OFFICIAL MEMO

OFFICE OF THE ADMINISTRATOR

TO:	Board of Trustees
CC:	Eric Ferry, Fiscal Officer
FROM:	Steve Kelly, Township Administrator
DATE:	November 9, 2026
SUBJECT:	**Work Session Agenda**
OTHER:	Trustee Meeting Room, **4:00 p.m.**

I. **Call to Order –** Chairperson Ken Tracy

II. **Pledge of Allegiance –** Chairperson Ken Tracy

III. **Roll Call –** Mr. Eric Ferry

IV. **Correspondence –** Request for New Liquor License: Wawa, SR 28

V. **Work Session Agenda –**

Agenda Item # 1 – Villas at Meadowside TIF **(R2026-46 & 47) –** Administrator Kelly

Agenda Item # 2 – Financial ERP Software **(R2026-48)** – Administrator Kelly

Agenda Item # 3 – NASRO Training Out of Township Travel – Chief Hirsch

Agenda Item # 4 – Finance Tech Requests – Administrator Kelly

Agenda Item # 5 – FEMS Records Management System – Chief Jetter

Agenda Item # 6 – PELC 96 Out of Township Travel – Chief Hirsch

Agenda Item # 7 – 2026 OPERS Conversion **(R2026-49)** – Administrator Kelly

VI. Budget Discussion – Review of proposed draft budget for 2027

Add Ons – None.

[THIS CONCLUDES THE BUSINESS PORTION OF OUR MEETING].

Public Comment

Executive Session – None.

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.

NOTE –
The full meeting packet is available for download on the Township website.

OFFICIAL MEMO

OFFICE OF THE ADMINISTRATOR

TO:	Board of Trustees
CC:	Eric Ferry, Fiscal Officer
FROM:	Steve Kelly, Township Administrator
DATE:	November 9, 2026
SUBJECT:	Villas at Meadowside Tax Increment Financing Districts

---

We have been working with the Clermont County Port Authority and our bond counsel to form two tax increment financing (TIF) districts for the new Villas at Meadowside development in order to capture property tax dollars that will be used for public infrastructure improvements. The TIF revenue will allow for expansion of the sanitary sewer along Deerfield Road that will not only support this new development, but additional phases of other residential developments in the area. Additionally, TIF funds would be able to be directed to capital improvements in our community parks, especially Miami Meadows since this development abuts the park.

Attached for your review and consideration are the TIF agreements for both districts, as well as TIF revenue projections for the various phases of this development. The Milford Exempted Village School District was consulted as part of the development of this agreement and raised no objections.

RECOMMENDATION

1) Make a motion to approve Resolution 2026-46 declaring 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, exempting such improvements from real property taxation, authorizing the execution of such documents as may be necessary, and establishing a tax increment equivalent fund, dispensing with a second reading and declaring an emergency.
2) Make a motion to approve Resolution 2026-47 declaring 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, exempting such improvements from real property taxation, authorizing the execution of such documents as may be necessary, and establishing a tax increment equivalent fund, dispensing with a second reading and declaring an emergency.

Board of Trustees
Mary Makley Wolff
Kendal A. Tracy
Mark C. Schulte

Fiscal Officer
Eric C. Ferry

Administrator /
Public Safety Director
Stephen M. Kelly

Miami Township
Clermont County OH

Miami Township
6101 Meijer Drive • Milford, OH 45150-2189

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

RESOLUTION 2026-46

The Board of Trustees of Miami Township, Clermont County, Ohio met in special session at the Miami Township Civic Center on November 9, 2026, with the following members present: Mark Schulte, Ken Tracy and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

A RESOLUTON DECLARING 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, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, AUTHORIZING THE EXECUTION OF SUCH DOCUMENTS AS MAY BE NECESSARY, AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND, DISPENSING WITH A SECOND READING AND DECLARING AN EMERGENCY

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

WHEREAS, this Board of Trustees ("Board") of Miami Township, Ohio (the "Township"), wishes to use the authority granted pursuant to the TIF Authorizing Statutes in connection with exempting from real property taxation certain improvements in the Township and constructing certain public infrastructure improvements in the Township which will benefit the improvements in order to meet the public health, safety, welfare, and convenience needs of the area, including future development, traffic capacity, public safety services, and utility infrastructure; and

WHEREAS, this Board has determined to grant a property tax exemption for the parcels comprising the area where such improvements are to be located (the "Meadowside TIF Incentive District I"); and

WHEREAS, the boundary of the Meadowside TIF Incentive District I shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto, which parcels are not more than 300 acres and are enclosed by a continuous boundary; and

WHEREAS, the Township Engineer has certified that the public infrastructure serving the district is inadequate to meet the development needs of the district; and

WHEREAS, the population of the Township is more than 25,000; and

WHEREAS, there are no other Tax Increment Incentive Districts currently in the Township; and

WHEREAS, the Township proposes to create one other Tax Increment Incentive Districts simultaneously with the creation of the Meadowside Tax Increment Incentive District I; and

WHEREAS, the anticipated taxable value of the two proposed Tax Increment Incentive Districts is $25,855,000 which is one and one half percent of the Township's taxable value of $1,818,607,122 for the preceding year; and

WHEREAS, this Board held a public hearing on the consideration of this Resolution on September 22, 2026, after proper notice to all affected property owners; and

WHEREAS, pursuant to Sections 5709.73 and 5709.83 of the Ohio Revised Code, notice has been given to the Milford Exempted Village School District (the "School District") by a letter dated September 16, 2026, of the consideration of this Resolution granting a tax increment real property tax exemption; and

WHEREAS, pursuant to Sections 5709.73 and 5709.83 of the Ohio Revised Code, notice has been given to the Great Oaks Career Campuses (the "JVSD"), by a letter dated September 16, 2026, of the consideration of this Resolution granting a tax increment real property tax exemption.

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

SECTION 1. Pursuant to Section 5709.73(C) of the Ohio Revised Code, this Council hereby creates the "Meadowside TIF Incentive District I", the boundaries of which shall be coextensive with the boundaries of the parcels 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 (the "Public Improvements") in the Township, to wit: the planning, design and construction of public street improvements, including pavements, walkways, hike/bike paths street lighting, traffic control devices and alterations to existing streets; the planning, design and construction of utilities, including but not limited to, water, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and detention facilities; the creation or enhancement of parks, recreation facilities and areas and open areas necessary for ensuring the compatibility of adjacent land uses; the installation

of landscaping, retaining walls, and public amenities; the construction of or improvements of safety service facilities; 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 Ordinance (such parcels are hereinafter collectively referred to as the "Meadowside TIF Incentive District I"), which parcels are located in the unincorporated area of the Township, and for the creation of jobs, increasing property values, and the provision of adequate public services and amenities in the Township. The Public Improvements will not include housing renovations.

SECTION 3. That, pursuant to Section 5709.73(C) of the Ohio Revised Code, further improvements to the parcels in the Meadowside TIF Incentive District I occurring after the date of this Resolution (the "Improvements") are hereby declared to be a public purpose and are exempt from real property taxation commencing on the first day of the tax year in which an improvement resulting from construction of a structure 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) ten (10) years from the date the exemption commences or (2) the date on which the Public Improvements as described in Section 1 above that will benefit the Meadowside TIF Incentive District I are paid in full from the Tax Increment Equivalent Fund, as defined in Section 5 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be seventy-five percent (75%) of the assessed value of the Improvements, and (iii) the Public Improvements benefit or serve, or once made will benefit or serve, the Meadowside TIF Incentive District I.

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.

SECTION 5. That, pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Meadowside Incentive District I Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Moneys deposited in the Tax Increment Equivalent Fund shall be used only in accordance with Section 5709.75 of the Ohio Revised Code, which authorizes the Township to finance the Public Improvements, to make school compensation payments and to make county compensation payments at the discretion of the Board.

SECTION 6. That the proper Township Officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 5 of this Resolution, including but not limited to filing any required applications for tax exemption with the Clermont County Auditor and/or State Tax Commissioner.

SECTION 7. Pursuant to Section 5709.73(I) of the Ohio Revised Code, 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 (15) 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 8. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Clermont County.

SECTION 9. 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 10: 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 11: This Resolution is hereby declared to be an emergency measure necessary for the preservation of the health, safety, welfare and morals of Miami Township specifically in order to meet project funding deadlines so the project can remain on schedule, and this legislation shall take effect immediately upon its passage by the affirmative vote of all members of the Board.

SECTION 12: This Resolution shall take effect at the earliest period allowed by law.

First Reading:	November 9, 2026
Second Reading:	Dispensed with
Effective:	November 9, 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 2026-46 was adopted November 9, 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

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2026-46.

_____

Eric C. Ferry

Fiscal Officer, Miami Township

Dated: _____, 2026

CERTIFICATE

The undersigned hereby certifies that a copy of the foregoing resolution was certified this day to the Clermont County Auditor.

_____

Eric C. Ferry

Fiscal Officer, Miami Township

Dated: _____, 2026

RECEIPT

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

_____

Clermont County Auditor

Dated: _____, 2026

RECEIPT

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

_____

Superintendent, Milford Exempted Village School District

Dated: _____, 2026

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;

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

MSP DESIGN

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.
TL 97-0240



10/22/2025

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.c

MSP

202500023273

MCGIIL 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 Devid 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



06/02/26

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

MSP DESIGN

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 Devid 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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513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

MSP DESIGN

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 Meadowside, Phase 1A;

Thence, with the south line of said Villas at Meadowside, 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 Meadowside 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



McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

Board of Trustees
Mary Makley Wolff
Kendal A. Tracy
Mark C. Schulte

Fiscal Officer
Eric C. Ferry

Administrator /
Public Safety Director
Stephen M. Kelly

Miami Township
Clermont County OH

Miami Township
6101 Meijer Drive • Milford, OH 45150-2189

Administration
513-248-3725
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Police Department
513-248-3721
Fire & EMS
513-248-3700
Recreation
513-248-3727

RESOLUTION 2026-47

The Board of Trustees of Miami Township, Clermont County, Ohio met in special session at the Miami Township Civic Center on November 9, 2026, with the following members present: Mark Schulte, Ken Tracy and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

DECLARING 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, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, AUTHORIZING THE EXECUTION OF SUCH DOCUMENTS AS MAY BE NECESSARY, AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND, DISPENSING WITH A SECOND READING AND DECLARING AN EMERGENCY.

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

WHEREAS, this Board of Trustees ("Board") of Miami Township, Ohio (the "Township"), wishes to use the authority granted pursuant to the TIF Authorizing Statutes in connection with exempting from real property taxation certain improvements in the Township and constructing certain public infrastructure improvements in the Township which will benefit the improvements in order to meet the public health, safety, welfare, and convenience needs of the area, including future development, traffic capacity, public safety services, and utility infrastructure; and

WHEREAS, this Board has determined to grant a property tax exemption for the parcels comprising the area where such improvements are to be located (the "Meadowside TIF Incentive District II"); and

WHEREAS, the boundary of the Meadowside TIF Incentive District II shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto, which parcels are not more than 300 acres and are enclosed by a continuous boundary; and

WHEREAS, the Township Engineer has certified that the public infrastructure serving the District IIs inadequate to meet the development needs of the district; and

WHEREAS, the population of the Township is more than 25,000; and

WHEREAS, there are no other Tax Increment Incentive Districts currently in the Township; and

WHEREAS, the Township proposes to create one other Tax Increment Incentive Districts simultaneously with the creation of the Meadowside Tax Increment Incentive District II; and

WHEREAS, the anticipated taxable value of the two proposed Tax Increment Incentive Districts is $25,855,000 which is one and one half percent of the Township's taxable value of $1,818,607,122 for the preceding year; and

WHEREAS, this Board held a public hearing on the consideration of this Resolution on September 22, 2026, after proper notice to all affected property owners; and

WHEREAS, pursuant to Sections 5709.73 and 5709.83 of the Ohio Revised Code, notice has been given to the Milford Exempted Village School District (the "School District") by a letter dated September 16, 2026, of the consideration of this Resolution granting a tax increment real property tax exemption; and

WHEREAS, pursuant to Sections 5709.73 and 5709.83 of the Ohio Revised Code, notice has been given to the Great Oaks Career Campuses (the "JVSD"), by a letter dated September 16, 2026, of the consideration of this Resolution granting a tax increment real property tax exemption.

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

SECTION 1. Pursuant to Section 5709.73(C) of the Ohio Revised Code, this Council hereby creates the "Meadowside TIF Incentive District II", the boundaries of which shall be coextensive with the boundaries of the parcels 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 (the "Public Improvements") in the Township, to wit: the planning, design and construction of public street improvements, including pavements, walkways, hike/bike paths street lighting, traffic control devices and alterations to existing streets; the planning, design and construction of utilities, including but not limited to, water, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and detention facilities; the creation or enhancement of parks, recreation facilities and

areas and open areas necessary for ensuring the compatibility of adjacent land uses; the installation of landscaping, retaining walls, and public amenities; the construction of or improvements of safety service facilities; 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 Ordinance (such parcels are hereinafter collectively referred to as the "Meadowside TIF Incentive District II"), which parcels are located in the unincorporated area of the Township, and for the creation of jobs, increasing property values, and the provision of adequate public services and amenities in the Township. The Public Improvements will not include housing renovations.

SECTION 3. That, pursuant to Section 5709.73(C) of the Ohio Revised Code, further improvements to the parcels in the Meadowside TIF Incentive District II occurring after the date of this Resolution (the "Improvements") are hereby declared to be a public purpose and are exempt from real property taxation commencing on the first day of the tax year in which an improvement resulting from construction of a structure 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) ten (10) years from the date the exemption commences or (2) the date on which the Public Improvements as described in Section 1 above that will benefit the Meadowside TIF Incentive District II are paid in full from the Tax Increment Equivalent Fund, as defined in Section 5 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be seventy-five percent (75%) of the assessed value of the Improvements, and (iii) the Public Improvements benefit or serve, or once made will benefit or serve, the Meadowside TIF Incentive District II.

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.

SECTION 5. That, pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Meadowside Incentive District II Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Moneys deposited in the Tax Increment Equivalent Fund shall be used only in accordance with Section 5709.75 of the Ohio Revised Code, which authorizes the Township to finance the Public Improvements, to make school compensation payments and to make county compensation payments at the discretion of the Board.

SECTION 6. That the proper Township Officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 5 of this Resolution, including but not limited to filing any required applications for tax exemption with the Clermont County Auditor and/or State Tax Commissioner.

SECTION 7. Pursuant to Section 5709.73(I) of the Ohio Revised Code, 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 (15) 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 8. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Clermont County.

SECTION 9. 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 10: 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 11: This Resolution is hereby declared to be an emergency measure necessary for the preservation of the health, safety, welfare and morals of Miami Township specifically in order to meet project funding deadlines so the project can remain on schedule, and this legislation shall take effect immediately upon its passage by the affirmative vote of all members of the Board.

SECTION 12: This Resolution shall take effect at the earliest period allowed by law.

First Reading:	November 9, 2026
Second Reading:	Dispensed with
Effective:	November 9, 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 2026-47 was adopted November 9, 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

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2026-47.

_____

Eric C. Ferry

Fiscal Officer, Miami Township

Dated: _____, 2026

CERTIFICATE

The undersigned hereby certifies that a copy of the foregoing resolution was certified this day to the Clermont County Auditor.

_____

Eric C. Ferry

Fiscal Officer, Miami Township

Dated: _____, 2026

RECEIPT

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

_____

Clermont County Auditor

Dated: _____, 2026

RECEIPT

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

_____

Superintendent, Milford Exempted Village School District

Dated: _____, 2026

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;

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

MSP DESIGN

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.
TL 97-0240



10/22/2025

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.c

MSP

202500023273

MCGIIL 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 Devid 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



06/02/26

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

MSP DESIGN

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 Devid 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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513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

MSP DESIGN

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 Meadowside, Phase 1A;

Thence, with the south line of said Villas at Meadowside, 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 Meadowside 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



McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

Board of Trustees
Mary Makley Wolff
Kendal A. Tracy
Mark C. Schulte

Fiscal Officer
Eric C. Ferry

Administrator /
Public Safety Director
Stephen M. Kelly

MIAMI TOWNSHIP
6101 Meijer Drive • Milford, OH 45150-2189

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

September 16, 2026

Milford Exempted Village School District Board of Education
Attention: Doug Ackermann
1099 State Route 131
Milford, Ohio 45150

Re: Granting of Tax Increment Financing Exemption by Miami Township, Ohio

Dear Members of the Milford Exempted Village School Board:

This serves as notice that the Board of Trustees (the "Board") of Miami Township, Ohio (the "Township") intends to consider the adoption of a resolution (the "Proposed Resolution") granting real property tax increment financing exemptions ("TIF Exemption"). The Board will have a first reading on the Proposed Resolution on November 9, 2026, at 4 p.m., with a second reading and consideration for adoption on November 17, 2026 at 7 p.m. All meetings will be held at Miami Township Administration Building, 6101 Meijer Drive, Miami Township, Ohio 45150.

The property to be exempted is defined as parcels of land described in Exhibit A attached hereto (the "TIF Site"). The Proposed Resolution will grant the TIF Exemption and declare public and private improvements to the TIF Site to be a public purpose under Section 5709.73(C) of the Ohio Revised Code, exempting such improvements from taxation.

The public improvements will consist of all or a portion of the following: the planning, design and construction of public street improvements including pavements, hike/bike paths, walkways, street lighting, traffic control devices and alterations to existing streets; the planning, design and construction of utilities including but not limited to water, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and detention facilities; the creation or enhancement of parks, recreation areas or facilities and open areas necessary for ensuring the compatibility of adjacent land uses; the installation of landscaping, retaining walls, and public amenities; the construction of or improvement of safety service facilities; 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; and other necessary infrastructure improvements that benefit the TIF Site (see the attached Proposed Resolution). The estimated true value of initial sanitary sewer public improvements is approximately $1,300,000. These public improvements are necessary to support the development of the TIF Site as the existing infrastructure is inadequate to support the development of the TIF Site.

The private improvements will be exempted from taxation for the purposes of collecting service payments in lieu of taxes from property owners to pay for the public improvements as listed above. The private improvements will consist of residential townhomes. The estimated aggregate true value of the private improvements is approximately $55,875,000.

The value of seventy-five percent (75%) of the Improvements would be exempted from taxation for a period of up to ten (10) years.

You are invited to comment in advance of the meetings or attend the meetings regarding the proposed exemption. A Draft copy of the Proposed Resolution is attached. If you have any questions prior to the meeting, please feel free to contact me at the below referenced telephone number.

Sincerely,



Stephen Kelly
Township Administrator / Public Safety Director

Enclosures: Proposed Resolution, Property Descriptions

MIAMI TOWNSHIP, OHIO

RESOLUTION NO.

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. _____); 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. _____ 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, Miami Township, County of Clermont, 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. _____. 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. _____ 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. That this Resolution shall take effect at the earliest date possible.

ADOPTED _____ __, 2026.

_____
Fiscal Officer

EXHIBIT

Real Property Description
Section 5709.73(C) parcels

Clermont County Auditor's Parcel Nos.

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



VILLAS AT MEADOWSIDE PHASE

VIRGINIA MILITARY SURVEY No. 981
MIAMI TOWNSHIP
CLERMONT COUNTY, OHIO

Date	07/14/26
Scale	1"=400'
Drawn By	LJH
Proj. Mgr.	JW
Survey Database	N/A
DWG	11485133-REC-TIF EXHIBIT
X-Ref(s)	11485.13 11485
Project Number	
File No.	11485
Sheet No.	1 / 1

MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

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:

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 HERETOAND 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

NOTARIAL SEAL STATE OF OHIO

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

14979633.1

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;

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

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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.
TL 97-0240



10/22/2025

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3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.c

MSP

202500023273

MCGIIL 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 Devid 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



06/02/26

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

MSP DESIGN

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 Devid 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 Meadowside, Phase 1A;

Thence, with the south line of said Villas at Meadowside, 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 Meadowside 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



McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

Board of Trustees
Mary Makley Wolff
Kendal A. Tracy
Mark C. Schulte

Fiscal Officer
Eric C. Ferry

Administrator /
Public Safety Director
Stephen M. Kelly

Miami Township
Clermont County OH

Miami Township
6101 Meijer Drive • Milford, OH 45150-2189

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

September 16, 2026

Great Oaks Career Campuses
Attn: Brian Rabe, Treasurer
3254 East Kemper Road
Cincinnati, Ohio 45241

Re: Granting of Tax Increment Financing Exemption by Miami Township, Ohio

Dear Mr. Rabe:

This serves as notice that the Board of Trustees (the "Board") of Miami Township, Ohio (the "Township") intends to consider the adoption of a resolution (the "Proposed Resolution") granting real property tax increment financing exemptions ("TIF Exemption"). The Board will have a first reading on the Proposed Resolution on November 9, 2026, at 4 p.m., with a second reading and consideration for adoption on November 17, 2026 at 7 p.m. All meetings will be held at Miami Township Administration Building, 6101 Meijer Drive, Miami Township, Ohio 45150.

The property to be exempted is defined as parcels of land described in Exhibit A attached hereto (the "TIF Site"). The Proposed Resolution will grant the TIF Exemption and declare public and private improvements to the TIF Site to be a public purpose under Section 5709.73(C) of the Ohio Revised Code, exempting such improvements from taxation.

The public improvements will consist of all or a portion of the following: the planning, design and construction of public street improvements including pavements, hike/bike paths, walkways, street lighting, traffic control devices and alterations to existing streets; the planning, design and construction of utilities including but not limited to water, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and detention facilities; the creation or enhancement of parks, recreation areas or facilities and open areas necessary for ensuring the compatibility of adjacent land uses; the installation of landscaping, retaining walls, and public amenities; the construction of or improvement of safety service facilities; 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; and other necessary infrastructure improvements that benefit the TIF Site (see the attached Proposed Resolution). The estimated true value of initial sanitary sewer public improvements is approximately $1,300,000. These public improvements are necessary to support the development of the TIF Site as the existing infrastructure is inadequate to support the development of the TIF Site.

The private improvements will be exempted from taxation for the purposes of collecting service payments in lieu of taxes from property owners to pay for the public improvements as listed above. The private improvements will consist of residential townhomes. The estimated aggregate true value of the private improvements is approximately $55,875,000.

The value of seventy-five percent (75%) of the Improvements would be exempted from taxation for a period of up to ten (10) years.

You are invited to comment in advance of the meetings or attend the meetings regarding the proposed exemption. A Draft copy of the Proposed Resolution is attached. If you have any questions prior to the meeting, please feel free to contact me at the below referenced telephone number.

Sincerely,



Stephen Kelly
Township Administrator / Public Safety Director

Enclosures: Proposed Resolution, Property Descriptions

MIAMI TOWNSHIP, OHIO

RESOLUTION NO.

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. _____); 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. _____ 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, Miami Township, County of Clermont, 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. _____. 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. _____ 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. That this Resolution shall take effect at the earliest date possible.

ADOPTED _____ __, 2026.

_____
Fiscal Officer

EXHIBIT
Real Property Description
Section 5709.73(C) parcels

Clermont County Auditor's Parcel Nos.

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



VILLAS AT MEADOWSIDE PHASE

VIRGINIA MILITARY SURVEY No. 981
MIAMI TOWNSHIP
CLERMONT COUNTY, OHIO

Date	07/14/26
Scale	1"=400'
Drawn By	LJH
Proj. Mgr.	JW
Survey Database	N/A
DWG	11485133-REC-TIF EXHIBIT
X-Ref(s)	11485.13 11485
Project Number	
File No.	11485
Sheet No.	1 / 1

MSP DESIGN
McGill Smith Punshon

- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

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:

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 HERETOAND 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

NOTARIAL SEAL STATE OF OHIO

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

14979633.1

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;

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.com

MSP DESIGN

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.
TL 97-0240



10/22/2025

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
513.759.0004 ▪ Fax 513.563.7099 ▪ www.mspdesign.c

MSP

202500023273

MCGIIL 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 Devid 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



06/02/26

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

MSP DESIGN

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 Devid 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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MSP DESIGN

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 Meadowside, Phase 1A;

Thence, with the south line of said Villas at Meadowside, 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 Meadowside 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



McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ▪ Cincinnati, Ohio 45241
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OFFICIAL MEMO
OFFICE OF THE ADMINISTRATOR

TO:	Board of Trustees
CC:	Eric Ferry, Fiscal Officer
FROM:	Steve Kelly, Township Administrator
DATE:	November 9, 2026
SUBJECT:	Financial Software Request

The Finance Department requests authorization for the Township to move forward with and execute a contract for the Civica CMI Authority Finance software implementation project and cloud hosting.

This project has been included in the 2027 budget, and we have been working through the software selection process to identify the best long-term solution for the Township. Our goal is to execute the contract as soon as practical so that project planning can begin and, if possible, schedule the initial data migration before year-end. Taking these steps now would help position us for a smooth implementation and transition in 2027.

Cost for implementation	60,697.00
2027 Annual Software Fees	13,723.96
	74,420.96
Hybrid Hosting Implementation	6,212.00
2027 Hybrid Hosting Annual Fees	8,400.00
	14,612.00
Total Cost	**89,032.96**

RECOMMENDATION
Make a motion to adopt Resolution 2026-48, a resolution authorizing the execution of an agreement with Civica CMI for the purchase of financial accounting software, dispensing with a second reading, and declaring an emergency.

Board of Trustees
Mary Makley Wolff
Kendal A. Tracy
Mark C. Schulte

Fiscal Officer
Eric C. Ferry

Administrator / Public Safety Director
Stephen M. Kelly

Miami Township
Clermont County OH

Miami Township
6101 Meijer Drive • Milford, OH 45150-2189

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

RESOLUTION 2026-48

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Center on November 9, 2026, with the following members present: Mark Schulte, Ken Tracy and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH CIVICA CMI FOR THE PURCHASE OF FINANCIAL ACCOUNTING SOFTWARE, DISPENSING WITH A SECOND READING, AND DECLARING AN EMERGENCY

WHEREAS, Miami Township, Clermont County, Ohio (the "Township") seeks to enter into an agreement with Civica CMI for the purchase of financial accounting software known as Civica Authority Finance.

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

SECTION 1. The Board does hereby authorize the Township Administrator Administrator/Public Safety Director to enter into a written agreement with Civica CMI in the amount of $89,032.96 for the purchase of new financial accounting software (the "Agreement"). A copy of the Agreement is attached as Exhibit A and incorporated herein by reference.

SECTION 2: 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 3: This Resolution is hereby declared to be an emergency measure necessary for the preservation of the health, safety, welfare and morals of Miami Township specifically in order to allow for the software to be acquired immediately in time to be used prior to the start of the new fiscal year, and this legislation shall take effect immediately upon its passage by the affirmative vote of all members of the Board.

SECTION 4: 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 5: This Resolution shall take effect at the earliest period allowed by law.

First Reading: November 9, 2026

Second Reading: Dispensed with

Effective: November 9, 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 2026-48 was adopted November 9, 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

EXHIBIT A

CIVICA

52 Hillside Court
Englewood, OH 45322

Authority Finance w/ Requisition Routing

Miami Township

October 15, 2026

Maura Gray
maura.gray@miamitownshipoh.gov
513-248-3725

CIVICA

Authority Finance w/Requisition Routing Pricing:

Implementation	Year 1	Year 2	Year 3
$60,697.00	$13,723.96	$14,032.46	$14,356.39

Notes

*	Implementation services will include Civica's standard Authority Finance functionality, which includes ACH Payment, Positive Pay and Purchase Card Interface. Requisition Routing is an "add-on" product that is included in the fees listed. These fees do not include non-standard services, custom enhancements, or modifications to the program listed. Any non-standard requests from the customer will require a change order addendum and additional costs may be incurred by the customer at the then current Civica daily rate.
*	Annual fees are required for all Civica software and provide for annual renewal of the software license and software updates. The annual fees also include remote technical software support and updates 8:00 AM to 5:00 PM Monday through Friday EST, except on scheduled Civica Holidays.
*	We have included our Gold data migration package which includes electronic data conversion from the existing Finance System, customer is responsible for contacting their vendor & requesting the data files in delimited format. Civica will complete the first pass of data mapping and conversion, customer is responsible to review the results for data validation and final approval, 3 rounds of data migrations, test conversion, parallel conversion, and final conversion for go-live.
	Civica Standard Terms & Conditions apply. Terms of payment are 100% due at invoice.

CIVICA

Hybrid Hosting - Authority Finance w/Requisition Routing Pricing:

Implementation	Year 1	Year 2	Year 3
$6,212.00	$8,400.00	$8,904.00	$9,438.24

Notes

*	Implementation services will include the standard out of the box functionality. Any customized modules from the Customer's legacy software shall be quoted and charged separately outside of this Contract.
*	Annual fees are required for all Civica software and provide for annual renewal of the software license and software updates. The annual fees also include remote technical software support and updates 8:00 AM to 5:00 PM Monday through Friday EST, except on scheduled Civica Holidays.
	Civica's Hybrid Hosting includes Cloud Server, SQL Licensing, nightly backups retained for 30 days, server patching, updates and security secure VPN. The VPN will be provided and maintained by Civica. Secure VPN uses 256-bit encryption over the internet and will not be available for use by anyone other than Civica staff.
*	Civica Standard Terms & Conditions apply. Terms of payment are 100% due at invoice.

OFFICIAL MEMO
POLICE DEPARTMENT

TO:	Board of Trustees
CC:	Eric Ferry, Fiscal Officer Steve Kelly, Township Administrator
FROM:	Robert Hirsch, Chief of Police
DATE:	November 9, 2026
SUBJECT:	Out of Town Travel Request – NASRO National School Safety Conference

---

The police department requests approval for Officer Shane Thompson, Officer Kyle Ball, Officer Jaimie Porter, Officer Geremy Grooms, Officer Matt Evans, and Officer Brent Higgins to attend the National Association of School Resource Officers (NASRO) School Safety Conference from July 3-9, 2027 in Nashville, Tennessee. The conference brings together school-based law enforcement officers, educators, administrators and school safety professionals from across the country for five days of training, networking and collaboration. These officers will have the opportunity to learn from experienced professionals, explore the latest approaches to school safety and build connections with others committed to protecting, mentoring and educating students.

COST
The following costs are required to attend this conference:

- Registration – $600.00 per person
- Meals – $559.00 per person
- Parking - $384.00 total
- Lodging – $1,165.00 average per person

Total Anticipated Cost – $2,388.00 average per person or **$14,328.00 total.**

*Live Oaks has offered to cover registration and lodging expenses for Officer Evans.

No action is required at this time. This item will be presented to the Board for final approval at the next business meeting.

Travel Request and Estimated Expenses – Part I

FOR ALL OVERNIGHT TRAVEL REQUESTS

Miami Township
Clermont County OH

Important Instructions: Use this form to estimate expenditures for all overnight travel requests. Complete all applicable cells. Agenda must be attached.

NOTE: Prior to making travel plans, all travel requests of estimated expenditure exceeding $750.00 (*excluding registration fees*) must go before the Board of Trustees for approval.

I. TRAVEL INFORMATION

Date of Request	11/9/26	Travel Location	Nashville, TN		
Employee Name	S. Thompson	Date(s) of Event	7/4/27	to	7/9/27
Department/Badge #	41	Date(s) of Travel	7/3/27	to	7/9/27

Is this required for your position?	X	Y		N	Name of Event: NASRO National School Safety Conference
Receiving continuing education credits?	X	Y		N	

II. ESTIMATED EXPENSES

Use Table 1 to determine the Total GSA Per Diem Meal Amount for your trip prior to deductions (Table 2). Use the link provided and **attach a printout** of the GSA Meals and Incidental Expense (M&IE) table based on location: https://www.gsa.gov/travel/plan-book/per-diem-rates

Table 1. Meal Expense Calculator

Days	GSA Per Diem Rate	Total
# of Full Days	5	$86
# of Travel Days *75% per diem limit	2	$64.50

*Use the full day per diem amount from the M&IE based on location. M&IE is limited to 75% on travel days. Rates include gratuities (up to 20%). **All meal receipts must be itemized** to be eligible for reimbursement upon return.

A. Total Meal Expense PRIOR to Deduction (B):	$559

Table 2. Meals Provided with Registration (as applicable)

Provided Meals	GSA Meal Amount $

*Use the GSA Rates link above to determine the specific, individual GSA meal rates for provided meals. The sum of these will become ***B. Total Deduction Amount***.

B. Total Deduction Amount:

Table 3. TOTAL Estimated Expenses

Expense Type	Amount $	Payment Method	Notes
Registration	$600	Township Credit Card	
Mileage to be Reimbursed *# of miles x 0.70 per mile (effective 01/25)			
Airfare *May not exceed the cost of single coach rate			
Baggage Fees			
Transportation *Taxi / Shuttle / Rental / Other			
Parking / Tolls			
Miscellaneous *Description required			
Lodging	$1165	Township Credit Card	
*Reservations should be made under the **Government Rate** or **Conference Rate Code** (whichever is more advantageous). **Contact hotel** to inquire about required tax exemption forms and obtain from S:\Finance Office\Tax Exemption Forms.			
Total Meals	*Table 1 Total (A) minus Table 2 Total (B).	$559	

C. Total WITH registration:	$2324
D. Total WITHOUT registration:	$1724

*Be sure to have POs in place for all approved travel / registration costs.

III. REQUIRED SIGNATURES

Employee Signature		Date	
Department Approval		Date	

*If total estimated expense, excluding registration, is over $750, Township Administrator signature AND **Trustee approval** are required.

Administrator Approval		Date	

***Once approved, please return to employee. A copy will be included with Part II submission of actual expenditures.**

Travel Request and Estimated Expenses — Part I

FOR ALL OVERNIGHT TRAVEL REQUESTS

Miami Township
Clermont County OH

Important Instructions: Use this form to estimate expenditures for all overnight travel requests. Complete all applicable cells. Agenda must be attached.

NOTE: Prior to making travel plans, all travel requests of estimated expenditure exceeding $750.00 (*excluding registration fees*) must go before the Board of Trustees for approval.

I. TRAVEL INFORMATION

Date of Request	11/9/26	Travel Location	Nashville, TN		
Employee Name	M. Evans	Date(s) of Event	7/4/27	to	7/9/27
Department/Badge #	43	Date(s) of Travel	7/3/27	to	7/9/27

Is this required for your position?	X	Y		N
Receiving continuing education credits?	X	Y		N

Name of Event: NASRO National School Safety Conference

II. ESTIMATED EXPENSES

Use Table 1 to determine the Total GSA Per Diem Meal Amount for your trip prior to deductions (Table 2). Use the link provided and **attach a printout** of the GSA Meals and Incidental Expense (M&IE) table based on location: https://www.gsa.gov/travel/plan-book/per-diem-rates

Table 1. Meal Expense Calculator

Days	GSA Per Diem Rate	Total
# of Full Days	5	$86
# of Travel Days *75% per diem limit	2	$64.50

*Use the full day per diem amount from the M&IE based on location. M&IE is limited to 75% on travel days. Rates include gratuities (up to 20%). **All meal receipts must be itemized** to be eligible for reimbursement upon return.

A. Total Meal Expense PRIOR to Deduction (B): $559

Table 2. Meals Provided with Registration (as applicable)

Provided Meals	GSA Meal Amount $

*Use the GSA Rates link above to determine the specific, individual GSA meal rates for provided meals. The sum of these will become ***B. Total Deduction Amount***.

B. Total Deduction Amount:

Table 3. TOTAL Estimated Expenses

Expense Type	Amount $	Payment Method	Notes
Registration	$600	Township Credit Card	
Mileage to be Reimbursed *# of miles x 0.70 per mile (effective 01/25)			
Airfare *May not exceed the cost of single coach rate			
Baggage Fees			
Transportation *Taxi / Shuttle / Rental / Other			
Parking / Tolls			
Miscellaneous *Description required			
Lodging	$1165	Township Credit Card	
*Reservations should be made under the **Government Rate** or **Conference Rate Code** (whichever is more advantageous). **Contact hotel** to inquire about required tax exemption forms and obtain from S:\Finance Office\Tax Exemption Forms.			
Total Meals	*Table 1 Total (A) minus Table 2 Total (B).	$559	

C. Total WITH registration:	$2324
D. Total WITHOUT registration:	$1724

*Be sure to have POs in place for all approved travel / registration costs.

III. REQUIRED SIGNATURES

Employee Signature		Date	
Department Approval		Date	

*If total estimated expense, excluding registration, is over $750, Township Administrator signature AND **Trustee approval** are required.

Administrator Approval		Date	

***Once approved, please return to employee. A copy will be included with Part II submission of actual expenditures.**

Travel Request and Estimated Expenses — Part I

FOR ALL OVERNIGHT TRAVEL REQUESTS

Miami Township
Clermont County OH

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NOTE: Prior to making travel plans, all travel requests of estimated expenditure exceeding $750.00 (*excluding registration fees*) must go before the Board of Trustees for approval.

I. TRAVEL INFORMATION

Date of Request	11/9/26	Travel Location	Nashville, TN		
Employee Name	B. Higgins	Date(s) of Event	7/4/27	to	7/9/27
Department/Badge #	45	Date(s) of Travel	7/3/27	to	7/9/27

Is this required for your position?	X	Y		N	Name of Event: NASRO National School Safety Conference
Receiving continuing education credits?	X	Y		N	

II. ESTIMATED EXPENSES

Use Table 1 to determine the Total GSA Per Diem Meal Amount for your trip prior to deductions (Table 2). Use the link provided and **attach a printout** of the GSA Meals and Incidental Expense (M&IE) table based on location: https://www.gsa.gov/travel/plan-book/per-diem-rates

Table 1. Meal Expense Calculator

Days	GSA Per Diem Rate	Total
# of Full Days	5	$86
# of Travel Days *75% per diem limit	2	$64.50

*Use the full day per diem amount from the M&IE based on location. M&IE is limited to 75% on travel days. Rates include gratuities (up to 20%). **All meal receipts must be itemized** to be eligible for reimbursement upon return.

A. Total Meal Expense PRIOR to Deduction (B):	$559

Table 2. Meals Provided with Registration (as applicable)

Provided Meals	GSA Meal Amount $

*Use the GSA Rates link above to determine the specific, individual GSA meal rates for provided meals. The sum of these will become ***B. Total Deduction Amount***.

B. Total Deduction Amount:

Table 3. TOTAL Estimated Expenses

Expense Type	Amount $	Payment Method	Notes
Registration	$600	Township Credit Card	
Mileage to be Reimbursed *# of miles x 0.70 per mile (effective 01/25)			
Airfare *May not exceed the cost of single coach rate			
Baggage Fees			
Transportation *Taxi / Shuttle / Rental / Other			
Parking / Tolls			
Miscellaneous *Description required			
Lodging	$1165	Township Credit Card	
*Reservations should be made under the **Government Rate** or **Conference Rate Code** (whichever is more advantageous). **Contact hotel** to inquire about required tax exemption forms and obtain from S:\Finance Office\Tax Exemption Forms.			
Total Meals	*Table 1 Total (A) minus Table 2 Total (B).	$559	

C. Total WITH registration:	$2324
D. Total WITHOUT registration:	$1724

*Be sure to have POs in place for all approved travel / registration costs.

III. REQUIRED SIGNATURES

Employee Signature _____ Date _____

Department Approval _____ Date _____

*If total estimated expense, excluding registration, is over $750, Township Administrator signature AND **Trustee approval** are required.

Administrator Approval _____ Date _____

***Once approved, please return to employee. A copy will be included with Part II submission of actual expenditures.**

Travel Request and Estimated Expenses — Part I

FOR ALL OVERNIGHT TRAVEL REQUESTS

Miami Township
Clermont County OH

Important Instructions: Use this form to estimate expenditures for all overnight travel requests. Complete all applicable cells. Agenda must be attached.

NOTE: Prior to making travel plans, all travel requests of estimated expenditure exceeding $750.00 (*excluding registration fees*) must go before the Board of Trustees for approval.

I. TRAVEL INFORMATION

Date of Request	11/9/26	Travel Location	Nashville, TN		
Employee Name	J. Porter	Date(s) of Event	7/4/27	to	7/9/27
Department/Badge #	47	Date(s) of Travel	7/3/27	to	7/9/27

Is this required for your position?	X	Y		N	Name of Event: NASRO National School Safety Conference
Receiving continuing education credits?	X	Y		N	

II. ESTIMATED EXPENSES

Use Table 1 to determine the Total GSA Per Diem Meal Amount for your trip prior to deductions (Table 2). Use the link provided and **attach a printout** of the GSA Meals and Incidental Expense (M&IE) table based on location: https://www.gsa.gov/travel/plan-book/per-diem-rates

Table 1. Meal Expense Calculator

Days	GSA Per Diem Rate	Total
# of Full Days	5	$86
# of Travel Days *75% per diem limit	2	$64.50

*Use the full day per diem amount from the M&IE based on location. M&IE is limited to 75% on travel days. Rates include gratuities (up to 20%). **All meal receipts must be itemized** to be eligible for reimbursement upon return.

A. Total Meal Expense PRIOR to Deduction (B):	$559

Table 2. Meals Provided with Registration (as applicable)

Provided Meals	GSA Meal Amount $

*Use the GSA Rates link above to determine the specific, individual GSA meal rates for provided meals. The sum of these will become ***B. Total Deduction Amount***.

B. Total Deduction Amount:

Table 3. TOTAL Estimated Expenses

Expense Type	Amount $	Payment Method	Notes
Registration	$600	Township Credit Card	
Mileage to be Reimbursed *# of miles x 0.70 per mile (effective 01/25)			
Airfare *May not exceed the cost of single coach rate			
Baggage Fees			
Transportation *Taxi / Shuttle / Rental / Other			
Parking / Tolls	$192	Township Credit Card	
Miscellaneous *Description required			
Lodging	$1165	Township Credit Card	
*Reservations should be made under the **Government Rate** or **Conference Rate Code** (whichever is more advantageous). **Contact hotel** to inquire about required tax exemption forms and obtain from S:\Finance Office\Tax Exemption Forms.			
Total Meals	*Table 1 Total (A) minus Table 2 Total (B).	$559	

C. Total WITH registration:	$2516
D. Total WITHOUT registration:	$1916

*Be sure to have POs in place for all approved travel / registration costs.

III. REQUIRED SIGNATURES

Employee Signature		Date	
Department Approval		Date	

*If total estimated expense, excluding registration, is over $750, Township Administrator signature AND **Trustee approval** are required.

Administrator Approval		Date	

***Once approved, please return to employee. A copy will be included with Part II submission of actual expenditures.**

Travel Request and Estimated Expenses — Part I

FOR ALL OVERNIGHT TRAVEL REQUESTS

Miami Township
Clermont County OH

Important Instructions: Use this form to estimate expenditures for all overnight travel requests. Complete all applicable cells. Agenda must be attached.

NOTE: Prior to making travel plans, all travel requests of estimated expenditure exceeding $750.00 (*excluding registration fees*) must go before the Board of Trustees for approval.

I. TRAVEL INFORMATION

Date of Request	11/9/26	Travel Location	Nashville, TN		
Employee Name	K. Ball	Date(s) of Event	7/4/27	to	7/9/27
Department/Badge #	48	Date(s) of Travel	7/3/27	to	7/9/27

Is this required for your position?	X	Y		N	Name of Event: NASRO National School Safety Conference
Receiving continuing education credits?	X	Y		N	

II. ESTIMATED EXPENSES

Use Table 1 to determine the Total GSA Per Diem Meal Amount for your trip prior to deductions (Table 2). Use the link provided and **attach a printout** of the GSA Meals and Incidental Expense (M&IE) table based on location: https://www.gsa.gov/travel/plan-book/per-diem-rates

Table 1. Meal Expense Calculator

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# of Full Days	5	$86
# of Travel Days *75% per diem limit	2	$64.50

*Use the full day per diem amount from the M&IE based on location. M&IE is limited to 75% on travel days. Rates include gratuities (up to 20%). **All meal receipts must be itemized** to be eligible for reimbursement upon return.

A. Total Meal Expense PRIOR to Deduction (B):	$559

Table 2. Meals Provided with Registration (as applicable)

Provided Meals	GSA Meal Amount $

*Use the GSA Rates link above to determine the specific, individual GSA meal rates for provided meals. The sum of these will become ***B. Total Deduction Amount***.

B. Total Deduction Amount:

Table 3. TOTAL Estimated Expenses

Expense Type	Amount $	Payment Method	Notes
Registration	$600	Township Credit Card	
Mileage to be Reimbursed *# of miles x 0.70 per mile (effective 01/25)			
Airfare *May not exceed the cost of single coach rate			
Baggage Fees			
Transportation *Taxi / Shuttle / Rental / Other			
Parking / Tolls			
Miscellaneous *Description required			
Lodging	$1165	Township Credit Card	
*Reservations should be made under the **Government Rate** or **Conference Rate Code** (whichever is more advantageous). **Contact hotel** to inquire about required tax exemption forms and obtain from S:\Finance Office\Tax Exemption Forms.			
Total Meals	*Table 1 Total (A) minus Table 2 Total (B).	$559	

C. Total WITH registration:	$2324
D. Total WITHOUT registration:	$1724

*Be sure to have POs in place for all approved travel / registration costs.

III. REQUIRED SIGNATURES

Employee Signature		Date	
Department Approval		Date	

*If total estimated expense, excluding registration, is over $750, Township Administrator signature AND **Trustee approval** are required.

Administrator Approval		Date	

***Once approved, please return to employee. A copy will be included with Part II submission of actual expenditures.**

Travel Request and Estimated Expenses — Part I

FOR ALL OVERNIGHT TRAVEL REQUESTS

Miami Township
Clermont County OH

Important Instructions: Use this form to estimate expenditures for all overnight travel requests. Complete all applicable cells. Agenda must be attached.

NOTE: Prior to making travel plans, all travel requests of estimated expenditure exceeding $750.00 (*excluding registration fees*) must go before the Board of Trustees for approval.

I. TRAVEL INFORMATION

Date of Request	11/9/26	Travel Location	Nashville, TN		
Employee Name	G. Grooms	Date(s) of Event	7/4/27	to	7/9/27
Department/Badge #	49	Date(s) of Travel	7/3/27	to	7/9/27

Is this required for your position?	X	Y		N	Name of Event: NASRO National School Safety Conference
Receiving continuing education credits?	X	Y		N	

II. ESTIMATED EXPENSES

Use Table 1 to determine the Total GSA Per Diem Meal Amount for your trip prior to deductions (Table 2). Use the link provided and **attach a printout** of the GSA Meals and Incidental Expense (M&IE) table based on location: https://www.gsa.gov/travel/plan-book/per-diem-rates

Table 1. Meal Expense Calculator

Days	GSA Per Diem Rate	Total
# of Full Days	5	$86
# of Travel Days *75% per diem limit	2	$64.50

*Use the full day per diem amount from the M&IE based on location. M&IE is limited to 75% on travel days. Rates include gratuities (up to 20%). **All meal receipts must be itemized** to be eligible for reimbursement upon return.

A. Total Meal Expense PRIOR to Deduction (B):	$559

Table 2. Meals Provided with Registration (as applicable)

Provided Meals	GSA Meal Amount $

*Use the GSA Rates link above to determine the specific, individual GSA meal rates for provided meals. The sum of these will become ***B. Total Deduction Amount***.

B. Total Deduction Amount:

Table 3. TOTAL Estimated Expenses

Expense Type	Amount $	Payment Method	Notes
Registration	$600	Township Credit Card	
Mileage to be Reimbursed *# of miles x 0.70 per mile (effective 01/25)			
Airfare *May not exceed the cost of single coach rate			
Baggage Fees			
Transportation *Taxi / Shuttle / Rental / Other			
Parking / Tolls	$192	Township Credit Card	
Miscellaneous *Description required			
Lodging	$1165	Township Credit Card	
*Reservations should be made under the **Government Rate** or **Conference Rate Code** (whichever is more advantageous). **Contact hotel** to inquire about required tax exemption forms and obtain from S:\Finance Office\Tax Exemption Forms.			
Total Meals	*Table 1 Total (A) minus Table 2 Total (B).	$559	

C. Total WITH registration:	$2516
D. Total WITHOUT registration:	$1916

*Be sure to have POs in place for all approved travel / registration costs.

III. REQUIRED SIGNATURES

Employee Signature		Date	
Department Approval		Date	

*If total estimated expense, excluding registration, is over $750, Township Administrator signature AND **Trustee approval** are required.

Administrator Approval		Date	

***Once approved, please return to employee. A copy will be included with Part II submission of actual expenditures.**

U.S. General Services Administration

FY 2027 per diem rates for nashville, Tennessee

Meals and incidental expenses (M&IE) rates and breakdown

Primary destination	County	M&IE total	Breakfast	Lunch	Dinner	Incidental expenses	First and lastday of travel
Nashville	Davidson	$86	$22	$23	$36	$5	$64.50

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National Association of School Resource Officers
THE world's leader in school-based policing

Search here

2027 NASRO National School Safety Conference – Nashville, TN – 7/4/27 – 7/9/27

$600.00

If you would like to register for a NASRO Course at the conference, **do NOT register for the conference.** Your conference registration will automatically be included when you register for the course. *Note: Meals are not provided.*

PRICING SCHEDULE

Early Bird Registration ACTIVE NOW	September 15, 2026 – January 13, 2027	**$600.00**
Regular Conference Registration	January 14, 2027 – May 27, 2027	**$700.00**
Late Registration	May 28, 2027 – July 3, 2027	**$800.00**

Availability: 3381 in stock

ADD TO CART

Event Location & Contact

Event Name:
2027 NASRO National School Safety Conference

Location:
Nashville, TN

Location Site Address:
2800 Opryland Dr.
Nashville, TN 37214

Map Link

Hotels:
Gaylord Opryland

NASRO Event Cancellations:

NASRO reserves the right to cancel or reschedule training. If NASRO cancels or reschedules training, you are entitled to a full refund. NASRO is not responsible for travel arrangements, travel fees, or any expenses incurred as a result of cancellation. In the event of cancellation, NASRO will contact you at the email address provided during registration.

Any Course with fewer than 15 registrations may be canceled.

Participant Cancellations and No-Show Policy:

Email cancellation requests to *kim.davis@nasro.org*. A refund will be issued unless you specifically request a transfer to another training within the same calendar year. Transfers made within 10 business days of the start date will incur a $25.00 fee. Cancellations made within 10 business days of the course start date, or no-shows, will forfeit all registration fees.

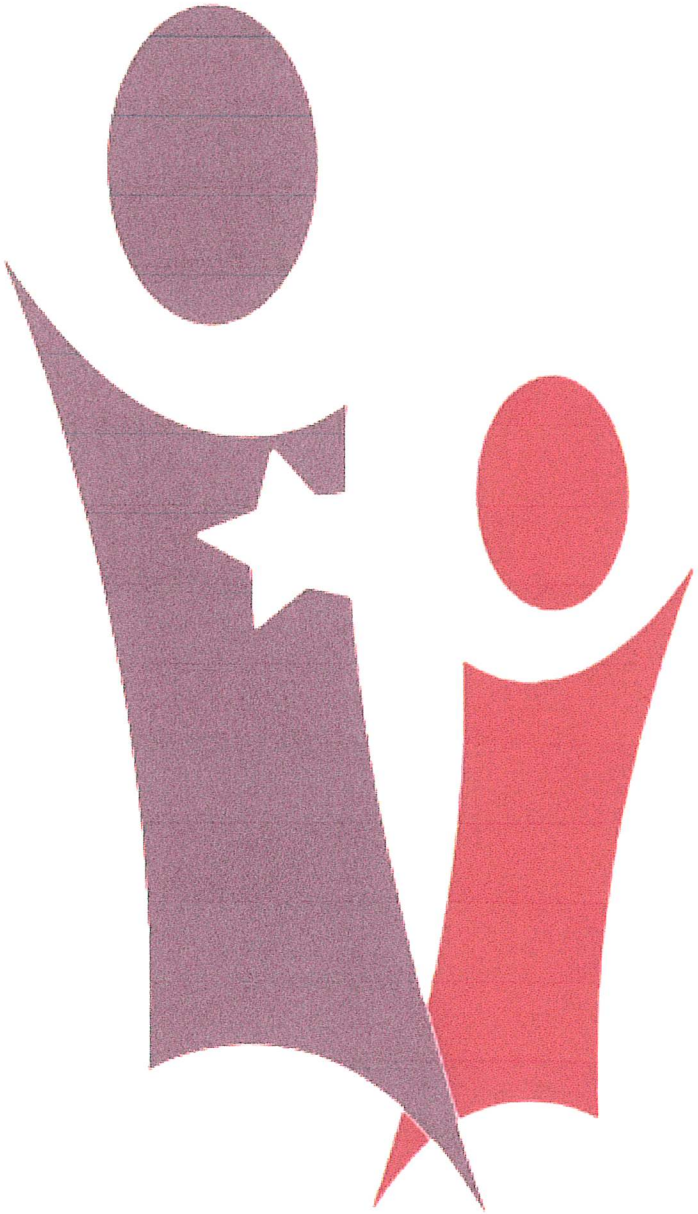
Late Registration Fees:

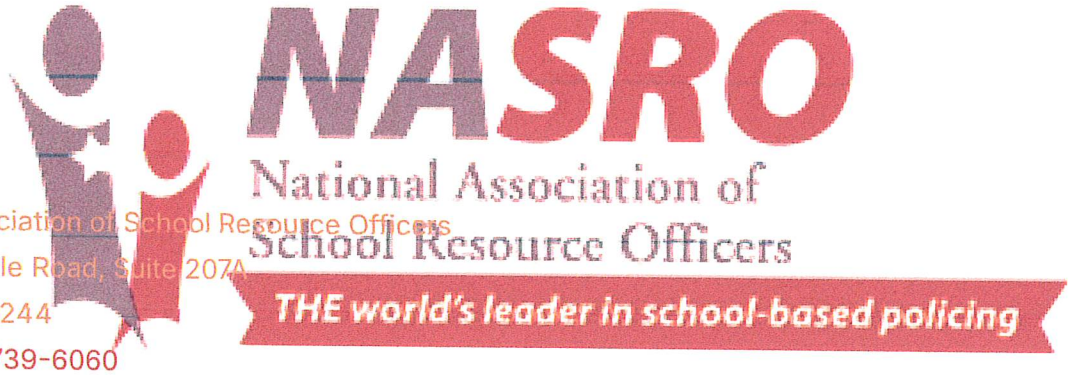
All registrations made within 10 business days of the course start date will incur a $50.00 late-registration fee.

Course Certificates:

If there are any issues with your course certificate, please contact Taylor Mann at taylor.mann@nasro.org within 30 days of course completion. NASRO does not report POST hours

except for TCOLE hours for classes held in Texas.





National Association of School Resource Officers
2020 Valleydale Road, Suite 207A
Hoover, AL 35244
Office: (205) 739-6060
Fax: (205) 536-9255

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Hotels

Conference Information
Airport Information and Attractions

Registration

Agenda and Breakout Sessions

Hotel Information

NOTICE TO NASRO CONFERENCE ATTENDEES

We understand that there are companies claiming to have some relationship with NASRO and offering discounted hotel rates. Rest assured that these companies have no such relationship whatsoever with NASRO.

These companies may not have a block of rooms but merely resell rooms they have secured from another source; rooms may require full prepayment, are nonrefundable, and may be subject to steep change fees; and room types might not be guaranteed. Reservations should be made directly with the hotel.

Accommodations:

Gaylord Opryland Resort & Convention Center

2800 Opryland Dr. Nashville, Tennessee 37214

Starting at $221/night, each reservation will include a $20 daily resort fee*. Self-parking is $32/day; valet parking is $40/day.

Experience Nashville at the Gaylord Opryland Resort & Convention Center. Located minutes from downtown Nashville and the Grand Ole Opry, this iconic resort offers an unforgettable setting where Southern charm meets world-class amenities.

Guests can explore nine acres of lush indoor gardens, winding waterways and cascading waterfalls, enjoy more than a dozen restaurants and bars, relax at Relâche Spa, or experience SoundWaves, the resort's four-acre indoor and outdoor water attraction. With spacious guest rooms, extensive meeting and event facilities, and convenient access to Nashville's top attractions, Gaylord Opryland offers everything you need for an exceptional conference experience—all under one roof.

Gaylord guests at the NASRO National School Safety Conference will enjoy 15% off at full-service food outlets (excluding Old Hickory and alcohol sales).

*Resort fee includes:

- Daily scheduled shuttle service to Opry Mills and The Inn at Opryland for 2 guests.
- Daily transportation to Gaylord Springs Golf Links, practice range access and daily bucket of balls for 2 guests (rental club provided; appropriate attire required).
- Daily Resort Wide Internet Access to include: Enhanced in-room wireless Internet Access for up to six (6) devices and Basic Wireless Internet Access in Public Areas

Gaylord Hotels Resort App:

Download the Gaylord Hotels app for step-by-step directions around the resort and a one-stop-shop for dining reservations, activity and event tickets, spa reservations, and more.

MORE HOTELS COMING SOON!



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THE world's leader in school-based policing

National Association of School Resource Officers
2020 Valleydale Road, Suite 207A
Hoover, AL 35244
Office: (205) 739-6060
Fax: (205) 536-9255

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OFFICIAL MEMO
OFFICE OF THE ADMINISTRATOR

TO:	Board of Trustees
CC:	Eric Ferry, Fiscal Officer
FROM:	Steve Kelly, Township Administrator
DATE:	November 9, 2026
SUBJECT:	Finance Office Technology request

The Finance Department is requesting approval to purchase technology equipment for the Finance Department in the amount of $4,777.64 from CDW-Government.

This purchase includes:

- One new computer and monitors for the new Finance Associate position
- One new computer for the Finance Director
- Two docking stations
- One printer for Payroll

The computer, monitors, and printer for the Finance Associate represent new assets needed to support the recently added position and ensure efficient and confidential departmental operations.

The computer for the Finance Director is a replacement asset. The current device is experiencing ongoing hardware issues related to a malfunctioning port. Our IT provider has evaluated the equipment and determined that the issue cannot be effectively repaired, making replacement the most practical solution to maintain productivity and reliability.

RECOMMENDATION
Make a motion to approve the Finance Department's request to purchase new technology equipment from CDW-Government at a cost not to exceed $4,777.64.

☐ **eProcurement and single sign-on customers**
Sign in to your system to access your quote and complete your purchase.

Quote #	Quote Date	Description	Account #
PZXN502	10/27/2026	NEW EMPLOYEE	8858656

Pricing and Availability Notice
Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

Quote Details

ITEM	PRICE	ITEM TOTAL
☐ Microsoft Surface Laptop Copilot+ PC - 13.8" - 16 GB RAM - 512 GB MFG # EP2-33228 CDW # 8188247 in stock Contract: Ohio AEPA-026D SLG (026-D)	$1,606.16 Qty: 1	**$1,606.16**

☐	Dell Pro Dock WD25 - docking station - USB-C - HDMI, 2 x DP, USB-C - 1GbE, MFG # DELL-WD25 CDW # 8362104 in stock Contract: Ohio AEPA-026D SLG (026-D)	$187.99 Qty: 2	**$375.98**
☐	ViewSonic VA2456a-MHD - 1080p IPS Monitor with Adaptive Sync, HDMI, Display MFG # VA2456A-MHD CDW # 8190473 in stock Contract: Ohio AEPA-026D SLG (026-D)	$106.14 Qty: 2	**$212.28**

Subtotal	$2,194.42
Estimated Shipping	$0.00
Sales Tax	$0.00
Quote Total	**$2,194.42**

Shipping Details

Shipping Address
Katie Pohl
6101 Meijer Dr
Milford, OH 45150-2189

Shipping Method
UPS Ground (2- 3 Day)

Payment Terms
Net 30 Days-Govt State/Local

☐ **eProcurement and single sign-on customers**
Sign in to your system to access your quote and complete your purchase.

Quote #	Quote Date	Description	Account #
PZXQ844	10/28/2026	DELL PRO	8858656

Pricing and Availability Notice
Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

Quote Details

ITEM		PRICE	ITEM TOTAL
☐	DELL PRO 3 16 7-350 512 32 W11P MFG # MTJ79 CDW # 9287649 SPL Core 7 350	$2,583.22 Qty: 1	**$2,583.22**
		Subtotal	$2,583.22
		Estimated Shipping	$0.00

OFFICIAL MEMO

FIRE AND EMS

TO:	Board of Trustees
CC:	Eric Ferry, Fiscal Officer Steve Kelly, Township Administrator
FROM:	David Jetter, Fire Chief
DATE:	November 9, 2026
SUBJECT:	ESO Record Management System

REQUEST

The fire department requests approval to contract with ESO as the department's new Records Management System (RMS) vendor.

The department's current Records Management System is not compatible with the Clermont County Communications Center Computer-Aided Dispatch (CAD) system through an integrated interface. As a result, personnel must manually enter multiple incident data elements into the RMS for each response. With more than 7,600 incidents annually, this creates a significant administrative burden, duplicates data entry, and increases the potential for errors.

The department has researched and evaluated several RMS vendors and identified ESO as the preferred solution. ESO is fully integrated with the CAD system, allowing incident information to be transferred directly into the records management system. This integration will significantly reduce manual data entry, improve data accuracy, and streamline incident reporting.

Additionally, the nationwide implementation of the National Emergency Response Information System (NERIS), effective January 1, 2027, establishes new expectations for standardized fire and emergency incident reporting. Accurate, complete, and timely incident data will be essential to meeting federal reporting requirements and demonstrating the department's eligibility and need for future federal grant opportunities.

Because our current Records Management System is not authorized to integrate with the CAD system used by the Clermont County Communications Center, we will be unable to achieve the automated data sharing and reporting needed to fully comply with NERIS requirements when the system is activated.

To address this issue, we need approval to transition to ESO to allow sufficient time for implementation and configuration before the January 1, 2027 deadline.

COST
The cost of the ESO Records Management System includes the one-time implementation fee and associated training expenses.

ESO's annual billing cycle begins on March 15 each year. With implementation scheduled for January 1, 2027, the initial cost will be $45,101.70, consisting of the following:

- Annual Cost $31,127.69
- One-Time Implementation and Training Fees.....$3,684.49
- Prorated Subscription (January 1-March 15, 2027).....$10,289.53

Beginning with the March 15, 2027, billing cycle, the department will transition to the standard annual subscription rate of $31,127.69, subject to any future adjustments.

The department will fund this expense through existing EMS billing revenue via a pass-through payment arrangement with Medicount Management. Under this arrangement:

- The RMS expense will be deducted from the department's EMS billing revenue.
- Medicount will remit payment directly to ESO on behalf of the department.

This request will be presented for final approval at the upcoming business meeting.

Please fill in your contact information below:

	Name	Email	Phone
Primary Business Contact			
Invoicing Contact			
Legal Contact			
Software Administrator Contact			
Privacy HIPAA Contact			
Tax Exempt	YES OR NO	If YES, return Exempt Certificate with Agreement	
Purchase Order Required?	YES OR NO	If YES, return PO with Agreement	

Draft Quote - Pending Internal Approval

ESO Solutions

2803 Manor Road
Austin, TX, 78722
USA

866-766-9471
info@eso.com

https://www.eso.com

Quote Details

Quote Number
Q-16104

Payment Terms
Net 30 Days

Net Amount (TCV)
$45,101.71

Quote Status
Pending Internal Approval

Quote Expiration Date
01/25/2027

Currency
USD

Billing Frequency
Annually

Miami Township Fire & EMS

CUSTOMER:
Miami Township Fire & EMS
5888 Mcpicken Drive
Milford, Ohio, 45150
United States
(513) 248-3709

PAYOR:
Medicount Management, Inc.
10361 Spartan Drive
Cincinnati, Ohio, 45215
United States
5136123144

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Line Items

Product Name	Start Date	End Date	Total Quantity	List Price	Net Amount
ESO Fire Incidents 1 FIRE-2009 · Net New · Fire Incidents / Year	11/16/2026	03/14/2028	7,700	$7,327.70	$6,228.54
Fire Incidents CAD Integration 2 FIRE-1008 · Net New · Fire Incidents / Year	11/16/2026	03/14/2028	7,700	$2,344.31	$1,992.67
Fire Incidents NFIRS Data Import 3 FIRE-0023 · Net New · Fire Incidents / One-Time	11/16/2026	N/A	1	$2,199.75	$549.94
Fire Setup & Online Training 4 FIRE-0007 · Net New · Sessions / One-Time	11/16/2026	N/A	3	$1,968.75	$492.19
ESO EHR 5 EHR-1001 · Net New · Incidents / Year	11/16/2026	03/14/2028	5,500	$17,196.70	$14,617.19
EHR CAD Integration 6 EHR-0089 · Net New · Incident / Year	11/16/2026	03/14/2028	5,500	$3,485.72	$0.00
EHR Cardiac Monitor Integration 7 EHR-0003 · Net New · Incidents / Year	11/16/2026	03/14/2028	5,500	$1,459.95	$1,240.96
EHR Billing Interface 8 EHR-0004 · Net New · Incident / Year	11/16/2026	03/14/2028	5,500	$831.26	$0.00
EHR Custom Forms & Validation 9 EHR-0096 · Net New · Incidents / Year	11/16/2026	03/14/2028	5,500	$4,400.81	$1,100.21

Product Name	Start Date	End Date	Total Quantity	List Price	Net Amount
EHR Setup & Online Training [10] EHR-0007 · Net New · Sessions / One-Time	11/16/2026	N/A	1	$656.25	$164.06
NEMSIS Data Import (One-Time) [11] EHR-0032 · Net New · Incidents / One-Time	11/16/2026	N/A	5,500	$4,404.75	$1,101.19
ESO Properties [12] FIRE-1011 · Net New · Fire Incidents / Year	11/16/2026	03/14/2028	7,700	$4,396.62	$3,429.36
ESO Inspections [13] FIRE-1010 · Net New · Fire Incidents / Year	11/16/2026	03/14/2028	7,700	$3,664.55	$2,858.35
2025 Ohio Fire Code (OHFC) [14] FIRE-2157 · Net New · Users / Year	11/16/2026	03/14/2028	7,700	$1,040.49	$780.37
ESO Hydrants [15] FIRE-1072 · Net New · Fire Incidents / Year	11/16/2026	03/14/2028	7,700	$2,199.01	$1,649.26
ESO Permits [16] FIRE-1074 · Net New · Fire Incidents / Year	11/16/2026	03/14/2028	7,700	$1,465.54	$0.00
Properties & Inspections Data Import [17] FIRE-1031 · Net New · Fire Incidents / One-Time	11/16/2026	N/A	7,700	$5,507.25	$1,376.81
Personnel Management [18] PM-0001 · Net New · Employees / Year	11/16/2026	03/14/2028	80	$4,687.21	$3,984.16
Current EMS1 and/or Fire Rescue1 Integration [19] EDU-0001 · Net New · Employees / Year	11/16/2026	03/14/2028	80	$1,229.43	$1,045.02
ESO Activities [20] FIRE-1082 · Net New · Fire Incidents / Year	11/16/2026	03/14/2028	7,700	$2,931.08	$2,491.43
Rostering (Activities) ROST-0001 · Net New · Each / Year	11/16/2026	03/14/2028	7,700	$0.00	$0.00

Total **$45,101.71**

Draft Quote - Pending Internal Approval

Terms

Terms And Conditions:

1. If the Customer indicated above has an existing master agreement with ESO (Agreement) dated on or after January 1, 2018, then that Agreement will govern this Quote. **Otherwise, Customer intends and agrees that this Quote adopts and incorporates the terms and conditions of the ESA and associated HIPAA business associate agreement hosted at the following web address, and that the products and services ordered above are subject thereto:**

https://www.eso.com/legal-terms/

2. The Effective Date of this Quote shall be the final date of signature.

3. ESO reserves the right to not accept any Quote signed after the Quote Expiration Date.

4. For the Initial Term, Customer shall pay a prorated amount of the Total Annual Recurring Fees based upon the Effective Date. Customer shall pay the Total Annual Recurring Fees (subject to any Fee increases in accordance with the Agreement) thereafter.

5. Customer is responsible for the payment of all Fees shown. ESO will accept Fee payment from a payor (if indicated above) if ESO has an appropriate agreement with the Payor.

6. All Fees are invoiced on or about the Effective Date. After the Initial Term, Recurring Fees are due annually on the Annual Subscription Date, the day after the Initial Term End Date.

Product Description

[1] Includes Auto EHR-import or Auto-CAD import, federal NERIS data reporting, software updates and upgrades.

[2] Allows for integration of CAD data into the FIRE application. Ongoing maintenance included. Additional fees from your CAD vendor may apply.

[3] Data migration from previous RMS platform.

[4] Setup and Webinar Training Session for ESO Fire.

[5] Patient care reporting suite for ALS and Transport EMS agencies, includes EHR web, mobile client and applications (iOS), Quality Management, Basic Personnel Management, Insights Reporting Tool, Analytics, Patient Tracker. Allows for unlimited users, unlimited mobile applications, live support, state and federal data reporting, ongoing weekly web training, software updates and upgrades

[6] Interface (Extract/Imports/API)

[7] Interface to integrate cardiac monitor data into EHR mobile and web applications. Includes ongoing maintenance and support

[8] Interface (Extract/Imports/API)

[9] ESO configured, agency specific custom validation rules or forms. Subscription enables the feature in EHR and provides up to eight (8) hours of professional services configuration time.

[10] Webinar Training Session

[11] Import of legacy NEMSIS data from 3rd party vendor into ESO for reporting and record retrieval. Some limitations may apply.

[12] Includes CAMEO integration, Pre-Plan view. Stores property and occupant history (presence of chemicals and tanks, Incidents, and previous inspections).

[13] Includes the ability to manage multiple code sets, using those to developed customized Check-lists for inspections. The application allows you to schedule, manage, execute and finalize inspections as well as reschedule any required follow up inspections.

[14] This is the fully integrated code set based on the 2025 Ohio Fire Code (OHFC).

[15] Inventory and document testing and status of hydrants.

[16] Issue and track permits issued within a jurisdiction.

[17] Data migration of Properties data and inspection reports into ESOs Properties and Inspections applications from a previously used RMS.

[18] Includes tracking of Training classes, certifications, credentials, immunization records. Integrated with ESO EHR and Ad Hoc Reporting.

[19] ESO Integration of current EMS1 and FireRescue1 Customers.

[20] Application for tracking non-response activities, including Operations and Community Risk Reduction and Daily Log.

Draft Quote - Pending Internal Approval

Customer Contacts

Jonathan McKinnish
Miami Township Fire & EMS
Deputy Chief
+1 513-203-7877
jon.mckinnish@miamitwpoh.gov

David Jetter
Miami Township Fire & EMS
Deputy Chief
5132535850
dave.jetter@miamitwpoh.gov

Transaction Details

Recurring Charges (ACV)
$31,127.99

One-Time Charges
$3,684.19

Draft Quote - Pending Internal Approval

IN WITNESS WHEREOF, the undersigned represents that they are authorized to accept this Quote on behalf of Customer and to bind Customer to its terms.

Customer:

[Signature]

_____
[Printed Name]

_____
[Title]

_____
[Date]

Draft Quote - Pending Internal Approval

OFFICIAL MEMO
POLICE DEPARTMENT

TO:	Board of Trustees
CC:	Eric Ferry, Fiscal Officer Steve Kelly, Township Administrator
FROM:	Robert Hirsch, Chief of Police
DATE:	November 9, 2026
SUBJECT:	Out of Town Travel Request – Police Executive Leadership College

The police department would like to send Corporal Jordan Haggerty to the Police Executive Leadshipership College (PELC) Session 96 in Dublin, Ohio during the winter of 2027. PELC is a three-week executive leadership training program spread out over three months. PELC aims to develop dynamic, visionary leaders that effectively serve and protect communities by providing unique and innovative leadership education geared toward today's demands and tomorrow's needs. PELC is part of the established leadership development program for all new police supervisors within the police department, and each supervisor of the Miami Township Police Department has completed the program to date.

COST:

The following costs are required to attend this course:

- Tuition – $2,725.00
- Meals – $1,320.00
- Lodging – $2,070.00

Total Anticipated Cost – $6,115.00

No action is required at this time. This item will be presented to the Board for final approval at the next business meeting.

Travel Request and Estimated Expenses — Part I

FOR ALL OVERNIGHT TRAVEL REQUESTS

Miami Township
Clermont County OH

Important Instructions: Use this form to estimate expenditures for all overnight travel requests. Complete all applicable cells. Agenda must be attached.

NOTE: Prior to making travel plans, all travel requests of estimated expenditure exceeding $750.00 (*excluding registration fees*) must go before the Board of Trustees for approval.

I. TRAVEL INFORMATION

Date of Request	11/9/26	Travel Location	Dublin, Ohio		
Employee Name	J. Haggerty	Date(s) of Event	1/18/27	to	3/26/27
Department/Badge #	74	Date(s) of Travel		to	

Is this required for your position?	X	Y		N	Name of Event: Police Executive Leadership College
Receiving continuing education credits?		Y	X	N	

II. ESTIMATED EXPENSES

Use Table 1 to determine the Total GSA Per Diem Meal Amount for your trip prior to deductions (Table 2). Use the link provided and **attach a printout** of the GSA Meals and Incidental Expense (M&IE) table based on location: https://www.gsa.gov/travel/plan-book/per-diem-rates

Table 1. Meal Expense Calculator

Days	GSA Per Diem Rate	Total
# of Full Days	12	$80
# of Travel Days *75% per diem limit	6	$60

*Use the full day per diem amount from the M&IE based on location. M&IE is limited to 75% on travel days. Rates include gratuities (up to 20%). **All meal receipts must be itemized** to be eligible for reimbursement upon return.

A. Total Meal Expense PRIOR to Deduction (B):	$1320

Table 2. Meals Provided with Registration (as applicable)

Provided Meals	GSA Meal Amount $

*Use the GSA Rates link above to determine the specific, individual GSA meal rates for provided meals. The sum of these will become ***B. Total Deduction Amount***.

B. Total Deduction Amount:

Table 3. TOTAL Estimated Expenses

Expense Type	Amount $	Payment Method	Notes
Registration	$2,725	Township Credit Card	
Mileage to be Reimbursed *# of miles x 0.70 per mile (effective 01/25)			
Airfare *May not exceed the cost of single coach rate			
Baggage Fees			
Transportation *Taxi / Shuttle / Rental / Other			
Parking / Tolls			
Miscellaneous *Description required			
Lodging	$2,070	Township Credit Card	
*Reservations should be made under the **Government Rate** or **Conference Rate Code** (whichever is more advantageous). **Contact hotel** to inquire about required tax exemption forms and obtain from S:\Finance Office\Tax Exemption Forms.			
Total Meals	*Table 1 Total (A) minus Table 2 Total (B).	$1,320	

C. Total WITH registration:	$6115
D. Total WITHOUT registration:	$3390

*Be sure to have POs in place for all approved travel / registration costs.

III. REQUIRED SIGNATURES

Employee Signature		Date	
Department Approval		Date	

*If total estimated expense, excluding registration, is over $750, Township Administrator signature AND **Trustee approval** are required.

Administrator Approval		Date	

***Once approved, please return to employee. A copy will be included with Part II submission of actual expenditures.**

U.S. General Services Administration

FY 2027 per diem rates for dublin, Ohio

Meals and incidental expenses (M&IE) rates and breakdown

Primary destination	County	M&IE total	Breakfast	Lunch	Dinner	Incidental expenses	First and lastday of travel
Standard Rate	Applies for all locations without specified rates	$68	$16	$19	$28	$5	$51.00
Columbus	Franklin	$80	$20	$22	$33	$5	$60.00

OFFICIAL MEMO

OFFICE OF THE ADMINISTRATOR

TO:	Board of Trustees
CC:	Eric Ferry, Fiscal Officer
FROM:	Maura Gray Finance Director
DATE:	November 9, 2026
SUBJECT:	OPERS Conversion Plan

For many years, Miami Township has adopted an annual conversion plan that permits employees to convert unused vacation, sick or personal leave into earnable salary. The Ohio Public Employees Retirement System (OPERS) must approve Annual Conversion Plans for earnable salary purposes prior to the issuance of such payments. Each calendar year, by March 31, or prior to any conversion payments being made to employees, employers are required to remit to OPERS all active conversion plans which they intend to report as earnable salary.

The maximum amount of converted vacation, sick or personal leave that can be considered earnable salary is limited and depends on the amount the employee earns in one calendar year, less any amounts taken during the calendar year. To be considered earnable salary the leave also must have been earned in the calendar year it was converted.

According to OPERS regulations, employers with Conversion Plans must update them annually with OPERS and can do so by submitting the OPERS Conversion Plan Template.

RECOMMENDATION

Make a motion to adopt Resolution 2026-49, a resolution authorizing the adoption of an annual conversion plan in accordance with Ohio Revised Code Section 145.01 and Ohio Administrative Code 145-1-26, dispensing with the second reading and declaring an emergency.

Board of Trustees
Mary Makley Wolff
Kendal A. Tracy
Mark C. Schulte

Fiscal Officer
Eric C. Ferry

Administrator /
Public Safety Director
Stephen M. Kelly

Miami Township
Clermont County OH

Miami Township
6101 Meijer Drive • Milford, OH 45150-2189

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

RESOLUTION 2026-49

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Center on November 9, 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 ADOPTION OF AN ANNUAL CONVERSION PLAN IN ACCORDANCE WITH OHIO REVISED CODE SECTION 145.01 AND OHIO ADMINISTRATIVE CODE 145-1-26, DISPENSING WITH THE SECOND READING AND DECLARING AN EMERGENCY

WHEREAS, the Ohio Public Employment Retirement System allows for an annual conversion plan where employees may convert unused vacation, personal or sick leave into cash.

WHEREAS, the maximum amount of vacation, personal and sick leave that can be considered is the maximum amount an employee earns in one year, less any amounts taken during the calendar year.

WHEREAS, Section 145.01 of the Ohio Revised Code permits the Board of Township Trustees ("Board") to prepare an Annual Conversion Plan, and

WHEREAS, the Board desires to implement a Conversion Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Miami Township, Clermont County, Ohio by authority pursuant to Section 145.01 of the Ohio Revised Code and Ohio Administrative Code 145-1-26, as follows:

SECTION 1: The Board determines that all employees eligible to accrue vacation, personal and/or sick time will be eligible for conversion leave to cash for leave that is accrued, but not used, during the calendar year, as defined as January 1 to December 31, as part of an

annual conversion plan. These earnings are earnable salary on which employee and employer contributions shall be remitted to OPERS.

SECTION 2: Leave shall be converted on a last in, first out (LIFO) basis. The leave to be considered earnable salary is the leave accrued to date in the current calendar year, less any leave used to date in the same calendar year. For retiring employees, conversion payment must occur according to the plan and either prior to or during the month of their termination date for this earnable salary to be included in the calculation of Final Average Salary.

SECTION 3: The following payments made to employees shall not have retirement contributions withheld as the payments do not meet the definition of earnable salary for OPERS purposes:

- leave in excess of the annual amount of leave accrued January 1 to December 31 less leave used January 1 to time of payment
- leave earned in previous calendar years (other than payments made in January for leave accrued but not used during the previous calendar year)
- conversion of leave to employees separating employment
- conversion of leave to retiring employees outside the regular payment schedule

SECTION 4: Employees receive conversion payments at any time upon request of each year for converted leave. The maximum hours of leave employees may convert in a year is:

- Sick leave (120 hours)
- Vacation leave (240 hours)
- Personal leave (24 hours)

SECTION 5: Leave accrual is as follows:

- Sick leave is accrued at a rate of 10 hours per month and is awarded the first of each month for time accrued the previous month
- Vacation leave is accrued annually and awarded to employees on January 1 of each year based on years of service
- Personal leave is accrued quarterly provided based on little to no sick leave taken by an employee during the previous 120 days

SECTION 6: The Board dispenses 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 is hereby declared to be an emergency measure necessary for the preservation of the health, safety, welfare and morals of Miami Township specifically in order to meet deadlines that will allow employees to utilize this benefit this year, and this legislation shall take effect immediately upon its passage by the affirmative vote of all members of the Board.

SECTION 9: This Resolution shall take effect at the earliest period allowed by law.

First Reading:	November 9, 2026
Second Reading:	Dispensed
Effective:	November 9, 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 2026-49 was adopted November 9, 2026.

ATTEST:

_____

Eric C. Ferry, Fiscal Officer

APPROVED AS TO FORM:

_____

Joseph J. Braun,

Township Law Director

CERTIFICATION

The undersigned, as the Township Fiscal Officer of Miami Township, Clermont County, Ohio, hereby certifies that the foregoing is a true copy of Resolution 2026-49 duly passed at a regular meeting of the Board of Trustees of said Township on the 9th day of November, 2026, together with a true record of the roll call vote thereon, and that said Resolution has duly entered upon the Journal of said Township.

_____

Eric C. Ferry

Fiscal Officer, Miami Township