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 2026-45

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session on October 20, 2026 with the following members present: Ken Tracy and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

RESOLUTION DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY LOCATED IN MIAMI TOWNSHIP, CLERMONT COUNTY OHIO TO BE A PUBLIC PURPOSE UNDER SECTION 5709.73(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, REQUIRING THE OWNERS OF SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDING FOR COMPENSATION TO THE MILFORD EXEMPTED VILLAGE SCHOOL DISTRICT, PROVIDING FOR COMPENSATION TO THE GREAT OAKS CAREER CAMPUSES, ESTABLISHING A TOWNSHIP PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND AND DISPENSING WITH A SECOND READING.

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

WHEREAS, this Board wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the public health, safety, welfare and convenience needs of the area, including new development and traffic capacity;

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

WHEREAS, the boundary of the Conrad TIF shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto (each, individually, a "Parcel" and collectively, the "Parcels") all located in the unincorporated area of Miami Township, Clermont County, Ohio and improvements to such parcels are declared to be a public purpose; and

WHEREAS, notice has been given to the Milford Exempted Village School District (the "School District") of the consideration of a Resolution granting a tax increment property tax exemption, as required by Section 5709.73 of the Ohio Revised Code, and this Board will compensate

the Milford Exempted Village School District pursuant to a Tax Incentive Agreement to be entered into by and between the Township and the School District; and

WHEREAS, the Board of Education of the School District has by resolution adopted October 15, 2026, approved the tax increment property tax exemption; and

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

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

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

SECTION 2. That this Board hereby finds and declares that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, bike paths, traffic control devices and alterations to existing streets, including construction of improvements to State Route 28; the planning design and construction of public parking facilities; the planning, design and construction of utilities including but not limited to water, sanitary sewers, communication facilities, storm water sewers and detention/retention facilities; the preparation of plans for land use in the area; the creation or enhancement of buffer areas, and open areas necessary for ensuring the compatibility of adjacent land uses; acquisition, construction and improvement of parks and other recreation facilities; the acquisition, construction and improvement of public service and safety-service facilities; the acquisition of land in aid of industry, commerce, distribution, or research; demolition; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the public improvements listed above (the "Public Improvements") are necessary as a result of and for the further development of the parcels of land described in Exhibit A attached to this Resolution (such parcels are hereinafter collectively referred to as the "Conrad TIF"), which parcels are located in the unincorporated area of the Township and will directly benefit from the Public Improvements. The further development of the parcels in the Conrad TIF will create jobs, increase property values and place direct additional demand on the Public Improvements.

SECTION 3. That, pursuant to Section 5709.73(B) of the Ohio Revised Code, further improvements to the parcels in the Conrad TIF area after the date of this Resolution are hereby declared to be a public purpose and are exempt from real property taxation; the increase in the assessed value of each parcel in the Conrad TIF, that would first appear on the tax list and duplicate of real and public utility property as a result of new construction, after the effective date of this Resolution were it not for the exemption

granted by this Resolution, (the "Improvements") are hereby declared to be a public purpose and are exempt from real property taxation commencing, on the first day of the tax year in which such an improvement resulting from construction of a structure on any parcel first appears on the tax list and duplicate of real and public utility property and that begins after the effective date of this Resolution and ending on the earlier of (1) thirty years from the date the exemption commences or (2) the date on which the specific Public Improvements as described in Section 1 above that will benefit the Conrad TIF are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will benefit, the Conrad TIF.

SECTION 4. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Clermont County Treasurer on or before the final dates for payment of real property taxes. Each servicer payment in lieu of taxes, including any penalties and interest at the then current rate established under Sections 323.121(B)(1) and 5703.47 of the Ohio Revised Code (collectively the "Service Payments") shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements if they were not exempt from taxation pursuant to Section 3 of this Resolution. 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 service payments in lieu of taxes shall be paid to the Milford Exempted Village School District and the Great Oaks Career Campuses, respectively, in accordance with the terms of the Tax Incentive Agreement between the Township and the School District and the provisions of Section 5709.73(D). The Township Administrator is hereby authorized to execute and deliver the Tax Incentive Agreement by and between the Township and the School District, as approved and executed by the School District, on file with the Township Administrator, which is hereby approved.

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

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

SECTION 8. That the proper township officials are hereby authorized to do all things necessary and

proper to carry out Sections 1 through 7 above, including but not limited to filing any required applications for tax exemption with the Clermont County Auditor and/or State Tax Commissioner.

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

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

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

SECTION 12. The Board does hereby dispense with the requirement that this Resolution be read on two separate days, pursuant to Section 504.10 of the Ohio Revised Code, and authorizes the adoption of this Resolution upon its first reading.

SECTION 13. That this Resolution shall take effect at the earliest possible date allowable by law.

First Reading: October 20, 2026
Second Reading: dispensed with
Effective: October 20, 2026

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

Mr. Tracy	✓
Mrs. Wolff	✓
Mr. Schulte	Absent

Resolution 2026-45 was adopted October 20, 2026.

APPROVED AS TO FORM:

Joseph J. Braun,
Township Law Director

ATTEST:

Fiscal Officer

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2026-45.

Fiscal Officer

CERTIFICATE

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

Fiscal Officer

Dated: Oct. 20, 2026

RECEIPT

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

Linda L. Fraley KMB
County Auditor

Dated: Nov. 9, 2026

EXHIBIT A

Property to be Exempted

(Conrad Project)

15.642 acres

Clermont County Parcel Nos.

18-25-16F-332

18-25-16F-051

18-14-27A-032P

18-14-27B-004

18-14-27B-014

18-14-27B-015

18-14-27B-016

EXHIBIT A
THE PROPERTY

The Property is described by the following preliminary legal descriptions that are subject to the appropriate jurisdictional approvals:

DESCRIPTION OF 14.955 ACRE TRACT
(Multifamily Project)

Situated in the State of Ohio, County of Clermont, Township of Miami, being located in Dix Military Survey 992, being all of that **10.832 acre** tract of land identified as Clermont County, Ohio Auditor's parcel number 18-25-16F-332 and being described in a deed to **Trester Investments II LLC**, of record in **Official Record 3011, Page 800**, being all of that **3.360 acre** tract of land identified as Clermont County, Ohio Auditor's parcel number 18-25-16F-051 and being described in a deed to **Trester Investments II LLC**, of record in **Official Record 3011, Page 800**, and being all of that **0.763 acre** tract of land identified as Clermont County, Ohio Auditor's parcel number 18-14-27A-032P and being described in a deed to **Trester Investments II LLC**, of record in **Official Record 3014, Page 3585**, all records described herein are on file at the Office of the Recorder for Clermont County, Ohio, and being further bounded and described as follows:
Commencing for reference at a 3/4-inch iron pipe found at the intersection of the existing north right-of-way line for Ladies Alley (20' R/W width) and the existing west right-of-way line for Elm Street (49.5' R/W width), said alley and street as delineated in New Salisbury, of record in Plat Book B, Page 20, said point being the southeast corner of Lot 1 in said New Salisbury;

Thence **North 77 degrees 17 minutes 38 seconds East**, across said Ladies Alley, a distance of **49.50 feet** to a MAG spike set at a northwest corner of said 0.763 acre tract, being at the southwest corner of that 0.667 acre tract of land described in a deed to Bruemanchew II LLC, of record in Official Record 3014, Page 3591, being at the southwest corner of said Lot 14, and being at the intersection of the east right-of-way line for said Elm Street and the north line for said 20-foot wide vacated portion of said Ladies Alley, said spike being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 77 degrees 17 minutes 38 seconds East**, along the north line of said 0.763 acre tract, along the south line of said 0.667 acre tract, along the south line of Lots 14, 15, and 16, and along the north line for said 20-foot wide vacated portion of said Ladies Alley, a distance of **150.00 feet** to an MAG spike set at a northwest corner of said 0.763 acre tract, at the southeast corner of said 0.667 acre tract, at the southeast corner of said Lot 16 and the intersection of the west line for said 9-foot wide vacated portion of said Eastern Alley as delineated in New Salisbury and the north line for said 20-foot wide vacated portion of said Ladies Alley;

Thence **North 06 degrees 37 minutes 30 seconds East**, along the west line of said 0.763 acre tract, along the east line of said 0.667 acre tract, along the east line of said Lot 16 and along the west line of that 9-foot wide vacated portion of said Eastern Alley, a distance of **174.65 feet** to an iron pin set at the northwest corner of said 0.763 acre tract, at the northeast corner of said 0.667 acre tract, at the northeast corner of said Lot 16 and the intersection of the west line for said 9-foot

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wide vacated portion of said Eastern Alley and the south right-of-way line for said Business State Route 28 – F.K.A. Main Street;

Thence **North 77 degrees 17 minutes 38 seconds East**, along the north line of said 0.763 acre tract and along the south right-of-way line for said Business State Route 28 – F.K.A. Main Street, a distance of **126.35 feet** to an iron pin set at the northeast corner of said 0.763 acre tract and being on the west line of that 3.5349 acre tract of land described in a deed to MCA Investment Properties, LLC, of record in Official Record 2820, Page 4492;

Thence **South 01 degrees 57 minutes 35 seconds West**, along the east line of said 0.763 acre tract and along the west line of said 3.5349 acre tract, a distance of **166.75 feet** to an iron pin found with a cap;

Thence **South 08 degrees 01 minutes 10 seconds West**, continuing along the east line of said 0.763 acre tract and continuing along the west line of said 3.5349 acre tract, a distance of **73.82 feet** to the southeast corner of said 0.763 acre tract and being the northeast corner of said 10.832 acre tract (reference a 3-inch fence post in concrete found bearing North 88 degrees 48 minutes 57 seconds East and distant 0.13 feet);

Thence **South 08 degrees 23 minutes 17 seconds West**, along the east line of said 10.832 acre tract, along a west line of said 3.5349 acre tract, and along the west line of that 7.1908 acre tract of land described as Parcel I in a deed to Rivertree Church, of record in Official Record 2126, Page 2148, a distance of **820.32 feet** to a 5/8-inch iron pin found with a cap inscribed "J ROSENFELDT 7598" at the southeast corner of said 10.832 acre tract, being at the southwest corner of said Parcel I, being at the northwest corner of that 0.922 acre limited access right-of-way parcel described as Parcel 42 in a deed to Gordon Proctor, Director of Transportation State of Ohio, of record in Official Record 1920, Page 2080, being at the northeast corner of that 1.174 acre limited access right-of-way parcel described as Parcel 45 in said deed to Gordon Proctor, and being on the existing northwest limited access right-of-way for State Route 28 (R/W width varies);

Thence **South 71 degrees 17 minutes 38 seconds West**, along the existing northwest limited access right-of-way line for said State Route 28, along the southeast line of said 10.832 acre tract, and along the northwest line of said Parcel 45, a distance of **711.11 feet** to an iron pin set at a south corner of said 10.832 acre tract, being at the west corner of said Parcel 45, and being on a north line of that 3.062 acre limited access right-of-way parcel described as Parcel 44 in said deed to Gordon Proctor;

Thence **South 84 degrees 00 minutes 00 seconds West**, continuing along the existing northwest limited access right-of-way line for said State Route 28, along the south line of said 10.832 acre tract, and along the north line of said Parcel 44, a distance of **80.58 feet** to an iron pin set at the southwest corner of said 10.832 acre tract, being at the northwest corner of said Parcel 44, and being on an east line of that 11.775 acre tract of land described in a deed to Apple Orchard, L.L.C., of record in Official Record 1233, Page 1481;

Thence **North 06 degrees 47 minutes 19 seconds East**, along the west line of said 10.832 acre tract, along an east line of said 11.775 acre tract and along the west line of said 3.360 acre tract, a distance of **715.87 feet** to 5/8-inch iron pin found with a cap inscribed "GJ BERDING 6880" at a northwest corner of said 3.360 acre tract, being a northeast corner of said 11.775 acre tract and

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being the southwest corner of that 0.892 acre tract of land described in a deed to ZJ Holdings, LLC, of record in Official Record 2569, Page 2017;

Thence **North 82 degrees 34 minutes 27 seconds East,** along the north line of said 3.360 acre tract, and along the south line of said 0.892 acre tract, a distance of **212.69 feet** to an iron pin set at a northwest corner of said 3.360 acre tract and being at the southeast corner of said 0.892 acre tract;

Thence **North 12 degrees 27 minutes 25 seconds West,** along the west line of said 3.360 acre tract, and along the east line of said 0.892 acre tract, a distance of **220.58 feet** to the northwest corner of said 3.360 acre tract, being at a northeast corner of said 0.892 acre tract, being on the existing south right-of-way line for said Ladies Alley, and being on the south line of said New Salisbury, (reference a 5/8-inch iron pin found with an illegible yellow cap bearing North 12 degrees 26 minutes 36 seconds West and distant 0.12 feet);

Thence **North 77 degrees 17 minutes 38 seconds East,** along the existing south right-of-way line for said Ladies Alley, along the north line of said 3.360 acre tract, along the north line of said 10.832 acre tract and along the south line of said New Salisbury, a distance of **365.02 feet** to MAG spike set at the southwest corner of said 0.763 acre tract and the southwest corner for said 20-foot wide vacated portion of said Ladies Alley;

Thence **North 12 degrees 44 minutes 37 seconds West,** along the west line of said 0.763 acre tract, and along the west line for said 20-foot wide vacated portion of said Ladies Alley, a distance of **20.00 feet** to a MAG spike set at the **TRUE POINT OF BEGINNING;**

This description contains a total area of **14.955 acres** (0.000 acres in present road occupied), all of which is located within Clermont County Auditor's Parcel Numbers 18-25-16F-332, 18-25-16F-051, and 18-14-27A-032P.
Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI FIRM 1648".

Bearings described hereon are based on the bearing of North 77 degrees 17 minutes 38 seconds East for the southerly of right-of-way for Business 28 (F.K.A. Main Street), measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.

-AND-

DESCRIPTION OF 0.677 ACRE TRACT

(Commercial Outlot)

Situated in the State of Ohio, County of Clermont, Township of Miami, being located in Dix Military Survey 992, being part of a 1.390 acre tract of land identified as Clermont County, Ohio Auditor's parcel numbers 18-14-27B-014, 18-14-27B-015, & 18-14-27B-016 and described in a deed to **Bruemanchew II, LLC**, of record in **Deed Book 3001, Page 138**, and

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being Lots 14, 15, and 16 of the original plat of the Town of Salisbury, record in Plat Book B, Page 20, all records described herein are on file at the Office of the Recorder for Clermont County, Ohio, and being further bounded and described as follows:

Commencing for reference at a 3/4-inch iron pipe found at the intersection of the existing north right-of-way line for Ladies Alley (20' R/W width) and the existing west right-of-way line for Elm Street (49.5' R/W width), said alley and street as delineated in New Salisbury, of record in Plat Book B, Page 20, said point being the southeast corner of Lot 1 in said New Salisbury;

Thence **North 77 degrees 17 minutes 38 seconds East,** across said Ladies Alley, a distance of **49.50 feet** to a MAG spike set at the southwest corner of said Lot 14, and being at the intersection of the east right-of-way line for said Elm Street and the north line for said 20-foot wide vacated portion of said Ladies Alley, said spike being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 12 degrees 44 minutes 37 seconds West,** along the west line of said 1.390 acre tract, along the east right-of-way line for said Elm Street, and along the west line of said Lot 14, a distance of **164.80 feet** to an iron pin set at the northwest corner of said 1.390 acre tract, being the northwest corner of said Lot 14 and being at the intersection of south right-of-way line for said Business State Route 28 – F.K.A. Main Street, as delineated in New Salisbury, of record in Plat Book B, Page 20 and the east right-of-way line for said Elm Street;

Thence **North 77 degrees 17 minutes 38 seconds East**, along the north line of said 1.390 acre tract, along the north line for said Lots 14, 15, and 16, and the south right-of-way line for said Business State Route 28 – F.K.A. Main Street, a distance of **207.92 feet** to an iron pin set at the northeast corner of said Lot 16 and the northwest corner of that 9-foot wide vacated portion of said Eastern Alley as delineated in New Salisbury, of record in Plat Book B, Page 20;

Thence **South 06 degrees 37 minutes 30 seconds West,** through said 1.390 acre tract, along the east line of said Lot 16 and along the west line of that 9-foot wide vacated portion of said Eastern Alley, a distance of **174.65 feet** to a MAG spike set at the southeast corner of said Lot 16 and the intersection of the west line for said 9-foot wide vacated portion of said Eastern Alley and the north line for said 20-foot wide vacated portion of said Ladies Alley;

Thence **South 77 degrees 17 minutes 38 seconds West,** continuing through said 1.390 acre tract, along the south line for said Lots 14, 15, and 16, and along the north line for said 20-foot wide vacated portion of said Ladies Alley, a distance of **150.00 feet** to a MAG spike set at the **TRUE POINT OF BEGINNING;**

This description contains a total area of **0.677 acres** (0.000 acres in present road occupied), all of which is located within Clermont County Auditor's Parcel Numbers 18-14-27B-014, 18-14-27B-015, and 18-14-27B-016.

All iron pins set are 5/8"X30" rebar with a cap stamped "ASI FIRM 1648".

Bearings described in this description are based on the bearing of North 77 degrees 17 minutes 38 seconds East for the southerly of right-of-way of Business State Route 28 (F.K.A. Main

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Street), measure from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), established utilizing a GNSS survey and NGS OPUS solution.

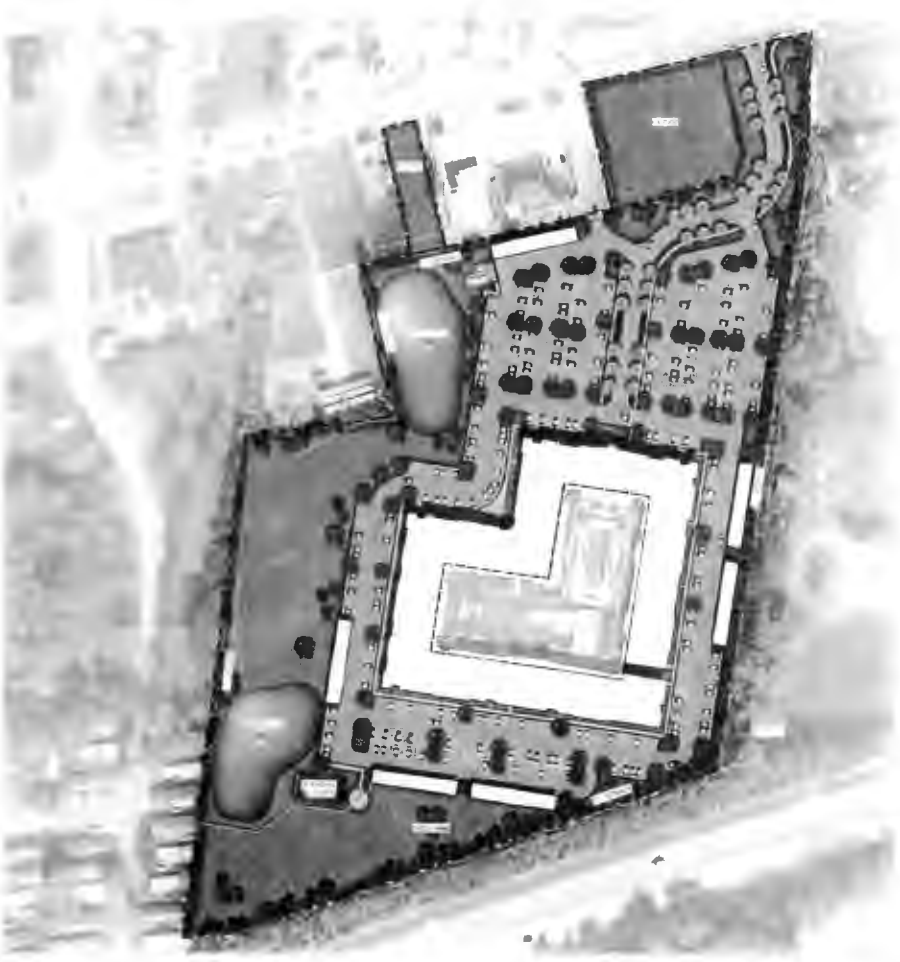
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EXHIBIT B

DEPICTION OF MULTIFAMILY PROJECT

The Multifamily Project is depicted as follows:



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EXHIBIT E

DEPICTION OF COMMERCIAL OUTLOT

The Commercial Outlot is depicted by the following map:



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