

OFFICIAL MEMO
OFFICE OF THE ADMINISTRATOR



TO: Board of Trustees
CC: Fiscal Officer
FROM: Steve Kelly, Township Administrator
DATE: September 22, 2026
SUBJECT: **Special Meeting Agenda**
OTHER: Trustee Meeting Room, 6:45 p.m.

I. Call to Order – Chairperson Tracy

II. Roll Call – Eric Ferry, Finance Officer

III. Presentation – Administrator Kelly will deliver a presentation on the Villas at Meadowside TIF District.

IV. Public Comment and Adjournment

SPECIAL NEEDS ACCOMMODATION –

If you have a disability and you require assistance while attending this meeting, please contact the Township Offices at (513) 248-3725 at least 72 hours before the meeting to ensure arrangements for accommodation by Miami Township.

OFFICIAL MEMO
OFFICE OF THE ADMINISTRATOR



TO: Board of Trustees
CC: Eric Ferry, Fiscal Officer
FROM: Steve Kelly, Township Administrator
DATE: September 22, 2026
SUBJECT: Public Hearing for the Request to Create a Tax Increment Financing District for the Villas at Meadowside Development

The Board of Township Trustees of Miami Township intends to consider creating a Tax Increment Incentive District (“Incentive District”) for the Villas at Meadowside residential development located on Deerfield Road and inclusive of the new residential streets Crescent Drive and Filson Lane. A request for the incentive district was received from Meadowside Development LLC to support sanitary sewer improvements along Deerfield Road that would serve the Villas at Meadowside and allow for future development along Deerfield Road.

The requested Incentive District would provide an exemption for seventy-five percent of the real property taxes to be granted for future increases in value to the property from the date of exemption lasting no more than ten years. During such time as the property tax exemption was in place Service Payments in Lieu of Taxes would be collected in the same amount as the applicable taxes on the increases in value of the exempted property. There will be no effect on the amount of total obligations owed by the property owner with respect to the exempted property, the Township, however, will receive all of the revenue collected from the Service Payments in Lieu of Taxes and may use those funds to pay for public improvement infrastructure improvements benefiting the Incentive District.

If the Incentive District is created by the Board of Township Trustees, the funds are intended to be used to pay the cost of sanitary sewer improvements, including construction of sewer main, park and recreation improvements, and other public infrastructure improvements benefiting the area. The estimated true value of initial sanitary sewer public improvements is approximately \$1,300,000.00. Notice of the proposed Incentive District was provided to the Milford Exempted Village School District Board of Education on August 21, 2026, along with notification of this public hearing.

Attached to this memo are the following for review:

- Public Hearing Notice to Meadowside Development LLC
- Draft Resolution

August 20, 2026

Meadowside Development LLC
9091 Montgomery Road
Cincinnati, Ohio 45242

AUDITOR'S TAX PARCEL #182402C261

Re: Notice of public hearing upon and Board of Trustees consideration of
proposed tax increment incentive district, pursuant to Section 5709.73 (C)
Ohio Revised Code

Dear Property Owner within Proposed Meadowside Tax Increment Incentive District I:

This letter is to inform you that the Board of Township Trustees of Miami Township intends to consider creating a Tax Increment Incentive District ("Incentive District") which would include property currently owned by you. The Miami Township Board of Trustees will hold a Public Hearing on this matter on September 22, 2026, at 6101 Meijer Drive, Miami Township, Ohio at 6:45 p.m. If you have any questions, comments, or concerns about this matter, you are encouraged to attend the Public Hearing.

If the Township approves the Incentive District, an exemption for seventy-five percent of the real property taxes would be granted for future increases in value to the property from the date of exemption lasting no more than ten years. During such time as the property tax exemption was in place Service Payments in Lieu of Taxes would be collected in the same amount as the applicable taxes on the increases in value of the exempted property. There will be no effect on the amount of total obligations owed by the property owner with respect to the exempted property, the Township, however will receive all of the revenue collected from the Service Payments in Lieu of Taxes and may use those funds to pay for public improvement infrastructure improvements benefiting the Incentive District.

If the Incentive District is created by the Board of Township Trustees, the funds are intended to be used to pay the cost of sanitary sewer improvements, including construction of sewer main, park and recreation improvements, and other public infrastructure improvements benefiting the area.

The attached map shows the proposed Incentive District and the marked overlay within the Incentive District. Pursuant to Ohio Revised Code Section 5709.73(C)(2)(b), a property owner whose entire parcel is not located within the overlay may submit a written response to the Township to have the parcel excluded from the Incentive District if the owner has submitted a statement to the Clermont County Board of County Commissioners indicating the owners intent to seek a tax exemption for improvements to the owner's parcel under division A or B of Section 5709.78 of the Ohio Revised Code within the next five years. Such notice must be addressed to the Miami Township Board of Trustees, be sent by first class mail and be post marked not later than 30 days from the receipt of this notice or can be delivered by hand at the public hearing.

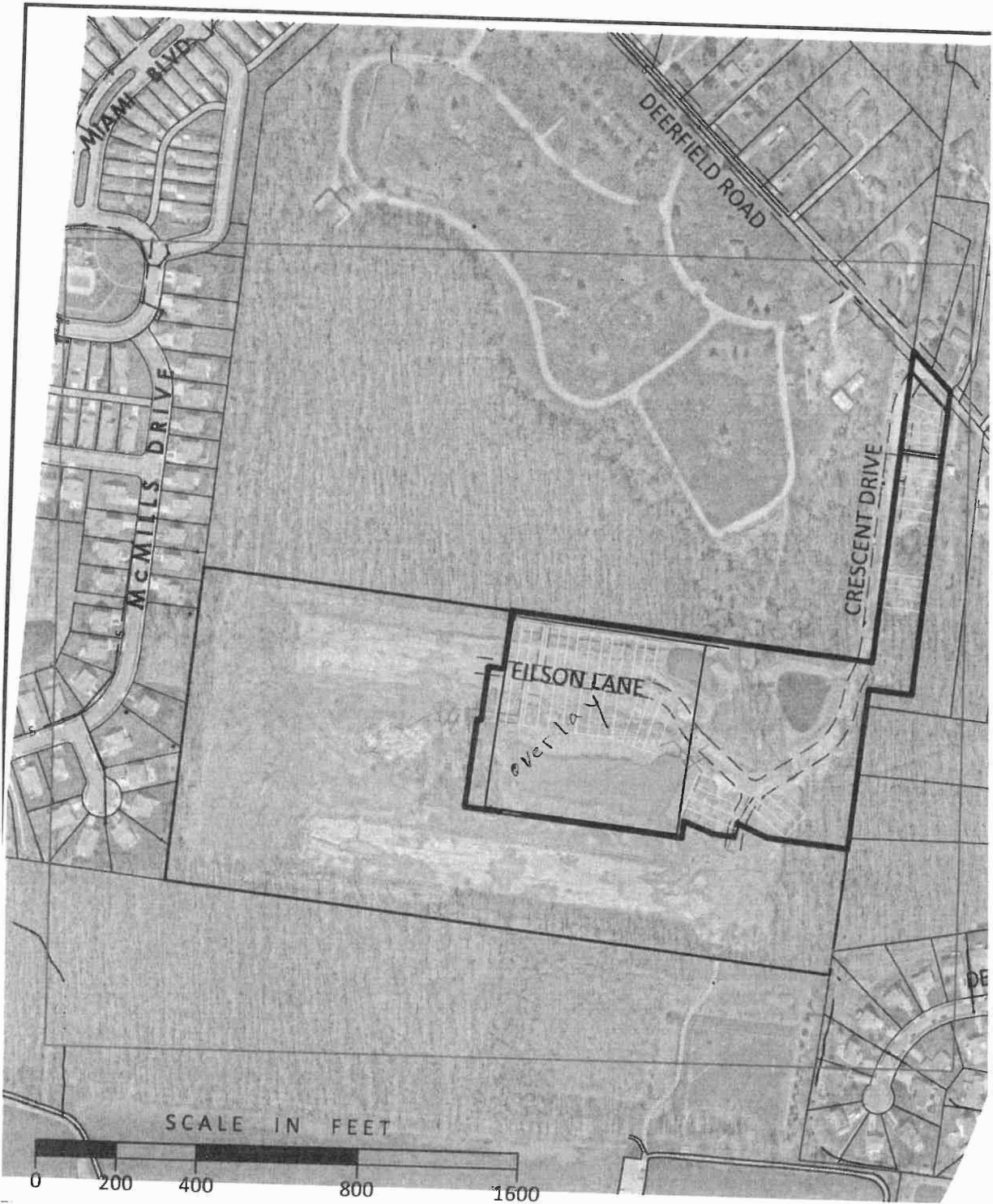
Should you have any questions in advance of the Public Hearing you may Steve Kelly at 513-248-3725.

Sincerely,

A handwritten signature in black ink, appearing to be 'Steve Kelly', with a long horizontal flourish extending to the right.

Township Administrator /
Public Safety Director

Parcel ID	Owner	Parcel Address
182402C261	Meadowside Development, LLC	Deerfield Road, Miami Township, Ohio



DESCRIPTION FOR: **Villas at Meadowside, Phase 1A**
0.5242 acres

LOCATION: **CLERMONT COUNTY, OHIO**

Situate in Johnson Military Survey 981, Miami Township, Clermont County, Ohio, being part of a 32.0418 acre tract of land conveyed to Meadowside Development, LLC by deed recorded in Official Record 3007, Page 2074, Clermont County, Ohio Recorder's Office, being the Villas at Meadowside, Phase 1A recorded in Official Record 3015, Pages 2382-2383, Clermont County, Ohio Recorder's Office, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Deerfield Road (public right of way varies), being the northeast Miami Township Corporation Line, and being the northeast corner of a 49.956 acre tract (remainder Parcel B) of land conveyed to Bronze Stone Cemetery Association of Ohio, Inc. by deed recorded in Official Record 2800, Page 5391, Clermont County, Ohio Recorder's Office;

Thence, with the centerline of Deerfield Road and the northeast Miami Township Corporation Line, South 44°48'33" East, 140.11 feet to a mag nail set at the northwest corner of a 2.000 acre tract of land conveyed to David E. Cook, Sr. and David E. Cook, Jr. by deed recorded in Official Record 2330, Page 43, Clermont County, Ohio Recorder's Office;

Thence, with the west line of said 2.000 acre tract, South 05°57'07" West, 166.08 feet to a 5/8-inch iron pin set;

Thence, with a division line through afore said 32.0418 acre tract of land, North 84°02'53" West, 108.52 feet to a 5/8-inch iron pin set in the east line of afore said 49.956 acre tract (remainder Parcel B) of land;

Thence, with the east line of said 49.956 acre tract (remainder Parcel B) of land, North 05°57'07" East, 254.71 feet to the **Point of Beginning**.

Containing 0.5242 acres of land, 0.1288 acres being within the public right-of-way of aforesaid Deerfield Road.

Subject to all legal highways, easements and restrictions of record.

Being the result of the Villas at Meadowside Phase 1A Record Plat dated the 10th of October, 2025 and prepared by McGill Smith Punshon, Inc. under the direction of Louis J. Hanser, P.S., Ohio Registration No. 7843.

Prepared by: McGill Smith Punshon, Inc.
Date: June 2, 2026
MSP No.: 11485.13
11485133-LEG-Ph1A-0_5242ac.docx



McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B Cincinnati, Ohio 4524
513.759.0004 Fax 513.563.7099 www.mspsdesign.com


06/02/26



DESCRIPTION FOR: Villas at Meadowside, Phase 1B
11.8995 acres

LOCATION: CLERMONT COUNTY, OHIO

Situate in Johnson Military Survey 981, Miami Township, Clermont County, Ohio, being part of a 32.0418 acre tract of land conveyed to Meadowside Development, LLC by deed recorded in Official Record 3007, Page 2074, Clermont County, Ohio Recorder's Office, being the proposed Villas at Meadowside, Phase 1B and being more particularly described as follows:

Beginning at a 5/8-inch iron pin set in the southeast corner of Villas at Meadowside, Phase 1A recorded in Official Record 3015, Pages 2382-2383, Clermont County, Ohio Recorder's Office, and being in the west line of a 2.000 acre tract of land conveyed to David E. Cook, Sr. and David E. Cook, Jr. by deed recorded in Official Record 2330, Page 43, Clermont County, Ohio Recorder's Office;

Thence, with the west line of said 2.000 acre tract, the following three (3) courses and distances:

1. South 05°57'07" West, 597.11 feet to an iron pin found;
2. North 84°02'53" West, 108.52 feet to an iron pin found;
3. South 05°57'07" West, 42.00 feet to an iron pin found at the northwest corner of Parcel 1 of Conley Subdivision recorded in Plat Cabinet M, Page 14, Clermont County, Ohio Recorder's Office;

Thence, with the west line of said Conley Subdivision, South 06°21'13" West, 358.26 feet to a 5/8-inch iron pin set in the west line of Parcel 3 of Conley Subdivision;

Thence, with a division line through afore said 32.0418 acre tract of land the following twelve (12) courses and distances:

1. North 83°29'49" West, 198.84 feet to a 5/8-inch iron pin set;
2. North 66°19'18" West, 82.90 feet to a mag nail set;
3. Along an arc deflecting to the left, having a radius of 200.00 feet, an arc length of 34.62 feet, a central angle of 09°55'05", the chord of said arc bears South 12°25'26" West, 34.58 feet to a mag nail set;
4. North 83°29'44" West, 53.35 feet to a 5/8-inch iron pin set;
5. North 68°36'52" West, 80.11 feet to a 5/8-inch iron pin set;
6. South 06°30'16" West, 41.66 feet to a 5/8-inch iron pin set;
7. North 83°29'44" West, 541.00 feet to a 5/8-inch iron pin set;
8. North 06°30'16" East, 219.75 feet to a 5/8-inch iron pin set;
9. South 83°29'44" East, 9.00 feet to a 5/8-inch iron pin set;

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10. North 06°30'16" East, 133.00 feet to a mag nail set;
11. South 83°29'44" East, 38.00 feet to a mag nail set;
12. North 06°30'16" East, 145.59 feet to a 5/8-inch iron pin set in the south line of a 49.956 acre tract (remainder Parcel B) of land conveyed to Bronze Stone Cemetery Association of Ohio, Inc. by deed recorded in Official Record 2800, Page 5391, Clermont County, Ohio Recorder's Office;

Thence, with the south line of said 49.956 acre tract (remainder Parcel B) of land, South 83°30'39" East, 904.39 feet to an iron pin found in the southeast corner of said 49.956 acre tract (remainder Parcel B) of land;

Thence, with the east line of said 49.956 acre tract (remainder Parcel B) of land, North 05°57'07" East, 529.78 feet to a cross notch set in the southwest corner of afore said Villas at Meadowsides, Phase 1A;

Thence, with the south line of said Villas at Meadowsides, Phase 1A, South 84°02'53" East, 108.52 feet to the **Point of Beginning**.

Containing 11.8995 acres of land.

Subject to all legal highways, easements and restrictions of record.

Being the result of the Villas at Meadowsides Phase 1B Record Plat dated the 1st of February, 2026 and prepared by McGill Smith Punshon, Inc. under the direction of Louis J. Hanser, P.S., Ohio Registration No. 7843.

Prepared by: McGill Smith Punshon, Inc.
Date: June 2, 2026
MSP No.: 11485.13

11485133-LEG-Ph1B-11_8995ac.docx



06/02/26

August 20, 2026

Meadowside Development LLC
9091 Montgomery Road
Cincinnati, Ohio 45242

AUDITOR'S TAX PARCEL #182402C261

Re: Notice of public hearing upon and Board of Trustees consideration of
proposed tax increment incentive district, pursuant to Section 5709.73 (C)
Ohio Revised Code

Dear Property Owner within Proposed Meadowside Tax Increment Incentive District II:

This letter is to inform you that the Board of Township Trustees of Miami Township intends to consider creating a Tax Increment Incentive District ("Incentive District") which would include property currently owned by you. The Miami Township Board of Trustees will hold a Public Hearing on this matter on September 22, 2026, at 6101 Meijer Drive, Miami Township, Ohio at 6:45 p.m. If you have any questions, comments or concerns about this matter, you are encouraged to attend the Public Hearing.

If the Township approves the Incentive District, an exemption for seventy-five percent of the real property taxes would be granted for future increases in value to the property from the date of exemption lasting no more than ten years. During such time as the property tax exemption was in place Service Payments in Lieu of Taxes would be collected in the same amount as the applicable taxes on the increases in value of the exempted property. There will be no effect on the amount of total obligations owed by the property owner with respect to the exempted property, the Township, however will receive all of the revenue collected from the Service Payments in Lieu of Taxes and may use those funds to pay for public improvement infrastructure improvements benefiting the Incentive District.

If the Incentive District is created by the Board of Township Trustees, the funds are intended to be used to pay the cost of sanitary sewer improvements, including construction of sewer main, park and recreation improvements, and other public infrastructure improvements benefiting the area.

The attached map shows the proposed Incentive District and the marked overlay within the Incentive District. Pursuant to Ohio Revised Code Section 5709.73(C)(2)(b), a property owner whose entire parcel is not located within the overlay may submit a written response to the Township to have the parcel excluded from the Incentive District if the owner has submitted a statement to the Clermont County Board of County Commissioners indicating the owners intent to seek a tax exemption for improvements to the owner's parcel under division A or B of Section 5709.78 of the Ohio Revised Code within the next five years. Such notice must be addressed to the Miami Township Board of Trustees, be sent by first class mail and be post marked not later than 30 days from the receipt of this notice or can be delivered by hand at the public hearing.

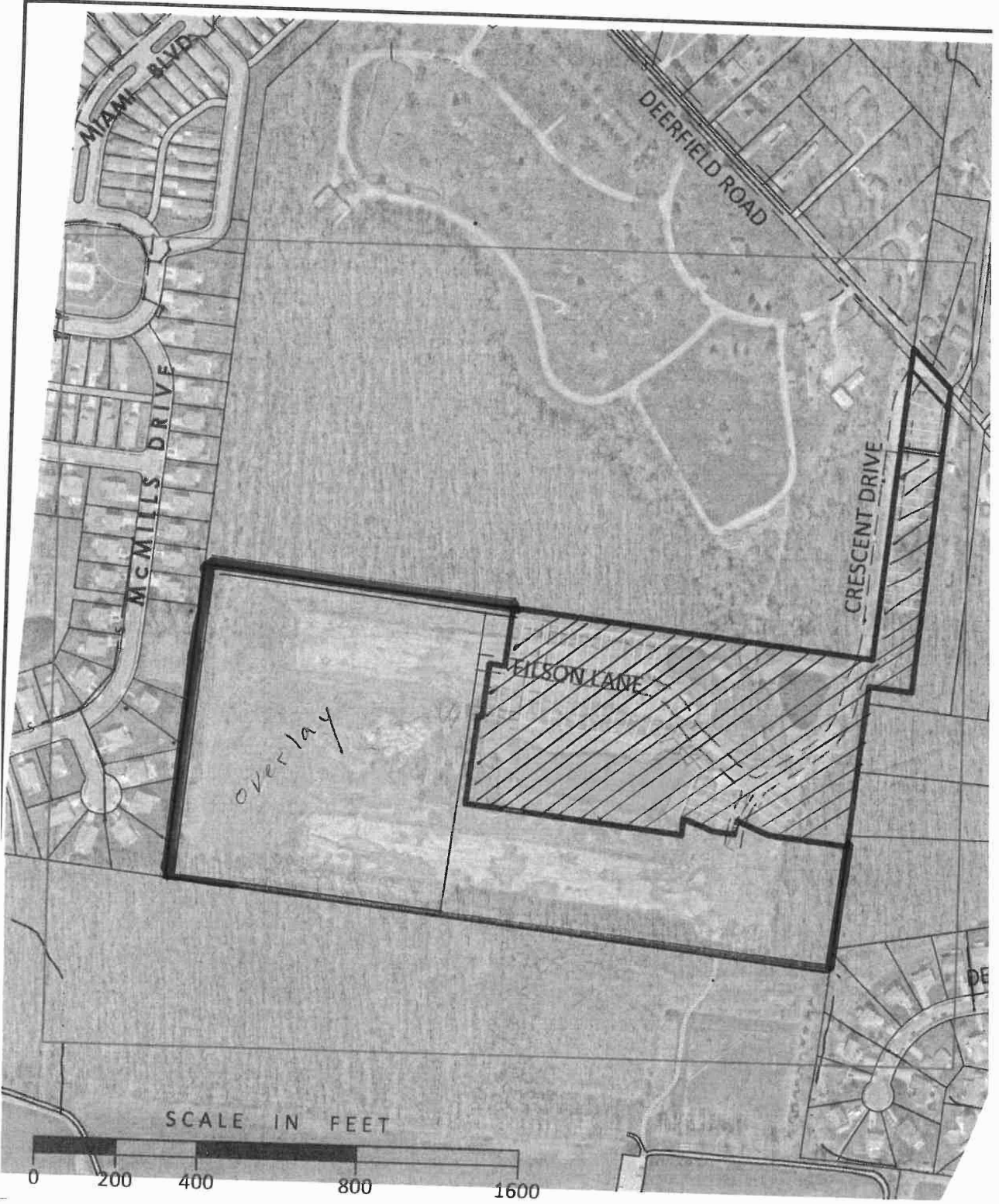
Should you have any questions in advance of the Public Hearing you may Steve Kelly at 513-248-3725.

Sincerely,

A handwritten signature in black ink, appearing to be 'Steve Kelly', with a long horizontal stroke extending to the right.

Township Administrator /
Public Safety Director

Parcel ID	Owner	Parcel Address
182402C261	Meadowside Development, LLC	Deerfield Road, Miami Township, Ohio



4

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code	
Purchase Price \$	0.00
Transfer #	6433
Transfer Fee \$	1.00
Conveyance Fee \$	0.00
Filed with the office of Linda L. Fraley	
Date	11/3/2025
By:	[Signature]



202500023273
Filed for Record in Clermont County, Ohio
Timothy R. Rudd, Recorder
11/03/2025 03:33 PM Recording Fees: \$50.00
DEED OR 3007 / p2074 - p2077

(ABOVE LINE FOR RECORDER'S USE ONLY)

LIMITED WARRANTY DEED

MEADOWSIDE DEVELOPMENT, LLC, an Ohio limited liability company ("Grantor"), grants, with limited warranty covenants, to **MEADOWSIDE DEVELOPMENT, LLC**, an Ohio limited liability company ("Grantee"), whose tax-mailing address is 9091 Montgomery Road, Cincinnati, Ohio 45242, its successors and assigns forever, the following described real property (the "Property"):

SEE EXHIBIT A ATTACHED
HERETO AND INCORPORATED HEREIN

There are excepted from the limited warranty covenants and the Property is conveyed subject to (i) easements, agreements, covenants, conditions and restrictions of record; (ii) installments of real estate taxes and assessments which are a lien but not yet due and payable, and (iii) legal highways and public rights-of-way.

Prior Instrument Reference: O.R. Book 3002, Page 4903
And O.R. Book 2995, Page 1930
Clermont County, OH Records

Auditor Parcel Nos.: 18-24-04A-0057. And 18-24-02C-261.

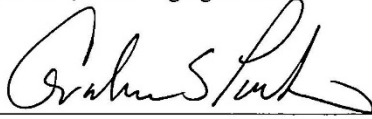
This deed is being recorded to put a new consolidated legal description of record.

Grantor has executed this Limited Warranty Deed as of this 17th day of October, 2025.

GRANTOR:

MEADOWSIDE DEVELOPMENT, LLC, an Ohio limited liability company

By: HPA Development, Inc., an Ohio corporation, its Managing Member

By: 
Graham S. Parlin, Vice President

STATE OF OHIO _____)
:SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 17th day of October, 2025 by Graham S. Parlin, Vice President of HPA Development, Inc., an Ohio corporation, Managing Member of MEADOWSIDE DEVELOPMENT, LLC, an Ohio limited liability company, on behalf of the company.


Notary Public



April E Hausfeld- Koch
Notary Public, State of Ohio
My Commission Expires:
February 27, 2029

This instrument prepared by:

Barrett P. Tullis, Esq.
Keating Muething and Klekamp PLL
One East Fourth Street, Suite 1400
Cincinnati, Ohio 45202
513-579-6400

Exhibit A

DESCRIPTION FOR: CONSOLIDATION OF
PARID 182402C261. (30.0302 AC.)
& PARID 182404A057. (2.0116 AC.)
32.0418 ACRES TOTAL

LOCATION: CLERMONT COUNTY, OHIO

Situate in Johnson Military Survey 981, Miami Township, Clermont County, Ohio and being more particularly described as follows:

Beginning at the southeast corner of Mills of Miami TND, Section 3 as shown on plat recorded in Plat Cabinet 18, Pages 381-382 (all records of the Clermont County, Ohio Recorder's Office) as witnessed by an existing 1" iron pin lying 0.2 feet north;

Thence, along the east line of said Mills of Miami TND, Section 3, North 05°36'11" East, 783.25 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") at the southwest corner of a 49.956 acre tract (remainder Parcel B) of land conveyed to Broze Stone Cemetery Association of Ohio, Inc. by deed recorded in Official Record 2800, Page 5391;

Thence, with the south line of said 49.956 acre tract (remainder Parcel B), South 83°30'39" East, 1674.72 feet to a set pin at the southeast corner thereof;

Thence, with the east line of said 49.956 acre tract (remainder Parcel B), North 05°57'07" East, passing a set pin at 752.21 feet in the southwesterly right-of-way line of Deerfield Road, a public right-of-way currently being 50 feet in width, a total distance of 784.49 feet to an existing MAG nail in the centerline of said Deerfield Road;

Thence, along the centerline of said Deerfield Road, South 44°48'33" East, 140.11 feet to a set nail at the northwest corner of a 2.000 acre tract of land conveyed to David E. Cook, Sr. and David E. Cook, Jr. by deed recorded in Official Record 2330, Page 43;

Thence, with northwesterly lines of said 2.000 ac. tract, the following (3) three courses and distances:

- 1.) South 05°57'07" West, passing a set pin in the aforesaid southwesterly right-of-way line of Deerfield Road at 32.28 feet, a total distance of 763.19 feet to an existing 3/8" iron pin capped Nordloh;
- 2.) North 84°02'53" West, 108.52 feet to an existing 3/8" iron pin capped Nordloh;
- 3.) South 05°57'07" West, 42.00 feet to an existing 3/8" iron pin at the northwest corner of Conley Subdivision as shown on plat recorded in Plat Cabinet M, Page 14;

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513.759.0004 ■ Fax 513.563.7099 ■ www.mspdesign.com



Thence, with the west line of said Conley Subdivision and along the west line of Deer Woods Subdivision, Section II as shown on plat recorded in Plat Cabinet 8, Pages 306-307, South 06°21'13" West, 673.84 feet to an existing 5/8" iron pin at the northeast corner of a 170.140 acre tract of land conveyed to Miami Township Board of Trustees by deed recorded in Official Record 658, Page 542;

Thence, along the north line of said 170.140 acre tract, North 83°30'39" West, 1665.23 feet to the point of beginning.

Containing 32.0418 acres of land, 0.0804 acres being within the public right-of-way of aforesaid Deerfield Road.

Subject to all legal highways, easements and restrictions of record.

The above-described real estate being all of the 2 acre premises (2.0116 ac. per survey described hereafter and identified as Parcel No. 182404A057. on Clermont Co. tax maps) as conveyed to Meadowside Development, LLC, an Ohio Limited Liability Company, by deed recorded in Official Record 2995, Page 1930 and all of the 30.000 acre premises (30.0302 ac. per survey described hereafter and identified as Parcel No. 182402C261. on Clermont Co. tax maps) as conveyed to said Meadowside Development, LLC, by deed recorded in Official Record 3002, Page 4903, all records of the Clermont County, Ohio Recorder's Office.

Being the result of a Consolidation Plat dated the 22th of October, 2025 and prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S., Ohio Registration No. 7929.

Prepared by: McGill Smith Punshon, Inc.

Date: 22 OCT 2025

MSP No.: 11485.13

11485133-LEG-32_0418ac

OCT 29 2025
Legal Description
APPROVED

Clermont County Engineer
Jeremy P. Evans, P.E., P.S.

By: 

COMBINE 182404A057. WITH
182402C261. - 32.0418AC.
TL⁹⁷-0240

2 of 2




10/22/2025

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202500023273

MCGILL SMITH PUNSHON INC
3700 PARK 42 DRIVE STE 190 B
CINCINNATI, OH 45241

Save and Except:

DESCRIPTION FOR: **Villas at Meadowside, Phase 1A**
0.5242 acres

LOCATION: **CLERMONT COUNTY, OHIO**

Situate in Johnson Military Survey 981, Miami Township, Clermont County, Ohio, being part of a 32.0418 acre tract of land conveyed to Meadowside Development, LLC by deed recorded in Official Record 3007, Page 2074, Clermont County, Ohio Recorder's Office, being the Villas at Meadowside, Phase 1A recorded in Official Record 3015, Pages 2382-2383, Clermont County, Ohio Recorder's Office, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Deerfield Road (public right of way varies), being the northeast Miami Township Corporation Line, and being the northeast corner of a 49.956 acre tract (remainder Parcel B) of land conveyed to Bronze Stone Cemetery Association of Ohio, Inc. by deed recorded in Official Record 2800, Page 5391, Clermont County, Ohio Recorder's Office;

Thence, with the centerline of Deerfield Road and the northeast Miami Township Corporation Line, South 44°48'33" East, 140.11 feet to a mag nail set at the northwest corner of a 2.000 acre tract of land conveyed to David E. Cook, Sr. and David E. Cook, Jr. by deed recorded in Official Record 2330, Page 43, Clermont County, Ohio Recorder's Office;

Thence, with the west line of said 2.000 acre tract, South 05°57'07" West, 166.08 feet to a 5/8-inch iron pin set;

Thence, with a division line through afore said 32.0418 acre tract of land, North 84°02'53" West, 108.52 feet to a 5/8-inch iron pin set in the east line of afore said 49.956 acre tract (remainder Parcel B) of land;

Thence, with the east line of said 49.956 acre tract (remainder Parcel B) of land, North 05°57'07" East, 254.71 feet to the **Point of Beginning**.

Containing 0.5242 acres of land, 0.1288 acres being within the public right-of-way of aforesaid Deerfield Road.

Subject to all legal highways, easements and restrictions of record.

Being the result of the Villas at Meadowside Phase 1A Record Plat dated the 10th of October, 2025 and prepared by McGill Smith Punshon, Inc. under the direction of Louis J. Hanser, P.S., Ohio Registration No. 7843.

Prepared by: McGill Smith Punshon, Inc.
Date: June 2, 2026
MSP No.: 11485.13
11485133-LEG-Ph1A-0_5242ac.docx



McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B Cincinnati, Ohio 4524
513.759.0004 Fax 513.563.7099 www.mspsdesign.com


06/02/26



DESCRIPTION FOR: Villas at Meadowside, Phase 1B
11.8995 acres

LOCATION: CLERMONT COUNTY, OHIO

Situate in Johnson Military Survey 981, Miami Township, Clermont County, Ohio, being part of a 32.0418 acre tract of land conveyed to Meadowside Development, LLC by deed recorded in Official Record 3007, Page 2074, Clermont County, Ohio Recorder's Office, being the proposed Villas at Meadowside, Phase 1B and being more particularly described as follows:

Beginning at a 5/8-inch iron pin set in the southeast corner of Villas at Meadowside, Phase 1A recorded in Official Record 3015, Pages 2382-2383, Clermont County, Ohio Recorder's Office, and being in the west line of a 2.000 acre tract of land conveyed to David E. Cook, Sr. and David E. Cook, Jr. by deed recorded in Official Record 2330, Page 43, Clermont County, Ohio Recorder's Office;

Thence, with the west line of said 2.000 acre tract, the following three (3) courses and distances:

1. South 05°57'07" West, 597.11 feet to an iron pin found;
2. North 84°02'53" West, 108.52 feet to an iron pin found;
3. South 05°57'07" West, 42.00 feet to an iron pin found at the northwest corner of Parcel 1 of Conley Subdivision recorded in Plat Cabinet M, Page 14, Clermont County, Ohio Recorder's Office;

Thence, with the west line of said Conley Subdivision, South 06°21'13" West, 358.26 feet to a 5/8-inch iron pin set in the west line of Parcel 3 of Conley Subdivision;

Thence, with a division line through afore said 32.0418 acre tract of land the following twelve (12) courses and distances:

1. North 83°29'49" West, 198.84 feet to a 5/8-inch iron pin set;
2. North 66°19'18" West, 82.90 feet to a mag nail set;
3. Along an arc deflecting to the left, having a radius of 200.00 feet, an arc length of 34.62 feet, a central angle of 09°55'05", the chord of said arc bears South 12°25'26" West, 34.58 feet to a mag nail set;
4. North 83°29'44" West, 53.35 feet to a 5/8-inch iron pin set;
5. North 68°36'52" West, 80.11 feet to a 5/8-inch iron pin set;
6. South 06°30'16" West, 41.66 feet to a 5/8-inch iron pin set;
7. North 83°29'44" West, 541.00 feet to a 5/8-inch iron pin set;
8. North 06°30'16" East, 219.75 feet to a 5/8-inch iron pin set;
9. South 83°29'44" East, 9.00 feet to a 5/8-inch iron pin set;

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10. North 06°30'16" East, 133.00 feet to a mag nail set;
11. South 83°29'44" East, 38.00 feet to a mag nail set;
12. North 06°30'16" East, 145.59 feet to a 5/8-inch iron pin set in the south line of a 49.956 acre tract (remainder Parcel B) of land conveyed to Bronze Stone Cemetery Association of Ohio, Inc. by deed recorded in Official Record 2800, Page 5391, Clermont County, Ohio Recorder's Office;

Thence, with the south line of said 49.956 acre tract (remainder Parcel B) of land, South 83°30'39" East, 904.39 feet to an iron pin found in the southeast corner of said 49.956 acre tract (remainder Parcel B) of land;

Thence, with the east line of said 49.956 acre tract (remainder Parcel B) of land, North 05°57'07" East, 529.78 feet to a cross notch set in the southwest corner of afore said Villas at Meadowsides, Phase 1A;

Thence, with the south line of said Villas at Meadowsides, Phase 1A, South 84°02'53" East, 108.52 feet to the **Point of Beginning**.

Containing 11.8995 acres of land.

Subject to all legal highways, easements and restrictions of record.

Being the result of the Villas at Meadowsides Phase 1B Record Plat dated the 1st of February, 2026 and prepared by McGill Smith Punshon, Inc. under the direction of Louis J. Hanser, P.S., Ohio Registration No. 7843.

Prepared by: McGill Smith Punshon, Inc.
Date: June 2, 2026
MSP No.: 11485.13

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06/02/26

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 2026-XX

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Center on **September 22**, 2026, with the following members present: Mark Schulte, Ken Tracy, and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

RESOLUTION AUTHORIZING THE TOWNSHIP'S PARTICIPATION IN FINANCING PUBLIC IMPROVEMENTS IN COOPERATION WITH THE CLERMONT COUNTY PORT AUTHORITY AND AUTHORIZING THE EXECUTION OF DOCUMENTS TO EFFECTUATE SUCH FINANCING

WHEREAS, this Board of Township Trustees (the "Board") of Miami Township, Clermont County, Ohio, (the "Township") has declared certain improvements in the Township to be partially exempt from taxation pursuant to Section 5709.73(B) of the Ohio Revised Code (Resolution No. 2026-XX); and

WHEREAS, pursuant to Revised Code Chapter 504 ("Home Rule Act") and an election held pursuant to the Home Rule Act, the Township may exercise all powers of local self-government within the unincorporated area of the Township, including the power to provide public infrastructure improvements necessary to meet the public health, safety, welfare, and convenience needs of residents in the Township and that may result from further development therein; and

WHEREAS, the Board determines it is necessary to construct or cause to be constructed certain public infrastructure improvements related to the Villas at Meadowside development to which Resolution No. 2026-XX relates; and

WHEREAS, the Board determines it would be beneficial to all participants to have the Clermont County Port Authority (the "Port Authority") construct such public infrastructure improvements and coordinate the financing of such improvements;

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

SECTION 1: That the Board hereby requests the Port Authority assist in, acquiring, constructing, financing, managing and maintaining the public infrastructure improvements, as further described in the Tax Increment Financing Agreement (Meadowside Project) to be entered into by and between the Port Authority and the Township, (“the TIF Agreement”) and the Public Infrastructure Agreement (Meadowside Project) to be entered into by and between the Port Authority and Meadowside Developer LLC.

SECTION 2: That the Public Infrastructure Improvements shall be paid or reimbursed from service payments in lieu of taxes pursuant to Resolution No. 2026-39. That the documents necessary to effectuate the Port Authority’s participation in the project, including the TIF Agreement, the Indemnity Agreement to be entered into by and among Meadowside Development LLC, the Township and the Port Authority, each in substantially the form presently on file with the Fiscal Officer with such changes as are requested by the Administrator or the Township’s legal counsel and with only such other changes as are approved by the Administrator and the Township’s legal counsel and any other documents deemed necessary and appropriate by the Township’s legal counsel are hereby approved and the Administrator, the President of the Board and the Fiscal Officer are hereby authorized to enter into and execute said financing documents and all necessary closing certificates and to take whatever other action is necessary to complete this transaction as determined by the Township’s legal counsel.

SECTION 3: That the Township hereby assigns the net service payments in lieu of taxes pursuant to Resolution No. 2026-XX to the Port Authority, to be used to pay or reimburse Eligible Costs, as defined and set forth in the TIF Agreement, such assignment to take effect upon execution of the TIF Agreement and authorizes the Administrator, in consultation with legal counsel, to execute such documents and do such things as may be necessary to effectuate such assignments.

SECTION 4: That the obligations of the Township under this resolution do not and shall not represent or constitute a debt or pledge of the full faith and credit or the taxing power of the Township and no member of board, officer, official, employee, agent, or legal representative of the Township shall be liable personally for any obligations under this Resolution, the TIF Agreement or the Indemnity Agreement.

SECTION 5: 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 council, 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 6: This Resolution shall take effect at the earliest period allowed by law.

First Reading: September 22, 2026

Second Reading: Dispensed with

Effective: September 22, 2026

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

Mr. Schulte _____

Mr. Tracy _____

Ms. Wolff _____

Resolution 2026-XX was adopted September 22, 2026.

ATTEST:

Eric C. Ferry, Fiscal Officer

APPROVED AS TO FORM:

Joseph J. Braun,
Township Law Director

CERTIFICATION OF FUNDS

I hereby certify that at the time of making of this certification the amount required to meet the obligations set forth in this Resolution has been lawfully appropriated for such purpose and is in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrance.

Eric C. Ferry
Fiscal Officer, Miami Township