

BOARD OF TRUSTEES
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MARK C. SCHULTE

FISCAL OFFICER
ERIC C. FERRY

ADMINISTRATOR /
PUBLIC SAFETY DIRECTOR
STEPHEN M. KELLY



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RESOLUTION 2024-053

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 AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT WITH MILFORD DENTAL EXCELLENCE REAL ESTATE, LLC, DISPENSING WITH A SECOND READING, AND DECLARING AN EMERGENCY.

WHEREAS, Milford Dental Excellence Real Estate, LLC (the "Owner") is the owner of the real property known located at 1188 State Route 131 in Miami Township also known as Clermont County Parcel No. 184012A043C where an addition to the dental practice will be constructed (the "Property"); and

WHEREAS, the Board of Trustees of Miami Township, Clermont County, Ohio (the "Board") passed Resolution No. 2024-052 which established the boundaries of the "Miami Township Community Reinvestment Area No. 5" which was formed pursuant to Chapters 3735.65 through 3735.70 of the Ohio Revised Code; and

WHEREAS, the Property is located within the area designated as a Community Reinvestment Area in the Township; and

WHEREAS, the Owner has applied for incentives from the Township available under Chapter 3735 of the Ohio Revised Code related to the value of the re-development and expansion of the building proposed on the Property; and

WHEREAS, the Board seeks to enter into a Community Reinvestment Agreement with the Owner that will grant a tax exemption for the proposed new real property improvements; and

WHEREAS, the Community Reinvestment Agreement will further the goal of the Township's Community Reinvestment Agreement legislation by encouraging economic stability and generating new employment opportunities.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of Miami Township, Clermont County, Ohio by authority of Chapters 3735.65 through 3735.70 of the Ohio Revised Code, as follows:

SECTION 1: The Board hereby authorizes the Township Administrator to enter into a Community Reinvestment Agreement with Milford Dental Excellence Real Estate, LLC related to the redevelopment and construction of improvements to the dental practice on the real property located at 1188 State Route 131 in Miami Township also known as Clermont County Parcel No. 184012A043C (the "CRA Agreement"). A copy of the CRA Agreement is attached as Exhibit A and incorporated herein by reference.

SECTION 2: 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 3: That 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, 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 applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This Resolution shall take effect at the earliest period allowed by law.

SECTION 5: 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 the proposed development to meet project deadlines and be completed in a timely manner, 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 Schutte 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

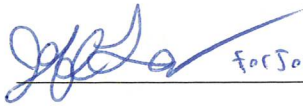
Ms. Wolff X

Resolution 2024-053 was adopted November 12, 2024.

ATTEST:


Eric C. Ferry, Fiscal Officer


APPROVED AS TO FORM:

 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