Five Million Dollars (\$5,000,000) which the Board appropriates each year of the initial nine-year Agreement term from Ohio sales tax revenues for the creation of the Office and the implementation of the Program pursuant to Chapter 5705 of the Code, and deposit said moneys into the Economic Development Fund;
- (c) Establish guidelines and criteria for determining the projects for which the Program Member may receive financial assistance from the Economic Development Fund, taking into account the recommendations of the ED/GE Program Advisory Committee and subject to the approval of the Board; said criteria shall include, but not be limited to, the requirement that recipients of Economic Development Fund disbursements shall be Program Members;
- (d) Allocate the Economic Development Fund to Program Members annually for each year of the initial nine-year Agreement term to provide financial assistance for Economic Development projects for the purposes of the Program according to the established guidelines and criteria, taking into account the recommendations of the ED/GE Program Advisory Committee and subject to the approval of the Board as to the selection of the projects to receive funding.

In determining projects for which a Program Member may receive financial assistance, the Director may at his option require the Program Member requesting a project to provide a legal opinion that such project would constitute a legally permissible expenditure of public funds. Such opinion shall be at the Program Member's expense, and shall be rendered by legal counsel acceptable to the Director (which counsel may, but need not, be the Program Member's legal advisor pursuant to statute, charter or ordinance).

- 4.2 In addition to the obligations set forth in Section 4.1 above, the Director shall, with the approval of the Board and subject to the provisions of Sections 4.3, 4.4 and 4.5 hereof:
 - (a) Establish with the Board the Government Equity Fund for deposit and disbursement of contributions received annually from Program Members.

(b) Determine annually for each year of the initial nine-year term of the Agreement the Program Member's contribution to the Government Equity Fund according to the following method of computation (the "Growth Contribution Formula"):

GROWTH CONTRIBUTION RATE =

1/3 Growth in Property and Income Taxes Over Base Year For Participating Program Members Increase in Assessed Valuation Over Base Year for Participating Program Members

INDIVIDUAL
JURISDICTION =
CONTRIBUTION

GROWTH CONTRIBUTION x RATE

The sum of:

100% of the Increase in Commercial and Industrial Property Assessed Valuation Over the Base Year

25% of the Increase in Residential Property Assessed Valuation Over the Base Year

50% of the Increase in Property Tax Revenues Over the Base Year

50% of the Increase in Income Tax Revenues Over the Base Year

As used in the Growth Contribution Formula, "income taxes" means the Program Member's share of municipal income taxes; "property taxes" means the Program Member's share of total property taxes for all funds and all types of property.

(c) Determine annually for each year of the initial nine-year term of the Agreement the Program Member's distribution from the Government Equity Fund according to the following method of computation (the "Distribution Formula"):

INDIVIDUAL Total of All Program

PROGRAM = Members' Contributions x

MEMBER'S For That Year

DISTRIBUTION

Population of Program Member Total Population of Participating Program Members

As used in the Distribution Formula, "population" means the figures for each political subdivision of the County most recently determined for the distribution of the Local Government Revenue Assistance Fund in the County; "Total of All Program Members' Contribution For That Year", which means the sum of the individual jurisdiction's contributions as determined by applying the formula set forth in Section 4.2 (b).

- (d) Determine annually for each year of the initial nine-year term of the Agreement the Government Equity Fund Differential (the "Differential"), which shall be the difference between the Program Member's contribution for such year and its distribution for such year (from the Growth Contribution Formula), being subject to the provisions of Section 4.5 hereof.
- (e) Where the Differential indicates a net contribution from the Program Member, receive said net contribution from the Program Member and deposit same in the Government Equity Fund; to the Program Member, distribute said net distribution to the Program Member from the Government Equity Fund.
- 4.3 The schedule for receipt into and distribution from the Government Equity Fund shall be as follows for each year of the initial nine-year term of the Agreement:
 - (a) Depending upon the availability of income tax data from the State of Ohio, the Director shall announce annually to the Program Member its net contribution or net distribution between September 1 and September 16 of the year following the year for which the Differential is determined (the "Announcement Year"). The first such annual announcement shall be made September 16, 1992 for the 1991 comparison year.
 - (b) Where the Differential indicates a net contribution from the Program Member, the Director shall notify the Program Member of same on or before March 15 of the year following the Announcement Year; and said net contribution shall be payable by the Program Member on or before April 15 immediately following notification;

- (c) Where the Differential indicates a net distribution to the Program Member, the Director shall distribute said net distribution on or before April 30 of the year following the Announcement Year, such distribution being subject to the provisions of Section 4.5 herein;
- (d) If in any year additional contributions are received from Program Members following the April 15 date of Section 4.3(b) above, said contributions shall be distributed on or before December 1 of such year to the Program members who were entitled to a net distribution as described in Section 4.3(c) above in the same proportion as the distributions described in Section 4.3(c) above were made.
- (e) Where additional contributions are received from Program Members following the December 1 distribution date of Section 4.3(d) above, said contributions shall be distributed on next April 30 according to the distribution formula for that year.
- 4.4 In addition to the provisions of the Agreement setting forth the manner of determining the allocation of the Economic Development Fund and the contributions to and distribution of the Government Equity Fund, the following computation shall be made and the following distributions shall be provided for:
 - (a) Promptly following the announcement of the allocation of the Economic Development fund for 1994, the Director shall compute the total amount allocated to each Program Member from the Economic Development Fund (the "ED Amount") for ED Period One. Promptly following the announcement of the allocation of the Economic Development Fund for 1997 and 2000, the Director shall make the same computation with respect to ED Period Two and ED Period Three, respectively.
 - (b) Promptly following the announcement of the Differentials for each Program Member in Announcement Year 1994 (Contribution/Distribution Year 1995), the Director shall compute the net contribution by, or distribution to, each Program Member with respect to the Government Equity Fund (the "GE Contribution Amount" or "GE Distribution Amount", as applicable) for GE Period One. Promptly following the announcement of such Differentials in Announcement Year 1997 (Contribution/Distribution Year 1998) and Announcement Year 2000 (Contribution/Distribution Year 2001), the Director shall make the same computation with respect to GE Period Two and GE Period Three, respectively.

- (c) Upon making the computations described in subsections (a) and (b) above with respect to ED Period One and GE Period One, the Director shall compare the ED Amount for such period for each Program Member with the GE Contribution Amount or GE Distribution amount for such Program Member. If any Program Member's GE Contribution Amount exceeds such Program Member's ED Amount for such computation period, that Program Member shall be entitled to, and the Director and the County shall make, a grant from the next distribution of the Economic Development Fund in the amount of such excess; provided, however, that such grant may only be applied to an economic development project of the Program Member which qualifies under the guidelines and criteria established pursuant to paragraph 4.1 of the Agreement. If the Program member has no such qualifying project when such distribution is made, its grant shall not be forfeited but shall be applied to its first qualifying project during the term of the Agreement.
- (d) For ED and GE Periods Two and Three, the process set forth in subparagraph (c) above shall be repeated; provided, however, that prior to making the comparison provided for in subparagraph (c), the Director shall add to the Program Member's ED Amount for the period being computed (i) the amount by which the Program Member's ED Amount for the previous period exceeded the Program Member's GE Contribution for the previous period, and (ii) the Program Member's GE Distribution Amount for the previous period. The amount of any grant for any period pursuant to subparagraph (c) shall not be taken into consideration in the computation of a Program Member's grant eligibility for any subsequent period.

4.5 Notwithstanding any provision in this Article IV to the contrary:

- (a) The contribution for Program Member, as determined by Section 4.2(b) above, shall not be an amount greater than thirteen percent (13%) of the growth from the base year of the Program Member's property and income tax revenues; and
- (b) The Director is not obligated to distribute from the Government Equity Fund for any year of the term of the Agreement an amount greater than the total net contributions received into the Government Equity Fund for that year, and where the total net contributions received for the year are less than an amount equal to the net contributions for all Program Members for the year as determined by the Differential, the net distribution for the Program Member for that year will be adjusted to a pro rata basis.

- (c) Ten percent (10%) of the Economic Development Fund to be reserved for special projects, such as research and development, within the territory of the parties hereto to be selected by the Director taking into account the recommendation of the ED/GE Program Advisory Committee, said set aside to be distributed annually; and
- (d) Five percent (5%) of the Economic Development Fund to be reserved for responding to unexpected economic opportunities within the territory of the parties hereto or threats to the well-being of the County.
- (e) The County and the Director covenant that the allocations to Program Members of the ED Amounts for the Year 2000 will not be determined until after Program Members' GE Contribution Amounts and GE Distribution Amounts for Contribution/Distribution Year 2001 have been determined.

ARTICLE V

OBLIGATIONS OF THE PROGRAM MEMBER

- 5.1 During the term of this Agreement, the Program Member shall:
 - (a) Pay promptly all annual contributions to the Government Equity Fund as determined by the Director, said determination made for the years 1991 through 1999, payable in years 1993 through 2001, inclusive, according to the provisions in Article IV of the Agreement, said payments to be made within 31 days of receipt of notice of the amount due;
 - (b) Provide accurate and timely reporting of the use of the allocations to the Program Member of the Economic Development Fund and the status of projects funded thereby; and
 - (c) Provide, at its expense, any legal opinions required by the Director pursuant to Section 4.1 hereof.
- 5.2 In the event of a fiscal problem or extraordinary circumstance beyond its control which causes a delay in fulfilling the payment obligation of 5.1(a) above, the Program Member shall deliver notice of same by the obligation's due date

pursuant to Article IV herein to the Director and be thereby afforded consideration for a late payment. Consideration for late payment due to such hardship shall be determined by the Director in consultation with the ED/GE Program Advisory Committee, and the terms of late payment as described in this Section 5.2 shall be within the discretion of the Director.

ARTICLE VI

EVENTS OF DEFAULT AND REMEDIES

- 6.1 Events of Default. The following shall be "events of default" under this Agreement and the terms "events of default" and "default" shall mean, whenever they are used in the Agreement with respect to the Program Member, any one or more of the following events:
 - (a) Failure by the Program Member to pay any contribution by the date when such payments are due under the Agreement;
 - (b) Failure by the Program Member to fulfill any other obligation on its part required hereunder; or
 - (c) The filing by the Program Member of a case in bankruptcy, or the subjection of any right or interest of such Program Member under this Agreement to any execution, garnishment or attachment, or adjudication of such Program Member for the benefit of creditors, or the entry by the Program Member into an agreement of composition with creditors or the approval by a court of competent jurisdiction of a petition applicable to the Program Member in any proceedings instituted under the provisions of the Federal bankruptcy code, as amended, or under any similar act which may hereafter be enacted.
- Remedies on Default. Whenever any event of default referred to in Section 6.1 above shall have happened and be continuing, it shall be lawful for the Director to exercise any and all remedies available pursuant to law or granted pursuant to this Agreement. Upon the occurrence of an event of default as described in Section 6.1(a) above, the Program Member may cure the default by paying the contribution due plus interest on such payment at a rate of twelve percent (12%) per annum, provided such payment is received by the Director within thirty (30) days of the date the contribution was due. If such payment is not made within thirty (30) days of the due date, the Program Member's default may be cured by payment of an amount equal to the contribution due plus interest accruing at a

rate of twelve percent (12%) per annum from the payment due date plus a penalty charge of ten percent (10%) of the amount of the contribution. In addition, a Program Member in default shall not be entitled to any allocations from the Economic Development Fund or distribution from the Government Equity Fund unless and until the default is cured.

- No Remedy Exclusive. No remedy conferred herein upon or reserved to the Director is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity, including, but not limited to, the right of any owner by mandamus or other suit or proceeding at law or in equity to enforce his rights against the Program Member and to compel the Program Member to perform and carry out its duties under this Agreement. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Director to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article or by law.
- Attorneys' Fees and Expenses. In the event any party to this Agreement should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of moneys or the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party contained herein, the defaulting party agrees that it will on demand therefore pay to the nondefaulting party the reasonable fees of such attorneys and such other expenses so incurred by the nondefaulting party awarded to the nondefaulting party by a court of competent jurisdiction.

ARTICLE VII

TERM OF AGREEMENT

7.1 Term of Agreement.

The term of the Agreement shall commence September 14, 1992, and continue in full force and effect until December 31, 2001, or until all obligations incurred hereunder shall have been fulfilled if such date is later than December 31, 2001 (the "Expiration Date"). Additional renewal terms may become effective upon written agreement by the parties.

ARTICLE VIII

AMENDMENTS. CHANGES AND MODIFICATION

- 8.1 <u>Amendments in Writing.</u> Except as otherwise provided herein, this Agreement shall not be effectively amended, changed, or terminated except in writing signed on behalf of the Director and the other Program Member. Such amendments, changes or termination shall become effective only upon the execution of substantially similar amendments, changes or termination by every Program Member.
- 8.2 <u>Parties Treated Similarly.</u> It is the intent of this Article that all parties in the Program shall be treated similarly.

ARTICLE IX

MISCELLANEOUS

- 9.1 Non-Waiver. Any waiver, whether in writing or by failures of the waiving party to timely act, of any requirement within this Agreement or of any breach of any requirement within this Agreement:
 - (a) shall not constitute a waiver of any subsequent requirement herein or of any subsequent breach of any requirement herein; and
 - (b) shall not otherwise affect the rights of the waiving party under this Agreement with respect to any said subsequent requirement or subsequent breach of said requirement.
- 9.2 <u>Notices and Correspondence.</u> All notices pertaining to or affecting the provisions of this Agreement shall be in writing and either delivered in person or sent by registered mail or certified mail return receipt requested to the parties at the following addresses:

(a) Correspondence to the Director:

mailed:

Department of Community & Economic Development

451 W. Third Street, 10th Floor

Dayton, OH 45422-1090

delivered:

Department of Community & Economic Development

451 W. Third Street, 10th Floor

Dayton, OH 45422-1090

(b) Correspondence to the Program Member:

mailed:

[mailing address of the Program Member]

delivered:

[delivery address of the Program Member]

Either of the parties shall be entitled to specify as its proper address for the purposes of this Agreement any other address located within the County upon ten (10) days prior written notice to the other party.

- 9.3 <u>Captions.</u> Captions in this Agreement are inserted for convenience of reference only and shall in no way be construed to be interpretations of text.
- 9.4 <u>Applicable State Law.</u> The rights, obligations, and remedies of the parties as specified under this Agreement shall be interpreted and governed in all respects by the laws of the State of Ohio.
- 9.5 <u>Binding Effect.</u> This Agreement shall inure to the benefit of and shall be binding upon the Director and the Program Member and their respective legal successors. Any obligations of the Director created by or arising out of this Agreement shall be payable out of Program Funds and, in the complete discretion of the Director, from any other source deemed legal and appropriate by the Director. Any obligations of the Program Member created by or arising out of this Agreement shall be payable from whatever source deemed legal and appropriate by the Program Member.

9.6		This Agreement may be executed in one or more counterparts, hall be an original and all of which collectively shall constitute the instrument.		
WITNESSES:		BOARD OF COUNTY COMMISSIONERS MONTGOMERY COUNTY, OHIO		
-		Charles J. Curran		
	*	Sarah E. Harris, President		
:		Donna B. Moon		
		OR		
<u>-</u>		Donald A. Vermillion County Administrator		
		AND		
	AS TO FORM:	Kevin J. Carver, Director Community & Economic Development		
BY:		POLITICAL JURISDICTION:		
		Name of Jurisdiction		
WITNESS		BY:		
	AS TO FORM:	A LUZ		

SCHEDULE OF BASE YEAR AND COMPARISON YEAR FOR EACH CONTRIBUTION/DISTRIBUTION YEAR

CONTRIBUTION/ DISTRIBUTION YEAR	BASE YEAR	COMPARISON <u>YEAR</u>	ANNOUNCEMENT YEAR
1993	1989	1991	1992
1994	1989	1992	1993
1995	1990	1993	1994
1996	1991	1994	1995
1997	1992	1995	1996
1998	1993	1996	1997
1999	1994	1997	1998
2000	1995	1998	1999
2001	1996	1999	2000