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MIAMI TOWNSHIP
6101 MEIJER DRIVE • MILFORD, OH 45150-2189

RESOLUTION 2026-07

Superseded by R-2026-08

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Center on February 17, 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 CREATING MIAMI TOWNSHIP COMMUNITY REINVESTMENT AREA NO. 6 AND IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, DISPENSING WITH A SECOND READING, AND DECLARING AN EMERGENCY

WHEREAS, Sections 3735.65 through 3735.70 of the Ohio Revised Code (collectively, the “CRA Act”) authorize a limited home rule township to designate one or more areas within its boundaries as a community reinvestment area and to execute agreements to facilitate the maintenance of existing and construction of new structures in such community reinvestment areas to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, being a limited home rule township, the Board of Trustees of Miami Township, Clermont County, Ohio (the “Board”) seeks to create and establish the boundaries for Miami Township Community Reinvestment Area No. 6 (“CRA No. 6”) in accordance with the CRA Act; and

WHEREAS, the Board desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in a specific area of Miami Township (the “Township”) known as CRA No. 6 which is depicted and described in the attached Exhibit A, which is incorporated herein by reference, that has not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, the Township has prepared the survey of housing (attached and incorporated herein as Exhibit B) as required by Section 3735.66 of the Ohio Revised Code and identified territory within the Township where there are housing facilities and where new housing construction and repair of existing facilities have been discouraged; and

WHEREAS, the maintenance of existing and construction of new structures within CRA No. 6 would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures or the construction of new structures in this CRA No. 6 constitutes a public purpose for which real property exemptions may be granted.

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

SECTION 1: Pursuant to R.C. §3735.66, the Board of Trustees of Miami Township, Clermont County, Ohio (the "Board") hereby creates and establishes CRA No. 6 to include the area depicted and described in the attached Exhibit A which is incorporated herein by reference.

SECTION 2: The Board has determined that the survey of housing required by Section 3735.66 of the Ohio Revised Code that has been prepared for the area to be included in the proposed CRA No. 6, a copy of which is attached as Exhibit B and incorporated herein by reference, illustrates that the area within CRA No. 6 includes territory where there are housing facilities and where new housing construction and repair of existing facilities have been discouraged.

SECTION 3. Only residential and commercial properties consistent with the applicable zoning regulations within the designated CRA No. 6 will be eligible for real property tax exemptions under this Resolution and the CRA Act.

SECTION 4. All properties identified in Exhibit A as being included within the boundaries of CRA No. 6 are eligible for the real property tax exemptions provided by this Resolution and the CRA Act. The creation of CRA No. 6 is intended to promote and expand conforming uses in the designated area. The Township intends to undertake supporting public improvements in the designated area.

SECTION 5. Within CRA No. 6, the construction of new structures and the remodeling of existing structures are declared to be a public purpose for which exemptions from real property taxation shall be granted to eligible properties in the following manner in accordance with Section 3735.67 of the Ohio Revised Code:

- a. The assessed valuation of each newly-constructed structure classified as Residential (as that term is defined below) within CRA No. 6 will be eligible for a one hundred percent (100%) real property tax exemption for a term of fifteen (15) years for each phase (if more than one phase). For the purposes of this Resolution and CRA No. 6, a "Residential" structure means any multi-family housing structure, which may or may not be permitted for construction and certified for occupancy in phases, that (i) consists or is expected to consist upon completion of two hundred and seventy five (275) or more housing units within a single contiguous structure, (ii) includes or is expected to include upon completion 250,000 or more square feet, and (iii) includes or is expected

to include upon completion 10,000 or more square feet of indoor common areas. For avoidance of doubt, a structure that meets the foregoing definition of Residential shall be classified as a Residential structure even if it contains one or more uses other than multi-family uses.

- b. For commercial structures within CRA No. 6, the assessed valuation of a newly-constructed commercial structure, or the increased assessed valuation of an existing commercial structure after remodeling began, will be eligible for exemptions from real property taxation, pursuant to the terms of a written agreement between the owner of the property and the Board as provided by Section 3735.671 of the Ohio Revised Code. The terms of the real property tax exemption applicable to the remodeling or construction of commercial properties shall be negotiated on a case-by-case basis in advance of the construction and/or remodeling occurring and may be up to fifteen (15) years and one hundred percent (100%), pending Board approval, which may be given or withheld in accordance with the CRA Act.

SECTION 6: All written agreements under Section 3735.671 of the Ohio Revised Code and this Resolution applicable to commercial properties are required to include a provision requiring the property owner to pay the Township an annual monitoring fee equal to one percent of the amount of taxes exempted under the agreement; provided, however, that in no case shall the annual monitoring fee be equal to less than five hundred dollars (\$500) or greater than two thousand five hundred dollars (\$2,500) annually.

SECTION 7: The Board reserves the right to re-evaluate the designation of CRA No. 6 from time to time, provided that the Board will not re-evaluate the designation of the real property tax exemptions applicable to newly-constructed Residential structures before December 31, 2030. For the avoidance of doubt, any CRA exemption granted for a Residential structure or portion thereof completed before December 31, 2030 shall continue in effect for its fifteen-year duration notwithstanding any subsequent re-evaluation of the designation of CRA No. 6.

SECTION 8: The 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 the applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 9: Following passage of this Resolution, the Township Administrator, or one of its designees, is hereby directed to send, by certified mail, one copy of this Resolution and a map of CRA No. 6 in sufficient detail to denote the specific boundaries of the area, to the Director of the Ohio Department of Development.

SECTION 10: Immediately following the adoption of this Resolution, the Township Administrator, the Township's Fiscal Officer, or one of their designees, is hereby directed to publish

this Resolution once a week for two consecutive weeks in a newspaper of general circulation in the Township, or as provided in Section 7.16 of the Ohio Revised Code.

SECTION 11: To administer and implement the provisions of this Resolution, the Township Administrator is hereby designated as the CRA Housing Officer as described in the CRA Act and is hereby directed to fulfill all the duties required of a CRA Housing Officer under the CRA Act.

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: This Resolution is hereby declared to be an emergency measure necessary for the preservation of the health, safety, welfare, and morals of Miami Township, and specifically in order to allow for projects locating within CRA No. 6 to begin construction in order to improve the area and provide a benefit to the Township as soon as possible. As an emergency measure, this Resolution shall take effect and be in force immediately upon its passage by the affirmative vote of all members of the Board.

Passed and adopted at a legally convened meeting of the Board held on the 17th day of February, 2026.

First Reading: February 17, 2026

Second Reading: Dispensed with

Effective: February 17, 2026

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

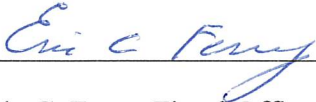
Mr. Schulte ✓

Mr. Tracy ✓

Ms. Wolff ✓

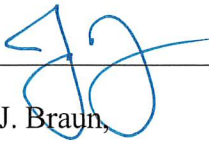
Resolution 2026-07 was adopted February 17, 2026.

ATTEST:



Eric C. Ferry, Fiscal Officer

APPROVED AS TO FORM:



Joseph J. Braun,

Township Law Director

CRA NO. 6 – DESCRIPTION

CRA No. 6 consists of the following tax year 2025 parcel numbers from the parcel list maintained by the Clermont County Auditor's office, with such parcels being subject to change, re-numbering, combinations, splits and replatting, from time to time:

181427A032P
181427A032
181427B001
181427B002
181427B003
181427B004
181427B005B
181427B014
181427B015
181427B016
181427B041
182516F009
182516F016
182516F051
182516F332
182516F333
182516F339

EXHIBIT B

HOUSING SURVEY

Community Reinvestment Area Housing Survey

Miami Township, Clermont County, Ohio



Prepared by:

Miami Township, A Limited Home Rule Township

March _____, 2025

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I. Purpose and Scope

The purpose of this this document (the “CRA Housing Survey”) is to evaluate the conditions in the area depicted in the map in Appendix A (the “Survey Area”) to determine whether the Survey Area should be designated as a Community Reinvestment Area (“CRA”) by the Board of Trustees of Miami Township, a limited home rule township, pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code (the “CRA Act”).

A survey of housing was conducted within the Survey Area, an unincorporated area of Miami Township (the “Township”), Clermont County (the “County”), Ohio. The survey of housing within the Survey Area indicated that the Survey Area is an area in which housing facilities are located and new housing construction and repair of existing facilities or structures are discouraged.

Establishing a CRA in the Survey Area would encourage the construction of new housing and the repair of existing facilities or structures.

II. Miami Township Overview

Situated along the banks of the Little Miami and East Fork rivers, the Township is one of the fastest growing communities in the Greater Cincinnati area. The Township is nestled in the northwest corner of Clermont County and is centrally located along the I-275 business loop.

The Township has seen tremendous growth since 1960 as the township transformed from a rural countryside to a bustling suburban community. However, there is a need for investment in housing in order to support the continued population growth and economic development in the Township.

III. Proposed CRA

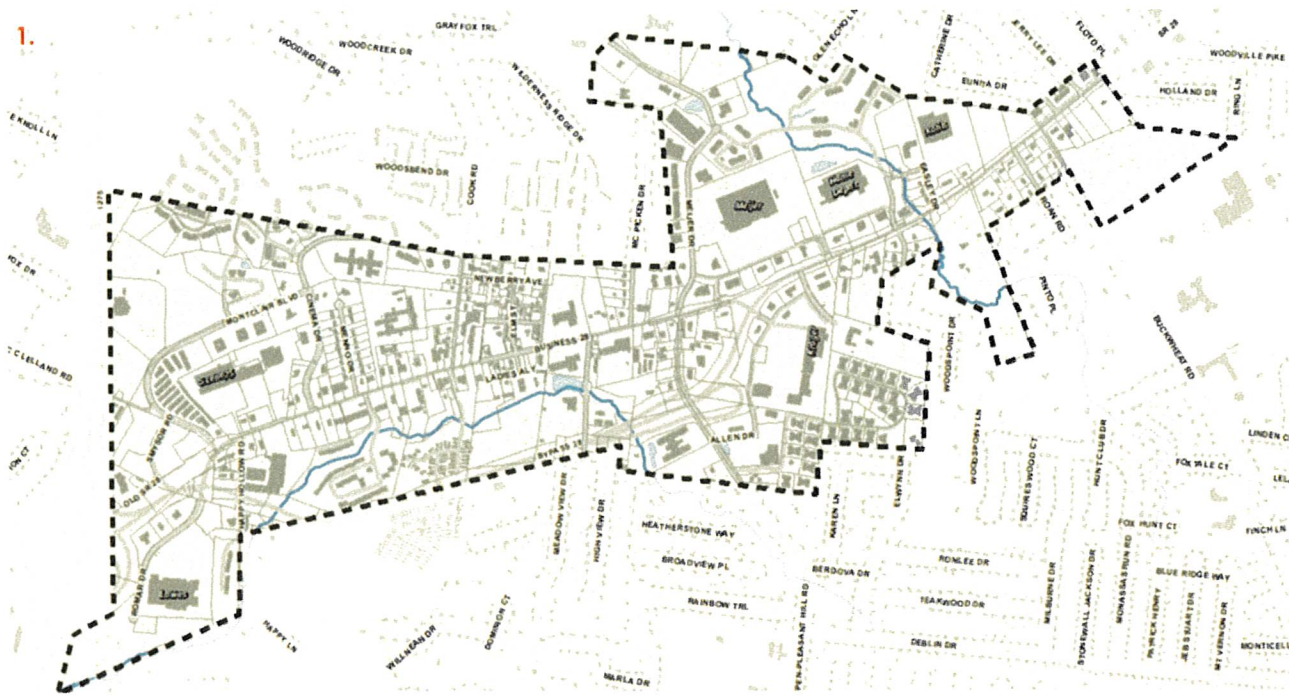
The Township is considering the establishment of the Proposed CRA, as depicted in Appendix A, to respond to the Township’s development needs. The Proposed CRA is located beside Old State Route 28, along a commercial corridor in the Township. The Proposed CRA is completely within the limits of the Township where there is no existing County or Township CRA. Property located within the Proposed CRA consists of commercial and residential properties.

The Proposed CRA can assist in advancing the goals of the Miami Township 2023 Land Use Plan with respect to the development of Focus Area 1, State Route 28 Corridor West, which includes all of the Survey Area and the Proposed CRA. The recommendations and action items for Focus Area 1 from the 2023 Land Use Plan include, for example, the redevelopment of the junk yard site and the incorporation of Medium-High Density Residential land use.¹ The Proposed CRA is also likely to advance key themes from the 2023 Land Use Plan, including the adaptive re-use of sites into productive new uses and the promotion of different residential housing products within the Township.²

¹ Miami Township 2023 Land Use Plan, page 14.

² Miami Township 2023 Land Use Plan, pages 11-12.

APPENDIX A – Map of Survey Area and Proposed CRA



Focus Area 1: State Route 28 Corridor (West). Miami Township 2023 Land Use Plan, page 14.

The photographs of properties produced during the survey of housing in the Survey Area contained in Appendix B illustrate opportunities for redevelopment within the Survey Area. Further, the photographs in Appendix B show that the characteristics of a CRA under the CRA Act are met for the Proposed CRA: (i) it includes housing facilities and (ii) new housing construction and repair of existing facilities or structures are discouraged within the area.

IV. Conclusions

The survey of housing in the Survey Area is summarized by the following:

- Underutilized properties that do not align with the development goals of the Township.
- Need for additional investment.
- New housing construction and repair of existing facilities or structures are discouraged.

The Proposed CRA in the Survey Area meets the required criteria under the CRA Act. Creating the Proposed CRA will advance the development goals of the Township, encourage investment into properties in the Survey Area, and encourage new housing construction and the repair of existing facilities in the Survey Area.

APPENDIX B – Photographs of Properties Included in Survey Area

(All of the following properties located within Miami Township limits inside the Survey Area.)

Example Property #1

Address:

Parcel ID:

Example Property #1

Address:

Parcel ID:

Example Property #2

Address:

Parcel ID:

Example Property #3

Address:

Parcel ID:

Example Property #4

Address:

Parcel ID:

Example Property #5

Address:

Parcel ID:

