

BOARD OF TRUSTEES
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KENDAL A. TRACY
MARY MAKLEY WOLFF

FISCAL OFFICER
ERIC C. FERRY

ADMINISTRATOR
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MIAMI TOWNSHIP

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ADMINISTRATION
248-3725
248-3730 (FAX)
COMMUNITY DEVELOPMENT
248-3731
SERVICE DEPARTMENT
248-3728
POLICE DEPARTMENT
248-3721
FIRE/EMS
248-3700
PARKS / RECREATION
248-3727

RESOLUTION 2023-18

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Center on May 16, 2023, with the following members present: Mark Schulte, Ken Tracy, and Mary Makley Wolff.

A motion was made to adopt the following Resolution:

A RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE TOWNSHIP, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL; AND RELATED AUTHORIZATIONS

WHEREAS, the Board of Trustees (the "Board") of Miami Township (the "Township"), Clermont County, Ohio desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the Township that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing (the "Housing Survey") of the area described and depicted in Exhibit A attached hereto and incorporated herein by this reference (the "Area") has been prepared as required by Ohio Revised Code ("R.C.") Section 3735.66, a copy of which survey is on file with the Township; and

WHEREAS, as noted in the Housing Survey, the Area is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged; and

WHEREAS, this Board has determined that the construction of new structures and the remodeling of existing structures in the Area is a public purpose, and would encourage the creation and retention of employment opportunities and would benefit the overall economic health of the Township; and

WHEREAS, the Township desires to designate the Area as the "Miami Township Community Reinvestment Area No. 3" (the "CRA") pursuant to R.C. Sections 3735.65 through 3735.70 (the "Act") to encourage such development; and

WHEREAS, the Township is a limited home rule township pursuant to R.C. Sections 504.01 through 504.24;

NOW, THEREFORE, be it resolved by the Board of Trustees for Miami Township, Clermont County, Ohio, that:

Section 1. The CRA 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. This Board hereby establishes the CRA pursuant to the Act, with boundaries as described and depicted in Exhibit A. Only commercial and/or industrial properties consistent with the applicable zoning regulations within the designated CRA will be eligible for exemptions pursuant to this Resolution.

Section 3. Within the CRA, 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 pursuant to R.C. Section 3735.67. The results of the negotiation as approved by this Board will be set in writing in a CRA agreement as outlined in R.C. Section 3735.671. For commercial and industrial property, a tax exemption on the increase in the assessed value resulting from the improvements as described in R.C. Section 3735.67 shall be granted for the following periods:

- a. Up to, and including, fifteen (15) years, and up to, and including, seventy-five percent (75%) for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$100,000, as described in R.C. Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- b. 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.

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 5. All commercial and industrial projects are required to comply with the state application fee requirements of R.C. Section 3735.672(C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement – a minimum of \$500 up to a maximum of \$2,500 annually unless waived.

Section 6. To administer and implement the provisions of this Resolution, the Township Administrator is designated as the Housing Officer as described in the Act.

Section 7. A “Community Reinvestment Area Housing Council” (the “Housing Council”) shall be created, consisting of one member appointed by each member of this Board, and two members appointed by the Township Administrator. The members of this Board shall make their appointments to the Housing Council in separate legislation passed at a later date. This Board is directed to obtain the appointees from the Township Administrator as soon as practicable after passage of separate legislation for this Board’s appointees. The majority of the members shall then appoint two additional members who shall be residents within the Area. Terms of the members of the Housing Council shall be for three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing Council shall make an annual inspection of the properties within the CRA for which an exemption has been granted under R.C. Section 3735.67. The Housing Council shall also hear appeals under R.C. Section 3735.70.

A Tax Incentive Review Council (the “TIRC”) shall be established pursuant to R.C. Section 5709.85 and shall consist of three representatives appointed by this Board, two representatives of the Township appointed by the Township Administrator, the County Auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the Township. This Board shall appoint the Township representatives on the TIRC in separate legislation passed at a later date. The TIRC shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under R.C. Section 3735.671 and make written recommendations to the Board as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

Section 8. The Housing Officer is hereby authorized to take any and all actions required by the Act for the establishment of the CRA consistent with the requirements of the Act and this Resolution.

Section 9. This Board reserves the right to re-evaluate the designation of the CRA after December 31, [2039], and annually each December 31 thereafter, at which time this Board may direct the Housing Officer not to accept any new applications for exemptions as described in ORC Section 3735.67.

Section 10. 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, 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. Section 121.22.

Section 11. This Resolution shall be in full force and effect immediately upon passage.


First Reading:	<u>May 16, 2023</u>
Second Reading:	<u>N/A</u>
Effective:	<u>May 16, 2023</u>

The motion was seconded, and the resolution was adopted.

Resolution 2023-18 adopted May 16, 2023.

ATTEST:

APPROVED AS TO FORM:



Jeffrey A. Wright
Acting Township Fiscal Officer



Joseph J. Braun
Township Law Director

CERTIFICATION

I, Jeffrey A. Wright, Acting Fiscal Officer of Miami Township, do hereby certify that the foregoing is taken and copied from the Record of the Proceedings of Miami Township; that the same has been compared by me with the Resolution of said Record and that it is a true and correct copy thereof.



Jeffrey A. Wright
Acting Fiscal Officer, Miami Township

Miami Township, Clermont County, Ohio
Miami Township Community Reinvestment Area #3
Housing Survey

Prepared by:
Vorys, Sater, Seymour and Pease LLP
Christopher J. Knezevic
Legal Counsel
April 2023

I. PURPOSE AND SCOPE

This document aims to evaluate existing area conditions and recommend a Community Reinvestment Area (CRA) as described in Ohio Revised Code Sections 3735.65–70 within the county limits of Miami Township (the “Township”), Clermont County, Ohio (Appendix A). The circumstances in the defined area will show that “housing facilities or structures of historical significance are located in the area, and new housing construction and repair of existing facilities or structures are discouraged.” O.R.C. § 3735.65(B). Unless otherwise noted, all statistical information contained here comes from the most recent U.S. Census or American Community Survey data.

A Community Reinvestment Area is an area designated by local authority, which contains housing facilities or structures of historical significance, where new housing construction and repair of existing facilities has been discouraged. In such an area, and within the guidelines established by the State of Ohio, the County will be able to offer tax abatements which will encourage the repair of the structures as well as the construction of new facilities in Miami Township.

The Miami Township Community Reinvestment Area (CRA) #3 will encompass a portion of the Township and will provide the Township with an effective tool to encourage, manage, and guide certain desired economic development activity. Specifically, the Township intends that the benefits available through the CRA should be used to promote the establishment and retention of manufacturing, commercial and residential projects, whose locations within the Township will have a long term impact on the community, through the provision of quality employment opportunities and substantial private and public capital investment.

II. PROPOSED COMMUNITY REINVESTMENT AREA

The Township is proposing to create a CRA that consists of several parcels within the Township which are either vacant or blighted and require tax relief to be redeveloped. The proposed CRA is within the limits of the Township that do not have a preexisting CRA. The CRA is approximately 110 acres, including vacant, wooded land and housing units. The proposed CRA includes several parcels of developable and residential land, the natural boundaries of which are Woodspoint Lane to the South, Buckwheat Road to the East, OH State Route 28 to the North, and Woodspoint Lane to the West. The proposed CRA is depicted on the attached map in Appendix A.

There are blighted structures and neighborhoods in a pre-blight phase scattered throughout the Township. Appendix B shows examples of blighted homes in the proposed CRA boundaries. These properties stand to benefit from the economic enhancement that will come with the proposed CRA.

III. CONCLUSIONS

The evidence for disinvestment and blight in the proposed area is summarized by the following:

- Lower housing stock than surrounding areas in the Township
- Higher number of dilapidated residential structures than the surrounding areas in the Township

- Undeveloped, underutilized parcels

The proposed CRA has suffered from disinvestment and meets the criteria under O.R.C. § 3735.65–70. Creating the CRA will mitigate the blight that has set in and prevent blight from spreading to surrounding areas by encouraging reinvestment into properties in the area.

APPENDIX A – CRA Map



APPENDIX B – Examples of Dilapidated Structures

(All properties within the Miami Township limits)

Example Property #1

5984 Roan Road, Milford, Ohio 45150; Parcel ID #: 184024D012A



Example Property #2

5965 Roan Road, Milford, Ohio 45150; Parcel ID #: 184024.025



Example Property #3

5960 Roan Road, Milford, Ohio 45150; Parcel ID #: 184024.016



Example Property #4

5953 Pinto Place, Milford, Ohio 45150; Parcel ID #: 184024.037



Example Property #5

5923 Pinto Place, Milford, Ohio 45150; Parcel ID #: 184024B052



Example Property #6

5910 Woodspoint Drive, Milford, Ohio 45150; Parcel ID #: 185411A032



Example Property #7

6015 Buckwheat Road, Milford, Ohio 45150; Parcel ID #: 184024.007



APPENDIX C – Population Growth Comparison Among Counties

