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## MIAMI TOWNSHIP

6101 MEIJER DRIVE • MILFORD, OH 45150-2189

### RESOLUTION 2024-052

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Center on November 12, 2024, 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. 5 AND IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, DISPENSING WITH A SECOND READING, AND DECLARING AN EMERGENCY**

**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. 5; 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 that has not enjoyed reinvestment from remodeling or new construction; and

**WHEREAS**, a survey of housing as required by R.C. §3735.66 of the Ohio Revised Code has been prepared for the area to be included in the proposed Community Reinvestment Area; and

**WHEREAS**, the maintenance of existing and construction of new structures in such area 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 Community Reinvestment Area 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 Miami Township Community Reinvestment Area No. 5 to include the area and parcels depicted in the attached Exhibit A which is incorporated herein by reference, and determines that this constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

**SECTION 2:** A survey of housing as required by R.C. §3735.66 of the Ohio Revised Code has been prepared for the area to be included in the proposed Community Reinvestment Area, a copy of which is attached as Exhibit B and incorporated herein by reference.

**SECTION 3:** Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions.

**SECTION 4:** All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive. The creation of this Community Reinvestment Area is a public/private partnership intended to promote and expand conforming uses in the designated area. Miami Township intends to undertake supporting public improvements in the designated area.

**SECTION 5:** Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in R.C. §3765.67. The results of the negotiation as approved by this Board will be set in writing in a Community Reinvestment Area Agreement as outlined in R.C. §3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in R.C. §3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods.

- a. Fifteen (15) years, for the construction of new residential dwellings costing at least \$150,000 containing not more than two housing units, as described in R.C. §3735.67, with such exemption being seventy-five percent (75%) for each of the fifteen (15) years.
- b. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (75%) for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$25,000, as described in R.C. §3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- c. Up to, and including, fifteen (15) years, and up to, and including, seventy-five percent (75%) for the construction of new commercial or industrial facilities, the term and

percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes and composed of two (2) and fewer units shall be classified as residential structures. Any property containing in excess of two (2) housing units is to be classified as commercial.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

**SECTION 6:** All commercial and industrial projects are required to comply with the state application fee requirements of R.C. §3735.672(C), and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of five hundred dollars (\$500) up to a maximum of two thousand five hundred dollars (\$2,500) annually.

**SECTION 7:** 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 R.C. §121.22.

**SECTION 8:** Upon the adoption of the resolution, one copy of this Resolution and a map of the community reinvestment area in sufficient detail to denote the specific boundaries of the area, shall be sent to the Director of the Ohio Development Services Agency by certified mail.

**SECTION 9:** Following passage of this Resolution, a copy of it shall be published once a week for two consecutive weeks, or as provided in section 7.16 of the Ohio Revised Code, immediately following its adoption.

**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 shall take effect and be in force from and after the earliest period allowed by law.

**SECTION 12:** 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 projects for this CRA District to begin to improve the area and provide a benefit

to the Township as soon as possible, and this legislation shall take effect 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 12th day of November, 2024.

First Reading: November 12, 2024  
Second Reading: Dispensed with  
Effective: November 12, 2024

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

Mr. Schulte X  
Mr. Tracy X  
Ms. Wolff X

Resolution 2024-052 was adopted November 12, 2024.

**ATTEST:**

Eric C. Ferry

Eric C. Ferry, Fiscal Officer

**APPROVED AS TO FORM:**

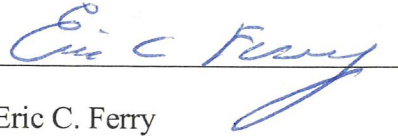
Joseph J. Braun For Joseph J. Braun

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