The Township of Hamilton, Warren County, Ohio Board of Township Trustees met in regular session on August 19, 2026 at 3:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey – Trustee, *Vice Chairman*
Joseph P. Rozzi – Trustee

Mr. Cordrey presented the following Resolution and moved its adoption:

RESOLUTION No. 2026-0819A

RESOLUTION DECLARING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE A PUBLIC PURPOSE; DECLARING THE IMPROVEMENTS TO CERTAIN PARCELS WITHIN THE UNINCORPORATED AREA OF HAMILTON TOWNSHIP, WARREN COUNTY THAT DIRECTLY BENEFIT FROM THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THE IMPROVEMENTS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; DESIGNATING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL DIRECTLY BENEFIT THE PARCELS; ESTABLISHING A TOWNSHIP PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SERVICE PAYMENTS; AUTHORIZING THE EXECUTION AND DELIVERY OF A TAX INCREMENT FINANCING AGREEMENT WITH GRANDIN ROAD DEVELOPMENT, LLC; AND AUTHORIZING AND APPROVING RELATED MATTERS.

WHEREAS, in accordance with Ohio Revised Code Sections ("**R.C.**") 5709.40 and 5709.73 through 5709.75 (the "**TIF Statutes**"), the Township of Hamilton, Warren County, Ohio (the "**Township**") intends to establish a tax increment financing program to facilitate the development of certain real property (the "**Project**") located within the unincorporated area of the Township; and

WHEREAS, the TIF Statutes authorize this Board of Trustees (the "**Board**") of the Township, by resolution, to declare to be a public purpose any public infrastructure improvements made that are necessary for the development of certain parcels of real property located within the unincorporated area of the Township, which such resolution may exempt from real property taxation of further improvements to a parcel of land that directly benefits from the public infrastructure improvements, require the owner of each parcel to make annual service payments in lieu of taxes, establish a township public improvement tax increment equivalent fund for the deposit of those service payments, and designate the public infrastructure improvements made that are necessary for the development of the exempted parcels; and,

WHEREAS, under R.C. 5709.73(B), this Board hereby declares the public infrastructure improvements further described in **<u>Exhibit A</u>** attached to, and incorporated into, this Resolution (as further defined in the TIF Statutes, the "**Public Infrastructure Improvements**") to be a public purpose; and,

WHEREAS, Grandin Road Development, LLC (the "**Developer**") intends to construct, or cause to be constructed, private improvements in support of the Project for which certain Public Infrastructure Improvements will directly benefit the Project; and,

WHEREAS, the Township desires to enter into the tax increment financing agreement (the "TIF Agreement") between the Developer and the Township, described in **Exhibit C** attached to, and incorporated into, this Resolution in order to set forth the manner in which the costs of certain Public Infrastructure Improvements will be paid; and,

WHEREAS, under R.C. 5709.73(B), this Board has determined to declare seventy-five percent (**75%**) of the increase in the assessed value that would first appear on the tax list and duplicate of real or public utility property after the date of this Resolution were it not for the exemption granted by this Resolution (as further defined in R.C. 5709.73(A)(2), the "**Improvement**") to real property located within the unincorporated area of the Township, and that directly benefits from the Public Infrastructure Improvements, as more specifically described on **Exhibit B** attached to, and incorporated into, this Resolution (the "**Parcel**") to be exempt from taxation for a period of ten (**10**) years; and,

WHEREAS, under R.C. 5709.74, this Board has determined to require the owner or owners of each Parcel, together with their successors and assigns (collectively, the "**Owners**" and each an "**Owner**") to make service payments in lieu of taxes on the portion of the Improvement exempted from taxation under this Resolution; and,

WHEREAS, under R.C. 5709.75, this Board has determined to establish a township public improvement tax increment equivalent fund for the deposit of service payments in lieu of taxes; and,

WHEREAS, this Board desires that the Warren County Treasurer (the "**County Treasurer**") forward the service payments in lieu of taxes to the Township for deposit in the TIF Funds (as defined below) to pay the costs of the Public Infrastructure Improvements; and

WHEREAS, notice of the proposed adoption of this Resolution has been delivered to the board of education of the Little Miami Local School District in accordance with R.C. 5709.73(D) and R.C. 5709.83; and,

WHEREAS, notice of the proposed adoption of this Resolution has been delivered to the board of education of the Warren County Career Center in accordance with R.C. 5709.83.

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

Section 1. Public Infrastructure Improvements. This Board hereby declares the Public Infrastructure Improvements described in **Exhibit A** attached to, and incorporated into, this Resolution, to be a public purpose and to designate them as "**Public Infrastructure Improvements**" (as defined in R.C. 5709.40(A)(8) and R.C. 5709.73(A)(6)) made that will directly benefit the Parcels.

Section 2. Authorization of Tax Exemption. Under R.C. 5709.73(B), this Board hereby exempts seventy-five percent (**75%**) of the Improvement to the Parcel (as it may be subdivided or combined in connection with the acquisition or development of a Parcel) from real property taxation for a period of ten (**10**) years commencing with the first day of the tax year following the effective date of this Resolution in which an Improvement recognized by the Warren County Auditor would appear on the tax list and duplicate of real and public utility property were it not for the exemption granted by this Resolution (each a "**Commencement Date**") and in all cases ending on the tenth anniversary of the Commencement Date with respect to that Parcel or the date the Public Infrastructure Improvements are paid in full, whichever occurs first. In no case will any Improvement to any Parcel be exempted from taxation for longer than ten (10) years.

Section 3. Service Payments and Property Tax Rollback Payments. Pursuant to R.C. 5709.74, this Board directs and requires each Owner to make annual service payments in lieu of taxes with respect to the Improvement allocable to its Parcel to the County Treasurer on or before the final dates for payment of real property taxes. During each Owner's period of ownership, each service payment in lieu of taxes, including any penalties and interest at the then current rate established under R.C. 323.121 and R.C. 5703.47, will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not subject to the exemption granted in this Resolution. Such service payments in lieu of taxes, penalties and interest, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by R.C. 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions, as the same may be amended from time to time (the "**Property Tax Rollback Payments**," and together with the service payments in lieu of taxes and penalties and interest described above, the "**Service Payments**"), will be allocated and distributed in accordance with Section 5 of this Resolution.

Section 4. Creation of TIF Fund. This Board hereby establishes, under R.C. 5709.75, a township public improvement tax increment equivalent fund (the "**Pebble Lane TIF Fund**"), into which the Township will deposit the Service Payments collected with respect to the Parcels. The TIF Fund will be maintained in the custody of the Township.

Section 5. Distribution of Funds. At the same time and in the same manner as real property tax distributions, the County Treasurer shall distribute the Service Payments to the Township to be deposited in the TIF Fund, and the Service Payments shall remain on deposit in the TIF Fund. The Township shall distribute Service Payments on deposit in the TIF Fund in the following manner:

FIRST, to the Township to reimburse it for all Township costs associated with administering the TIF Fund; and

SECOND, to the Developer to pay or finance the costs associated with the Public Infrastructure Improvements constructed by or on behalf of Developer or by or on behalf of Township, in an amount not to exceed Two Million Five Hundred Thousand dollars ($2,500,000.00) (the "**Developer Reimbursement Amount**").

THIRD, to the Township, for any lawful use.

The Township may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Statutes, including, but not limited to, paying any costs of the Public

Infrastructure Improvements in a manner that is consistent with the TIF Agreement and this Resolution. The TIF Fund will exist so long as such Service Payments are collected and used for the purposes described above, and once there is no longer any further use of Service Payments for the purposes described above then the TIF Fund are to be dissolved and any surplus funds remaining in the TIF Fund will be transferred to the Township's general fund, all as set forth under R.C. 5709.75.

Section 6. Approval of TIF Agreement and Further Authorizations. This Board hereby approves the TIF Agreement in the form attached to and incorporated into this Resolution as **Exhibit C**, with any changes that are not inconsistent with this Resolution and not substantially adverse to the Township and that are approved by the Township's Administrator on behalf of the Township, all of which shall be conclusively evidenced by the signing of the TIF Agreement. This Board further hereby authorizes the Township Administrator to execute the TIF Agreement on behalf of the Township. This Board further hereby authorizes and directs the Township Administrator, other appropriate officers of the Township, or any of them, to prepare and sign all documents and agreements, and any amendments to the TIF Agreement that are not substantially adverse to the Township, which shall be established conclusively by their signatures on those documents and amendments, and to prepare and sign all documents and instruments and to take all other actions as may be necessary and appropriate to implement the TIF Agreement and this Resolution.

Section 7. Application for Real Property Tax Exemption and Remission. This Board further authorizes and directs the Township Administrator or his or her designee to: (i) make arrangements necessary and proper for the collection of Service Payments from Owners; (ii) make payment of the Service Payments to the Township to be deposited into the TIF Fund; (iii) prepare and sign all agreements and instruments as may be necessary to implement this Resolution, including any applications for real property tax exemption and remission; and (iv) take all other actions as may be appropriate to implement this Resolution. Ohio Revised Code Section 5709.911 governs the priority status of the exemptions provided under this Resolution.

Section 8. Tax Incentive Review Council. The Township has created the Hamilton Township Tax Incentive Review Council (the "**Council**"). The membership of the Council is constituted under R.C. 5709.85. The Council shall, in accordance with R.C. 5709.85, review annually all exemptions from taxation resulting from this Resolution and any other matters as may properly come before the Council, all as set forth under R.C. 5709.85.

Section 9. Ohio Development Services Agency. Pursuant to R.C. 5709.73(I), the Township Administrator is directed to deliver a copy of this Resolution to the Director of the Ohio Department of Development ("**ODOD**") within fifteen (**15**) days after its adoption. On or before March 31 of each year that an exemption granted by this Resolution remains in effect, the officer or officers authorized by Section 7 of this Resolution are to prepare and submit the status report required under R.C. Section 5709.73(I) to the Director of ODOD.

Section 10. Open Meetings. It is found and determined that all formal actions of this Board concerning and pertaining to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board, and any of its committees, that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including R.C. 121.22.

Section 11. Effective Date. This Resolution is to take effect on and after the earliest period allowed by law.

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Mr. Rozzi seconded the Resolution and the Fiscal Officer called the roll:

Joseph P. Rozzi Aye ✓ Nay___
Darryl Cordrey Aye ✓ Nay____

Resolution adopted this 19th day of August 2026

Attest:

Leah Elliott

Leah Elliott, Fiscal Officer

Approved as to form:

Ben Yoder

Benjamin J. Yoder, Law Director

I, Leah Elliot, 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 ________ ___, 2026

Date: 8/19/26

Leah Elliott

Leah Elliot, Fiscal Officer