

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

FISCAL OFFICER
ERIC C. FERRY

ADMINISTRATOR /
PUBLIC SAFETY DIRECTOR
STEPHEN M. KELLY



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513-248-3725
513-248-3730 (FAX)
COMMUNITY DEVELOPMENT
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SERVICE DEPARTMENT
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POLICE DEPARTMENT
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513-248-3700
RECREATION
513-248-3727

MIAMI TOWNSHIP

6101 MEIJER DRIVE • MILFORD, OH 45150-2189

RESOLUTION 2025-19

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 DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN MIAMI TOWNSHIP, CLERMONT COUNTY OHIO TO BE A PUBLIC PURPOSE UNDER SECTION 5709.73(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, REQUIRING THE OWNERS OF SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDING FOR COMPENSATION TO THE CLERMONT NORTHEASTERN LOCAL SCHOOL DISTRICT, PROVIDING FOR COMPENSATION TO THE GREAT OAKS CAREER CAMPUSES, AND ESTABLISHING A TOWNSHIP PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND AND DISPENSING WITH A 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 wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the public health, safety, welfare and convenience needs of the area, including new development and traffic capacity; and

WHEREAS, this Board has determined to grant a property tax exemption for the parcels comprising the Miami Township Rise TIF (the "Rise TIF"); and

WHEREAS, the boundary of the Rise TIF shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto (each, individually, a "Parcel" and collectively, the "Parcels"); and

WHEREAS, notice has been given to the Clermont Northeastern Local School District (the "School District") of the consideration of a Resolution granting a tax increment property tax

exemption, as required by Section 5709.73 of the Ohio Revised Code, and this Board will compensate the Clermont Northeastern Local School District pursuant to a Tax Incentive Agreement to be entered into by and between the Township and the School District; and

WHEREAS, the Board of Education of the School District has by resolution adopted June 18, 2024, approved the tax increment property tax exemption; and

WHEREAS, notice has been given to Great Oaks Career Campuses of the consideration of a Resolution granting a tax increment property tax exemption, as required by Section 5709.73 of the Ohio Revised Code, and this Board will compensate Great Oaks Career Campuses pursuant to Section 5709.73 (D) of the Ohio Revised Code; and

NOW THEREFORE BE IT RESOLVED by the Board of Township Trustees of Miami Township, Clermont County, State of Ohio, all members elected thereto concurring:

SECTION 1: Pursuant to Section 5709.73(B) of the Ohio Revised Code, this Board hereby creates the “Rise TIF”, the boundaries of which shall be coextensive with the boundaries of the Parcels and shall include the Parcels as specifically identified and depicted in Exhibit A attached hereto, which Parcels are located in the unincorporated area of the Township.

SECTION 2: 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, bike paths, traffic control devices and alterations to existing streets, including construction of a new road; the planning design and construction of public parking facilities; the planning, design and construction of utilities including but not limited to water, sanitary sewers, communication facilities, storm water sewers and detention/retention facilities; the preparation of plans for land use in the area; the creation or enhancement of buffer areas, recreation facilities and open areas necessary for ensuring the compatibility of adjacent land uses; the creation and/or enhancement of public service facilities; the acquisition of land in aid of industry, commerce, distribution, or research; demolition; 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 (the “Public Improvements”) are necessary as a result of and 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 “Rise TIF”), which parcels are located in the unincorporated area of the Township and will directly benefit from the Public Improvements. The further development of the parcels in the Rise TIF will create jobs, increase property values and place direct additional demand on the Public Improvements.

SECTION 3. That, pursuant to Section 5709.73(B) of the Ohio Revised Code, the increase in the assessed value of each parcel in the Rise TIF, that would first appear on the tax list and duplicate of real and public utility property as a result of new construction, after the effective date of this Resolution were it not for the exemption granted by this Resolution, (the “Improvements”) are hereby declared to be a public purpose and are exempt from real property taxation commencing, for each parcel, on the first day of the tax year in which such an improvement resulting from construction of a structure on any parcel first appears on the tax list and duplicate of real and public utility property and that begins after the effective date of this

Resolution and ending on the earlier of (1) thirty years from the date each exemption commences or (2) the date on which the specific Public Improvements as described in Section 1 above that will benefit the Rise TIF 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 benefit, the Rise TIF.

SECTION 4: 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 and authorizes the Township Administrator or any Township Official to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments, including the Service Agreement by and among the Township, Wolfpen Farms, LLC, and RISE Miami Twp OH LLC in substantially the form on file with the Township Administrator, which is hereby approved with such changes as are not adverse to the Township and are approved by the Township's legal counsel.

SECTION 5: That service payments in lieu of taxes shall be paid to the Clermont Northeastern Local School District and the Great Oaks Career Campuses, respectively, in accordance with the terms of the Tax Incentive Agreement between the Township and the School District and the provisions of Section 5709.73(D). The Township Administrator is hereby authorized to execute and deliver the Tax Incentive Agreement by and between the Township and the School District, as approved and executed by the School District, on file with the Township Administrator, which is hereby approved.

SECTION 6: There is hereby established the Miami Township Rise public improvement tax increment equivalent fund (the "Rise Tax Increment Equivalent Fund"). There shall be deposited into such fund all service payments in lieu of taxes made by the owners of the affected parcels of land pursuant to this Resolution.

SECTION 7: Moneys deposited in the Tax Increment Equivalent Fund shall be used only for the purposes set forth in Section 5709.75, Revised Code, with respect to the Public Improvements, including paying debt service on bonds to finance the Public Improvements, and for making compensation payments to the affected school districts as provided in Section 5709.73 et seq. of the Ohio Revised Code.

SECTION 8: That the proper township officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 7 above, including but not limited to filing any required applications for tax exemption with the Clermont County Auditor and/or State Tax Commissioner.

SECTION 9: That pursuant to Ohio Revised Code Section 5709.73(I), the Fiscal Officer is hereby directed to deliver a copy of this Resolution to the Director of the Ohio Development Services Agency of Ohio within fifteen days after its adoption. On or before March 31 of each year that the exemption set forth herein remains in effect, the Fiscal Officer or other authorized officer of this Township shall prepare and submit to the Director of the Ohio Development Services Agency the status report required under Section 5709.73(I) of the Ohio Revised Code.

SECTION 10: That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Clermont County.

SECTION 11: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken 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 taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 12: 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 13: That this Resolution shall take effect at the earliest possible date allowable 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	<u>X</u>
Mr. Tracy	<u>X</u>
Ms. Wolff	<u>X</u>

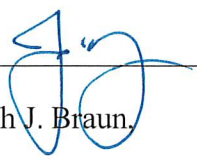
Resolution 2025-19 was adopted March 18, 2025.

ATTEST:



Eric C. Ferry, Fiscal Officer

APPROVED AS TO FORM:



Joseph J. Braun,
Township Law Director

CERTIFICATE:

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2025-
19.



Fiscal Officer

CERTIFICATE:

The undersigned hereby certifies that a copy of the foregoing Resolution was certified this day to the county auditor.



Fiscal Officer

Dated: March 18, 2025

RECEIPT:

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

County Auditor

Dated: _____, 2025

EXHIBIT A

Property to be Exempted

(Rise Project)

Clermont County Parcel Nos.

19-24-08A-001

19-24-08A-047

19-24-08A-050

19-24-08A-051