

BOARD OF TRUSTEES  
MARY MAKLEY WOLFF  
KENDAL A. TRACY  
MARK C. SCHULTE

FISCAL OFFICER  
ERIC C. FERRY

ADMINISTRATOR /  
PUBLIC SAFETY DIRECTOR  
STEPHEN M. KELLY



ADMINISTRATION  
513-248-3725  
513-248-3730 (FAX)  
COMMUNITY DEVELOPMENT  
513-248-3731  
SERVICE DEPARTMENT  
513-248-3728  
POLICE DEPARTMENT  
513-248-3721  
FIRE & EMS  
513-248-3700  
RECREATION  
513-248-3727

## MIAMI TOWNSHIP

6101 MEIJER DRIVE • MILFORD, OH 45150-2189

### RESOLUTION 2025-18

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Center on March 18, 2025, with the following members present: Mark Schulte, Ken Tracy and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

**RESOLUTION AUTHORIZING TERMINATION OF A PROPERTY TAX EXEMPTION GRANTED PURSUANT TO SECTION 5709.73 OF THE OHIO REVISED CODE AND DISPENSING WITH A SECOND READING.**

**WHEREAS**, this Board of Township Trustees (the “Board”) of Miami Township, Ohio (the “Township”) previously adopted Resolution No. 2005-67 on December 30, 2005, attached hereto as Exhibit A, which declared certain improvements to parcels of real property located in Miami Township, Ohio to be a public purpose under Section 5709.73(C) of the Ohio Revised Code and exempted such improvements from real property taxation for a period of thirty years commencing January 2006; and

**WHEREAS**, this Board previously adopted Resolution No. 2008-58 on December 16, 2008, attached hereto as Exhibit A, which declared certain improvements to parcels of real property located in Miami Township, Ohio to be a public purpose under Section 5709.73(B) of the Ohio Revised Code and exempted such improvements from real property taxation for a period of thirty years commencing January 2009; and

**WHEREAS**, pursuant to Resolution Nos. 2005-67 and 2008-58 and Section 5709.75 et seq. of the Ohio Revised Code the Township created two Miami Township Public Improvement Tax Increment Equivalent Funds (the “Tax Increment Equivalent Fund”) in connection with the exemption of real property taxes on certain property in the Township; and

**WHEREAS**, this Board of Township Trustees filed applications for exemption from real property taxes for the parcels exempted pursuant to Resolution Nos. 2005-67 and 2008-58 which parcels were parcel no. 19-24-08A-001, at the time, and are now parcel nos. 19-24-08A-001, 19-24-08A-050, 19-24-08A-051, 19-24-08A-047 and 19-24-08A-048, the parcel has been split and renumbered; and

**WHEREAS**, the State Tax Commissioner previously approved the exemption applications filed with respect to such property tax exemptions (the "Journal Entries") for the parcels, including 19-24-08A-001, 19-24-08A-050, 19-24-08A-051 and 19-24-08A-047 ("Exempted Property"); and

**WHEREAS**, parcel Nos. 19-24-08A-001, 19-24-08A-050, 19-24-08A-051 and 19-24-08A-047 are still undeveloped; and

**WHEREAS**, the Board hereby determines it would be in the best interest of the Township to terminate the existing TIF exemptions on parcels 19-24-08A-001, 19-24-08A-050, 19-24-08A-051 and 19-24-08A-047, but not with respect to parcel 19-24-08A-048; and

**WHEREAS**, the Township has paid the Clermont Northeastern Local School District (the "School District") all annual compensation for the exempt parcels set forth on Exhibit A, pursuant to the Agreement entered into between the Township and the School District for Resolution Nos. 2005-67 and 2008-58.; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Miami Township, County of Clermont, Ohio:

**SECTION 1:** That it is hereby determined to be necessary to terminate the exemption from real property taxes granted by Resolution No. 2005-67 for the specific parcels listed in Exhibit B attached hereto.

**SECTION 2:** That the exemption from real property tax applicable to parcel no. 19-24-08A-048 shall remain in place and unaffected by this resolution.

**SECTION 3.** That the Fiscal Officer is hereby authorized and directed to notify the County Auditor and the State Tax Commissioner that the exemption should be terminated for the designated parcels.

**SECTION 4:** That the Fiscal Officer is further authorized and directed to give notice of the termination of such real property tax exemption to the affected property owners and the Clermont Northeastern Local School District.

**SECTION 5:** That the Fiscal Officer is hereby directed to forward a certified copy of this resolution to the county auditor.

**SECTION 6:** That it is found and determined that all formal actions of this Board concerning and relating to the adoption of this resolution were adopted in an open meeting of this board, and that all deliberations of this board and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

**SECTION 7:** The Board does hereby dispense with the requirement that this Resolution be read on two separate days, pursuant to Section 504.10 of the Ohio Revised Code, and authorizes the adoption of this Resolution upon its first reading.

**SECTION 8:** That this Resolution shall take effect at the earliest date permitted by law.

First Reading: March 18, 2025

Second Reading: Dispensed with

Effective: March 18, 2025

Trustee WOLFF made the Motion and it was seconded by TRACY. On the roll call being called the vote resulted as follows:


Mr. Schulte X

Mr. Tracy X

Ms. Wolff X

Resolution 2025-18 was adopted March 18, 2025.

**ATTEST:**

  
Eric C. Ferry, Fiscal Officer

**APPROVED TO AS FORM:**

  
Joseph A. Braun, Law Director

**AUTHENTICATION:**

This is to certify that this Resolution was duly passed and filed with the Miami Township Fiscal Officer, the 18<sup>th</sup> day of March, 2025.

*Eric C. Feunoy*  
Township Fiscal Officer

**CERTIFICATE:**

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Board of Miami Township, Clermont County, Ohio and was certified to the County Auditor of Clermont County and the Clermont Northeastern Local School District

*Eric C. Feunoy*  
Fiscal Officer

Dated: 3/18/25

**RECEIPT:**

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

\_\_\_\_\_  
Clermont County Auditor

Dated: \_\_\_\_\_

**RECEIPT:**

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

\_\_\_\_\_  
Superintendent, Clermont Northeastern Local  
School District

Dated: \_\_\_\_\_

EXHIBIT A

RESOLUTION NOS.

2005-67

2008-58

BOARD OF TRUSTEES  
EDWIN H. HUMPHREY  
MARY MAKLEY WOLFF  
KENDAL A. TRACY

FISCAL OFFICER  
ERIC C. PERRY

ADMINISTRATOR  
DAVID D. DUCKWORTH



MIAMI TOWNSHIP

5900 MCPICKEN DRIVE - MILFORD, OH 45150-4905

ADMINISTRATION  
248-3725  
248-3730 (Fax)  
COMMUNITY DEVELOPMENT  
248-3731  
SERVICES DEPARTMENT  
248-3728  
POLICE DEPARTMENT  
248-3721  
FIRE / EMS  
248-3700  
PARKS / RECREATION  
248-3725

2005 DEC 30 AM 10:59

RESOLUTION 2005 - 67

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Building on December 30, 2005 with the following members present: Mary Makley Wolff, Edwin H. Humphrey and Ken Tracy.

MR. HUMPHREY made a motion to adopt the following Resolution:

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND FOR THE DISTRICT KNOWN AS THE MIAMI COMMONS TIF, DISPENSING WITH THE SECOND READING

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and

WHEREAS, this Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including new development and traffic capacity; and

WHEREAS, this Board has caused notice to be given to the Millford Exempted Village School District Board of Education, of this Board's intention to consider this Resolution for adoption not less than forty-five (45) business days prior to the date hereof, and that this Board and the Clermont Northeastern Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for the property which is exempted under Section 5709.73(C) of the Ohio Revised Code. Clermont Northeastern Local School District has by resolution adopted December 29, 2005, approved the tax increment financing and the exemption of the further improvements for 30 years up to 100% for the property described in Exhibit "A" attached hereto and waived its right to the forty-five (45) business days notice prior to the adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Miami Township, County of Clermont, Ohio by authority of Chapter 504 and Section 5709.73 et seq. of the Ohio Revised Code:

SECTION 1. That this Board hereby finds and declares that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including but not limited to water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and retention/detention facilities; the planning, design and construction of public safety facilities, park and recreation facilities; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land described in Exhibit "A" attached to this Resolution (such parcels are hereinafter collectively referred to as the "Incentive District TIF Site"), which parcels are located in an unincorporated area of the township, for the provision of adequate public services in Miami Township. The Public Improvements will not include Housing Renovations, as defined in Section 5709.40.

SECTION 2. That, pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the Incentive District TIF Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) thirty years from the date an Improvement first appears on the tax duplicate, or (2) the date on which the specific public improvements as described in Section 1 above (the "Public Improvements") that will benefit the Incentive District TIF Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Incentive District TIF Site.

SECTION 3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Clermont County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

SECTION 4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Miami Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance the Public Improvement or to make payments to the Clermont Northeastern Local School District pursuant to the Tax Incentive Agreement referred to in the third Preamble herein and hereby authorized to be entered into by the Township Administrator or the President of the Board of Township Trustees.

SECTION 5. That the Clerk is hereby directed to forward a copy of this Resolution to the County Auditor of Clermont County.

SECTION 6. That the Board does hereby dispense with the requirement that this Resolution be read on two separate days, pursuant to Section 504.10 of the Ohio Revised Code, and authorizes the adoption of this Resolution upon its first reading.

SECTION 7: That this Board 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 of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 8: This Resolution shall take effect at the earliest period allowed by law.

First Reading: December 30, 2005  
Second Reading: Dispensed with  
Effective: January 29, 2006

MR. TRACY seconded the motion to adopt the Resolution. On the roll call being called the vote resulted as follows:

Mrs. Wolff	<u>AYE</u>
Mr. Humphrey	<u>AYE</u>
Mr. Tracy	<u>AYE</u>

Resolution 2005-67 adopted December 30, 2005.

ATTEST:

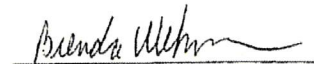
  
Eric C. Ferry, Fiscal Officer



APPROVED AS TO FORM:

  
John C. Korfhagch  
Township Bond Counsel  
*Law Director*

APPROVED AS TO CONTENT:

  
Brenda A. Wehmer,  
Township Bond Counsel


AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Fiscal Officer of Miami Township, this 30th day of December, 2005.

  
Eric C. Ferry, Fiscal Officer

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Board of Township Trustees of Miami Township, Clermont County, Ohio, and was certified to the County Auditor of Clermont County and the Clermont Northeastern Local School District.

  
Eric C. Ferry, Fiscal Officer

Dated: 12/30/05

RECEIPT

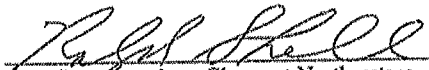
The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

  
Clermont County Auditor by:   
Chief Deputy Auditor

Dated: 12/30/05

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

  
Superintendent, Clermont Northeastern  
Local School District

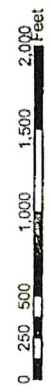
Dated: 12/30/05

Exhibit 1

Proposed RID District

Wolfpen Farms LLC  
3000 G Henkle Dr  
Lebanon, OH 45036

PIN: 192408A001



BOARD OF TRUSTEES  
EDWIN H. HUMPHREY  
MARY MAKLEY WOLFF  
KENDAL A. TRACY

FISCAL OFFICER  
ERIC C. FERRY

ADMINISTRATOR  
DAVID DUCKWORTH

RECEIVED  
2008 MAR -2 AM 9:12



## MIAMI TOWNSHIP

6101 MEIJER DRIVE -- MILFORD, OH 45150-2189

ADMINISTRATION  
248-3725  
248-3730 (FAX)  
COMMUNITY DEVELOPMENT  
248-3731  
SERVICE DEPARTMENT  
248-3728  
POLICE DEPARTMENT  
248-3721  
FIRE / EMS  
248-3700  
PARKS / RECREATION  
248-3727

### RESOLUTION 2008 - 58

The Board of Trustees of Miami Township, Clermont County, Ohio met in special session at the Miami Township Civic Center on December 16, 2008 with the following members present: Mary Makley Wolff, Ken Tracy and Karl Schultz.

MR. TRACY made a motion to adopt the following Resolution:

**RESOLUTION DECLARING TO BE PUBLIC PURPOSE  
CERTAIN PUBLIC IMPROVEMENTS WHICH ARE  
NECESSARY FOR THE FURTHER DEVELOPMENT OF  
CERTAIN PARCELS WITHIN THE TOWNSHIP AND AUTHORIZING  
THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND  
ESTABLISHING A TAX INCREMENT EQUIVALENT FUND**

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and

WHEREAS, this Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including new development and traffic capacity; and

WHEREAS, this Board has caused notice to be given to the Clermont Northeastern School District Board of Education, of this Board's intention to consider this Resolution for adoption and that this Board and the Clermont Northeastern School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for the property which is exempted under Section 5709.73 of the Ohio Revised Code. Clermont Northeastern School District has by resolution adopted November 20, 2008, approved the tax increment financing and the exemption of the further improvements for up to 30 years and up to 80% for the property described in Exhibit "A" attached hereto and waived its right to the forty-five (45) business days notice prior to the adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Miami Township, County of Clermont, State of Ohio:

SECTION 1. That this Board hereby finds and declares that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and

construction of utilities including but not limited to water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land described in Exhibit "A" attached to this Resolution (such parcels are hereinafter collectively referred to as the "US 50-Wolfpen Site"), but excluding any and all residential property located within Exhibit "A", which parcels are located in an unincorporated area of the township, and for the creation of jobs, increasing property values and the provision of adequate public services in Miami Township.

- SECTION 2. That, pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the US 50-Wolfpen Site occurring after the date of this Resolution are exempt from real property taxation commencing with the first tax year after the effective date of this Resolution and ending on the earlier of (1) December 31, 2038 or (2) the date on which the specific public improvements as described in Section 1 above (the "Public Improvements") that will benefit the US 50-Wolfpen Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be eighty percent (80%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the US 50-Wolfpen Site.
- SECTION 3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Clermont County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.
- SECTION 4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Miami Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance the Public Improvement or to make payments to the Clermont Northeastern School District pursuant to the Tax Incentive Agreement referred to in the third Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.
- SECTION 5. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Clermont County.

SECTION 6: That this Board 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 of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

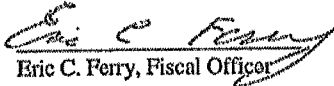
SECTION 7: This Resolution shall take effect at the earliest period allowed by law.

MR. SCHULTZ seconded the motion to adopt the Resolution. On the roll call being called the vote resulted as follows:


Mrs. Wolff	<u>AYE</u>
Mr. Tracy	<u>AYE</u>
Mr. Schultz	<u>AYE</u>

Resolution 2008-58 adopted December 16, 2008.

ATTEST:

  
Eric C. Ferry, Fiscal Officer

APPROVED AS TO FORM:

  
Brenda A. Wehmer,  
Township Bond Counsel

**AUTHENTICATION**

This is to certify that this Resolution was duly passed and filed with the Miami Township Fiscal Officer, this 16th day of December, 2008.

  
Eric C. Ferry, Township Fiscal Officer

**CERTIFICATE**

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Board of Township Trustees of Miami Township, Clermont County, Ohio, and was certified to the County Auditor of Clermont County and the Clermont Northeastern School District.

  
Eric C. Ferry, Township Fiscal Officer

Dated: Dec 16, 2008

**RECEIPT**

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

  
Clermont County Auditor SLG

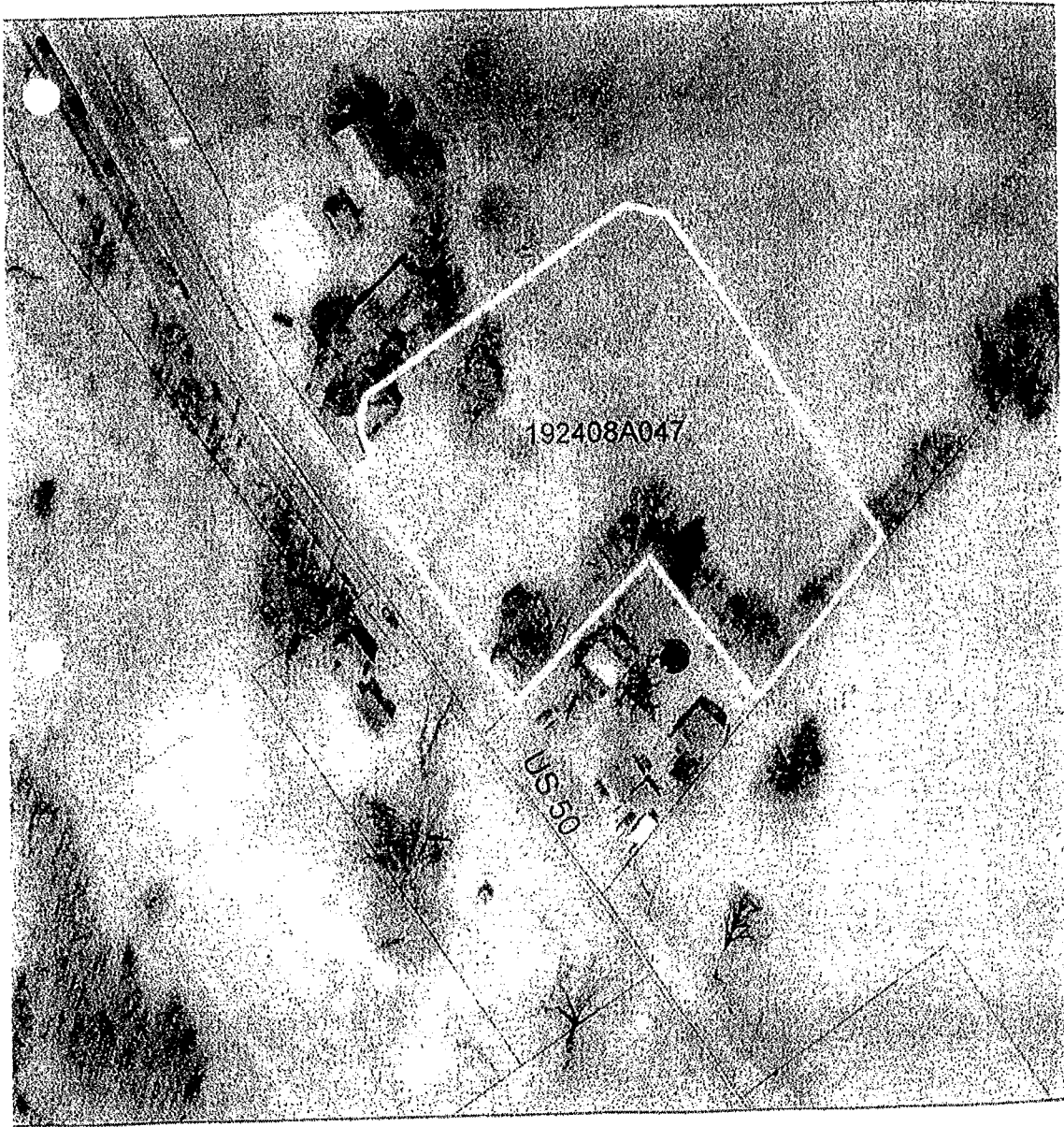
Dated: March 03, 2009

**RECEIPT**

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

  
Superintendent, Clermont  
Northeastern School District

Dated: \_\_\_\_\_



0 100 200 400 600 Feet





**EXHIBIT B**

**Parcels for which TIF exemption is to be terminated**

**19-24-08A-001**

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**19-24-08A-047**

**19-24-08A-050**

**19-24-08A-051**

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