

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on January 21, 2026, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joseph P. Rozzi – Trustee, *Chair*
Mark Sousa – Trustee, *Vice Chair*
Darryl Cordrey – Trustee

Mr. Sousa introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO
RESOLUTION NUMBER 26-0121C**

**RESOLUTION AUTHORIZING THE EXECUTION OF A
PETITION REQUESTING THE INCLUSION OF CERTAIN
TOWNSHIP-OWNED PROPERTY WITHIN THE
HAMILTON TOWNSHIP – CITY OF LEBANON JOINT
ECONOMIC DEVELOPMENT DISTRICT**

WHEREAS, Ohio Revised Code Chapter 715 empowers certain political subdivisions to form joint economic development districts to share in the costs of improvements for economic development purposes; and;

WHEREAS, Hamilton Township, Warren County, (the "**Township**") and the City of Lebanon (the "**City**") have proposed the establishment of the Hamilton - Lebanon Joint Economic Development District (the "**JEDD**"), a joint economic development district operating pursuant to Ohio Revised Code Chapter 715; and

WHEREAS, the Board of Township Trustees (the "**Board**") desires to include within the territory of the JEDD certain real property owned by the Township and having the following parcel identification numbers in the records of the Warren County Auditor for tax year 2025: 1603179004, 1611200001, 1611200022, 1611230006, 1611230010, 1611300023, 1724200025, and 1735200040 (the "**Township Property**"); and

WHEREAS, as required by Ohio Revised Code Section 715.75, the Board must provide consent to the inclusion of the Township Property within the JEDD by means of executing a petition (the "**JEDD Petition**") in its capacity as (i) the owner of the Township Property and as (ii) the owner of a business operating on the Township Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Hamilton Township, Warren County, State of Ohio, that:

Section 1. This Board hereby authorizes and directs not less than two members of the Board or, in the alternative, the Township Administrator acting on behalf of the Board, to (i) execute the JEDD Petition, substantially in the form attached hereto as Exhibit A, incorporated by reference, (ii) deliver copies of the same to the City, and (iii) make the executed JEDD Petition available for inspection in the Township Administrative Offices.

Section 2. 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 in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Mr. Cordrey seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Joseph P. Rozzi –	Aye	<input checked="" type="checkbox"/>	Nay	_____
Mark Sousa –	Aye	<input checked="" type="checkbox"/>	Nay	_____
Darryl Cordrey –	Aye	<input checked="" type="checkbox"/>	Nay	_____

Resolution adopted this 21st day of January, 2026.

Attest:

Leah Elliott
Leah Elliott, *Fiscal Officer*

Approved as to form:

Ben Yoder
Benjamin J. Yoder, *Law Director*

I, Leah Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on January 21, 2026.

Date: 1/21/26

Leah Elliott
Leah Elliott, *Fiscal Officer*

EXHIBIT A

Form of Petition

[See Attached]

PROPERTY OWNER AND BUSINESS OWNER PETITION

To: The City Council of the City of Lebanon, Ohio and the Board of Trustees of Hamilton Township, Warren County, Ohio

WHEREAS, the City of Lebanon, Ohio (the "City") and Hamilton Township, Warren County, Ohio (the "Township"), which are contiguous communities for purposes of Ohio Revised Code Section 715.72(C)(1) and sharing a mutual interest in promoting economic development and growth, intend to enter into an agreement (the "Agreement") to create the Hamilton Township- City of Lebanon Joint Economic Development District (the "District"); and

WHEREAS, the following documents have been filed and are available for public inspection in the office of the Auditor of the City and in the office of the Fiscal Officer of the Township:

- (A) A copy of the Agreement to create the proposed District;
- (B) An economic development plan for the District outlining, among other things:
 - (1) A schedule for the provision of new, expanded, or additional services, facilities, and improvements;
 - (2) A schedule for the collection of an anticipated income tax to be levied within the District; and
- (C) A description of the area or areas to be included in the District, including a map in sufficient detail to denote the specific boundaries of the area or areas and to indicate any zoning restrictions applicable to the area or areas.

NOW, THEREFORE, the undersigned petitioners (the "Petitioners") hereby propose the creation of the Hamilton Township- City of Lebanon Joint Economic Development District and, to that end, petition and request that the City and the Township enter into the Agreement and create the District at the earliest time permitted by law.

Each Petitioner represents and warrants with respect to the real property described or named next to the signature of such Petitioner (the "Property") that:

- (1) the Petitioner is owner of the Property, and the Petitioner is an officer, employee, or agent with authority to make decisions legally binding upon any business located on the Property;
- (2) the Property is accurately described below;
- (3) no electors, except those residing in a mixed-use development, reside on the Property; and
- (4) the Property is located within the Township and within the proposed District.

This Petition, which may be signed in counterparts (all of which shall constitute one Petition), is signed by a majority of the owners of businesses and real property located within the area to be included in the District.

PETITIONERS

PROPERTY DESCRIPTION

Name: Hamilton Pointe Investment, LLC
 Address: _____
 Signature: _____
 Date: _____, 2026

Warren County Parcel ID No.
 1605277023

Name: JPMorgan Chase Bank, National
 Address: Association
 Signature: _____
 Date: _____, 2026

Warren County Parcel ID No.
 1605277022

Name: Hamilton Township
 Board of Township Trustees
 Address: _____
 Signature: _____
 Date: _____, 2026

Warren County Parcel ID Nos.
 1603179004
 1611200001
 1611200022
 1611230006
 1611230010
 1611300023
 1724200025
 1735200040

Name: Arbors East Development LLC

Warren County Parcel ID No.
1605200001

Address: _____

Signature: _____

Date: _____, 2026

Name: Hamilton Township Apartments LLC

Warren County Parcel ID Nos.
1605251039
1605251040

Address: _____

Signature: _____

Date: _____, 2026

Name: SP TAK Oil Investor I LLC

Warren County Parcel ID No.
1605277020

Address: _____

Signature: _____

Date: _____, 2026