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 Schulte made the Motion and it was seconded by Wolff. 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: 11/09, 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: 11/09, 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;

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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

STATE OF OHIO
RICHARD D. NICHOLS
S-7929
REGISTERED
PROFESSIONAL SURVEYOR

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

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

Save and Except:

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

LOCATION: **CLERMONT COUNTY, OHIO**

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

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

Thence, with the centerline of Deerfield Road and the northeast Miami Township Corporation Line, South 44°48'33" East, 140.11 feet to a mag nail set at the northwest corner of a 2.000 acre tract of land conveyed to David E. Cook, Sr. and 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

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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

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06/02/26

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