

Regular Meeting of the Board of Trustees - May 26, 2026

1. **Opening of Meeting**
2. **Pledge of Allegiance 5PM**
3. **Meditation (Moment of Silence)**
4. **Approval of Minutes**
5. **Citizens Address**
6. **Administrative Reports**
7. **Trustees' Report**
8. **New Business**

Public Safety

- a. Resolution Declaring Nuisance and Ordering Abatement
- b. Resolution Declaring a Junk Motor Vehicles - 2522 Impala Dr. - 1 of 4
- c. Resolution Declaring a Junk Motor Vehicle - 3432 Oakmeadow Ln. - 2 of 4
- d. Resolution Declaring a Junk Motor Vehicle - 7309 Pippin Rd. - 3 of 4
- e. Resolution Declaring a Junk Motor Vehicle - 9458 Coogan Dr. - 4 of 4
- f. Resolution Declaring Property as a Vacant Registrable Property - 3252 Deshler Dr. - 1 of 3
- g. Resolution Declaring Property as a Vacant Registrable Property - 4166 Miami Trail Ln. - 2 of 3
- h. Resolution Declaring Property as a Vacant Registrable Property - 8261 Sandy Ln. 3 of 3
- i. Resolution Declaring Registrable Properties and Ordering Abatement - 2635 Retford Dr. 1 of 5
- j. Resolution Declaring Registrable Properties and Ordering Abatement - 2794 Petobego Ct. - 2 of 5
- k. Resolution Declaring Registrable Properties and Ordering Abatement - 3150 Birchway Dr. - 3 of 5
- l. Resolution Declaring Registrable Properties and Ordering Abatement - 8588 Sunlight Dr. - 4 of 5
- m. Resolution Declaring Registrable Properties and Ordering Abatement - 10068 Menominee Dr. - 5 of 5

- n. Resolution to Dispose of Township Vehicles and Equipment Valued at Greater than \$2,500
- o. Motion Authorizing the Township Administrator to Enter into a Contract with Joseph Toyota for the Purchase of one Police Vehicle

Development

- a. Resolution Amending Prior TIF Resolutions for Public Infrastructure
- b. Motion to set a Public Hearing for June 9, 2026 at 6:00pm for Zoning Commission Case CZC-26-3, Text Amendment to the Colerain Township Zoning Resolution amending the current Site Development Standards, Table 4.2.2-A
- c. Motion to set a Public Hearing for June 9, 2026 at 6:00pm for Zoning Commission Case CZC-26-4, Text Amendment to the Colerain Township Zoning Resolution creating a new zoning district, Corridor Mixed (CBM)
- d. Motion to set a Public Hearing for June 9, 2026 at 6:00pm for a Place Making Art Sign for Beautiful Savior Lutheran Church, 11981 Pippin Road
- e. Motion to set a Public Hearing for Tuesday, June 9, 2026 at 6:00 PM for Case MOD-26-3, a Major Modification to an approved Final Development Plan to modify signage at 9540 Colerain Avenue

Public Services

- a. Motion to Authorize the Township Administrator to execute a contract with Rack & Ballauer Excavating, Inc. for the Jericho Drive storm sewer repair in the amount of \$75,000
- b. Resolution Accepting Hunters Ridge Lane, Hidden Fox Lane, and Pheasant Run Court as Township Roads
- c. Resolution Accepting New Year Drive Extension and Mae Court as Township Roads

Administration

- a. First Reading; Resolution Adopting Updates to 1.5 - Work Hours and Pay Policy and 1.8 - Paid Time Off Policy
- b. Resolution to Participate in Opioid Epidemic Settlement with "Remnant Defendants"

9. Old Business

10. Consent Items

- a. Promotion to Sergeant - Police Department - Sgt. Anthony Hatcher - \$49.38/hour
- b. Promotion to Lieutenant - Police Department - William Hane - \$59.36/hour
- c. New Hire - Communications Intern - Summer - Administration - Grace Fournier - \$15/hour



TRUSTEES
Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER
Jeffrey D. Baker

ADMINISTRATOR
Jeff Weckbach

- d. New Hire - Communications Intern - Fall - Administration - Hayden Burgett - \$15/hour
 - e. New Hire - Police Clerk - Police Department - Megan Wilson - \$25/hour
 - f. New Hire - PT Receptionist - Administration - Cheryl Newton - \$20/hr
 - g. Contract - Dataworks - Mobile Fingerprint Reader - \$4,140.00 - Expires May 2029
- 11. **Presentations**
 - a. Presentation by Chief Edwin Cordie Introducing and Swearing-In a Newly Hired Police Officers
- 12. **Fiscal Office Report**
- 13. **Executive Session** – if needed
- 14. **Adjournment**

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution Declaring Nuisance and Ordering Abatement
Recommend ADOPTION of the Resolution.

Rationale:

This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties:

9797 Colerain Ave	510-0103-0261-00
10123 Manistee Way	510-0041-0479-00
4192 Philnoll Dr	510-0212-0130-00
9798 Sacramento St	510-0051-0009-00
10165 Season Dr	510-0113-0075-00
10178 Season Dr	510-0113-0082-00
3075 Springdale Rd	510-0041-0007-00
3719 Stone Creek Blvd	510-0183-0800-00
2484 Wenning Rd	510-0051-0057-00
9852 Wiscasset Way	510-0041-0275-00

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the ____ day of _____, 202_, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT

WHEREAS Uncontrolled vegetation and/or refuse and debris were reported at the properties listed below:

<u>Address</u>	<u>Book-Page-Parcel No.</u>
9797 Colerain Ave	510-0103-0261-00
10123 Manistee Way	510-0041-0479-00
4192 Philnoll Dr	510-0212-0130-00
9798 Sacramento St	510-0051-0009-00
10165 Season Dr	510-0113-0075-00
10178 Season Dr	510-0113-0082-00
3075 Springdale Rd	510-0041-0007-00
3719 Stone Creek Blvd	510-0183-0800-00
2484 Wenning Rd	510-0051-0057-00
9852 Wiscasset Way	510-0041-0275-00

WHEREAS Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control, or removal of any vegetation, garbage, refuse, or debris, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87;
2. That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Inspector shall cause the nuisances to be removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87;
3. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
5. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____, seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this ____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services
Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring a Junk Motor Vehicles - 2522 Impala Dr. - 1 of 4
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

2522 Impala Dr. Cincinnati, OH 45231– Parcel ID 510-0032-0177-00 to be inoperable, extensively damages, and at least three model years old:

1. **(OHIO) KCJ9946, 2016, Red, Chevrolet, Camaro**
2. **(OHIO) JWT7438, 1999, Brown, Chevrolet, Astrovan**

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **6:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2522 Impala Dr. Cincinnati, OH 45231– Parcel ID 510-0032-0177-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **2522 Impala Dr. Cincinnati, OH 45231– Parcel ID 510-0032-0177-00**

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **2522 Impala Dr. Cincinnati, OH 45231– Parcel ID 510-0032-0177-00** to be inoperable, extensively damages, and at least three model years old:
 - A. **(OHIO) KCJ9946, 2016, Red, Chevrolet, Camaro**
 - B. **(OHIO) JWT7438, 1999, Brown, Chevrolet, Astrovan**
2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.

3. The written notice shall contain the following information:
 - a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
6. That 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
8. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202__.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution Declaring a Junk Motor Vehicle - 3432 Oakmeadow Ln. - 2 of 4
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

3432 Oakmeadow Ln. Cincinnati, OH 45239

1. (OHIO) HYF4692, 2010, Grey, Nissan, Versa

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **6:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 3432 Oakmeadow Ln.
Cincinnati, OH 45239– Parcel ID 510-0090-0236-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT
TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **3432 Oakmeadow Ln. Cincinnati, OH 45239– Parcel ID 510-0090-0236-00**

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **3432 Oakmeadow Ln. Cincinnati, OH 45239– Parcel ID 510-0090-0236-00** to be inoperable, extensively damages, and at least three model years old:

A. (OHIO) HYF4692, 2010, Grey, Nissan, Versa

2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.

3. The written notice shall contain the following information:
 - a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
6. That 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
8. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution Declaring a Junk Motor Vehicle - 7309 Pippin Rd. - 3 of 4
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

7309 Pippin Rd. Cincinnati, OH 45239

1. (NO TAG) 2014, Silver, Volkswagen, Golf
2. (Florida) PL582Z, 2012, Black, Toyota, Camry
3. (Florida) CP87BJ, 2012, White, Ford, Fusion
4. (NO TAG) 2012, Silver, Subaru, Impreza

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **6:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 7309 Pippin Rd. Cincinnati, OH 45239– Parcel ID 510-0072-0020-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **7309 Pippin Rd. Cincinnati, OH 45239– Parcel ID 510-0072-0020-00**

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **7309 Pippin Rd. Cincinnati, OH 45239– Parcel ID 510-0072-0020-00** to be inoperable, extensively damages, and at least three model years old:
 - A. **(NO TAG) 2014, Silver, Volkswagen, Golf**
 - B. **(Florida) PL582Z, 2012, Black, Toyota, Camry**
 - C. **(Florida) CP87BJ, 2012, White, Ford, Fusion**
 - D. **(NO TAG) 2012, Silver Subaru, Impreza**
2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its

intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.

3. The written notice shall contain the following information:
 - a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
6. That 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
8. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution Declaring a Junk Motor Vehicle - 9458 Coogan Dr. - 4 of 4
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

9458 Coogan Dr. Cincinnati, OH 45231

1. (OHIO) KHJ1994, 2016, Black, Jeep, Compass

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **6:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 9458 Coogan Dr. Cincinnati, OH 45231– Parcel ID 510-0051-0431-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **9458 Coogan Dr. Cincinnati, OH 45231– Parcel ID 510-0051-0431-00**

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **9458 Coogan Dr. Cincinnati, OH 45231– Parcel ID 510-0051-0431-00** to be inoperable, extensively damages, and at least three model years old:

A. **(OHIO) KHJ1994, 2016, Black, Jeep, Compass**

2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.

3. The written notice shall contain the following information:
 - a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
6. That 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
8. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Property as a Vacant Registrable Property - 3252 Deshler Dr. - 1 of 3

Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the property below to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered, and fees assessed against the property at the address below:

3252 DESHLER DR, CINCINNATI, OH 45251

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the _____ day of _____, 20____, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-26

**RESOLUTION DECLARING PROPERTY LOCATED AT 3252 DESHLER DR,
CINCINNATI, OH 45251, PARCEL ID# 510-0102-0170-00,
AS A VACANT REGISTRABLE PROPERTY
AND CAUSING FOR THE ASSESSMENT OF FEES ON SUCH PROPERTY
PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 117-21**

WHEREAS, pursuant to Ohio Revised Code § 505.04, the Colerain Township has the power to exercise all powers of local self-government within the unincorporated area of the township, other than powers that are in conflict with general laws and subject to certain enumerated exceptions; and

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 117-21, on December 14, 2021, creating a registration of vacant property, requiring the registration and maintenance of vacant property by owners, and providing for penalties and enforcement, in the interests of public health, safety, and welfare to prevent properties from becoming abandoned, neglected, or left unsupervised and protecting neighborhoods from same; and

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 136-23, establishing a Code Enforcement Review Board (“CERB”), to make recommendations to the Colerain Township Board of Trustees and assist with the review, interpretation, and enforcement of the provisions, requirements, guidelines, fees, and penalties set forth in Resolution 117-21 related to vacant buildings as well as provide the owners/tenants of property due process with respect to such enforcement; and

WHEREAS, the Board of Trustees has knowledge of, and the CERB has made a recommendation regarding, a vacant registrable property located at 3252 Deshler Dr, Cincinnati, Hamilton County, Ohio 45251, Parcel ID# 510-0102-0170-00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board specifically finds and hereby determines the property located 3252 Deshler Dr, Cincinnati, Hamilton County, Ohio 45251, Parcel ID# 510-0102-0170-00 to be vacant for

more than thirty (30) days and the owner of said property has not registered the property with the Township Registry, paid the licensing fee, and met the vacant building maintenance standards set forth in Colerain Township Resolution 117-21.

2. That this Board hereby orders the property to be assessed a registration fee of five hundred dollars (\$500.00) and a late fee of fifty dollars (\$50.00) for each thirty-day period the above-referenced property is not registered beginning from the date that this Resolution is adopted.
3. That this Board may utilize any lawful means to ensure compliance with and for the cost of the outstanding obligation and any additional cost incurred to bring the property in compliance as determined by Colerain Township Resolution 117-21.
4. That 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
5. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
6. This resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 20__

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of _____, 20____.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Property as a Vacant Registrable Property - 4166 Miami Trail Ln. - 2 of 3
Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the property below to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered, and fees assessed against the property at the address below:

4166 MIAMI TRAIL LN, CINCINNATI, OH 45252

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the ____ day of _____, 20____, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-26

**RESOLUTION DECLARING PROPERTY LOCATED AT 4166 MIAMI TRAIL LN,
CINCINNATI, OH 45252, PARCEL ID# 510-0280-0107-00,
AS A VACANT REGISTRABLE PROPERTY
AND CAUSING FOR THE ASSESSMENT OF FEES ON SUCH PROPERTY
PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 117-21**

WHEREAS, pursuant to Ohio Revised Code § 505.04, the Colerain Township has the power to exercise all powers of local self-government within the unincorporated area of the township, other than powers that are in conflict with general laws and subject to certain enumerated exceptions; and

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 117-21, on December 14, 2021, creating a registration of vacant property, requiring the registration and maintenance of vacant property by owners, and providing for penalties and enforcement, in the interests of public health, safety, and welfare to prevent properties from becoming abandoned, neglected, or left unsupervised and protecting neighborhoods from same; and

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 136-23, establishing a Code Enforcement Review Board (“CERB”), to make recommendations to the Colerain Township Board of Trustees and assist with the review, interpretation, and enforcement of the provisions, requirements, guidelines, fees, and penalties set forth in Resolution 117-21 related to vacant buildings as well as provide the owners/tenants of property due process with respect to such enforcement; and

WHEREAS, the Board of Trustees has knowledge of, and the CERB has made a recommendation regarding, a vacant registrable property located at 4166 Miami Trail Ln, Cincinnati, Hamilton County, Ohio 45252, Parcel ID# 510-0280-0107-00

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board specifically finds and hereby determines the property located 4166 Miami Trail Ln, Cincinnati, Hamilton County, Ohio 45252, Parcel ID# 510-0280-0107-00 to be vacant

for more than thirty (30) days and the owner of said property has not registered the property with the Township Registry, paid the licensing fee, and met the vacant building maintenance standards set forth in Colerain Township Resolution 117-21.

2. That this Board hereby orders the property to be assessed a registration fee of five hundred dollars (\$500.00) and a late fee of fifty dollars (\$50.00) for each thirty-day period the above-referenced property is not registered beginning from the date that this Resolution is adopted.
3. That this Board may utilize any lawful means to ensure compliance with and for the cost of the outstanding obligation and any additional cost incurred to bring the property in compliance as determined by Colerain Township Resolution 117-21.
4. That 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
5. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
6. This resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 20__

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of _____, 20____.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Property as a Vacant Registrable Property - 8261 Sandy Ln. 3 of 3
Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the property below to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered, and fees assessed against the property at the address below:

8261 SANDY LN, CINCINNATI, OH 45239

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the _____ day of _____, 20____, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-26

**RESOLUTION DECLARING PROPERTY LOCATED AT 8261 SANDY LN,
CINCINNATI, OH 45239, PARCEL ID# 510-0090-0089-00,
AS A VACANT REGISTRABLE PROPERTY
AND CAUSING FOR THE ASSESSMENT OF FEES ON SUCH PROPERTY
PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 117-21**

WHEREAS, pursuant to Ohio Revised Code § 505.04, the Colerain Township has the power to exercise all powers of local self-government within the unincorporated area of the township, other than powers that are in conflict with general laws and subject to certain enumerated exceptions; and

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 117-21, on December 14, 2021, creating a registration of vacant property, requiring the registration and maintenance of vacant property by owners, and providing for penalties and enforcement, in the interests of public health, safety, and welfare to prevent properties from becoming abandoned, neglected, or left unsupervised and protecting neighborhoods from same; and

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 136-23, establishing a Code Enforcement Review Board (“CERB”), to make recommendations to the Colerain Township Board of Trustees and assist with the review, interpretation, and enforcement of the provisions, requirements, guidelines, fees, and penalties set forth in Resolution 117-21 related to vacant buildings as well as provide the owners/tenants of property due process with respect to such enforcement; and

WHEREAS, the Board of Trustees has knowledge of, and the CERB has made a recommendation regarding, a vacant registrable property located at 8261 Sandy Ln, Cincinnati, Hamilton County, Ohio 45239, Parcel ID# 510-0090-0089-00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board specifically finds and hereby determines the property located 8261 Sandy Ln, Cincinnati, Hamilton County, Ohio 45239, Parcel ID# 510-0090-0089-00 to be vacant for

more than thirty (30) days and the owner of said property has not registered the property with the Township Registry, paid the licensing fee, and met the vacant building maintenance standards set forth in Colerain Township Resolution 117-21.

2. That this Board hereby orders the property to be assessed a registration fee of five hundred dollars (\$500.00) and a late fee of fifty dollars (\$50.00) for each thirty-day period the above-referenced property is not registered beginning from the date that this Resolution is adopted.
3. That this Board may utilize any lawful means to ensure compliance with and for the cost of the outstanding obligation and any additional cost incurred to bring the property in compliance as determined by Colerain Township Resolution 117-21.
4. That 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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
5. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
6. This resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 20__

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of _____, 20____.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Registrable Properties and Ordering Abatement - 2635 Retford Dr. 1 of 5

Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

2635 Retford Dr. 510-0011-0423-00

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at ____ p.m., on the ____ day of _____, 20____, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-26

**RESOLUTION DECLARING CERTAIN REAL PROPERTY
LOCATED IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
RENTAL PROPERTY SUBJECT TO COMPLIANCE WITH
THE COLERAIN TOWNSHIP RENTAL REGISTRATION PROGRAM**

WHEREAS, Colerain Township possesses all powers of local self-government under the Revised Code, and is empowered to adopt and enforce within the unincorporated of the Township local police, sanitary, and similar nuisance-abatement regulations, as the Township deems to be in the interest of the public health, safety, and general welfare; and

WHEREAS, the Colerain Township Board of Trustees adopted certain Rental Registration and Rental Unit Maintenance Standards, and related compliance and enforcement regulations, applicable to rental property within the Township (collectively, the “Rental Registration Program”) pursuant to Resolution 126-22 passed on November 15, 2022; and

WHEREAS, the purpose of the Rental Registration Program is to ensure both a landlord-owner and tenant-occupant of rental property located within the Township comply with their mutual and respective obligations to maintain such property in compliance with the Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution; and

WHEREAS, the Board of Trustees established a Code Enforcement Review Board (“CERB”) to review, during public hearings of the CERB, properties which Township code enforcement staff have reason to believe are rental properties that have failed to register with Colerain Township in accordance with the Rental Registration Program, or are otherwise noncompliant with the Program; and

WHEREAS, the CERB held public hearings on February 18th, 2026 regarding each of the following alleged rental properties (collectively, the “Properties”):

Address

Parcel Number

2635 Retford Dr.

510-0011-0423-00

WHEREAS, the record owner(s) of each of the Properties received prior notice of the CERB hearing and had the opportunity to appear at the hearing to address the CERB with respect to the owner's case; and

WHEREAS, upon the CERB's consideration of all testimony and other evidence presented during the hearings, the CERB concluded the Properties are rental properties which are noncompliant with the Rental Registration Program, and recommended that the Board of Trustees declare each of the Properties a "rental property" subject to the Rental Registration Program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. Upon consideration of the recommendation of the CERB and all evidence presented to the Board of Trustees during the public hearing held with respect to this Resolution, the Board of Trustees finds and determines the following Properties are "rental properties" subject to the Rental Registration Program:

Address

Parcel Number

2635 Retford Dr.

510-0011-0423-00

2. The Board of Trustees further finds that each of the above-listed Properties are in violation of the Rental Registration Program for the following reasons:

Address

Violation

2635 Retford Dr.

Failure to Register, Late Fee, First Offense

3. The Board of Trustees hereby orders that each of the Properties be assessed the following fine(s), in accordance with Article II, Section 1 of the Rental Registration Program regulations:

Address

Number of Offenses

Total Fine

2635 Retford Dr.

2

\$95.00

4. The Township may utilize any lawful means to remedy the identified Rental Registration Program violations, compel compliance with the Rental Registration Program, and collect the fines set forth above.

5. 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.
6. The Board, by majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and authorizes the adoption of the Resolution upon its first reading.
7. This Resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2026.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township
Fiscal Officer this ____ day of _____, 20__.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Registrable Properties and Ordering Abatement - 2794 Petobego Ct. - 2 of 5

Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

2794 Petobego Ct. 510-0044-0178-00

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at ____ p.m., on the ____ day of _____, 20____, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-26

**RESOLUTION DECLARING CERTAIN REAL PROPERTY
LOCATED IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
RENTAL PROPERTY SUBJECT TO COMPLIANCE WITH
THE COLERAIN TOWNSHIP RENTAL REGISTRATION PROGRAM**

WHEREAS, Colerain Township possesses all powers of local self-government under the Revised Code, and is empowered to adopt and enforce within the unincorporated of the Township local police, sanitary, and similar nuisance-abatement regulations, as the Township deems to be in the interest of the public health, safety, and general welfare; and

WHEREAS, the Colerain Township Board of Trustees adopted certain Rental Registration and Rental Unit Maintenance Standards, and related compliance and enforcement regulations, applicable to rental property within the Township (collectively, the “Rental Registration Program”) pursuant to Resolution 126-22 passed on November 15, 2022; and

WHEREAS, the purpose of the Rental Registration Program is to ensure both a landlord-owner and tenant-occupant of rental property located within the Township comply with their mutual and respective obligations to maintain such property in compliance with the Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution; and

WHEREAS, the Board of Trustees established a Code Enforcement Review Board (“CERB”) to review, during public hearings of the CERB, properties which Township code enforcement staff have reason to believe are rental properties that have failed to register with Colerain Township in accordance with the Rental Registration Program, or are otherwise noncompliant with the Program; and

WHEREAS, the CERB held public hearings on March 18th, 2026 regarding each of the following alleged rental properties (collectively, the “Properties”):

Address

Parcel Number

2794 Petobego Ct.

510-0044-0178-00

WHEREAS, the record owner(s) of each of the Properties received prior notice of the CERB hearing and had the opportunity to appear at the hearing to address the CERB with respect to the owner's case; and

WHEREAS, upon the CERB's consideration of all testimony and other evidence presented during the hearings, the CERB concluded the Properties are rental properties which are noncompliant with the Rental Registration Program, and recommended that the Board of Trustees declare each of the Properties a "rental property" subject to the Rental Registration Program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. Upon consideration of the recommendation of the CERB and all evidence presented to the Board of Trustees during the public hearing held with respect to this Resolution, the Board of Trustees finds and determines the following Properties are "rental properties" subject to the Rental Registration Program:

Address

Parcel Number

2794 Petobego Ct.

510-0044-0178-00

2. The Board of Trustees further finds that each of the above-listed Properties are in violation of the Rental Registration Program for the following reasons:

Address

Violation

2794 Petobego Ct.

Failure to Register, Late Fee, First Offense

3. The Board of Trustees hereby orders that each of the Properties be assessed the following fine(s), in accordance with Article II, Section 1 of the Rental Registration Program regulations:

Address

Number of Offenses

Total Fine

2794 Petobego Ct.

2

\$95.00

4. The Township may utilize any lawful means to remedy the identified Rental Registration Program violations, compel compliance with the Rental Registration Program, and collect the fines set forth above.

5. 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.
6. The Board, by majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and authorizes the adoption of the Resolution upon its first reading.
7. This Resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2026.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township
Fiscal Officer this ____ day of _____, 20__.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Registrable Properties and Ordering Abatement - 3150 Birchway Dr. - 3 of 5
Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

3150 Birchway Dr. 510-0102-0888-00

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at ____ p.m., on the ____ day of _____, 20____, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-26

**RESOLUTION DECLARING CERTAIN REAL PROPERTY
LOCATED IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
RENTAL PROPERTY SUBJECT TO COMPLIANCE WITH
THE COLERAIN TOWNSHIP RENTAL REGISTRATION PROGRAM**

WHEREAS, Colerain Township possesses all powers of local self-government under the Revised Code, and is empowered to adopt and enforce within the unincorporated of the Township local police, sanitary, and similar nuisance-abatement regulations, as the Township deems to be in the interest of the public health, safety, and general welfare; and

WHEREAS, the Colerain Township Board of Trustees adopted certain Rental Registration and Rental Unit Maintenance Standards, and related compliance and enforcement regulations, applicable to rental property within the Township (collectively, the “Rental Registration Program”) pursuant to Resolution 126-22 passed on November 15, 2022; and

WHEREAS, the purpose of the Rental Registration Program is to ensure both a landlord-owner and tenant-occupant of rental property located within the Township comply with their mutual and respective obligations to maintain such property in compliance with the Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution; and

WHEREAS, the Board of Trustees established a Code Enforcement Review Board (“CERB”) to review, during public hearings of the CERB, properties which Township code enforcement staff have reason to believe are rental properties that have failed to register with Colerain Township in accordance with the Rental Registration Program, or are otherwise noncompliant with the Program; and

WHEREAS, the CERB held public hearings on February 18th, 2026 regarding each of the following alleged rental properties (collectively, the “Properties”):

Address

Parcel Number

3150 Birchway Dr.

510-0102-0888-00

WHEREAS, the record owner(s) of each of the Properties received prior notice of the CERB hearing and had the opportunity to appear at the hearing to address the CERB with respect to the owner's case; and

WHEREAS, upon the CERB's consideration of all testimony and other evidence presented during the hearings, the CERB concluded the Properties are rental properties which are noncompliant with the Rental Registration Program, and recommended that the Board of Trustees declare each of the Properties a "rental property" subject to the Rental Registration Program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. Upon consideration of the recommendation of the CERB and all evidence presented to the Board of Trustees during the public hearing held with respect to this Resolution, the Board of Trustees finds and determines the following Properties are "rental properties" subject to the Rental Registration Program:

Address

Parcel Number

3150 Birchway Dr.

510-0102-0888-00

2. The Board of Trustees further finds that each of the above-listed Properties are in violation of the Rental Registration Program for the following reasons:

Address

Violation

3150 Birchway Dr.

Failure to Register, Late Fee, First Offense

3. The Board of Trustees hereby orders that each of the Properties be assessed the following fine(s), in accordance with Article II, Section 1 of the Rental Registration Program regulations:

Address

Number of Offenses

Total Fine

3150 Birchway Dr.

2

\$95.00

4. The Township may utilize any lawful means to remedy the identified Rental Registration Program violations, compel compliance with the Rental Registration Program, and collect the fines set forth above.

5. 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.
6. The Board, by majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and authorizes the adoption of the Resolution upon its first reading.
7. This Resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2026.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township
Fiscal Officer this ____ day of _____, 20__.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Registrable Properties and Ordering Abatement - 8588 Sunlight Dr. - 4 of 5
Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

8588 Sunlight Dr. 510-0063-0260-00

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at ____ p.m., on the ____ day of _____, 20____, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-26

**RESOLUTION DECLARING CERTAIN REAL PROPERTY
LOCATED IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
RENTAL PROPERTY SUBJECT TO COMPLIANCE WITH
THE COLERAIN TOWNSHIP RENTAL REGISTRATION PROGRAM**

WHEREAS, Colerain Township possesses all powers of local self-government under the Revised Code, and is empowered to adopt and enforce within the unincorporated of the Township local police, sanitary, and similar nuisance-abatement regulations, as the Township deems to be in the interest of the public health, safety, and general welfare; and

WHEREAS, the Colerain Township Board of Trustees adopted certain Rental Registration and Rental Unit Maintenance Standards, and related compliance and enforcement regulations, applicable to rental property within the Township (collectively, the “Rental Registration Program”) pursuant to Resolution 126-22 passed on November 15, 2022; and

WHEREAS, the purpose of the Rental Registration Program is to ensure both a landlord-owner and tenant-occupant of rental property located within the Township comply with their mutual and respective obligations to maintain such property in compliance with the Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution; and

WHEREAS, the Board of Trustees established a Code Enforcement Review Board (“CERB”) to review, during public hearings of the CERB, properties which Township code enforcement staff have reason to believe are rental properties that have failed to register with Colerain Township in accordance with the Rental Registration Program, or are otherwise noncompliant with the Program; and

WHEREAS, the CERB held public hearings on April 15th, 2026 regarding each of the following alleged rental properties (collectively, the “Properties”):

Address

Parcel Number

8588 Sunlight Dr.

510-0063-0260-00

WHEREAS, the record owner(s) of each of the Properties received prior notice of the CERB hearing and had the opportunity to appear at the hearing to address the CERB with respect to the owner's case; and

WHEREAS, upon the CERB's consideration of all testimony and other evidence presented during the hearings, the CERB concluded the Properties are rental properties which are noncompliant with the Rental Registration Program, and recommended that the Board of Trustees declare each of the Properties a "rental property" subject to the Rental Registration Program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. Upon consideration of the recommendation of the CERB and all evidence presented to the Board of Trustees during the public hearing held with respect to this Resolution, the Board of Trustees finds and determines the following Properties are "rental properties" subject to the Rental Registration Program:

Address

Parcel Number

8588 Sunlight Dr.

510-0063-0260-00

2. The Board of Trustees further finds that each of the above-listed Properties are in violation of the Rental Registration Program for the following reasons:

Address

Violation

8588 Sunlight Dr.

Failure to Register, Late Fee, First Offense

3. The Board of Trustees hereby orders that each of the Properties be assessed the following fine(s), in accordance with Article II, Section 1 of the Rental Registration Program regulations:

Address

Number of Offenses

Total Fine

8588 Sunlight Dr.

2

\$95.00

4. The Township may utilize any lawful means to remedy the identified Rental Registration Program violations, compel compliance with the Rental Registration Program, and collect the fines set forth above.

5. 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.
6. The Board, by majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and authorizes the adoption of the Resolution upon its first reading.
7. This Resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2026.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township
Fiscal Officer this ____ day of _____, 20__.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Registrable Properties and Ordering Abatement - 10068 Menominee Dr. - 5 of 5
Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

10068 Menominee Dr. 510-0041-0456-00

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at ____ p.m., on the ____ day of _____, 20____, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-26

**RESOLUTION DECLARING CERTAIN REAL PROPERTY
LOCATED IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
RENTAL PROPERTY SUBJECT TO COMPLIANCE WITH
THE COLERAIN TOWNSHIP RENTAL REGISTRATION PROGRAM**

WHEREAS, Colerain Township possesses all powers of local self-government under the Revised Code, and is empowered to adopt and enforce within the unincorporated of the Township local police, sanitary, and similar nuisance-abatement regulations, as the Township deems to be in the interest of the public health, safety, and general welfare; and

WHEREAS, the Colerain Township Board of Trustees adopted certain Rental Registration and Rental Unit Maintenance Standards, and related compliance and enforcement regulations, applicable to rental property within the Township (collectively, the “Rental Registration Program”) pursuant to Resolution 126-22 passed on November 15, 2022; and

WHEREAS, the purpose of the Rental Registration Program is to ensure both a landlord-owner and tenant-occupant of rental property located within the Township comply with their mutual and respective obligations to maintain such property in compliance with the Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution; and

WHEREAS, the Board of Trustees established a Code Enforcement Review Board (“CERB”) to review, during public hearings of the CERB, properties which Township code enforcement staff have reason to believe are rental properties that have failed to register with Colerain Township in accordance with the Rental Registration Program, or are otherwise noncompliant with the Program; and

WHEREAS, the CERB held public hearings on February 18th, 2026 regarding each of the following alleged rental properties (collectively, the “Properties”):

Address

Parcel Number

10068 Menominee Dr.

510-0041-0456-00

WHEREAS, the record owner(s) of each of the Properties received prior notice of the CERB hearing and had the opportunity to appear at the hearing to address the CERB with respect to the owner's case; and

WHEREAS, upon the CERB's consideration of all testimony and other evidence presented during the hearings, the CERB concluded the Properties are rental properties which are noncompliant with the Rental Registration Program, and recommended that the Board of Trustees declare each of the Properties a "rental property" subject to the Rental Registration Program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. Upon consideration of the recommendation of the CERB and all evidence presented to the Board of Trustees during the public hearing held with respect to this Resolution, the Board of Trustees finds and determines the following Properties are "rental properties" subject to the Rental Registration Program:

Address

Parcel Number

10068 Menominee Dr.

510-0041-0456-00

2. The Board of Trustees further finds that each of the above-listed Properties are in violation of the Rental Registration Program for the following reasons:

Address

Violation

10068 Menominee Dr.

Failure to Register, Late Fee, First Offense

3. The Board of Trustees hereby orders that each of the Properties be assessed the following fine(s), in accordance with Article II, Section 1 of the Rental Registration Program regulations:

Address

Number of Offenses

Total Fine

10068 Menominee Dr.

2

\$95.00

4. The Township may utilize any lawful means to remedy the identified Rental Registration Program violations, compel compliance with the Rental Registration Program, and collect the fines set forth above.

5. 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.
6. The Board, by majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and authorizes the adoption of the Resolution upon its first reading.
7. This Resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2026.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township
Fiscal Officer this ____ day of _____, 20__.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services
Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability

Resolution to Dispose of Township Vehicles and Equipment Valued at Greater than \$2,500
Recommend ADOPTION of the Resolution.

Rationale:

Colerain Township Police Will Periodically Evaluate the Existing Fleet for Vehicles that are No Longer of Value to Police Department Operations. Following our Existing Vehicle Replacement Plan, a Proposal is Made to Trade the Following Items:

- 1.) 2017 Toyota Camry VIN:4T1B1FKXHU659340
- 2.) 2017 Toyota Camry VIN:4T1BF1FK4HU756596

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 26th day of May 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION FOR DISPOSAL BY PUBLIC SALE OF VEHICLES (VALUE GREATER THAN \$2,500) WHICH ARE OBSOLETE, UNFIT, OR UNNEEDED FOR PUBLIC USE (O.R.C. Sec 505.10)

WHEREAS, Ohio Revised Code Sec. 505.10 authorizes the Board of Trustees to dispose of personal property, including motor vehicles, road machinery, equipment, and tools, which the Board finds by resolution are not needed for public use, or are obsolete, or are unfit; and

WHEREAS, Ohio Revised Code Sec. 505.10 (A)(3) authorizes the Board of Trustees to sell the motor vehicles, and have the selling price credited to the firm against the purchase price of other motor vehicles, if the value of the property to be sold is, in the opinion of the Board, more than \$2,500.00.

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

A. The Board of Trustees finds that, in the opinion of the Board, the following vehicles are not needed for public use, or are obsolete, or are unfit, and that, in the opinion of the Board, each vehicle has a fair market value of more than \$2,500.00:

- | | |
|----------------------------|------------------------|
| 1. 2017 Toyota Camry Sedan | VIN# 4T1B1FKXHU659340 |
| 2. 2017 Toyota Camry Sedan | VIN# 4T1BF1FK4HU756596 |

B. Pursuant to O.R.C. Sec. 505.10 (A)(3), the Board directs that the sale of the above listed motor vehicles be credited to the firm against the purchase price of other motor vehicles and, accordingly, that said vehicles be delivered to that company in accordance with O.R.C. Sec. 505.10 (A)(3).

C. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

D. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

E. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police

Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability
Strategic Goal #2: Continue to Provide High Quality Safety Services
Strategic Goal #5: Continuously Improve the Operations of the Township

Motion Authorizing the Township Administrator to Enter into a Contract with Joseph Toyota for the Purchase of one Police Vehicle

Recommend ADOPTION of the Motion.

Rationale:

This motion is for the approval of one police vehicle for operations: GMC Acadia. This purchase is consistent with the capital plan for 2026 and included in the budget. This purchase will be used in conjunction with the trade of the two 2017 Toyota Camrys.

DEVELOPMENT

Department: Administration
Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability

Resolution Amending Prior TIF Resolutions for Public Infrastructure

Recommend ADOPTION of the Resolution.

Rationale:

This resolution will comprehensively update all prior TIF resolutions to expand the lists of potential public infrastructure improvement projects for each TIF district. This resolution does not obligate the Township to use these dollars in any particular way, rather it simply opens up the potential range of options for use in the future.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio met in regular session at 6:00 p.m., on the _____ day of _____, 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Mrs. Ulrich _____

Mr. Unger _____

Mr. Wahlert _____

Trustee _____ introduced the following resolution and moved for its adoption:

RESOLUTION NO. ____ - 26

A RESOLUTION AMENDING ONE OR MORE PRIOR RESOLUTIONS AUTHORIZING ONE OR MORE TAX INCREMENT FINANCING EXEMPTIONS FROM REAL PROPERTY TAXATION WITHIN THE TOWNSHIP TO PROVIDE A REVISED LIST FOR ELIGIBLE PUBLIC INFRASTRUCTURE IMPROVEMENTS THERETO AND TO SPECIFICALLY ALLOW FOR THE CONTINUED MAINTENANCE OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS WITHIN THE TOWNSHIP AND RELATED MATTERS

WHEREAS, in accordance with Ohio Revised Code (“R.C.”) Sections 5709.73 through 5709.75 and provisions related thereto (the “TIF Statutes”), the Board of Trustees (the “Board”) of Colerain Township, Hamilton County, Ohio (the “Township”) passed one or more resolutions declaring certain improvements to be a public purpose and exempt from real property taxation the increase in the assessed value of certain parcels of real property located within the Township (collectively, the “Prior TIF Resolutions,” which are further defined and listed herein); and,

WHEREAS, the Board seeks to amend each of the Prior TIF Resolutions to allow for the expenditure of service payments in lieu of real property taxes collected and distributed to the Township with respect to the Prior TIF Resolutions for the continued maintenance of public infrastructure improvements within the Township and for related and eligible purposes pursuant the TIF Statutes pursuant to the **Exhibit A** and **Exhibit B** attached hereto, as applicable and as set forth pursuant to this Resolution; and,

WHEREAS, the Board passed Resolution No. 10-15 on February 24, 2015 (attached hereto as **Exhibit F**) which resolution authorized the “Kroger TIF” pursuant to R.C. 5709.73(B) (the resolutions collectively being the “Kroger Resolution”); and,

WHEREAS, the Board passed Resolution No. 59-19 on December 10, 2019 (attached hereto as **Exhibit G**) which authorized the “Duke TIF” pursuant to R.C. 5709.73(B) (the resolution being the “Duke Resolution”); and,

WHEREAS, the Board passed Resolution No. 67-21 on September 28, 2021 (attached hereto as **Exhibit H**) which authorized the “Lake Gloria TIF” pursuant to R.C. 5709.73(B) (the resolution being the “Lake Gloria Resolution”); and,

WHEREAS, the Board passed Resolution No. 68-21 on September 28, 2021 (attached hereto as **Exhibit I**) which authorized the “Zillig TIF” pursuant to R.C. 5709.73(B) (the resolution being the “Zillig Resolution”); and,

WHEREAS, the Kroger TIF, the Duke TIF, the Lake Gloria TIF, and the Zillig TIF are collectively referred to pursuant to this Resolution as the “(B) TIFs” and the Township is desirous of amending each of the Kroger Resolution, the Duke Resolution, the Lake Gloria Resolution, and the Zillig Resolutions (collectively, the “(B) TIF Resolutions”) in order to fully replace the list of public infrastructure improvements included within each of the aforementioned resolutions with **Exhibit A** attached hereto and incorporated herein on the terms and conditions of this Resolution; and,

WHEREAS, the Board passed Resolution No. 47-20 on August 25, 2020 (attached hereto as **Exhibit J**) which authorized the “Northridge Crossing TIF” pursuant to R.C. 5709.73(C) (the resolution being the “Northridge Crossing Resolution”); and,

WHEREAS, the Board passed Resolution No. 69-21 on September 28, 2021 (attached hereto as **Exhibit K**) which authorized the “Hunters Ridge TIF” pursuant to R.C. 5709.73(C) (the resolution being the “Hunters Ridge Resolution”); and,

WHEREAS, the Board passed Resolution No. 70-21 on September 28, 2021 (attached hereto as **Exhibit L**) which authorized the “Dunlap Grove TIF” pursuant to R.C. 5709.73(C) (the resolution being the “Dunlap Grove Resolution”); and,

WHEREAS, the Board passed Resolution No. 71-21 on September 28, 2021 (attached hereto as **Exhibit M**) which authorized the “Crosley Meadows TIF” pursuant to R.C. 5709.73(C) (the resolution being the “Crosley Meadows Resolution”); and,

WHEREAS, the Board passed Resolution No. 72-21 on September 28, 2021 (attached hereto as **Exhibit N**) which authorized the “Copper Creek TIF” pursuant to R.C. 5709.73(C) (the resolution being the “Copper Creek Resolution”); and,

WHEREAS, the Board passed Resolution No. 73-21 on September 28, 2021 (attached hereto as **Exhibit O**) which authorized the “Abbeytown TIF” pursuant to R.C. 5709.73(C) (the resolution being the “Abbeytown Resolution”); and,

WHEREAS, the Northridge Crossing TIF, the Hunters Ridge TIF, the Dunlap Grove TIF, the Crosley Meadows TIF, the Copper Creek TIF, and the Abbeytown TIF are collectively referred

to pursuant to this Resolution as the “(C) TIFs” and the Township is desirous of amending each of the Northridge Crossing Resolution, the Hunters Ridge Resolution, the Dunlap Grove Resolution, the Crosley Meadows Resolution, the Copper Creek Resolution, and the Abbeytown Resolution (collectively, the “(C) TIF Resolutions”) in order to fully replace the list of public infrastructure improvements included within each of the aforementioned resolutions with Exhibit B attached hereto and incorporated herein on the terms and conditions of this Resolution.

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

SECTION 1. Public Infrastructure Improvements.

- (A) This Board hereby declares that each of the (B) TIF Resolutions be amended such that Exhibit A be added to and incorporated into each of the (B) TIF Resolutions and fully replace the lists of public infrastructure improvements included within each of the (B) TIF Resolutions, all in order to further describe and define eligible public infrastructure improvements, as defined and set forth in Division (A)(6) of R.C. Section 5709.73 and (A)(8) of R.C. Section 5709.40. Notwithstanding this Section 1(A) in any way, this Resolution shall not amend any tax increment financing agreement or other financing arrangement caused or contemplated by any of the (B) TIF Resolutions executed between the Township, one or more school districts, or any other third party and this Resolution shall not be construed as amending any of the (B) TIF Resolutions in any other manner.
- (B) This Board hereby declares that each of the (C) TIF Resolutions be amended such that Exhibit B be added to and incorporated into each of the (C) TIF Resolutions and fully replace the lists of public infrastructure improvements within each of the (C) TIF Resolutions, all in order to further describe and define eligible public infrastructure improvements, as defined and set forth in Division (A)(6) of R.C. Section 5709.73 and (A)(8) of R.C. Section 5709.40. Notwithstanding this Section 1(A) in any way, this Resolution shall not amend any tax increment financing agreement or other financing arrangement caused or contemplated by any of the (C) TIF Resolutions executed between the Township, one or more school districts, or any other third party and this Resolution shall not be construed as amending any of the (C) TIF Resolutions in any other manner.

SECTION 2. Other Authorizations. This Board further authorizes and directs the Township Administrator or their designee to: (i) prepare, sign, and file all agreements and instruments as may be necessary to implement this Resolution and any other applications for real property tax exemption and remission as may be required from time to time and (ii) take all other actions

as may be appropriate to implement this Resolution as may be appropriate from time to time.

SECTION 3. No Discrimination. In accordance with R.C. Section 5709.832, this Board hereby determines that no employer located on any parcel subject to a Prior TIF Resolution shall deny any individual employment based solely on race, religion, sex, disability, color, national origin or ancestry.

SECTION 4. Open Meetings. It is hereby 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. Section 121.22.

SECTION 5. Effective Date. This Board of Trustees upon majority vote does hereby dispense with the requirement that this Resolution be read on two (2) separate days and hereby authorizes the adoption of this Resolution upon its first reading. This Resolution shall take effect on and after the earliest period allowed by law.

[Remainder of Page Intentionally Left Blank]

Trustee _____ seconded the motion, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich _____, Mr. Unger _____, and Mr. Wahlert _____

ADOPTED this _____ day of _____, 2026

BOARD OF TRUSTEES

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution Approved As to Form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

I, Jeff Baker, Fiscal Officer of Colerain Township, Hamilton County, Ohio hereby certify, as official custodian of the records of Colerain Township, Hamilton County, Ohio that the foregoing is taken and copied from the Record of Proceedings of Colerain Township, Hamilton County, Ohio and that the same is a true and accurate copy of the original on file in the township hall at 4200 Springdale Road, Cincinnati, Ohio 45251.

Jeff Baker, Fiscal Officer

Date

EXHIBIT A

PUBLIC INFRASTRUCTURE IMPROVEMENTS APPLICABLE TO (B) TIF RESOLUTIONS

All of the Public Infrastructure Improvements described below are hereby determined to be “public infrastructure improvements” (as defined in Division (A)(6) of Section 5709.73 and Division (A)(8) of Section 5709.40 of the Ohio Revised Code) and are made, to be made, or in the process of being made, or that once made, will directly benefit the parcels subject to each of the (B) TIF Resolutions. The Public Infrastructure Improvements specifically include the costs of financing the Public Infrastructure Improvements, including the items of “costs of permanent improvements” described in Ohio Revised Code Section 133.15(B) and incurred with respect to the Public Infrastructure Improvements, which “costs” specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements and any debt service on, and other expenses relating to the issuance of, any bonds, notes, or other obligations issued to finance the Public Infrastructure Improvements. The Public Infrastructure Improvements include, without limitation:

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), traffic calming devices, sidewalks and walkways, pathways, bikeways, medians and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including the continued maintenance of those public roads and highways; and,
- **Water and Sewer Lines.** Construction, reconstruction or installation of utility improvements (including any underground utilities), storm and sanitary sewers (including necessary site grading therefor and including the continued maintenance of those storm and sanitary sewers), water lines (including the continued maintenance of those water lines), fire buildings and improvements, public water and fire protection systems (excluding any in-unit, private water and fire suppression systems), police and fire equipment, current public safety expenses of the Township but only to the extent permitted pursuant to Ohio Revised Code Section 5709.75(D), and all other appurtenances thereto; and,
- **Utilities.** Construction, reconstruction or installation of gas, electric, and communication service facilities, and all other appurtenances thereto, and including the provision of gas or electric service facilities owned by nongovernmental entities when such improvements are determined to be necessary for economic development purposes, and including underground publicly owned utilities, water and fire protection systems, and all other appurtenances thereto; and,
- **Parks.** Construction or reconstruction of one or more public parks, including grading, trees, sod, shrubs, and other park plantings, park accessories, park structures, irrigation, lighting, flatwork, playgrounds, fountains, water fountains, water features, sports facilities,

including, but not limited to, public tennis courts, sculptures, public art and related improvements, and all other appurtenances thereto; and,

- **Streetscape/Landscape Improvements.** Construction or installation of streetscape and landscape improvements including trees and shrubs, landscaping mounds and fencing, tree grates, planting beds, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, irrigation, burial of overhead utility lines and related improvements, and all other appurtenances thereto; and,
- **Public Parking Facilities.** Construction of one or more public parking facilities, including public surface parking and public parking structures and related improvements, and all other appurtenances thereto; and,
- **Demolition.** Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes; and,
- **Acquisition of Real Estate.** Acquisition of real estate or interests in real estate (including easements and rights-of-way) necessary to accomplish the foregoing improvements or in aid of industry, commerce, distribution or research; and,
- **Environmental Remediation;** and,
- **Police and Fire Equipment;** and,
- **Stormwater and Flood Remediation Projects.** Stormwater and flood remediation projects, including such projects on private property when determined to be necessary for public health, safety, and welfare; and,
- **Ongoing Administrative Expenses.** Any ongoing administrative expenses relating to the Public Infrastructure Improvements and maintaining the TIF Funds established by each of the (B) TIF Resolutions, including but not limited to engineering, architectural, legal, administration, permitting and public infrastructure construction management, and other consulting and professional services and associated fees; and,
- **Inspection/Governmental Fees.** All inspection fees and other governmental fees related to the foregoing; and,
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing Public Infrastructure Improvements and for the maintenance of the TIF Fund established by each of the (B) TIF Resolutions; and,
- **Other Expenses.** Any and all other costs of the Public Infrastructure Improvements, as determined by the Township in its sole discretion and in accordance with the Resolution to which this **Exhibit A** is attached, the TIF Statutes, its related rules and laws, and other generally applicable Ohio law.

Notwithstanding any of the foregoing provisions, however, the Township originally adopted the Town Center Resolutions prior to July 21, 1994. Pursuant to Ohio Revised Code Section 5709.73(K), the Board of the Township may amend the Town Center Resolutions to include any additional Public Infrastructure Improvement.

The Township may only appropriate, utilize, or expend monies derived from the Town Center Resolutions and on deposit in the Township's public improvement tax increment equivalent fund (i) for land acquisition in aid of industry, commerce, distribution, or research, demolition on private property, or stormwater and flood remediation projects pursuant to Ohio Revised Code Section 5709.73(K) or (ii) for the continued maintenance of public improvements or public infrastructure improvements pursuant to Ohio Revised Code Section 5709.75(E), where the Township is party to a hold-harmless agreement with the applicable one or more school districts with respect to the Town Center Resolutions.

EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS APPLICABLE TO (C) TIF RESOLUTIONS

All of the Public Infrastructure Improvements described below are hereby determined to be “public infrastructure improvements” (as defined in Division (A)(6) of Section 5709.73 and Division (A)(8) of Section 5709.40 of the Ohio Revised Code) and are made, to be made, or in the process of being made, or that once made, will benefit the parcels subject to each of the (C) TIF Resolutions. The Public Infrastructure Improvements specifically include the costs of financing the Public Infrastructure Improvements, including the items of “costs of permanent improvements” described in Ohio Revised Code Section 133.15(B) and incurred with respect to the Public Infrastructure Improvements, which “costs” specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements and any debt service on, and other expenses relating to the issuance of, any bonds, notes, or other obligations issued to finance the Public Infrastructure Improvements. The Public Infrastructure Improvements include, without limitation:

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), traffic calming devices, sidewalks and walkways, pathways, bikeways, medians and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including the continued maintenance of those public roads and highways; and,
- **Water and Sewer Lines.** Construction, reconstruction or installation of utility improvements (including any underground utilities), storm and sanitary sewers (including necessary site grading therefor and including the continued maintenance of those storm and sanitary sewers), water lines (including the continued maintenance of those water lines), fire buildings and improvements, public water and fire protection systems (excluding any in-unit, private water and fire suppression systems), current public safety expenses of the Township but only to the extent permitted pursuant to Ohio Revised Code Section 5709.75(D), and all other appurtenances thereto; and,
- **Utilities.** Construction, reconstruction or installation of gas, electric, and communication service facilities, and all other appurtenances thereto, and including the provision of gas or electric service facilities owned by nongovernmental entities when such improvements are determined to be necessary for economic development purposes, and including underground publicly owned utilities, water and fire protection systems, and all other appurtenances thereto; and,
- **Parks.** Construction or reconstruction of one or more public parks, including grading, trees, sod, shrubs, and other park plantings, park accessories, park structures, irrigation, lighting, flatwork, playgrounds, fountains, water fountains, water features, sports facilities,

including, but not limited to, public tennis courts, sculptures, public art and related improvements, and all other appurtenances thereto; and,

- **Streetscape/Landscape Improvements.** Construction or installation of streetscape and landscape improvements including trees and shrubs, landscaping mounds and fencing, tree grates, planting beds, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, irrigation, burial of overhead utility lines and related improvements, and all other appurtenances thereto; and,
- **Public Parking Facilities.** Construction of one or more public parking facilities, including public surface parking and public parking structures and related improvements, and all other appurtenances thereto; and,
- **Demolition.** Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes; and,
- **Acquisition of Real Estate.** Acquisition of real estate or interests in real estate (including easements and rights-of-way) necessary to accomplish the foregoing improvements or in aid of industry, commerce, distribution or research; and,
- **Environmental Remediation;** and,
- **Stormwater and Flood Remediation Projects.** Stormwater and flood remediation projects, including such projects on private property when determined to be necessary for public health, safety, and welfare; and,
- **Ongoing Administrative Expenses.** Any ongoing administrative expenses relating to the Public Infrastructure Improvements and maintaining the TIF Funds established by each of the (C) TIF Resolutions, including but not limited to engineering, architectural, legal, administration, permitting and public infrastructure construction management, and other consulting and professional services and associated fees; and,
- **Inspection/Governmental Fees.** All inspection fees and other governmental fees related to the foregoing; and,
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing Public Infrastructure Improvements and for the maintenance of the TIF Fund established by each of the (C) TIF Resolutions; and,
- **Other Expenses.** Any and all other costs of the Public Infrastructure Improvements, as determined by the Township in its sole discretion and in accordance with the Resolution to which this **Exhibit A** is attached, the TIF Statutes, its related rules and laws, and other generally applicable Ohio law.

EXHIBIT C

[Let Intentionally Blank]

EXHIBIT D

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EXHIBIT E

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EXHIBIT F

[Kroger Resolution]

[See Attached]

EXHIBIT G

[Duke Resolution]

[See Attached]

EXHIBIT H

[Lake Gloria Resolution]

[See Attached]

EXHIBIT I

[Zillig Resolution]

[See Attached]

EXHIBIT J

[Northridge Crossing Resolution]

[See Attached]

EXHIBIT K

[Hunters Ridge Resolution]

[See Attached]

EXHIBIT L

[Dunlap Grove Resolution]

[See Attached]

EXHIBIT M

[Crosley Meadows Resolution]

[See Attached]

EXHIBIT N

[Copper Creek Resolution]

[See Attached]

EXHIBIT O

[Abbeytown Resolution]

[See Attached]

EXHIBIT F

[Kroger Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, Ohio, met in regular session at 5:30p .m., on February 24, 2015 , at Colerain Township, 4200 Springdale Road, Colerain Township, Ohio, with the following members present:

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

RESOLUTION NO. 10-15

A RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS OF REAL PROPERTY WITHIN THE TOWNSHIP, EXEMPTING SUCH IMPROVEMENTS FROM REAL PROPERTY TAXATION, AUTHORIZING SUCH DOCUMENTS AS MAY BE NECESSARY AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND.

WHEREAS, Sections 5709.73 et seq. of the Ohio Revised Code (the “TIF Authorizing Statutes”) authorize townships to participate in a financing technique commonly known as tax increment financing; and

WHEREAS, this Board of Trustees (“Board”) of Colerain Township (the “Township”) wishes to use the authority granted pursuant to the TIF Authorizing Statutes in connection with certain improvements in the Township in order to meet the public health, safety, welfare and convenience needs of the area, including re-development of under utilized commercial property in the Township; and

WHEREAS, this Board has determined to grant a property tax exemption for the parcels comprising the area where such improvements are to be located (the “Kroger TIF Site”); and

WHEREAS, the boundary of the Kroger TIF Site shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto; and

WHEREAS, notice has been given to the Northwest Local School District (the “School District”) on January 16, 2015, of the consideration of this Resolution granting a tax increment property tax exemption, which exemption was approved by the School District by resolution on January 20, 2015, and this Board will compensate the School District pursuant to a Tax Incentive Agreement to be entered into by and between the Township and the School District; and

WHEREAS, notice has been given to the Butler Technology & Career Development (“Butler Tech”) on January 16, 2015, of the consideration of this Resolution granting a tax increment property tax exemption, as required by Section 5709.73 of the Ohio Revised Code, and this Board will compensate Butler Tech pursuant to Section 5709.73(D) of the Ohio Revised Code;

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

SECTION 1. Pursuant to Section 5709.73(B) of the Ohio Revised Code, this Board hereby creates the "Kroger TIF Site", the boundaries of which shall be coextensive with the boundaries of the parcels specifically identified and depicted in Exhibit A attached hereto, which parcels are located in the unincorporated area of the Township.

SECTION 2. That this Board hereby finds and declares that certain public improvements (the "Public Improvements") in the Township, to wit: land acquisition, including acquisition in aid of industry, commerce, distribution, or research including, acquisition of property located on Springdale Road; the planning, design and construction of public street improvements including pavements, walkways, traffic control devices and alterations to existing streets; the planning, design and construction of utilities including but not limited to water, sanitary sewers, gas mains, electric facilities, communication facilities, storm water sewers and detention facilities; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; the installation of landscaping, retaining walls, and public amenities; demolition of existing buildings; and the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land described in Exhibit A attached to this Resolution (such parcels are hereinafter collectively referred to as the "Kroger TIF Site"), which parcels are located in an unincorporated area of the Township, and for the creation of jobs, increasing property values and the provision of adequate public services in Colerain Township.

SECTION 3. That, pursuant to Section 5709.73(B) of the Ohio Revised Code, further improvements to the parcels in the Kroger TIF Site occurring after the date of this Resolution are hereby declared to be a public purpose and are exempt from real property taxation commencing with the earlier of (1) the first tax year for which there is an increase in assessed value (i.e., the 35% value) to the Kroger TIF Site of at least \$500,000 or (2) tax year 2017, and ending the earlier of (1) twenty years thereafter or (2) the date on which the Public Improvements as described in Section 1 above that will benefit the Kroger TIF Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 6 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Kroger TIF Site.

SECTION 4. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention and authorizes the Township Trustees or the President of the Board of Township Trustees to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments including a Service Agreement by and between the Township and owners of property within the Kroger TIF Site.

SECTION 5. That a portion of the Service Payments shall be paid to the School District and Butler Tech in accordance with (i) the terms of a Tax Incentive Agreement, hereby authorized to be entered into by the Board (or the President thereof) between the Township and the School District and (ii) the provisions of Section 5709.73(D) of the Ohio Revised Code (collectively, the "Compensation Payments").

SECTION 6. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Kroger TIF Site Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Moneys deposited in the Tax Increment Equivalent Fund shall be used only in accordance with Section 5709.75 of the Ohio Revised Code, which authorizes the Township to finance the Public Improvements and make the Compensation Payments.

SECTION 7. That the proper township officials are hereby authorized and directed to do all things necessary and proper to carry out Sections 1 through 6 of this Resolution, including but not limited to filing any required applications for tax exemption with the Hamilton County Auditor and/or State Tax Commissioner.

SECTION 8. Pursuant to Section 5709.73(I) of the Ohio Revised Code, the Fiscal Officer is hereby directed to deliver a copy of this Resolution to the Director of the Department of Development Services of the State of Ohio within fifteen (15) days after its passage. On or before March 31 of each year that the exemption set forth herein remains in effect, the Township Administrator or other authorized officer of this Township shall prepare and submit to the Director of Development Services of the State of Ohio the status report required under Section 5709.73(I) of the Ohio Revised Code.

SECTION 9. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.

SECTION 10. That 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 taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 11. That this Resolution shall be effective at the earliest date allowed by law.

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

ADOPTED this 24th day of February, 2015.

Vote Record: Deter aye, Rowland aye, RITTER AYE

BOARD OF TRUSTEES:

H. 2
Emery
M. J. A.

Attest:

Heather Stalow
Clerk Fiscal Officer

EXHIBIT A

Real Property Description

Approximately 17.822 acres of real property located in Colerain Township, Hamilton County, Ohio:

Hamilton County Auditor's Parcel No. 510-0103-0008
Hamilton County Auditor's Parcel No. 510-0103-0009
Hamilton County Auditor's Parcel No. 510-0103-0010
Hamilton County Auditor's Parcel No. 510-0103-0011
Hamilton County Auditor's Parcel No. 510-0103-0012
Hamilton County Auditor's Parcel No. 510-0103-0013
Hamilton County Auditor's Parcel No. 510-0103-0018
Hamilton County Auditor's Parcel No. 510-0103-0019
Hamilton County Auditor's Parcel No. 510-0103-0020
Hamilton County Auditor's Parcel No. 510-0103-0021
Hamilton County Auditor's Parcel No. 510-0103-0022
Hamilton County Auditor's Parcel No. 510-0103-0026
Hamilton County Auditor's Parcel No. 510-0103-0027
Hamilton County Auditor's Parcel No. 510-0103-0028
Hamilton County Auditor's Parcel No. 510-0103-0073
Hamilton County Auditor's Parcel No. 510-0103-0074
Hamilton County Auditor's Parcel No. 510-0103-0075
Hamilton County Auditor's Parcel No. 510-0103-0076
Hamilton County Auditor's Parcel No. 510-0103-0077
Hamilton County Auditor's Parcel No. 510-0103-0078
Hamilton County Auditor's Parcel No. 510-0103-0079
Hamilton County Auditor's Parcel No. 510-0103-0080
Hamilton County Auditor's Parcel No. 510-0103-0195
Hamilton County Auditor's Parcel No. 510-0103-0202
Hamilton County Auditor's Parcel No. 510-0111-0056

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Clerk, this 24th day of February, 2015.

Fiscal Officer



Colerain Township Clerk *Fiscal Officer*

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Board of Township Trustees of Colerain Township, Hamilton County, Ohio, and was certified to the County Auditor of Hamilton County, and the Northwest Local School District.



Clerk *Fiscal Officer*

Dated: 2-24-15

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

Hamilton County Auditor

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

President, Northwest Local School District

Dated: _____

EXHIBIT G

[Duke Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6 p.m., on the 10th day of December, 2019, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Raj Rajagopal, Dan Unger, and Gregory Insko

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

RESOLUTION NO.: 59 - 19

A RESOLUTION CREATING A TIF AREA PURSUANT TO SECTION 5709.73(B) OF THE OHIO REVISED CODE, DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY LOCATED IN THE TIF AREA TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION, REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDING FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE NORTHWEST LOCAL SCHOOL DISTRICT AND BUTLER TECH, ESTABLISHING A TOWNSHIP PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS, SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT THOSE PARCELS, AND DECLARING AN EMERGENCY.

WHEREAS, Sections 5709.73, 5709.74 and 5709.75 of the Ohio Revised Code (collectively, the "*TIF Statutes*") authorize a board of township trustees, by resolution, to declare the improvement to each parcel of real property located within the township to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, provide for the distribution of the applicable portion of such service payments to the city, local or exempted village school district, establish a township public improvement tax increment equivalent fund for the deposit of the remainder of such service payments and specify public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, such parcels; and

WHEREAS, the parcels of real property identified and depicted in Exhibit A attached hereto (each individually as now or hereafter configured on the tax list and duplicate for Hamilton County, Ohio, a "*Parcel*," and collectively, the "*Site*") are located in the Township of Colerain, Hamilton County, Ohio (the "*Township*"), and this Board of Township Trustees (this "*Board*") has determined to declare the Improvement (as defined in Section 1 of this Resolution) to the Site to be a public purpose; and

WHEREAS, this Board has determined that it is necessary and appropriate and in the best interest of the Township to exempt from taxation one hundred percent (100%) of the Improvement to the Site as permitted and provided in Section 5709.73(B) of the Ohio Revised Code for up to thirty (30) years (the "*TIF Exemption*") and to simultaneously direct and require the current and future owner(s) of the Site (each such owner individually, the "*Owner*," and

collectively, the “*Owners*”) to make annual Service Payments (as defined in Section 2 of this Resolution) with respect to the Site in lieu of the real property tax payments, and in the same amount as they would have made real property tax payments except for the exemption provided by this Resolution; and

WHEREAS, notice of this proposed resolution has been delivered on October 25, 2019, to the Board of Education of the Northwest Local School District (the “*School District*”) and Butler Technology and Career Development Schools (Counties of Butler, Hamilton, Warren and Preble, Ohio) (the “*Vocational School*”); and

WHEREAS, the School District, pursuant to its Resolution No. 1944 passed on November 18, 2019, and the Vocational School, pursuant to a motion passed on November 19, 2019, have each waived the notice period prescribed in Sections 5709.73 of the Ohio Revised Code; and

WHEREAS, the Board has determined that a portion of the Service Payments shall be paid to the School District and the Vocational School in an amount equal to the real property taxes that would have been payable to the School District and the Vocational School if the Improvement to the Site had not been exempt from taxation pursuant to this Resolution (the “*School Compensation*”); and

WHEREAS, this Board and the Board of Education of the School District have agreed to enter into a School Compensation Agreement whereby the School Compensation shall be paid to the School District and the Vocational School; and

WHEREAS, pursuant to Section 5709.75(A) of the Ohio Revised Code, this Board has determined to establish a township public improvement tax increment equivalent fund for the Site, in which there shall be deposited the Service Payments distributed to the Township; and

WHEREAS, this Board has determined to provide for the construction of the public infrastructure improvements described in Exhibit B attached hereto (the “*Public Infrastructure Improvements*”), which are necessary for the development of and, once made, will directly benefit the Site; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF THE TOWNSHIP OF COLERAIN, COUNTY OF HAMILTON, OHIO, THAT:

SECTION 1. Authorization of Tax Exemption. Pursuant to and in accordance with the provisions of Section 5709.73(B) of the Ohio Revised Code, this Board hereby finds and determines that one hundred percent (100%) of the increase in assessed value of each Parcel subsequent to the effective date of this Resolution (which increase in assessed value is hereinafter referred to as the “*Improvement*,” as defined in Section 5709.73(A) of the Ohio Revised Code) is hereby declared to be a public purpose and each Parcel shall be exempt from taxation for a period commencing with the first tax year that begins after the effective date of this Resolution and in which an Improvement attributable to a new structure on that Parcel first appears on the tax list and duplicate of real and public utility property for that Parcel and ending on the earlier of (a) thirty

(30) years after such commencement or (b) the date on which the Township can no longer require service payments in lieu of taxes for that Parcel, all in accordance with the requirements of the TIF Statutes.

SECTION 2. Service Payments and Property Tax Rollback Payments. Pursuant to Section 5709.74 of the Ohio Revised Code, this Board hereby directs and requires the Owners of the Site to make annual Service Payments (as defined herein) in lieu of taxes with respect to the Improvement allocable thereto to the Treasurer of Hamilton County, Ohio (the "*County Treasurer*"), on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established under Sections 323.121(B)(1) and 5703.47 of the Ohio Revised Code (collectively, the "*Service Payments*"), shall 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 exempt from taxation pursuant to Section 1 of this Resolution. The Service Payments, and any other payments with respect to the Improvement that are received by the County Treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "*Property Tax Rollback Payments*"), shall be allocated and distributed in accordance with Section 4 of this Resolution.

SECTION 3. Tax Increment Equivalent Fund. This Board hereby establishes, pursuant to and in accordance with the provisions of Section 5709.75 of the Ohio Revised Code, the Township Public Improvement Tax Increment Equivalent Fund (Duke Property) (the "*Fund*"). The Fund shall be maintained in the custody of the Township and shall receive all distributions to be made to the Township pursuant to Section 4 of this Resolution. Those Service Payments and Property Tax Rollback Payments received by the Township with respect to the Improvement of each Parcel and so deposited pursuant to Section 5709.74 of the Ohio Revised Code shall be used solely for the purposes authorized in the TIF Statutes or this Resolution. The Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved and any surplus funds remaining therein transferred to the Township's General Fund, all in accordance with Section 5709.75 of the Ohio Revised Code.

SECTION 4. Distribution of TIF Revenues. Pursuant to the TIF Statutes, the County Treasurer is requested to distribute the Service Payments and the Property Tax Rollback Payments as follows: (i) to the School District and the Vocational School an amount equal to the amount the School District and the Vocational School would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to the Parcels located within each such school district's boundaries if the Improvement had not been exempt from taxation pursuant to this Ordinance; and (ii) to the Township, all remaining amounts for further deposit into the Fund for payment of costs of the Public Infrastructure Improvements, including debt service on any securities issued for finance those costs. To the extent the County Treasurer is unable or unwilling to distribute funds directly to the School District and the Vocational School, the Township shall distribute the School Compensation to the School District and the Vocational School, the Township shall transfer the

School Compensation to the School District and the Vocational School in accordance with the School Compensation Agreement, the form of which is on file with the Fiscal Officer.

SECTION 5. Public Infrastructure Improvements. This Board hereby designates the Public Infrastructure Improvements described in Exhibit B attached hereto, and any other public infrastructure improvements hereafter designated by resolution of this Board as public infrastructure improvements, as public infrastructure improvements made, to be made or in the process of being made by the Township that are necessary for the development of and directly benefit, or that once made will directly benefit, the Site.

SECTION 6. Further Authorizations. This Board hereby authorizes and directs the Township Administrator or other appropriate officers of the Township to make such arrangements as are necessary and proper for collection of the Service Payments from the Owners, including the preparation and filing of any necessary exemption applications. This Board further hereby authorizes and directs the Township Administrator or other appropriate officers of the Township to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Resolution.

SECTION 7. Filings with Ohio Department of Development. Pursuant to Section 5709.73(I) of the Ohio Revised Code, the Township Administrator, or other appropriate officer of the Township, is hereby directed to deliver a copy of this Resolution to the Director of Development of the State of Ohio within fifteen (15) days after its effective date. Further, on or before March 31 of each year that the Exemption set forth in Section 1 of this Resolution remains in effect, the Township Administrator or other authorized officer of the Township shall prepare and submit to the Director of Development of the State of Ohio the status report required under Section 5709.73(I) of the Ohio Revised Code.

SECTION 8. Preambles. The preambles shall be and shall be construed to be integral parts of this Resolution.

SECTION 9. Open Meetings. This Board finds and determines that all formal actions of this Board and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Board or committees, and that all deliberations of this Board and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

SECTION 10. Reading Dispensation. This Board upon majority vote does hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorized the adoption of this resolution upon its first reading.

SECTION 11. Effective Date. This Resolution is hereby declared to be an emergency measure and shall be in force and effect from and after its adoption for the immediate preservation of the public peace, health, safety, or welfare of the community and for the further reason that the immediate effective date of this Resolution is necessary for the Township and its citizens to receive the full benefit of the TIF Exemption and Service Payments.

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

Vote Record: Mr. Rajagopal aye, Mr. Unger aye, Mr. Insko aye

ADOPTED this 10th day of December, 2019

BOARD OF TRUSTEES:

Raj Rajagopal
Raj Rajagopal, Trustee President

Dan Unger
Dan Unger, Trustee Vice-President

Greg Insko
Greg Insko, Trustee

ATTEST:

Heather E. Harlow
Heather E. Harlow,
Fiscal Officer

Resolution approved as to form:

Lawrence E. Barbieri
Lawrence E. Barbieri
Colerain Township Law Director
Scott Soudan
Asst. Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 10th day of December, 2019.

Heather E. Harlow
Heather E. Harlow,
Colerain Township Fiscal Officer

EXHIBIT A

Description of TIF Site

The TIF Site consists of the following parcel numbers identified the records of the County Auditor of Hamilton County, Ohio as of December 10, 2019:

510-0071-0217-00

510-0071-0473-00

510-0071-0227-00

510-0071-0559-00

Below is a cartographic depiction of the TIF Site.



EXHIBIT B

Public Infrastructure Improvements

The Public Infrastructure Improvements consist generally of (i) construction, reconstruction, extension, opening, improving, or widening sidewalks, bikeways, medians and other streetscape on, within and adjacent to Colerain Avenue; (ii) the installation of automotive and pedestrian traffic control signage and signalization on, within and adjacent to Colerain Avenue; (iii) related connections and modifications to storm water and other public utilities systems; (iv) other public utilities, sidewalks, signage, landscaping, right of way acquisition, engineering, design, and legal costs; and (v) and other improvements, including but not limited to acquiring and constructing the infrastructure described below:

- Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), traffic calming devices, sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto;
- Construction, reconstruction or installation of utility improvements (including any underground utilities), storm and sanitary sewers (including necessary site grading therefore), water lines, police station buildings and improvements, fire buildings and improvements, water and fire protection systems, and all other appurtenances thereto;
- Construction, reconstruction or installation of gas, electric, and communication service facilities, and all other appurtenances thereto;
- Construction or reconstruction of one or more public parks, including grading, trees, sod, shrubs, and other park plantings, park accessories, park structures, irrigation, lighting, flatwork, playgrounds, fountains, water fountains, water features, sports facilities, including, but not limited to, public tennis courts, sculptures, public art and related improvements, and all other appurtenances thereto;
- Construction or installation of streetscape and landscape improvements including trees and shrubs, landscaping mounds and fencing, tree grates, planting beds, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, irrigation, burial of overhead utility lines and related improvements, and all other appurtenances thereto;
- Construction of one or more public parking facilities, including public surface parking and public parking structures and related improvements, and all other appurtenances thereto;
- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes;
- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements;
- Environmental remediation;
- Stormwater and flood remediation projects, including such projects on private property when determined to be necessary for public health, safety, and welfare;
- Any on-going administrative expenses relating to the Public Infrastructure Improvements and maintaining the TIF revenue, including but not limited to engineering, architectural, legal, TIF administration, permitting and public infrastructure construction management, and other consulting and professional services; and
- All inspection fees and other governmental fees related to the foregoing.

The Public Infrastructure Improvements specifically include the costs of financing the Public Infrastructure Improvements, including the items of “costs of permanent improvements” set forth in Ohio Revised Code Section 133.15(B), and incurred with respect to the Public Infrastructure Improvements, which “costs”

specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements and the Debt Service on, and other expenses relating to the issuance of, any bonds, notes, or other obligations issued to finance the Public Infrastructure Improvements.

All of the Public Infrastructure Improvements described above are hereby determined to be “public infrastructure improvements” (as defined in Ohio Revised Code Sections 5709.40(A)(8) and 5709.73(A)(6)) and are intended to benefit the real property described in Exhibit A.

0137108.0652165 4831-6480-4777v3

EXHIBIT H

[Lake Gloria Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, Ohio, State of Ohio, met in regular session at 7:00 p.m., on the 28th day of September, 2021, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

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

RESOLUTION NO.: 67 -21

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP TO BE KNOWN AS THE LAKE GLORIA TIF AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and

WHEREAS, this Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including new development and traffic capacity; and

WHEREAS, the proposed Lake Gloria TIF will include parcels #510-0033-0023-00 and #510-0033-0099-00 with the continuous boundary of 49.102 acres as delineated in the map of the proposed TIF and property as described in *Exhibit A* attached hereto (such parcels will hereinafter be referred to as the "Lake Gloria TIF Site"); and

WHEREAS, the Board conducted a public hearing on this Resolution on August 24, 2021, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed Lake Gloria TIF; and

WHEREAS, this Board has caused notice to be given to the Northwest Local School District Board of Education, of this Board's intention to consider this Resolution for adoption and that this Board and the Northwest Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73 (B) of the Ohio Revised Code. Northwest Local School District has by resolution adopted on August 9, 2021, approved the tax increment financing and the exemption of the further improvements for 30 years up to 100% for the property described in *Exhibit "A"* attached hereto and waived its right to the forty-five (45) business days notice prior to the adoption of this Resolution pursuant to ORC 5709.73 (D).

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board hereby finds and declares that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including but not limited to water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land described in Exhibit "A" attached to this Resolution (such parcels are hereinafter

collectively referred to as the "Lake Gloria TIF" site), but excluding any and all residential property located within Exhibit "A", which parcels are located in an unincorporated area of the Township, and for the creation of jobs, increasing property values and the provision of adequate public services in Colerain Township.

2. That pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the Lake Gloria TIF site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2051 or (2) the date on which the specific public improvements as described in Section 1 above (the "Public Improvements") that will benefit the Lake Gloria TIF Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Lake Gloria TIF Site.
3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.
4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Colerain Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance the Public Improvement or to make payments to the Northwest Local School District pursuant to the Tax Incentive Agreement referred to in the third Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator, or the President of the Board.
5. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.
6. 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.
7. This Resolution shall take effect at the earliest period allowed by law.
8. That this Board upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.
9. That this Resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

[Remainder of page intentionally left blank]

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

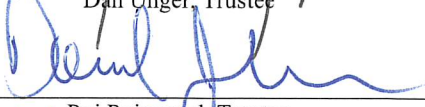
Vote Record: Mr. Unger yes Mr. Rajagopal yes Mr. Wahlert yes

ADOPTED this 28th day of September, 2021.

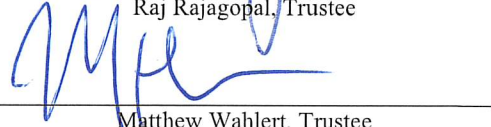
BOARD OF TRUSTEES:



Dan Unger, Trustee



Raj Rajagopal, Trustee



Matthew Wahlert, Trustee

ATTEST:



Jeff Baker
Fiscal Officer

Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 28 day of Sept., 2021.



Jeff Baker
Colerain Township Fiscal Officer

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Hamilton County Auditor

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Amy Wells, Treasurer, Northwest Local School
District

Dated: _____

EXHIBIT A
PARCEL #510-0033-0023-00 AND #510-0033-0099-00

Exhibit A-Legal Description

45.614 Acres, situated in Section 5, Town 2, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the Northeast corner of Lot #20 of Lake Gloria Subdivision, Section 2, Block "A" as recorded in Plat Book 83, Page 71-12, H.C.R.O.;

Thence North 21° 25' 05" West, 550.08 feet;

Thence North 03° 00' 00" East, 360.06 feet to an iron pin;

Thence South 87° 23' 18" East, 1,727.06 feet to a point in the centerline of Pippin Road;
Thence along that said centerline of Pippin Road, South 04° 45' 00" West, 1,035.32 feet;

Thence departing the said centerline of Pippin Road, North 85° 15' 00" West, 213.61 feet to a set iron pin; Thence South 44° 45' 00" West, 44.00 feet to a set iron pin;

Thence South 03° 00' 00" West, 92.82 feet to a set iron pin; Thence North 87° 00' 00" West, 47.83 feet to a set iron pin; Thence South 53° 03' 00" West, 46.00 feet to an iron pin;
Thence North 85° 57' 00" West, 50.00 feet to an iron pin; Thence South 04° 02' 45" West, 375.86 feet;

Thence North, 87° 00' 00" West, 399.20 feet to the East line of Ashley Acre Subdivision as recorded in Plat Book 265, Page 34 of the Plat Records of Hamilton County, Ohio;

Thence with the said East line of Ashley Acre Subdivision, North 03° 00' 00" East, 375.00 feet to the Northeast corner of Lot #5 of the said Ashley Acre Subdivision;

Thence along the North line of said Ashley Acre Subdivision, North 87° 00' 00" West, 474.60 feet to the Northwest corner of Lot #4 of the said Ashley Acre Subdivision;

Thence North 03° 00' 00" East, 50.00 feet;

Thence North 87° 00' 00" West, 211.44 feet to a point in the Easterly line of said Lake Gloria Subdivision, Section 2, Block "A" as recorded in Plat Book 83, Page 71-72 of the Plat Records of Hamilton County, Ohio;

Thence along the said Easterly line of Lake Gloria Subdivision, Section 2, Block "A", North 03° 00' 00" East, 260.74 feet to the point of beginning.

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 3/24/2100
CAGIS - 5/20/2100

The above described parcel contains 1,986,936,439 Sq. Ft. (45.614 Acres) of land.

Parcel No.: 510-0033-0023-00

St

For File: 202251NS

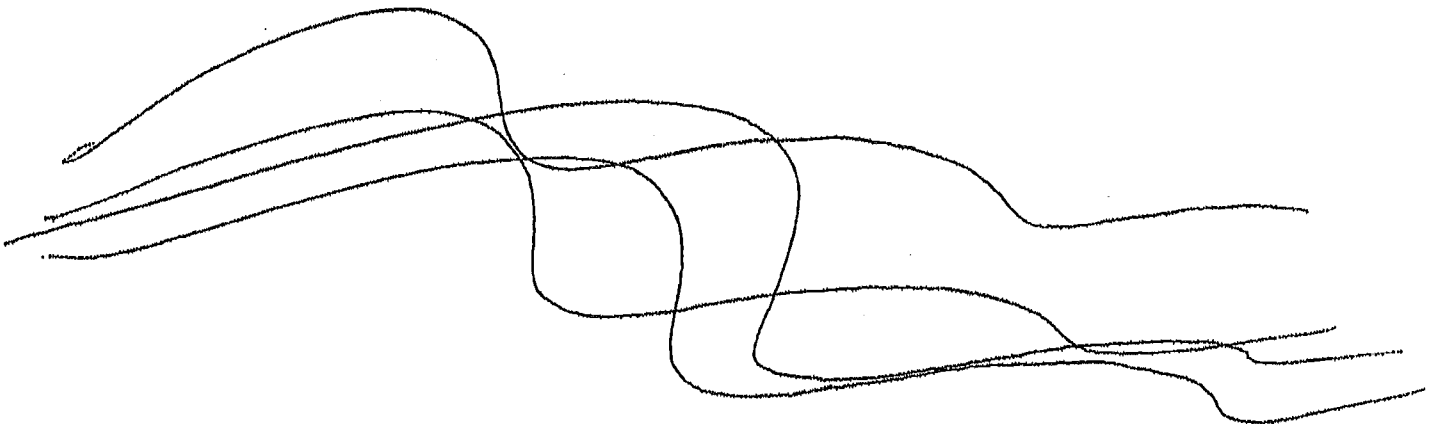


Exhibit A-Legal Description

Situated in Section 5, Town 2, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the Northeast corner of Lot 26 of Lake Gloria Subdivision, Section 2, Block A, as recorded in Plat Book 83, Page 71-72 in Plat Records of Hamilton County, Ohio;

Thence with the North line of said Lot 26, North 87° 00' 00" West, 225.00 feet to the centerline terminus of Zocalo Drive, at 225.00 feet; Thence departing the terminus of Zocalo Drive, North 03° 00' 00" East, 358.27 feet;

Thence South 87° 23' 18" East, 264.00 feet to a point; Thence South 03° 00' 00" West, 360.06 feet;

Thence South 21° 25' 05" East, 550.08 feet to the Northeast corner of Lot #20, Lake Gloria Subdivision as recorded in Plat Book 83, Page 71-72, Hamilton County Recorder's Office;

Thence with the North line of Lot #20, North 87° 00' 00" West, 116.33 feet to the Northwest corner of said Lot #20; Thence with the Easterly line of Lake Gloria Subdivision, Block A, Section 2, North 30° 00' 00" West, 275.53 feet; Thence North 3° 00' 00" East, 179.80 feet;

Thence South 87° 25' 00" East, 45.00 feet;

Thence North 23° 39' 00" West, 100.33 feet to the point of beginning.

Parcel No.: 510-0033-0099-00

§

For File: 202251NS

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 3/24/2100
CAGIS - 5/20/2100

Colerain Township - Lake Gloria

KVR LLC
1721 Grandview Drive
Hebron, KY 41048
(510-0033-0023)

EQUITY TRUST
COMPANY
1721 Grandview Drive
Hebron, KY 41048
(510-0033-0099)

● 510-0033-0099

● 510-0033-0023

EXHIBIT I

[Zillig Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, Ohio, State of Ohio, met in regular session at 7:00 p.m., on the 28th day of September, 2021, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

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

RESOLUTION NO.: 68-21

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP TO BE KNOWN AS THE ZILLIG TIF AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and

WHEREAS, this Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including new development and traffic capacity; and

WHEREAS, the proposed Zillig TIF will include parcels #510-0230-0074-00; #510-0230-0075-00; #510-0230-0076-00; #510-0230-0077-00; and #510-0201-0043-00 with the continuous boundary of 19.615 acres as delineated in the map of the proposed TIF and property as described in *Exhibit A* attached hereto (such parcels will hereinafter be referred to as the "Zillig TIF Site"); and

WHEREAS, the Board conducted a public hearing on this Resolution on August 24, 2021, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed Zillig TIF; and

WHEREAS, this Board has caused notice to be given to the Northwest Local School District Board of Education, of this Board's intention to consider this Resolution for adoption and that this Board and the Northwest Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73 (B) of the Ohio Revised Code. Northwest Local School District has by resolution adopted on August 9, 2021, approved the tax increment financing and the exemption of the further improvements for 30 years up to 100% for the property described in *Exhibit "A"* attached hereto and waived its right to the forty-five (45) business days notice prior to the adoption of this Resolution pursuant to ORC 5709.73 (D);

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board hereby finds and declares that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including but not limited to water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land

described in Exhibit "A" attached to this Resolution (such parcels are hereinafter collectively referred to as the "Zillig TIF" site), but excluding any and all residential property located within Exhibit "A", which parcels are located in an unincorporated area of the Township, and for the creation of jobs, increasing property values and the provision of adequate public services in Colerain Township.

2. That pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the Zillig TIF site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2051 or (2) the date on which the specific public improvements as described in Section 1 above (the "Public Improvements") that will benefit the Zillig TIF Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Zillig TIF Site.
3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.
4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Colerain Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance the Public Improvement or to make payments to the Northwest Local School District pursuant to the Tax Incentive Agreement referred to in the third Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator, or the President of the Board.
5. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.
6. 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.
7. This Resolution shall take effect at the earliest period allowed by law.
8. That this Board upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.
9. That this Resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

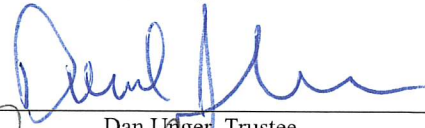
[Remainder of page intentionally left blank]

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

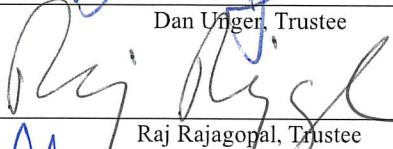
Vote Record: Mr. Unger yes Mr. Rajagopal yes Mr. Wahlert yes

ADOPTED this 28th day of September, 2021.

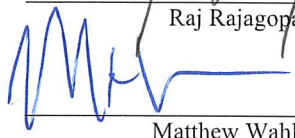
BOARD OF TRUSTEES:



Dan Unger, Trustee



Raj Rajagopal, Trustee



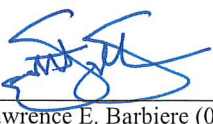
Matthew Wahlert, Trustee

ATTEST:



Jeff Baker
Fiscal Officer

Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 28 day of Sept, 2021.



Jeff Baker
Colerain Township Fiscal Officer

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Hamilton County Auditor

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Amy Wells, Treasurer, Northwest Local School
District

Dated: _____

EXHIBIT A

**PARCELS #510-0230-0074-00; #510-0230-0075-00; #510-0230-0076-00;
#510-0230-0077-00; AND #510-0201-0043-00**

Legal Description
Exhibit "A"

Parcel I

Situate in Section 20, Town 2, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio, and described as follows:

Beginning at a point in the centerline of Blue Rock Road, N 43° 38' W, 129.44 feet and N 41° 48' W, 170 feet from the intersection of the centerline of Blue Rock Road and the east line of said Section 20 as measured in the centerline of Old Blue Rock Road; said beginning point is the most westerly corner of the tract of land conveyed to The St. Paul Evangelical Congregational Church by deed recorded in Deed Book 2954, Page 51, Hamilton County Recorder's Office; thence N 40° 27' E in the westerly line of said last mentioned tract of land, 325.89 feet to a point in the east line of said Section 20; thence N 0° 55' E in the east line of said Section 20 a distance of 383.52 feet to a point in the right of way of the expressway; thence along said expressway right of way N 50° 29' 47" W, 260.75 feet to a point; thence S 26° 20' W, 321.81 feet to an iron pin; thence S 41° 48' E, 165 feet to an iron pin; thence S 26° 20' W, 264 feet to a P.K. nail in the centerline of Old Blue Rock Road; thence along the centerline of Old Blue Rock Road S 41° 48' E, 200.30 feet to a R.R. spike and the place of beginning.

Said tract contains 4.1373 acres.

Being the balance of real estate conveyed to Matilda M. Welling by Deed Book Volume 3018, Page 316 of the Deed Records of Hamilton County, Ohio.

Parcel II

Situate in Colerain Township, Hamilton County, Ohio, Range 1, Town 2, Section 20, N.E. 1/4, and beginning at a point in the center of Blue Rock Road, which point is six hundred sixty-one and 987/100 (661.98) feet Northwesterly from the East line of Section 20 measured along the center of Blue Rock Road; thence running Northwardly 26° 0' Eastwardly two hundred sixty-four (264) feet to a point; thence running Southeasterly on a line parallel with the center of Blue Rock Road one hundred sixty-five (165) feet to a point; thence running Southwestwardly two hundred sixty-four (264) feet to a point in the center of Blue Rock Road; thence running Northwesterly along the center of Blue Rock Road one hundred sixty-five (165) feet to the point and place of beginning; subject to legal highways.

Being the same premises conveyed to Matilda Marie Welling by warranty deed recorded in Deed Book 1838, Page 425, of the Deed Records of Hamilton County, Ohio.

DEED BOOK 4408 PAGE 1674

Situate in Section 20, Town 2, Entire Range 1, Colerain Township, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at the intersection of Blue Rock Road centerline with the easterly line of said Section 20, thence north 43° 18' west along the said centerline of Blue Rock Road, 129.44 feet to a point; thence north 41° 48' west along said centerline of Blue Rock Road 535.30 feet to the place of beginning for the parcel of land herein to be described; thence north 26° 20' east 803.00 feet to a point; thence south 89° 30' east 108.90 feet to a point in the easterly line of said Section 20; thence north 0° 55' east, along the said easterly line of Section 20 a distance of 92.40 feet to a point; thence south 89° 52' 30" west 734.58 feet to a point; thence south 26° west 598.81 feet to a point in the centerline of Blue Rock Road; thence south 84° east along the centerline of Blue Rock Road, 116 feet to a point; thence south 82° east along the centerline of Blue Rock Road, 341.40 feet to a point; thence continuing along the centerline of Blue Rock Road, south 49° east 150.62 feet to the place of beginning, containing 10.083 acres and being subject to the rights of the public in Blue Rock Road and being the same premises conveyed to the grantor herein by deed recorded in Deed Book 2755, page 551 of the Hamilton County, Ohio Deed Records.

Situated in Section 14, Town 2, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio and being more particularly described as follows;

Beginning at a 1/8" iron pin set in the centerline of Old Blue Rock Road (County Road No. 71) where it intersects with the northerly Limited Access Right of way line of Cross County Highway (County Road No. 453H); Thence along the centerline of Old Blue Rock Road North 43° 11' 38" West 84.80 feet to a Mag Spike set; Thence leaving the centerline of Old Blue Rock Road North 59° 07' 52" East passing through a 1/8" iron pin at 33.78 feet for a total distance of 255.00 feet to a 1/8" iron pin set; Thence North 43° 11' 38" West 270.00 feet to a 1/8" iron pin set; Thence South 59° 07' 52" West 132.10 feet to a 1/8" iron pin set at the most easterly corner of St. Paul Evangelical Church Cemetery Lot; Thence along St. Paul Evangelical Church tract the following (3) courses and distances North 36° 22' 08" West 423.12 feet to a 1/8" iron pin set; Thence North 53° 37' 52" East 130.00 feet to a 1/8" iron pin set; Thence North 36° 22' 08" West 340.00 feet to a mag nail set in concrete mass in the westerly line of Section 14; Thence along the westerly line of Section 14 and along an old fence line North 5° 16' 33" East 426.53 feet to a 1/8" iron pin set in the westerly Limited Access Right of way of the Relocated Blue Rock Road; Thence along the westerly Limited Access Right of way of Relocated Blue Rock Road the following four (4) courses and distances South 27° 08' 25" East 1,149.97 feet to a 1/8" iron pin set; Thence South 39° 33' 48" East 225.39 feet to a 1/8" iron pin set; Thence South 7° 45' 30" West 103.47 feet to a 1/8" iron pin set; Thence South 56° 23' 19" West passing through a 1/8" iron pin set at 216.52 feet for a total distance of 249.98 feet to the beginning containing 6.179 acres of land subject to all legal highways, easements and restrictions of record.

Basis of bearings is the Hamilton County Limited Access Right of Way Plans for Relocated Blue Rock Road, the westerly right of way line bears South 27° 08' 25" East.

The above described real estate is a part of the same premises described as recorded in O.R. Volume 9176, Page 4576 of the Hamilton County Ohio Deed Records and identified as all of Parcel ID. No. 510-0201-0043 on the tax maps of said county.

510-201-43
Plat

Blue Rock Rd.
corrected
to read
1.000

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 5/25/07
CAGIS - 8-29-07 AT

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 10-18-07 DB
CAGIS -

10679 2495

10654 1474

510-201-43
ST.

Exhibit A

Colerain Township - Zillig Subdivision

ZILLIG EDWARD C &
JOYCE L
7200 DALEVIEW RD
CINCINNATI, OH 45247

● 510-0230-0074

● 510-0230-0076

● 510-0230-0077

● 510-0230-0075

● 510-0201-0043



SPRINGDALE

43
125

OLD BLUE ROCK

RRCC WB TO BLUE ROCK RD
BLUE ROCK

RONALD REAGAN CROSS CO WB
RONALD REAGAN CROSS CO EB

Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT J

[Northridge Crossing Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 25th day of August, 2020, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

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

RESOLUTION NO.: 47-20

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing (“TIF”) which can include the creation of TIF district under Section 5709.73(C)(1) of the Ohio Revised Code; and

WHEREAS, the Board of Trustees (the “Board”) wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including a new single-family development and related improvements, infrastructure, and traffic capacity (the “Improvements”); and

WHEREAS, the proposed TIF district will include parcel #510-0062-0230-00 with the continuous boundary of less than three hundred acres as delineated in the map of the proposed TIF district (the “TIF District”) and property as described in *Exhibit A* attached hereto (such parcel will hereinafter be referred to as the “Northridge TIF District Site”); and

WHEREAS, the Board conducted a public hearing on this Resolution on July 14, 2020, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed TIF District in compliance with Section 5709.73(C)(2) of the Ohio Revised Code; and

WHEREAS, the Board has caused notice to be given to the Board of Education of the Northwest Local School District (the “Northwest Local School District”) and Butler Technology and Career Development Schools (“Butler Tech”) in compliance with Section 5709.73(D) of the Ohio Revised Code of the Board’s intention to consider this Resolution for adoption and that the Board and the Northwest Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73(C)(1) of the Ohio Revised Code. The Northwest Local School District has by resolution adopted on July 20, 2020 approved the TIF District and the exemption of the Improvements for 30 years up to 100% for the property described in *Exhibit A* attached hereto and both the Northwest Local School District and Butler Tech have waived any right to the

forty-five (45) business days' notice prior to the adoption of this Resolution pursuant to ORC 5709.73(D); and

WHEREAS, the Board has caused notice to be given to the Hamilton County Board of County Commissioners in compliance with Section 5709.73(E) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that a majority of the Hamilton County Board of County Commissioners have not objected to the number of years or percentage of improvement to be exempted set forth in this Resolution.

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

1. That the Board hereby finds and declares that certain public improvements (the "Public Improvements") in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of a specific project being a bridge(s) connecting the TIF District to Pippin Road; the planning, design and construction of utilities including, but not limited to, water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, as well as the Improvements, are a public purpose and that the Public Improvements and the Improvements are necessary for the further development of the Northridge TIF District Site, which parcel is located in an unincorporated area of the township, and for the creation of infrastructure, increasing property values, and the improvement of traffic flow and provision of public services in Colerain Township.
2. That pursuant to Section 5709.73 of the Ohio Revised Code, 100% of the Improvements to the parcel in the Northridge TIF District Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2050 or (2) the date on which the specific Public Improvements that will benefit the Northridge TIF District Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Northridge TIF District Site.
3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of property within the Northridge TIF District Site shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes until the Township is fully

reimbursed for the cost put forth regarding any of the aforementioned Public Improvements. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Colerain Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance and/or compensate all costs incurred by Colerain Township for the Public Improvements or to make payments to the Northwest Local School District and Butler Technology Career & Development Schools pursuant to the Tax Incentive Agreement referred to in the fifth Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.
5. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.
6. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including § 121.22 of the Ohio Revised Code.
7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
8. That this Resolution shall be effective at the earliest date allowed by law.

[Remainder of page intentionally left blank]

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

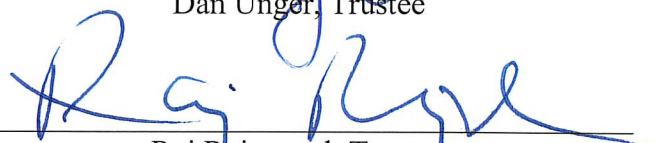
Vote Record: Mr. Unger yes Mr. Rajagopal yes Mr. Wahlert yes

ADOPTED this 25 day of August 2020.

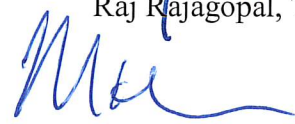
BOARD OF TRUSTEES:



Dan Unger, Trustee



Raj Rajagopal, Trustee



Matthew Wahlert, Trustee

ATTEST:



Jeff Baker
Fiscal Officer

Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 25 day of August, 2020.



Jeff Baker

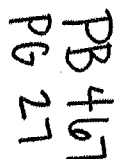
Colerain Township Fiscal Officer

EXHIBIT A
PARCEL #510-0062-0230-00



510-0062-0230-00





DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 2/5/18

011010

SCALE: 1" = 200'-0"

0 200' 400' 600'

510-62-203
510-62-204

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, FOR COUNTY OF San Diego, AND STATE OF California, PERSONALLY appeared Donald C. Lynde, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5th day of July, 2010.

Notary Public in and for the State of California

Donna Ann Williams
State of California

MY COMMISSION EXPIRES: 12-18-2010


 PATRICIA PERLBERG


 MELISSA PERLBERG

CANADA CERTIFICATE - CONSOLIDATION OF PARCELS

WE, PATRICK AND MELISSA PERREBON, OWNERS OF THE TRACT OF LAND SHOWN ON THIS MAP OF SURVEY, DESIGNE THAT THE TRACT IS ENTERED AS LISTED AND THE HAMILTON COUNTY RECORDS, TAX MAPS, TAX MAPS, AND THE HAMILTON COUNTY AUDITOR TO CONVEY SAID TRACTS AND PARCELS INTO REMOVE AND DELETE FROM CANADA COUNTY RECORDS, TAX MAPS, AND AS TO THE LOTS WHICH DANCE DANCE PARCELS ON SAID TAX MAPS AND SHOW THE COMBINED DIMENSIONS OF THE SURVEY AS THE BOUNDARY OF THE TRACT OF LAND SHOWN ON THIS MAP OF SURVEY, TO BE RECORDED AS TO DESCRIBE ANY PART OR ALL OF THE TRACT SHOWN FOR FURTHER CONFORMANCE BY HEIRS AND HEIRS SO THAT SUCH DESCRIPTION WILL, AGREE WITH THE COUNTY RECORDS OF THE HAMILTON COUNTY RECORDS OFFICE.

SIGNED THIS 3 DAY OF July, 2018
PAUL D. RANNEY PS 061618

07.03.18

1 812.531.7100
contact@hmcengineering.com
MADISON
448 Meadow Lane
Madison, IN 47250
T 812.273.2644
TF 800.251.5999

Engineering, Inc.
Engineering Certification
Engineering Consulting
Full Engineering Services
Full Architectural Services
Construction Management
Surveying Services

GREENDALE
1025 Ridge Avenue

生
HREZO

[illegible]

SINCEY DONALDSON, LEAD

- SET 2nd FLOOR FLUSH UNLESS NOTED WITH YELLOW CAP OR 2ND FLOOR
- ▲ SET MAIN HALL WITH SHOCK OR PER SPRING
- SET WOODEN STAIRS ON LANE OR PER (GREEN)

○ TOWN DONALDSON HAS NOTED FLUSH UNLESS

D = DOWNWARD
U = UPWARD
A = ABOVE SPACE
B = BEHIND
R = REVERSE
RD = CALCULATED

CLOSURE TABLE

PROJECT NAME:	CONSOLIDATION SURVEY
CLIENTS:	PATRICK and MELISSA PERLBERG
DISC:	PLAT FOR A CONSOLIDATION OF PERLEBERG PROPERTIES AT WEST END OF SOVEREIGN DRIVE SECTION 2, TOWNSHIP 2, ENTIRE RANGE 1 COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO

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07.03.18

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Engineering Certification
Engineering Consulting
Full Engineering Services
Full Architectural Services
Construction Management
Surveying Services

GREENDALE
1025 Ridge Avenue
Greendale, IN 47025
764-0100

生
HREZO

EXHIBIT K

[Hunters Ridge Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 28th day of September, 2021, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

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

RESOLUTION NO.: 68-21

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP TO BE KNOWN AS THE HUNTERS RIDGE TIF DISTRICT AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing ("TIF") which can include the creation of TIF district under Section 5709.73(C)(1) of the Ohio Revised Code; and

WHEREAS, the Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including a new single-family development and related improvements, infrastructure, and traffic capacity (the "Improvements"); and

WHEREAS, the proposed TIF district will include parcel #510-0440-0017-00 with the continuous boundary of 31.544 acres as delineated in the map of the proposed TIF district (the "TIF District") and property as described in *Exhibit A* attached hereto (such parcel will hereinafter be referred to as the "Hunters Ridge TIF District Site"); and

WHEREAS, the Board conducted a public hearing on this Resolution on August 24, 2021, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed TIF District in compliance with Section 5709.73(C)(2) of the Ohio Revised Code; and

WHEREAS, the Board has caused notice to be given to the Board of Education of the Northwest Local School District (the "Northwest Local School District") and Butler Technology and Career Development Schools ("Butler Tech") in compliance with Section 5709.73(D) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that the Board and the Northwest Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73(C)(1) of the Ohio Revised Code. The Northwest Local School District has by resolution adopted on August 9, 2021 approved the TIF District and the exemption of the Improvements for 30 years up to 100% for the property described in *Exhibit A* attached

hereto and both the Northwest Local School District and Butler Tech have waived any right to the forty-five (45) business days' notice prior to the adoption of this Resolution pursuant to ORC 5709.73(D); and

WHEREAS, the Board has caused notice to be given to the Hamilton County Board of County Commissioners in compliance with Section 5709.73(E) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that a majority of the Hamilton County Board of County Commissioners objected by resolution on August 12, 2021, to both the duration *and* the percentage of improvements to be exempted as set forth in this Resolution; and

WHEREAS, the Colerain Township Board of Trustees and the Hamilton County Board of County Commissioners failed to come to terms on a mutually acceptable compensation agreement so in compliance with Section 5709.73(E), agrees to provide compensation to the Hamilton County Board of County Commissioners equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.

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

1. That the Board hereby finds and declares that certain public improvements (the "Public Improvements") in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including, but not limited to, water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, as well as the Improvements, are a public purpose and that the Public Improvements and the Improvements are necessary for the further development of the Hunters Ridge TIF District Site, which parcel is located in an unincorporated area of the township, and for the creation of infrastructure, increasing property values, and the overall general welfare and provision of public services in Colerain Township.
2. That pursuant to Section 5709.73 of the Ohio Revised Code, 100% of the Improvements to the parcel in the Hunters Ridge TIF District Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2051 or (2) the date on which the specific Public Improvements that will benefit the Hunters Ridge TIF District Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the

Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Northridge TIF District Site.

3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of property within the Hunters Ridge TIF District Site shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes until the Township is fully reimbursed for the cost put forth regarding any of the aforementioned Public Improvements. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.
4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Colerain Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance and/or compensate all costs incurred by Colerain Township for the Public Improvements or to make payments to the Northwest Local School District and Butler Technology Career & Development Schools pursuant to the Tax Incentive Agreement referred to in the fifth Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.
5. That pursuant to Section 5709.73 of the Ohio Revised Code, money in the Tax Increment Equivalent Fund shall also be used to make payments to Hamilton County equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.
6. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.
7. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including § 121.22 of the Ohio Revised Code.
8. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
9. That this Resolution shall be effective at the earliest date allowed by law.

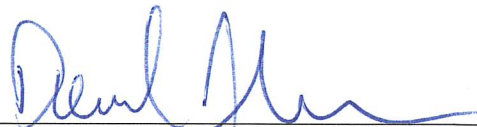
[Remainder of page intentionally left blank]

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

Vote Record: Mr. Unger yes Mr. Rajagopal yes Mr. Wahlert yes

ADOPTED this 28th day of September, 2021.

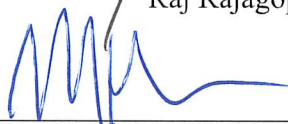
BOARD OF TRUSTEES:



Dan Unger, Trustee



Raj Rajagopal, Trustee



Matthew Wahlert, Trustee

ATTEST:



Jeff Baker
Fiscal Officer

Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Hamilton County Auditor

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

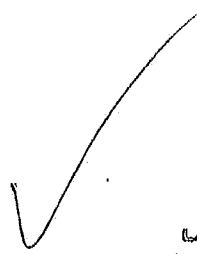
Amy Wells, Treasurer, Northwest Local
School District

Dated: _____

EXHIBIT A
PARCEL #510-0440-0017-00

SITUATE IN SECTION 1, TOWN 1, ENTIRE RANGE 1, COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING PART OF ORIGINAL CERTIFICATE NUMBER 99712 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS AND ADJACENT PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" IRON PIN AND CAP IN THE NORTHERLY RIGHT OF WAY OF HUNTERS RIDGE LANE AT THE SOUTHEAST CORNER OF LOT 119 OF HUNTERS RIDGE SUBDIVISION, PHASE 1, BLOCK "A" AS RECORDED IN PLAT BOOK 409, PAGES 35 THRU 37 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF HUNTERS RIDGE LANE, ALONG THE LINES OF SAID HUNTERS RIDGE SUBDIVISION, PHASE 1, BLOCK "A", THE FOLLOWING THIRTEEN COURSES AND DISTANCES, NORTH 33°51'59" EAST, 180.00 FEET TO A SET 5/8" IRON PIN AND CAP AT THE NORTHEAST CORNER OF SAID LOT 119; THENCE NORTH 56°08'01" WEST, 640.01 FEET TO A SET 5/8" IRON PIN AND CAP; THENCE NORTH 22°59'19" WEST, 139.26 FEET TO A SET 5/8" IRON PIN AND CAP; THENCE NORTH 02°45'34" EAST, 170.00 FEET TO A SET 5/8" IRON PIN AND CAP; THENCE NORTH 87°14'26" WEST, 175.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF HUNTERS RIDGE LANE; THENCE ALONG THE EASTERLY RIGHT OF WAY OF HUNTERS RIDGE LANE, NORTH 02°45'34" EAST, 103.05 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 14.00 FEET, A DISTANCE OF 21.99 FEET; THE CHORD OF SAID CURVE BEARS, NORTH 47°45'34" EAST, 19.80 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF HUNTERS CREEK LANE; THENCE ALONG THE EASTERLY RIGHT OF WAY OF HUNTERS RIDGE LANE, THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 87°14'26" EAST, 26.89 FEET TO A POINT AND ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A DISTANCE OF 58.63 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 77°38'36" EAST, 58.35 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF HUNTERS CREEK LANE, NORTH 21°57'14" EAST, 181.18 FEET TO A SET 5/8" IRON PIN AND CAP; THENCE NORTH 87°14'26" WEST, 207.99 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE LANE; THENCE ALONG THE WESTERLY RIGHT



DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map -

CAGIS -

11870

668

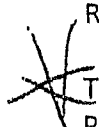
OF WAY OF HUNTERS RIDGE LANE, SOUTH 02°45'34" WEST, 44.83 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE LANE, NORTH 87°14'26" WEST, 178.48 FEET TO A SET 5/8" IRON PIN AND CAP AT THE NORTHWEST CORNER OF LOT 25 OF SAID HUNTERS RIDGE SUBDIVISION, PHASE ONE, BLOCK "A"; THENCE LEAVING THE LINES OF SAID HUNTERS RIDGE SUBDIVISION, PHASE ONE, BLOCK "A", NORTH 02°48'42" EAST, 1,285.88 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED TO JOANNE SCHULTZ IN OFFICIAL RECORD 8649, PAGE 3718 OF THE HAMILTON COUNTY, OHIO RECORDS, SAID POINT BEING WITNESSED BY AN EXISTING IRON PIN AND CAP, WHICH IS 0.61 FEET NORTH AND 2.07 FEET WEST; THENCE ALONG THE SOUTHERLY LINE OF SAID SCHULTZ TRACT AND THE SOUTHERLY LINE OF THE PROPERTY AS CONVEYED TO TYLER A. ZIMMER IN OFFICIAL RECORD 10123, PAGE 881 OF THE HAMILTON COUNTY, OHIO RECORDS, SOUTH 85°12'25" EAST, 993.33 FEET TO AN EXISTING IRON PIN AND CAP AT THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO KIMBERLY JO LANE & HOWARD LANE ESTES IN OFFICIAL RECORD 8922, PAGE 575 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE LEAVING THE SOUTHERLY LINE OF SAID ZIMMER TRACT, ALONG THE WESTERLY LINE OF SAID LANE TRACT AND THE WESTERLY LINE OF THE PROPERTY AS CONVEYED TO LESLIE MAE LAUCK IN OFFICIAL RECORD 8111, PAGE 1882 OF THE HAMILTON COUNTY, OHIO RECORDS, SOUTH 03°03'55" WEST, 566.32 FEET TO AN EXISTING IRON PIN AND CAP AT THE SOUTHWEST CORNER OF SAID LAUCK TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO ROBERT B. DECKER JR. IN DEED BOOK 3308, PAGE 36 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE LEAVING THE WESTERLY LINE OF SAID LAUCK TRACT, ALONG THE LINES OF SAID DECKER TRACT, THE FOLLOWING FOUR COURSES AND DISTANCES, SOUTH 03°24'28" EAST, 710.12 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 04°56'37" WEST, 389.84 FEET TO A POINT, BEING WITNESSED BY AN EXISTING IRON PIN AND CAP, WHICH IS 0.17 FEET EAST; THENCE SOUTH 53°35'28" EAST, 159.77 FEET TO AN EXISTING IRON PIN AND CAP IN THE NORTHERLY LINE OF CERTIFICATE NUMBER 212802 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802, SOUTH 84°15'15" EAST, (NORTH 89°44'00" EAST, R.L.) 156.84 FEET TO AN EXISTING IRON PIN AND CAP AT THE NORTHEAST CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802; THENCE LEAVING THE LINES OF SAID DECKER TRACT, ALONG THE EASTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802, SOUTH 05°14'40" EAST, (SOUTH 11°15'26" EAST, R.L.) 338.00 FEET TO AN EXISTING IRON BAR AND SOUTH 03°40'49" EAST, (SOUTH 09°48'00" EAST, R.L.) 628.91 FEET TO A SET 5/8" IRON PIN AND CAP IN THE NORTHERLY RIGHT OF WAY OF HARRISON AVENUE; THENCE LEAVING THE EASTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802, ALONG THE NORTHERLY RIGHT OF WAY OF HARRISON AVENUE, SOUTH 82°58'43" WEST, 60.52 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE LANE; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF HARRISON AVENUE, ALONG THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE LANE. THE

11870 669

3167442.7

FOLLOWING THREE COURSES AND DISTANCES, NORTH 07°18'16" WEST, 4.90 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, A DISTANCE OF 362.20 FEET, THE CHORD OF SAID CURVE BEARS, NORTH 31°43'08" WEST, 351.34 FEET TO A POINT; THENCE NORTH 56°08'01" WEST, 328.36 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 46.4819 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

 THE REGISTERED LAND PORTION OF THE ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" IRON PIN AND CAP IN THE NORTHERLY RIGHT OF WAY OF HUNTERS RIDGE LANE AT THE SOUTHEAST CORNER OF LOT 119 OF HUNTERS RIDGE SUBDIVISION, PHASE ONE, BLOCK "A" AS RECORDED IN PLAT BOOK 409, PAGES 35 THRU 37 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF HUNTERS RIDGE LANE, ALONG THE EASTERLY LINE OF SAID LOT 119, NORTH 33°51'59" EAST, 161.55 FEET TO A POINT IN THE WESTERLY LINE OF CERTIFICATE NUMBER 212802 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS AND BEING THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE WESTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 119, NORTH 33°51'59" EAST, 18.45 FEET TO A SET 5/8" IRON PIN AND CAP AT THE NORTHEAST CORNER OF SAID LOT 119; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 119, NORTH 56°08'01" WEST, 8.27 FEET TO A POINT IN THE WESTERLY LINE OF THE AFOREMENTIONED REGISTERED LAND CERTIFICATE NUMBER 212802; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 119, ALONG THE WESTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 202802, NORTH 09°43'25" EAST, (NORTH 03°32'10" EAST, R.L.) 365.42 FEET TO AN EXISTING 1.5" IRON BAR AT THE NORTHWEST CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 202802; THENCE ALONG THE NORTHERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802, SOUTH 84°15'15" EAST, (NORTH 89°44'00" EAST, R.L.) 293.13 FEET TO AN EXISTING IRON PIN AND CAP AT THE NORTHEAST CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802; THENCE ALONG THE EASTELRY LINES OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802, THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 05°14'40" EAST, (SOUTH 11°15'26" EAST, R.L.) 338.00 FEET TO AN EXISTING IRON BAR; THENCE SOUTH 03°40'49" EAST, (SOUTH 09°48'00" EAST, R.L.) 628.91 FEET TO A SET 5/8" IRON PIN AND CAP IN THE NORTHERLY RIGHT OF WAY OF HARRISON AVENUE; THENCE LEAVING THE EASTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802, ALONG THE NORTHERLY RIGHT OF WAY OF HARRISON AVENUE, SOUTH 82°58'43" WEST, 60.52 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF HUNTERS RIDGE LANE; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF HARRISON AVENUE, ALONG TH EASTERLY RIGHT OF WAY OF

11870 670

HUNTERS RIDGE LANE, THE FOLLOWING THREE COURSES AND DISTANCES, NORTH 07°18'16" WEST, 4.90 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, A DISTANCE OF 362.20 FEET; THE CHORD OF SAID CURVE BEARS, NORTH 31°43'08" WEST, 351.34 FEET TO A POINT; THENCE NORTH 56°08'01" WEST, 255.96 FEET A POINT IN THE WESTERLY LINE OF SAID REGISTERED LAND CERTIFICATE 212802; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF HUNTERS RIDGE LANE, ALONG THE WESTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 212802, NORTH 09°43'25" EAST, (NORTH 03°32'10" EAST, R.L.) 177.03 FEET TO THE PLACE OF BEGINNING.

THE REGISTERED LAND PORTION CONTAINS 6.3523 ACRES OF LAND, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARING USED IN THIS LEGAL DESCRIPTION ARE BASED ON RANDOM BEARING SYSTEM RELATIVE TO HUNTERS RIDGE SUBDIVISION, PHASE ONE, BLOCK "A" AS RECORDED IN PLAT BOOK 49, PAGE 35-37 OF THE HAMILTON COUNTY, OHIO RECORDS.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES DESCRIBED IN OFFICIAL RECORD 10318, PAGE 5334 OF THE HAMILTON COUNTY, OHIO RECORDS AND THE REGISTERED LAND PORTION BEING PART OF THE PREMISES DESCRIBED IN CERTIFICATE NUMBER 212802 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED JUNE 30, 2011, MADE BY STEPHEN L. CAHILL, PLS, OF ABERCROMBIE & ASSOCIATES, INC., OHIO REGISTERED SURVEYOR NUMBER 7862.

Parcel Number: 510-440-17

11870 671

Colerain Township - Hunters Ridge

HUNTERS RIDGE DEVELOPMENT CO LLC
11025 REED HARTMAN HWY
CINCINNATI OH 45242

510-0440-0017

HUNTERS CREEK

HUNTERS RIDGE

MIAMI RIVER

HARRISON

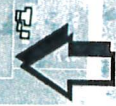


EXHIBIT L

[Dunlap Grove Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 28th day of September, 2021, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

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

RESOLUTION NO.: 70-21

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP TO BE KNOWN AS THE DUNLAP GROVE TIF DISTRICT AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing (“TIF”) which can include the creation of TIF district under Section 5709.73(C)(1) of the Ohio Revised Code; and

WHEREAS, the Board of Trustees (the “Board”) wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including a new single-family development and related improvements, infrastructure, and traffic capacity (the “Improvements”); and

WHEREAS, the proposed TIF district will include parcel #510-0112-0015-00 with the continuous boundary of 8.638 acres as delineated in the map of the proposed TIF district (the “TIF District”) and property as described in *Exhibit A* attached hereto (such parcel will hereinafter be referred to as the “Dunlap Grove TIF District Site”); and

WHEREAS, the Board conducted a public hearing on this Resolution on August 24, 2021, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed TIF District in compliance with Section 5709.73(C)(2) of the Ohio Revised Code; and

WHEREAS, the Board has caused notice to be given to the Board of Education of the Northwest Local School District (the “Northwest Local School District”) and Butler Technology and Career Development Schools (“Butler Tech”) in compliance with Section 5709.73(D) of the Ohio Revised Code of the Board’s intention to consider this Resolution for adoption and that the Board and the Northwest Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73(C)(1) of the Ohio Revised Code. The Northwest Local School District has by resolution adopted on August 9, 2021 approved the TIF District and the exemption of the Improvements for 30 years up to 100% for the property described in *Exhibit A* attached

hereto and both the Northwest Local School District and Butler Tech have waived any right to the forty-five (45) business days' notice prior to the adoption of this Resolution pursuant to ORC 5709.73(D); and

WHEREAS, the Board has caused notice to be given to the Hamilton County Board of County Commissioners in compliance with Section 5709.73(E) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that a majority of the Hamilton County Board of County Commissioners objected by resolution on August 12, 2021, to both the duration *and* the percentage of improvements to be exempted as set forth in this Resolution; and

WHEREAS, the Colerain Township Board of Trustees and the Hamilton County Board of County Commissioners failed to come to terms on a mutually acceptable compensation agreement so in compliance with Section 5709.73(E), agrees to provide compensation to the Hamilton County Board of County Commissioners equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.

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

1. That the Board hereby finds and declares that certain public improvements (the "Public Improvements") in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including, but not limited to, water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, as well as the Improvements, are a public purpose and that the Public Improvements and the Improvements are necessary for the further development of the Dunlap Grove TIF District Site, which parcel is located in an unincorporated area of the township, and for the creation of infrastructure, increasing property values, and the overall general welfare and provision of public services in Colerain Township.
2. That pursuant to Section 5709.73 of the Ohio Revised Code, 100% of the Improvements to the parcel in the Dunlap Grove TIF District Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2051 or (2) the date on which the specific Public Improvements that will benefit the Dunlap Grove TIF District Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the

Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Northridge TIF District Site.

3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of property within the Dunlap Grove TIF District Site shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes until the Township is fully reimbursed for the cost put forth regarding any of the aforementioned Public Improvements. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.
4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Colerain Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance and/or compensate all costs incurred by Colerain Township for the Public Improvements or to make payments to the Northwest Local School District and Butler Technology Career & Development Schools pursuant to the Tax Incentive Agreement referred to in the fifth Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.
5. That pursuant to Section 5709.73 of the Ohio Revised Code, money in the Tax Increment Equivalent Fund shall also be used to make payments to Hamilton County equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.
6. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.
7. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including § 121.22 of the Ohio Revised Code.
8. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
9. That this Resolution shall be effective at the earliest date allowed by law.

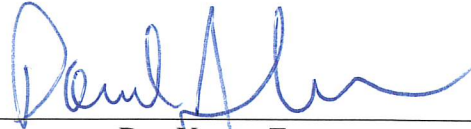
[Remainder of page intentionally left blank]

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

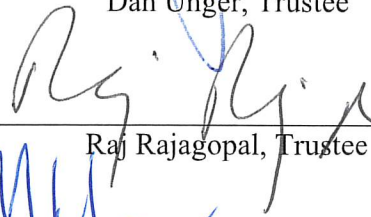
Vote Record: Mr. Unger yes Mr. Rajagopal yes Mr. Wahlert yes

ADOPTED this 28th day of September, 2021.

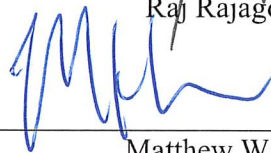
BOARD OF TRUSTEES:



Dan Unger, Trustee



Raj Rajagopal, Trustee



Matthew Wahlert, Trustee

ATTEST:



Jeff Baker
Fiscal Officer

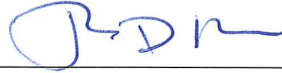
Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 28 day of Sept., 2021.



Jeff Baker
Colerain Township Fiscal Officer

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Hamilton County Auditor

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Amy Wells, Treasurer, Northwest Local
School District

Dated: _____

EXHIBIT A
PARCEL #510-0112-0015-00

EXHIBIT "A"

Situate in Section 10, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at an existing iron pin and cap in the southerly right of way of Springdale Road at the northeast corner of Lot 1231 of Northbrook Second Subdivision, Block "C-C" as recorded in Plat Book 92, Page 56 of the Hamilton County, Ohio Records; thence along the southerly right of way of Springdale Road, North $47^{\circ}45'50''$ East, 287.80 feet to a point; thence continuing along the southerly right of way of Springdale Road, North $47^{\circ}27'25''$ East, 19.70 feet to a set iron pin at the northwest corner of Lot 1 of Springwood Village Subdivision, Block "A" as Recorded in Plat Book 29, Pages 34 and 35 of the Hamilton County, Ohio Registered Land Records; thence leaving the southerly right of way of Springdale Road along the westerly lines of said Springwood Subdivision, Block "A", the following two (2) courses and distances, South $21^{\circ}39'30''$ East, 325.13 feet to an existing iron pin and cap in concrete and south $02^{\circ}56'50''$ East, 770.52 feet to an existing $1/2''$ iron pin and cap at the southwestern corner of said Springwood Village Block "A", said point also being in the north line of Northbrook Second Subdivision, Block "D-D" as recorded in plat book 92, Page 78-80 of the Hamilton County, Ohio Records; thence along the north line of said Northbrook Second Subdivision, Block "D-D", North $85^{\circ}24'50''$ West, 475.60 feet to an existing $1/2''$ iron pin in concrete at the southeast corner of Lot 1236 of aforementioned Northbrook Second Subdivision, Block "C-C"; thence along the easterly line of said Northbrook Second Subdivision Block "C-C", North $05^{\circ}59'50''$ East, 831.43 feet to the place of beginning.

Thus containing 8.6382 acres of land and being subject to all easement and restrictions of record.

Bearing used in this legal description are based on the NAD 83, Ohio State Plane Coordinate System-South Zone, determined from GPS Observations of Hamilton County, Ohio Geodetic Control Monuments.

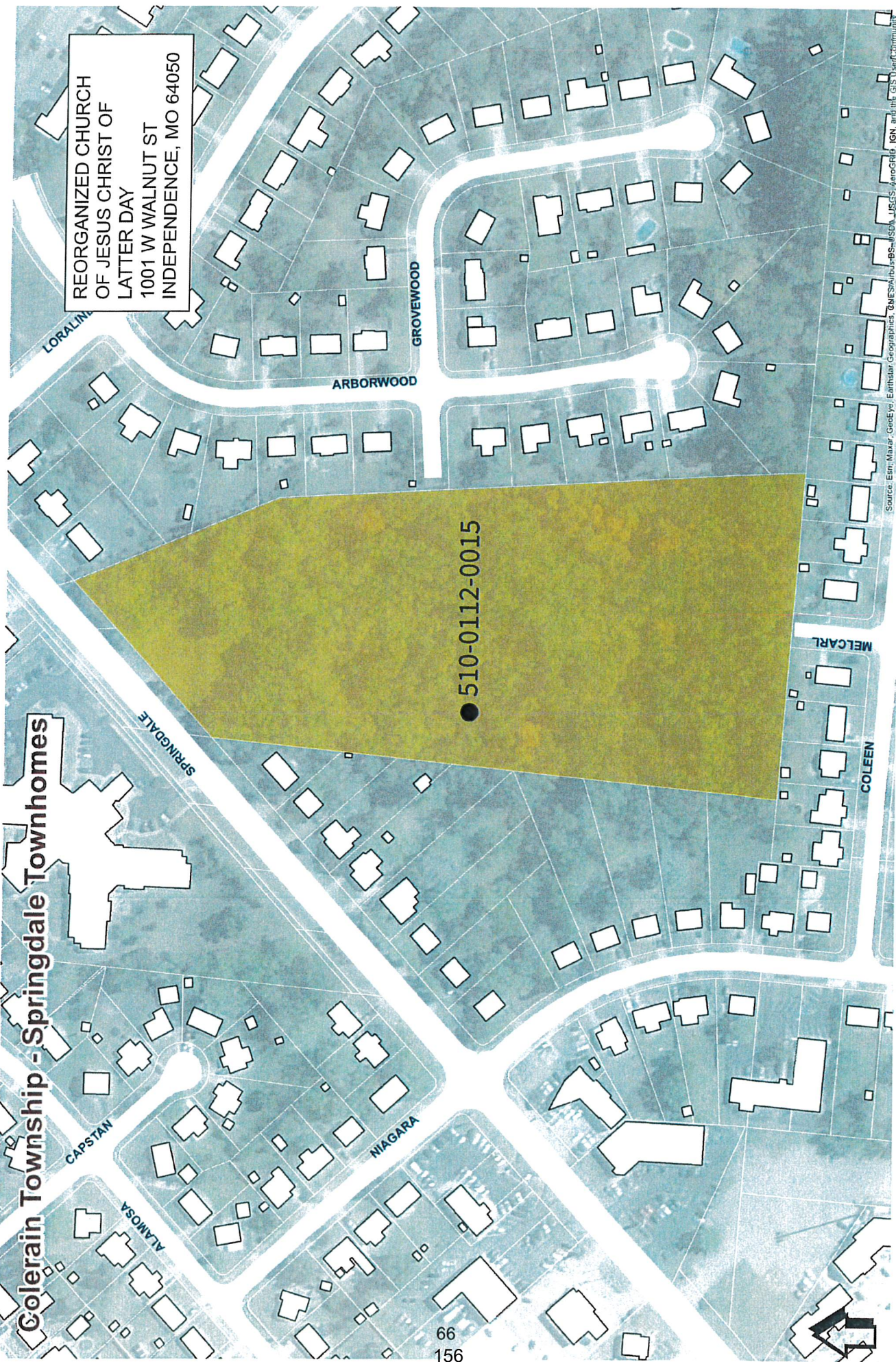
There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

510-0112-0015-00 ST

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Jun 14 2021 JL

CAGIS - _____



REORGANIZED CHURCH
OF JESUS CHRIST OF
LATTER DAY
1001 W WALNUT ST
INDEPENDENCE, MO 64050

● 510-01112-0015

Colerain Township - Springdale Townhomes

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus/BS, USDA, JPLCS, AeroGRID, IGN, and the GIS User Community

EXHIBIT M

[Crosley Meadows Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 28th day of September, 2021, 2021, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

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

RESOLUTION NO.: 71-21

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP TO BE KNOWN AS THE CROSELY MEADOWS TIF DISTRICT AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing (“TIF”) which can include the creation of TIF district under Section 5709.73(C)(1) of the Ohio Revised Code; and

WHEREAS, the Board of Trustees (the “Board”) wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including a new single-family development and related improvements, infrastructure, and traffic capacity (the “Improvements”); and

WHEREAS, the proposed TIF district will include parcels #510-0073-0253-00; #510-0073-0091-00; #510-0073-0007-00; #510-0073-0242-00; and #510-0073-0245-00 with the continuous boundary of 17.236 acres as delineated in the map of the proposed TIF district (the “TIF District”) and property as described in *Exhibit A* attached hereto (such parcels will hereinafter be referred to as the “Crosley Meadows TIF District Site”); and

WHEREAS, the Board conducted a public hearing on this Resolution on August 24, 2021, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed TIF District in compliance with Section 5709.73(C)(2) of the Ohio Revised Code; and

WHEREAS, the Board has caused notice to be given to the Board of Education of the Northwest Local School District (the “Northwest Local School District”) and Butler Technology and Career Development Schools (“Butler Tech”) in compliance with Section 5709.73(D) of the Ohio Revised Code of the Board’s intention to consider this Resolution for adoption and that the Board and the Northwest Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73(C)(1) of the Ohio Revised Code. The Northwest Local School District has by resolution adopted on August 9, 2021 approved the TIF District and the exemption

of the Improvements for 30 years up to 100% for the property described in *Exhibit A* attached hereto and both the Northwest Local School District and Butler Tech have waived any right to the forty-five (45) business days' notice prior to the adoption of this Resolution pursuant to ORC 5709.73(D); and

WHEREAS, the Board has caused notice to be given to the Hamilton County Board of County Commissioners in compliance with Section 5709.73(E) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that a majority of the Hamilton County Board of County Commissioners objected by resolution on August 12, 2021, to both the duration *and* the percentage of improvements to be exempted as set forth in this Resolution; and

WHEREAS, the Colerain Township Board of Trustees and the Hamilton County Board of County Commissioners failed to come to terms on a mutually acceptable compensation agreement so in compliance with Section 5709.73(E), agrees to provide compensation to the Hamilton County Board of County Commissioners equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.

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

1. That the Board hereby finds and declares that certain public improvements (the "Public Improvements") in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including, but not limited to, water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, as well as the Improvements, are a public purpose and that the Public Improvements and the Improvements are necessary for the further development of the Crosley Meadows TIF District Site, which parcel is located in an unincorporated area of the township, and for the creation of infrastructure, increasing property values, and the overall general welfare and provision of public services in Colerain Township.
2. That pursuant to Section 5709.73 of the Ohio Revised Code, 100% of the Improvements to the parcel in the Crosley Meadows TIF District Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2051 or (2) the date on which the specific Public Improvements that will benefit the Crosley Meadows TIF District Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real

property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Northridge TIF District Site.

3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of property within the Crosley Meadows TIF District Site shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes until the Township is fully reimbursed for the cost put forth regarding any of the aforementioned Public Improvements. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.
4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Colerain Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance and/or compensate all costs incurred by Colerain Township for the Public Improvements or to make payments to the Northwest Local School District and Butler Technology Career & Development Schools pursuant to the Tax Incentive Agreement referred to in the fifth Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.
5. That pursuant to Section 5709.73 of the Ohio Revised Code, money in the Tax Increment Equivalent Fund shall also be used to make payments to Hamilton County equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.
6. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.
7. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including § 121.22 of the Ohio Revised Code.
8. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
9. That this Resolution shall be effective at the earliest date allowed by law.

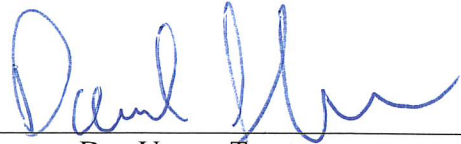
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Mr. Unger seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

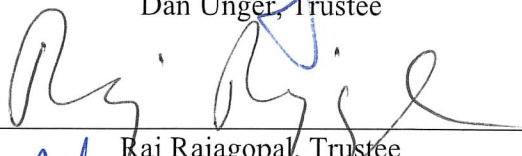
Vote Record: Mr. Unger yes Mr. Rajagopal yes Mr. Wahlert yes

ADOPTED this 28th day of September, 2021.

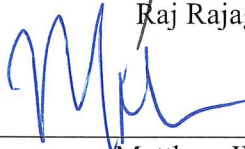
BOARD OF TRUSTEES:



Dan Unger, Trustee



Raj Rajagopal, Trustee



Matthew Wahlert, Trustee

ATTEST:



Jeff Baker
Fiscal Officer

Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 28 day of Sept, 2021.



Jeff Baker
Colerain Township Fiscal Officer

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Hamilton County Auditor

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Amy Wells, Treasurer, Northwest Local
School District

Dated: _____

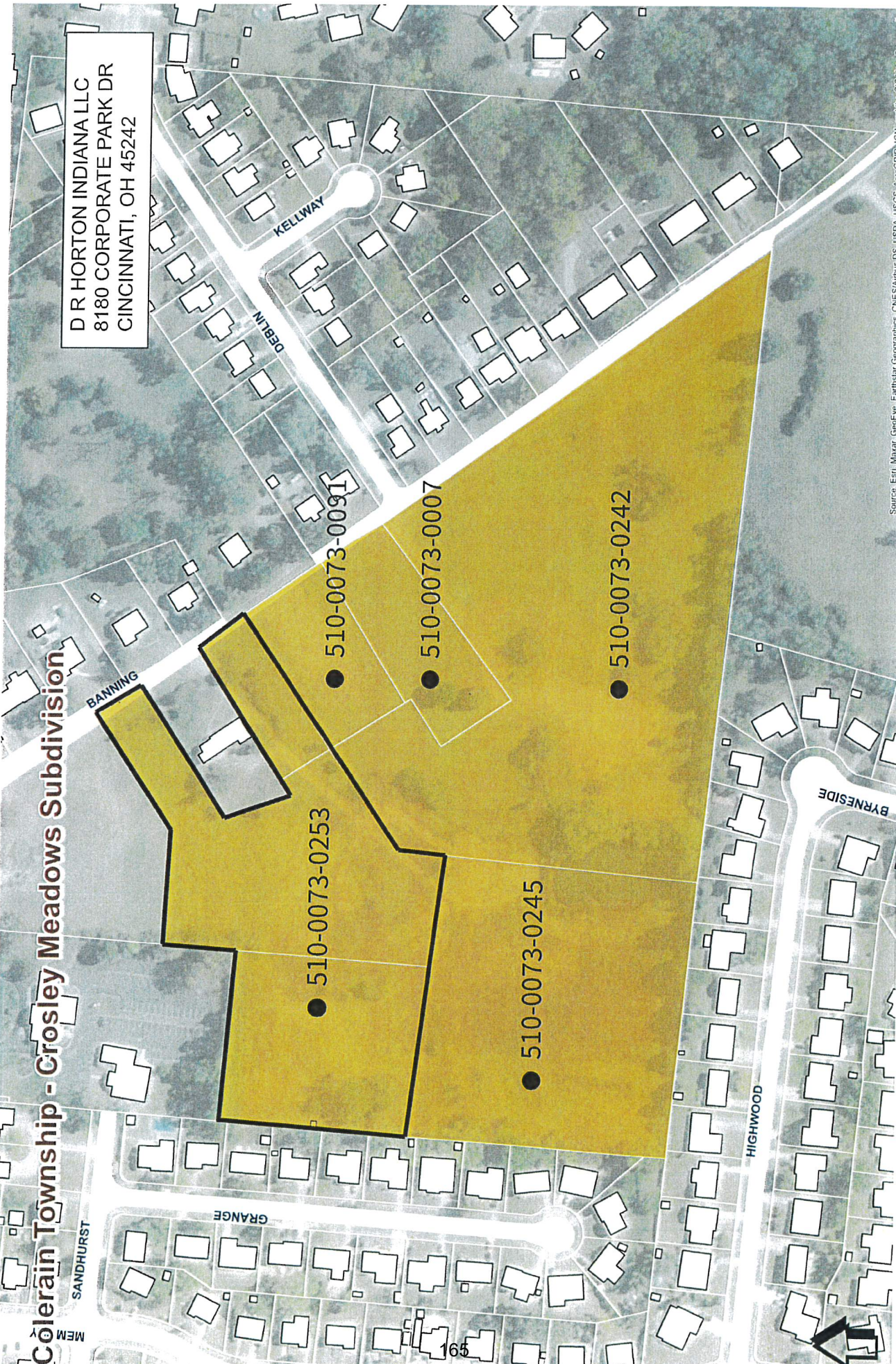
EXHIBIT A

PARCEL

**#510-0073-0253-00; #510-0073-0091-00; #510-0073-0007-00;
#510-0073-0242-00; AND #510-0073-0245-00**

Colerain Township - Crosley Meadows Subdivision

D R HORTON INDIANA LLC
8180 CORPORATE PARK DR
CINCINNATI, OH 45242



DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

14289 00455

Tax Map - Oct 30 2020 JL

CAGIS - _____

Norbert A Nadel
Hamilton County Recorder's Office
Doc #: 2020-0115905 Type: DE
Filed: 11/04/20 08:10:59 AM \$58.00
Off. Rec.: 14289 00455 F 5 91

Convey number: 249527
Deed number: 20-523030
Instr. number: 20-525883
Transfer date: 11/04/2020
Sec.: 319.202, R.C.
Sec.: 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales Amount: 585,000.00
Permissive fee: 1,765.00
Transfer fee: 2.60
Conveyance fee: 585.00



GENERAL WARRANTY DEED

Colerain Real Property, LLC, an Ohio Limited Liability Company, for valuable consideration paid, grant(s) with general warranty covenants to: D.R. Horton-Indiana, LLC, a Delaware Limited Liability Company, whose tax mailing address is: 8180 Corporate Park Dr., Suite 100, Cincinnati OH 45242, the following described REAL PROPERTY: Situated in the County of Hamilton, in the State of OH, and more particularly described as follows:

TRACT 1:

SITUATE IN SECTION 1, TOWN 2, ENTIRE RANGE 1, COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 1" IRON PIN IN CONCRETE AT THE SOUTHEAST CORNER OF CINCINNATI HOMES SUBDIVISION, BLOCK "D" AS RECORDED IN PLAT BOOK 117, PAGE 38 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID CINCINNATI HOMES SUBDIVISION, BLOCK "D", NORTH 03°19'20" EAST, 386.10 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID CINCINNATI HOMES SUBDIVISION, NORTH 03°19'20" EAST, 277.97 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED TO FREDERICK FUNERAL HOME HOLDINGS, LLC IN OFFICIAL RECORD 13069, PAGE 860 OF THE HAMILTON COUNTY, OHIO RECORDS, BEING WITNESSED BY AN EXISTING 3" IRON PIN, WHICH IS 0.16 FEET SOUTH AND 0.54 FEET EAST; THENCE LEAVING THE EASTERLY LINE OF CINCINNATI HOMES SUBDIVISION, BLOCK "D", ALONG THE SOUTHERLY LINE OF FREDERICK FUNERAL HOME HOLDINGS TRACT, SOUTH 85°18'59" EAST, 250.46 FEET TO AN EXISTING IRON PIN AND CAP AT THE SOUTHEAST CORNER OF SAID FREDERICK FUNERAL HOME HOLDINGS TRACT; THENCE ALONG THE EASTERLY LINE OF SAID FREDERICK FUNERAL HOME HOLDINGS TRACT, NORTH 03°17'01" EAST, 114.99 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED TO JEFFREY D. BROCKHAUS IN OFFICIAL RECORD 13531, PAGE 1942 OF THE HAMILTON COUNTY, OHIO RECORDS, BEING WITNESSED BY AN EXISTING 1" IRON PIPE, WHICH IS 0.23 FEET EAST; THENCE LEAVING THE EASTERLY LINE OF SAID FREDERICK FUNERAL HOME HOLDINGS TRACT, ALONG THE SOUTHERLY LINE OF SAID BROCKHAUS TRACT THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 85°18'59" EAST, (PASSING AN EXISTING IRON PIN AND CAP AT 159.93 FEET) 165.79 FEET TO A POINT AND NORTH 55°28'01" EAST, 211.05 FEET TO A SET MAG NAIL IN THE CENTERLINE OF BANNING

ST 510-73-(253,254,255) CONS

Tax Map - Oct 30 2020 JL

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ROAD; THENCE LEAVING THE SOUTHERLY LINE OF SAID BROCKHAUS TRACT, ALONG THE CENTERLINE OF BANNING ROAD, SOUTH 34°27'00" EAST, 72.87 FEET TO A SET MAG NAIL AT THE NORTHEAST CORNER OF THE PROPERTY AS CONVEYED TO CHRISTOPHER DEANE IN OFFICIAL RECORD 11214, PAGE 313 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE LEAVING THE CENTERLINE OF BANNING ROAD, ALONG THE NORTHERLY LINE OF SAID DEANE TRACT, SOUTH 55°35'57" WEST, (PASSING AN EXISTING IRON PIN AND CAP AT 31.44 FEET) 236.47 FEET TO AN EXISTING IRON PIN AND CAP AT THE NORTHWEST CORNER OF SAID DEANE TRACT; THENCE ALONG THE WESTERLY UNE OF SAID DEANE TRACT, SOUTH 19°49'36". EAST, 103.32 FEET TO A SET 5"" IRON PIN AND CAP (#7862) AT THE SOUTHWEST CORNER OF SAID DEANE TRACT; THENCE ALONG THE SOUTHERLY LINE OF SAID DEANE TRACT, NORTH 55°35'57" EAST, [PASSING AN EXISTING MAG NAIL AT 231.01 FEET) 262.55 FEET TO A SET MAG NAIL AT THE NORTHEAST CORNER OF SAID DEANE TRACT IN THE CENTERLINE OF BANNING ROAD; THENCE LEAVING THE SOUTHERLY LINE OF SAID DEANE TRACT, ALONG THE CENTERLINE OF BANNING ROAD, THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 34°27'00" EAST, 44.63 FEET TO A SET MAG NAIL AND SOUTH 36°27'00" EAST, 39.00 FEET TO A SET MAG NAIL AT THE NORTHEAST CORNER OF THE PROPERTY AS CONVEYED TO MERCY HEALTH PLAZA IN OFFICIAL RECORD 7925, PAGE 2038 [PARCEL 14) OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE LEAVING THE CENTERLINE OF BANNING ROAD, ALONG THE NORTHERLY LINE OF SAID MERCY HEALTH PLAZA TRACT (PARCEL 14), SOUTH 55°33'00" WEST, 231.36 FEET TO A POINT IN THE MOST NORTHERLY CORNER OF THE PROPERTY AS CONVEYED TO MERCY HEALTH PLAZA IN OFFICIAL RECORD 7959, PAGE 1906 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE ALONG THE NORTHERLY LINES OF LAST MENTIONED MERCY HEALTH PLAZA TRACT, THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 54°53'30" WEST, 176.98 FEET TO A POINT AND SOUTH 04°43'30" WEST, 69.90 FEET TO THE NORTHEAST CORNER OF THE PROPERTY AS CONVEYED TO MERCY HEALTH PLAZA IN OFFICIAL RECORD 7925, PAGE 2038 (PARCEL 16); THENCE ALONG THE NORTHERLY LINE OF SAID MERCY HEALTH PLAZA TRACT (PARCEL 16), NORTH 85°10'45" WEST, 417.78 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 4.3586 ACRES OF LAND AND BEING SUBJECT TO THE RIGHT OF WAY OF BANNING ROAD AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO AN EXISTING SURVEY BY THOMAS GRAHAM & ASSOCIATES, INC DATED JUNE 16, 2014. . THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN OFFICIAL RECORD 7925, PAGE 2038 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 07/14/20, MADE BY STEPHEN L. CAHILL PIS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #7862.

TRACT 2:

Situated in Section 1, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point in the Northerly line of Highgrove Subdivision, Block B as recorded in Plat Book 13, Page 72 in the Registered Lands Office of the Hamilton County Recorder, said point being South 85° 07' 19" East 408.39 feet from a concrete monument in the Northerly line of Lot No. 38 of said subdivision, said monument being at the intersection of the Northerly line of said Highgrove Subdivision

Tax Map - Oct 30 2020 JL

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ST 510-73-242

with the Easterly line of the Cincinnati Homes Subdivision, Block D as recorded in Plat Book 117, Page 38 in the Offices of the Hamilton County Recorder, thence from said point of beginning North 4° 43' 30" East for a distance of 454.78 feet; thence North 54° 53' 30" East for a distance of 176.98 feet; thence South 34° 27' 00" East for a distance of 139.91 feet; thence South 55° 33' 00" West for a distance of 83.37 feet; thence South 34° 27' 00" East for a distance of 125.05 feet; thence North 51° 46' 00" East for a distance of 323.95 feet to the centerline of Banning Road, (60' Right of Way); thence South 36° 27' 00" East along said centerline of Banning Road for a distance of 707.09 feet to a point of intersection with the Northerly line of Registered Land Certificate No. 83734; thence North 85° 14' 00" West along said Northerly registered land line for a distance of 576.19 feet to an iron pipe at the Northeast corner of the aforementioned Highgrove Subdivision Block B; thence North 85° 07' 19" West along the Northerly line of said subdivision for a distance of 365 .06 feet to the point of beginning of the tract herein described. Contains 7.783 acres.

TRACT 3:

ST 510-73-91

Situate in Section 1, Town 2, Entire Range 1, Colerain Township, Hamilton County, State of Ohio, and more particularly described as follows: Beginning at a point in the Northeast corner of Registered Land Certificate No. 2203; thence North 85° 14' West along the North line of said Registered Land Certificate No. 2203, for a distance of 180 feet to a point in the centerline of Banning Road; thence North 36° 27' West along said centerline of Banning Road for a distance of 807.65 feet to the place of beginning for this conveyance, thence North 36° 27' West along said centerline of Banning Road for a distance of 140.00 feet; thence South 55° 33' West for a distance of 231.34 feet; thence South 34° 27' East for a distance of 139.91 feet; thence North 55° 33' East for a distance of 236.25 feet to the place of beginning. Subject to legal highways.

TRACT 4:

ST 510-73-7

Situated in Section 1, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio, beginning at a point in the Northeast corner of Registered Land Certificate No. 2203; thence North 14° 14' 00" West, with the North line of said Registered Land Certificate No. 2203, 180.00 feet to a point in the centerline of Banning Road; thence with the centerline of Banning Road North, 36° 27' 00" West, 707.09 feet to the real place of beginning of herein described conveyance; thence continuing in the centerline of said Banning Road, North 36° 27' 00" West 103.73 feet to a point; thence South 55° 33' 00" West 319.62 feet to a point; thence South 34° 27' 00" East 125.05 feet to a point; thence North 51° 46' 00" East 323.95 feet to a point in the centerline of said Banning Road, the real place of beginning thus enclosing 0.844 acres of Land of which 0.072 acres comprised public right-of-way. Subject to legal highways, easements and covenants of record.

Tax Map - Oct 30 2020 JL

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TRACT 5:

Situated in Colerain Township, Section 1, Town 2, Entire Range 1, County of Hamilton, Sate of Ohio and being more particularly described as follows: Parcels 18 and 241, Plat Book 510, Page 73, in the Offices of the Hamilton County Auditor. Beginning at a concrete monument at the Southwest corner of the Grantors lands, said monument being a common corner in the Grantors lands with Lot 12 of Block D in the Cincinnati Homes Subdivision as recorded in Plat Book 117, Page 38, in the Office of the Hamilton County Recorder; said monument being also in the Northerly line of Lot 38 of Block B of the Highgrove Subdivision as recorded in Plat Book 13, Page 72, in the Registered Lands Office of the Hamilton County Recorder; thence from said beginning point with the East line of Block D in the Cincinnati Homes Subdivision, North 3° 22'00" East, 386.62 feet to point; thence thru and across the Grantors lots and lands the following two (2) courses and distances: (1) South 85° 05' 46" East, 424.10 feet to a point in the Grantors East line, (2) South 4° 43' 30" West, 385.49 feet to a point in the Grantors South line, which is the North line of Block B of the Highgrove Subdivision; thence with said North line of Block B of the Highgrove Subdivision, North 85° 14' 00" West, 414.94 feet to the place of beginning of the herein described tract; thus enclosing 3.717 acres of land.

For information purposes only:

Property Address: Crosley Meadows Subdivision, Cincinnati, OH 45239

Parcel No: 510-0073-0007-00 & 510-0073-0091-00 & 510-0073-0242-00 & 510-0073-0245-00
& 510-0073-0253-00, 254,255 CONS.

20-721-04-A-E

This conveyance is made subject to all legal highways and easements, all restrictions, conditions, declarations and covenants of record, all zoning restrictions and all taxes and assessments not yet payable.

Prior Instrument Reference: Official Record/Book 14236, Page 1843 of the Deed Records of Hamilton County, OH.

EXHIBIT N

[Copper Creek Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 28th day of September, 2021, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

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

RESOLUTION NO.: 78-21

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP TO BE KNOWN AS THE COPPER CREEK TIF DISTRICT AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing ("TIF") which can include the creation of TIF district under Section 5709.73(C)(1) of the Ohio Revised Code; and

WHEREAS, the Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including a new single-family development and related improvements, infrastructure, and traffic capacity (the "Improvements"); and

WHEREAS, the proposed TIF district will include parcels #510-0222-0233-00; #510-0222-0234-00; #510-0222-0235-00; #510-0222-0236-00; #510-0222-0237-00; #510-0222-0244-00; #510-0222-0243-00; and #510-0222-240-00 with the continuous boundary of 7.005 acres as delineated in the map of the proposed TIF district (the "TIF District") and property as described in *Exhibit A* attached hereto (such parcels will hereinafter be referred to as the "Copper Creek TIF District Site"); and

WHEREAS, the Board conducted a public hearing on this Resolution on August 24, 2021, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed TIF District in compliance with Section 5709.73(C)(2) of the Ohio Revised Code; and

WHEREAS, the Board has caused notice to be given to the Board of Education of the Northwest Local School District (the "Northwest Local School District") and Butler Technology and Career Development Schools ("Butler Tech") in compliance with Section 5709.73(D) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that the Board and the Northwest Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73(C)(1) of the Ohio Revised Code. The Northwest Local School

District has by resolution adopted on August 9, 2021 approved the TIF District and the exemption of the Improvements for 30 years up to 100% for the property described in *Exhibit A* attached hereto and both the Northwest Local School District and Butler Tech have waived any right to the forty-five (45) business days' notice prior to the adoption of this Resolution pursuant to ORC 5709.73(D); and

WHEREAS, the Board has caused notice to be given to the Hamilton County Board of County Commissioners in compliance with Section 5709.73(E) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that a majority of the Hamilton County Board of County Commissioners objected by resolution on August 12, 2021, to both the duration *and* the percentage of improvements to be exempted as set forth in this Resolution; and

WHEREAS, the Colerain Township Board of Trustees and the Hamilton County Board of County Commissioners failed to come to terms on a mutually acceptable compensation agreement so in compliance with Section 5709.73(E), agrees to provide compensation to the Hamilton County Board of County Commissioners equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.

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

1. That the Board hereby finds and declares that certain public improvements (the "Public Improvements") in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including, but not limited to, water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, as well as the Improvements, are a public purpose and that the Public Improvements and the Improvements are necessary for the further development of the Copper Creek TIF District Site, which parcel is located in an unincorporated area of the township, and for the creation of infrastructure, increasing property values, and the overall general welfare and provision of public services in Colerain Township.
2. That pursuant to Section 5709.73 of the Ohio Revised Code, 100% of the Improvements to the parcel in the Copper Creek TIF District Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2051 or (2) the date on which the specific Public Improvements that will benefit the Copper Creek TIF District Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby

determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Northridge TIF District Site.

3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of property within the Copper Creek TIF District Site shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes until the Township is fully reimbursed for the cost put forth regarding any of the aforementioned Public Improvements. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.
4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Colerain Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance and/or compensate all costs incurred by Colerain Township for the Public Improvements or to make payments to the Northwest Local School District and Butler Technology Career & Development Schools pursuant to the Tax Incentive Agreement referred to in the fifth Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.
5. That pursuant to Section 5709.73 of the Ohio Revised Code, money in the Tax Increment Equivalent Fund shall also be used to make payments to Hamilton County equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.
6. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.
7. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including § 121.22 of the Ohio Revised Code.
8. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
9. That this Resolution shall be effective at the earliest date allowed by law.

[Remainder of page intentionally left blank]

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

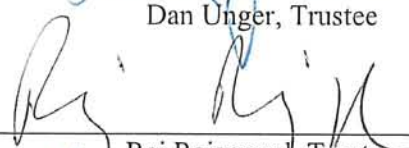
Vote Record: Mr. Unger yes Mr. Rajagopal yes Mr. Wahlert yes

ADOPTED this 28th day of September, 2021.

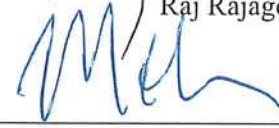
BOARD OF TRUSTEES:



Dan Unger, Trustee



Raj Rajagopal, Trustee



Matthew Wahlert, Trustee

ATTEST:



Jeff Baker
Fiscal Officer

Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 28 day of Sept, 2021.



Jeff Baker
Colerain Township Fiscal Officer

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Hamilton County Auditor

Dated: _____

RECEIPT

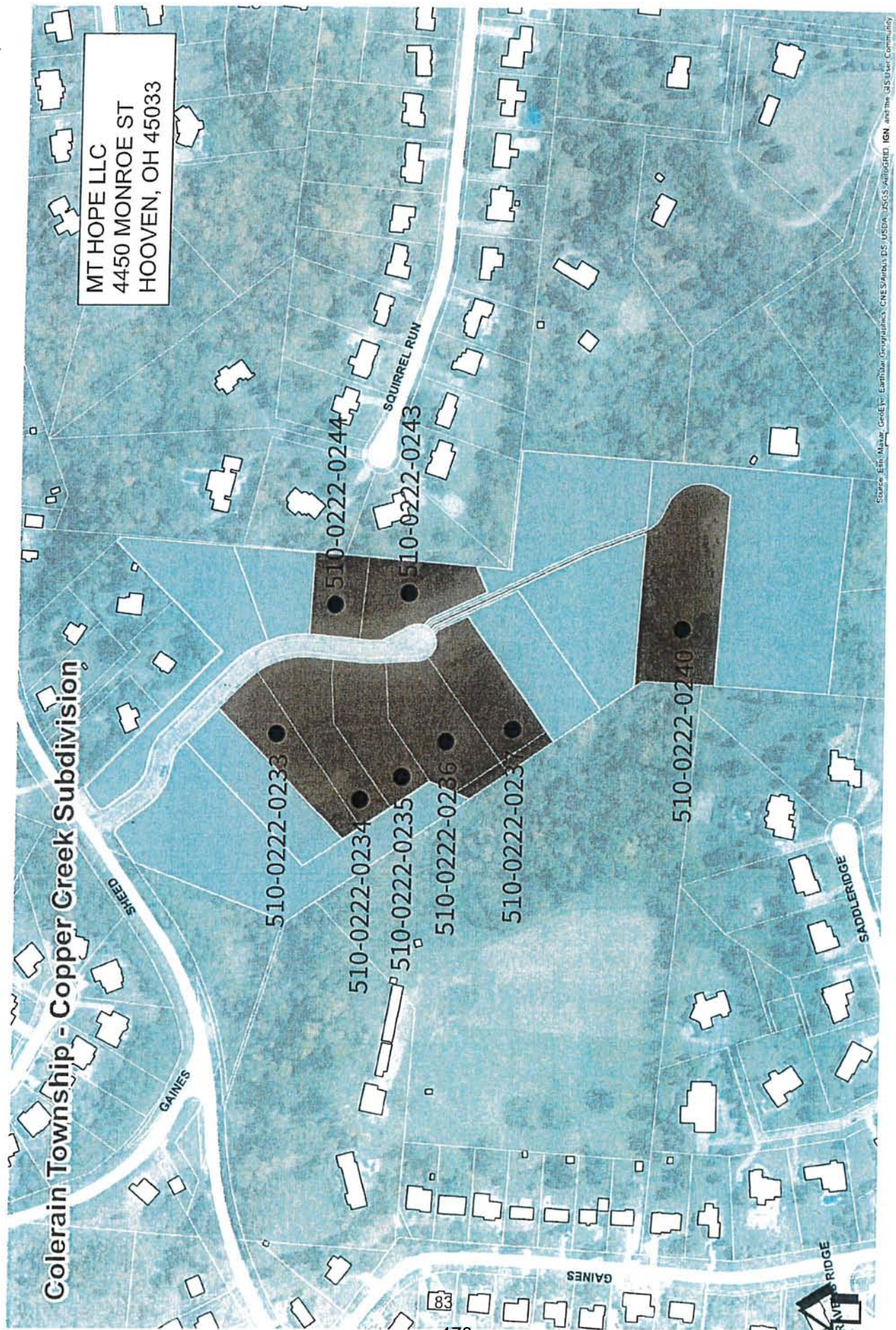
The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

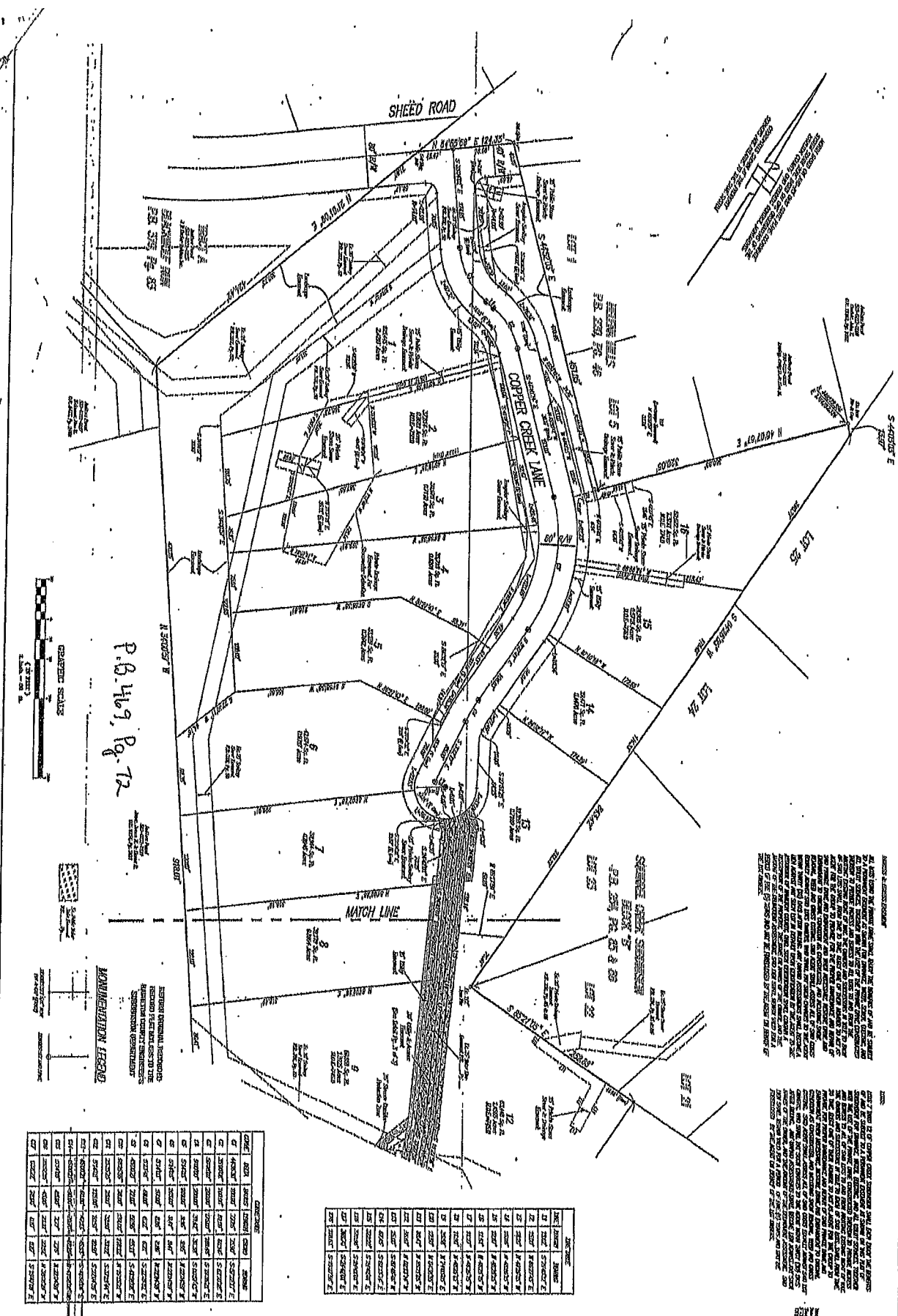
Amy Wells, Treasurer, Northwest Local
School District

Dated: _____

EXHIBIT A

PARCELS #510-0222-0233-00; #510-0222-0234-00; #510-0222-0235-00;
#510-0222-0236-00; #510-0222-0237-00; #510-0222-0244-00;
#510-0222-0243-00; AND #510-0222-240-00





P.B. 469, P. 72

ABBREVIATIONS
 ALL LOTS ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE SUBDIVISION MAP.
 ALL LOTS ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE SUBDIVISION MAP.

LOT	AREA	OWNER	REMARKS
1	0.10	JOHN J. HARRIS	
2	0.10	JOHN J. HARRIS	
3	0.10	JOHN J. HARRIS	
4	0.10	JOHN J. HARRIS	
5	0.10	JOHN J. HARRIS	
6	0.10	JOHN J. HARRIS	
7	0.10	JOHN J. HARRIS	
8	0.10	JOHN J. HARRIS	
9	0.10	JOHN J. HARRIS	
10	0.10	JOHN J. HARRIS	
11	0.10	JOHN J. HARRIS	
12	0.10	JOHN J. HARRIS	
13	0.10	JOHN J. HARRIS	
14	0.10	JOHN J. HARRIS	
15	0.10	JOHN J. HARRIS	
16	0.10	JOHN J. HARRIS	

LOT	AREA	OWNER	REMARKS
17	0.10	JOHN J. HARRIS	
18	0.10	JOHN J. HARRIS	
19	0.10	JOHN J. HARRIS	
20	0.10	JOHN J. HARRIS	
21	0.10	JOHN J. HARRIS	
22	0.10	JOHN J. HARRIS	
23	0.10	JOHN J. HARRIS	
24	0.10	JOHN J. HARRIS	
25	0.10	JOHN J. HARRIS	
26	0.10	JOHN J. HARRIS	
27	0.10	JOHN J. HARRIS	
28	0.10	JOHN J. HARRIS	
29	0.10	JOHN J. HARRIS	
30	0.10	JOHN J. HARRIS	

NOTICE TO THE PUBLIC
 THE FOLLOWING IS A SUMMARY OF THE INFORMATION CONTAINED IN THE SUBDIVISION MAP:
 THE SUBDIVISION MAP IS A PLAN OF THE LAND IN THE SUBDIVISION, SHOWING THE LOTS, EASEMENTS, AND RESTRICTIONS.
 THE SUBDIVISION MAP IS A PLAN OF THE LAND IN THE SUBDIVISION, SHOWING THE LOTS, EASEMENTS, AND RESTRICTIONS.

EXHIBIT O

[Abbeytown Resolution]

[See Attached]

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 28th day of September, 2021, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

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

RESOLUTION NO.: 73-21

RESOLUTION DECLARING TO BE PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP TO BE KNOWN AS THE ABBEYTOWN TIF DISTRICT AND AUTHORIZING THE EXECUTION OF A TAX INCENTIVE AGREEMENT AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing ("TIF") which can include the creation of TIF district under Section 5709.73(C)(1) of the Ohio Revised Code; and

WHEREAS, the Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the needs of the area, including a new single-family development and related improvements, infrastructure, and traffic capacity (the "Improvements"); and

WHEREAS, the proposed TIF district will include parcel #510-0013-0009-00 with the continuous boundary of 29.783 acres as delineated in the map of the proposed TIF district (the "TIF District") and property as described in *Exhibit A* attached hereto (such parcel will hereinafter be referred to as the "Abbeytown TIF District Site"); and

WHEREAS, the Board conducted a public hearing on this Resolution on August 24, 2021, and caused proper notice of the aforementioned public hearing to be sent to every real property owner whose property is located within the boundaries of the proposed TIF District in compliance with Section 5709.73(C)(2) of the Ohio Revised Code; and

WHEREAS, the Board has caused notice to be given to the Board of Education of the Northwest Local School District (the "Northwest Local School District") and Butler Technology and Career Development Schools ("Butler Tech") in compliance with Section 5709.73(D) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that the Board and the Northwest Local School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for certain property which is exempted under Section 5709.73(C)(1) of the Ohio Revised Code. The Northwest Local School District has by resolution adopted on August 9, 2021 approved the TIF District and the exemption of the Improvements for 30 years up to 100% for the property described in *Exhibit A* attached

hereto and both the Northwest Local School District and Butler Tech have waived any right to the forty-five (45) business days' notice prior to the adoption of this Resolution pursuant to ORC 5709.73(D); and

WHEREAS, the Board has caused notice to be given to the Hamilton County Board of County Commissioners in compliance with Section 5709.73(E) of the Ohio Revised Code of the Board's intention to consider this Resolution for adoption and that a majority of the Hamilton County Board of County Commissioners objected by resolution on August 12, 2021, to both the duration *and* the percentage of improvements to be exempted as set forth in this Resolution; and

WHEREAS, the Colerain Township Board of Trustees and the Hamilton County Board of County Commissioners failed to come to terms on a mutually acceptable compensation agreement so in compliance with Section 5709.73(E), agrees to provide compensation to the Hamilton County Board of County Commissioners equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.

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

1. That the Board hereby finds and declares that certain public improvements (the "Public Improvements") in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including, but not limited to, water facilities, sanitary sewers, gas mains, electric facilities, communication facilities, safety services, including police and fire personnel and/or apparatus, storm water sewers and retention/detention facilities; the planning, design and construction of public safety, park and recreation facilities; the furtherance of economic development within the Township, including but not limited to the purchase and/or improvement of property; the preparation of plans for land use in the area; the creation or enhancement of buffer areas and open areas necessary for ensuring the compatibility of adjacent land uses; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, as well as the Improvements, are a public purpose and that the Public Improvements and the Improvements are necessary for the further development of the Abbeytown TIF District Site, which parcel is located in an unincorporated area of the township, and for the creation of infrastructure, increasing property values, and the overall general welfare and provision of public services in Colerain Township.
2. That pursuant to Section 5709.73 of the Ohio Revised Code, 100% of the Improvements to the parcel in the Abbeytown TIF District Site occurring after the date of this Resolution are exempt from real property taxation commencing on the effective date of this Resolution and ending on the earlier of (1) December 31, 2051 or (2) the date on which the specific Public Improvements that will benefit the Abbeytown TIF District Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be one hundred percent (100%) of the assessed value of the Improvements,

and (iii) the Public Improvements directly benefit, or once made will directly benefit, the Northridge TIF District Site.

3. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of property within the Abbeytown TIF District Site shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Hamilton County Treasurer on or before the final dates for payment of real property taxes until the Township is fully reimbursed for the cost put forth regarding any of the aforementioned Public Improvements. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.
4. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Colerain Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance and/or compensate all costs incurred by Colerain Township for the Public Improvements or to make payments to the Northwest Local School District and Butler Technology Career & Development Schools pursuant to the Tax Incentive Agreement referred to in the fifth Preamble herein and hereby authorized to be entered into by the Board of Township Trustees, Township Administrator or the President of the Board.
5. That pursuant to Section 5709.73 of the Ohio Revised Code, money in the Tax Increment Equivalent Fund shall also be used to make payments to Hamilton County equal in value to not more than fifty per cent of the taxes that would be payable to the county, on the portion of the improvements in excess of seventy-five per cent, were that portion to be subject to taxation.
6. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Hamilton County.
7. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including § 121.22 of the Ohio Revised Code.
8. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
9. That this Resolution shall be effective at the earliest date allowed by law.

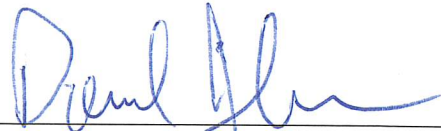
[Remainder of page intentionally left blank]

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

Vote Record: Mr. Unger yes Mr. Rajagopal ~~yes~~ NO Mr. Wahlert yes

ADOPTED this 28th day of September, 2021.

BOARD OF TRUSTEES:



Dan Unger, Trustee



Raj Rajagopal, Trustee



Matthew Wahlert, Trustee

ATTEST:



Jeff Baker
Fiscal Officer

Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 28th day of September, 2021.



Jeff Baker
Colerain Township Fiscal Officer

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Hamilton County Auditor

Dated: _____

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

Amy Wells, Treasurer, Northwest Local School
District

Dated: _____

EXHIBIT A
PARCEL #510-0013-0009-00

EXHIBIT "A"
(Legal Description)

29.78~~3~~ ACRE REMAINDER
LEGAL DESCRIPTION

Situated in Section 1, Town 1, Entire Range 2 of the Miami Purchase, Colerain Township, Hamilton County, Ohio and being more particularly described as follows:

Commencing at the intersection of Pippin Road centerline with the centerline of Kemper Road (State Route 126);

Thence along said centerline of Pippin Road, N5°14'29"E a distance of 205.41 feet;

Thence continuing along said center line N4°57'59"E a distance of 157.11 feet to a point;

Thence leaving said centerline N88°48'01"W a distance of 366.73 feet to a found iron pin;

Thence S0°41'29"W a distance of 64.93 feet to a found iron pin;

Thence N89°18'31"W a distance of 168.34 feet to the TRUE POINT OF BEGINNING for the tract of land herein described;

Thence N89°18'31"W a distance of 231.66 feet to a found iron pin;

Thence S00°41'29"W a distance of 308.75 feet to the centerline of Kemper Road;

Thence along said centerline for the following 3 courses:

S87°11'08"W 111.23 feet;

Along the arc of a curve to the right having and radius of 2864.79 feet for and arc distance of 186.67 feet, chord bearing S89°03'08"W 186.63 feet;

N89°04'52"W a distance of 770.42 feet;

Thence leaving said right of way N05°11'59"E a distance of 1268.62 feet to a found iron pin;

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map -

CAGIS -

510-13-9

Balance

10/16/19 JC

Thence S88°59'31"E a distance of 335.00 feet to a point referenced by a found iron pin being 0.38 feet North and 0.21 feet East;

Thence N5°11'59"E a distance of 495.62 feet to a found iron pin;

Thence N76°00'29"E a distance of 331.14 feet to a found iron pin;

Thence N01°00'28"E a distance of 20.00 feet to a iron pin bent to the Northwest being on the South terminus of the right of way, for Birch hill Drive;

Thence along said terminus, S88°59'31"E a distance of 30.00 feet to a set iron pin;

Thence S01°00'29"W a distance of 43.02 feet to a found iron pin;

S
Thence 76°00'29"W a distance of 332.84 feet to a found iron pin'

Thence S05°11'59"W a distance of 472.10 feet to a point referenced by a found iron pin being 0.14 feet North and 0.16 feet West;

Thence S86°56'01"E a distance of 404.38 feet to a found iron pin;

Thence S04°57'59"W a distance of 509.66 feet to a found iron pin;

Thence S88°48'01"E a distance of 499.89 feet to a set iron pin;

Thence S04°57'59"W a distance of 416.57 feet to the place of beginning. Said tract of land containing 29.783 acres of land, 0.997 acre of Public Right of Way, leaving a net acreage of 28.786 acres more or less. Said parcel subject to all legal easements and highways of record.

The Description was base upon a Survey Created by Steven J. Leesman OH License #8352 on June 16th 2010. The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 1983.

Colerain Township - Abbeytown

Kemper FI Holdings LLC
12009 Kilbride Drive
Cincinnati, OH 45251

● 510-0013-0009



95
190

DEVELOPMENT

Department: Development
Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion to set a Public Hearing for June 9, 2026 at 6:00pm for Zoning Commission Case CZC-26-3, Text Amendment to the Colerain Township Zoning Resolution amending the current Site Development Standards, Table 4.2.2-A

Recommend ADOPTION of the Motion.

Rationale:

This case was previously heard by the Zoning Commission and the Township is required to hold a public hearing prior to taking action on the case.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion to set a Public Hearing for June 9, 2026 at 6:00pm for Zoning Commission Case CZC-26-4, Text Amendment to the Colerain Township Zoning Resolution creating a new zoning district, Corridor Mixed (CBM)
Recommend ADOPTION of the Motion.

Rationale:

This case was previously heard by the Zoning Commission and the Township is required to hold a public hearing prior to taking action on the case.

DEVELOPMENT

Department: Development
Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion to set a Public Hearing for June 9, 2026 at 6:00pm for a Place Making Art Sign for Beautiful Savior Lutheran Church, 11981 Pippin Road

Recommend ADOPTION of the Motion.

Rationale:

This case was previously heard by the Zoning Commission and the Township is required to hold a public hearing prior to taking action on the case.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion to set a Public Hearing for Tuesday, June 9, 2026 at 6:00 PM for Case MOD-26-3, a Major Modification to an approved Final Development Plan to modify signage at 9540 Colerain Avenue
Recommend ADOPTION of the Motion.

Rationale:

Major Modifications to Planned Districts require a Public Hearing be held by the Board of Trustees prior to voting to approve or deny the Modification.

PUBLIC SERVICES

Department: Public Services
Department Director: Tawanna Molter, Assistant Director

Strategic Plan Goal: Strategic Goal #6: Make Progress on Deferred Maintenance and Reposition Existing Assets

Motion to Authorize the Township Administrator to execute a contract with Rack & Ballauer Excavating, Inc. for the Jericho Drive storm sewer repair in the amount of \$75,000

Rationale:

The storm sewer system located on Jericho Drive is in need of structural repairs by a qualified contractor. Requests for quotations were solicited from three separate contractors. The Township received two responses declining the work due to concerns related to the slope conditions, and one proposal from Rack and Ballauer in the amount of \$75,000. This amount falls below the threshold requiring the project to be publicly bid.

PUBLIC SERVICES

Department: Public Services
Department Director: Tawanna Molter, Assistant Director

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

Resolution Accepting Hunters Ridge Lane, Hidden Fox Lane, and Pheasant Run Court as Township Roads
Recommend ADOPTION of the Resolution.

Rationale:

The Hamilton County Engineer acts as the Township's engineer for initial roadway installation and acceptance. As per the Rule and Regulations of the Office of the County Engineer Governing the Surface Physical Improvements for Private Developments Within Unincorporated Areas of Hamilton County, once the Hamilton County Department of Planning and Development confirms the road has met the County's specifications and been requested to be turned over to the Township, the Township then accepts the roadway.

The Engineer has renewed the specifications for Hunters Ridge Lane, Hidden Fox Lane, and Pheasant Run Court, and determined that they meet their criteria and are set for acceptance.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of May 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Ulrich, Mr. Unger, Mr. Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____ - 26

**RESOLUTION ACCEPTING HUNTERS RIDGE LANE, HIDDEN FOX LANE, AND
PHEASANT RUN COURT AS COLERAIN TOWNSHIP ROADS**

WHEREAS, the Hamilton County Engineer has requested that Hunters Ridge Lane, Hidden Fox Lane and Pheasant Run Court in the Hunters Ridge Subdivision, Colerain Township, Hamilton County, Ohio be established as a Township road; and

WHEREAS, the Hamilton County Engineer's Office has received a Maintenance Surety (Bond) and Maintenance Contract for the roads from the developer, to the satisfaction of and in favor of, the Board of County Commissioners of Hamilton County, and;

WHEREAS, the Ohio Revised Codes Section 505.10 authorizes a Board of Township Trustees to accept, on behalf of a township, the donation of any real or personal property for township use, and;

WHEREAS, the Board has evaluated the utility of accepting Hunters Ridge Lane, Hidden Fox Lane and Pheasant Run Court as Township roads and concluded that acceptance of the roads would be in the best interest of the Township.

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

1. The Colerain Township Board of Trustees authorizes the Township Administrator to execute any documents and agreements necessary in order to establish Hunters Ridge Lane, Hidden Fox Lane and Pheasant Run Court as Township roads; and
2. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
4. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this _____ day of May, 2026.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of May, 2026.

Jeff Baker,
Colerain Township Fiscal Officer



May 11, 2026

Township: Colerain
Subdivision: Hunters Rodge

Honorable Commissioners and Trustees:

Hunters Ridge Lane, Hidden Fox Lane, Pheasant Run Court. The developer has formally requested that the subject roadway be established and accepted as a Township Road.

All required public improvements, as shown on the approved subdivision improvement plans, have been completed in accordance with applicable standards and specifications. Construction was performed under the inspection and oversight of this office. The final plat has been reviewed and approved by the Regional Planning Commission.

The Hamilton County Engineer's Office has received from the developer a properly executed Maintenance Contract and corresponding Maintenance Surety, submitted to the satisfaction of and in favor of the Board of County Commissioners of Hamilton County. The Maintenance Contract provides for a one (1) year term, commencing on the date the roadway is formally accepted for public maintenance. The Maintenance Surety guarantees the correction of any defects or structural failures that may arise in the public improvements constructed as part of this development and in accordance with the approved subdivision improvement plans.

Pursuant to Article 405-C of the February 27, 2013, Subdivision Rules and Regulations, we respectfully request written confirmation of your assent to the acceptance of the subject roadway as a Township Road. Upon receipt of such confirmation, this office will proceed with the necessary steps to finalize the acceptance.

Should you require any additional documentation or clarification, please do not hesitate to contact this office at 513-403-5202.

Sincerely,

Kurtis Boggs
ERIC J. BECK, P.E. – P.S.
HAMILTON COUNTY ENGINEER

PUBLIC SERVICES

Department: Public Services
Department Director: Tawanna Molter, Assistant Director

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

Resolution Accepting New Year Drive Extension and Mae Court as Township Roads
Recommend ADOPTION of the Resolution.

Rationale:

The Hamilton County Engineer acts as the Township's engineer for initial roadway installation and acceptance. As per the Rule and Regulations of the Office of the County Engineer Governing the Surface Physical Improvements for Private Developments Within Unincorporated Areas of Hamilton County, once the Hamilton County Department of Planning and Development confirms the road has met the County's specifications and been requested to be turned over to the Township, the Township then accepts the roadway.

The Engineer has renewed the specifications for Mae Court and the extension of New Years Drive and determined that they meet their criteria and are set for acceptance.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of May 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Ulrich, Mr. Unger, Mr. Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____ - 26

**RESOLUTION ACCEPTING MAE COURT AND NEW YEAR DRIVE EXTENSION,
SECTION 1 AS A COLERAIN TOWNSHIP ROAD**

WHEREAS, the Hamilton County Engineer has requested that Mae Court and the extension of New Year Drive located in Section 1 of the Villas of Taylor Glenn Subdivision, Colerain Township, Hamilton County, Ohio be established as a Township road; and

WHEREAS, the Hamilton County Engineer's Office has received a Maintenance Surety (Bond) and Maintenance Contract for the roads from the developer, to the satisfaction of and in favor of, the Board of County Commissioners of Hamilton County, and;

WHEREAS, the Ohio Revised Codes Section 505.10 authorizes a Board of Township Trustees to accept, on behalf of a township, the donation of any real or personal property for township use, and;

WHEREAS, the Board has evaluated the utility of accepting Mae Court and the extension of New Year Drive as a Township road and concluded that acceptance of the road would be in the best interest of the Township.

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

1. The Colerain Township Board of Trustees authorizes the Township Administrator to execute any documents and agreements necessary in order to establish Mae Court and the extension of New Year Drive as a Township road; and
2. That 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 any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
4. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this _____ day of May, 2026.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of May, 2026.

Jeff Baker,
Colerain Township Fiscal Officer



February 13, 2026

Township: Colerain
Subdivision: Villas at Taylor Glen

Honorable Commissioners and Trustees:

Please find the enclosed plat identifying New Year Drive and Mae Court within Villas at Taylor Glen. The developer has formally requested that the subject roadway be established and accepted as a Township Road.

All required public improvements, as shown on the approved subdivision improvement plans, have been completed in accordance with applicable standards and specifications. Construction was performed under the inspection and oversight of this office. The final plat has been reviewed and approved by the Regional Planning Commission.

The Hamilton County Engineer's Office has received from the developer a properly executed Maintenance Contract and corresponding Maintenance Surety, submitted to the satisfaction of and in favor of the Board of County Commissioners of Hamilton County. The Maintenance Contract provides for a one (1) year term, commencing on the date the roadway is formally accepted for public maintenance. The Maintenance Surety guarantees the correction of any defects or structural failures that may arise in the public improvements constructed as part of this development and in accordance with the approved subdivision improvement plans.

Pursuant to Article 405-C of the February 27, 2013, Subdivision Rules and Regulations, we respectfully request written confirmation of your assent to the acceptance of the subject roadway as a Township Road. Upon receipt of such confirmation, this office will proceed with the necessary steps to finalize the acceptance.

Should you require any additional documentation or clarification, please do not hesitate to contact this office at 513-403-5202.

Sincerely,

ERIC J. BECK, P.E. – P.S.
HAMILTON COUNTY ENGINEER

ADMINISTRATION

Department: Administration
Department Director: Tiphonie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

First Reading: Resolution Adopting Updates to 1.5 - Work Hours and Pay Policy and 1.8 - Paid Time Off Policy
Recommend ADOPTION of the Resolution.

Rationale:

Updates to these policies include language identifying Fair Labor Standards Act rules for flextime and revisiting the longevity and sick time sell back proposals from the October 22, 2024 Board of Trustees Meeting.

1.8 COLERAIN TOWNSHIP PAID TIME OFF POLICY

PURPOSE

Colerain Township offers employees paid time off as a general workplace benefit. The Township encourages employees to utilize paid leave, as it is a general benefit to employee health and helps to prevent burn-out.

HOLIDAYS

1. Regular, full-time employees are eligible for Holidays as defined by the Ohio Revised Code, section 1.14 and 511.10. To receive holiday pay, the employee must not be on a disciplinary suspension or on unpaid leave of absence when the holiday occurs. Eligible employees who do not work on the holiday will receive eight hours of pay at their straight-time pay rate for each full-day holiday.
2. If a holiday falls on a Saturday, it will be observed on the preceding Friday. If a holiday falls on a Sunday, it will be observed on the following Monday.
3. All employees covered by Collective Bargaining Agreements shall be eligible for holiday pay as spelled out in each respective agreement.
4. All Holidays will normally be observed on the date of recognized observance. A Department Director may authorize an employee to work on an established Holiday. In such instances, the employee either (1) will receive regular hourly pay for all hours worked on the holiday in addition to the standard holiday pay, or (2) at the discretion of the Department Director, may be given another day off during the pay period in exchange for working on the holiday.
5. Exempt employees are not entitled to compensation for working on holidays. At the discretion of the Administrator, exempt employees may be given another day off during the same pay period in exchange for working on the holiday.

VACATION LEAVE

1. Regular, full-time employees shall receive annual vacation at the following accrual rates. Accrual rate for vacation is based on continual years of service as a full-time employee from public serving governmental institutions, such as local public schools, local government and/or council of governments from Ohio, Indiana and Kentucky, and any branch of the United States Military shall count for the vacation accrual rates. The effective date for recognizing service from other public serving governmental institutions is for new hires on or after May 26, 2015. The effective date for recognizing service from the Military is July 14, 2020.

2. Statute of Limitations: To receive credit for continual years of public serving service, the onus is on the employee that is being hired to report their service to Human Resources during their hiring process. Once the employee begins their tenure with the Township, they will have up to thirty (30) days to submit documentation of their service to receive credit. After this time, the Township will not honor any service or credit the time towards vacation accruals as this puts unnecessary strain on resources to backtrack into the system and update records.
3. Vacation will be accrued with each payroll based on the years of continuous service at the rates listed in the below table:

Years of Continuous Service	Number of Vacation Hours (per payroll)
a. Zero (0) through 1,825 calendar days	3.08 hours
b. 1,826 through 3,650 calendar days	4.62 hours
c. 3,651 through 5,475 calendar days	5.54 hours
d. 5,476 through 9,125 calendar days	6.77 hours
e. 9,126 or more calendar days	7.70 hours

4. To promote employee wellness, employees are encouraged to use vacation leave in the year earned. However, it is recognized that job responsibilities may prevent an employee from using the appropriate accrual in the year earned therefore leave accumulation may be necessary.
5. Employees may carry a maximum of two years' vacation time. This will be reviewed on a quarterly basis and any vacation hours in excess of their two-year accrual will be forfeited at that time.
6. Upon separation, employees shall be paid for no more than forty (40) hours of carryover plus the current year vacation accrual at their hourly rate at the time of separation. Any vacation in excess of the above limits is dropped and lost.

EXAMPLE:

- a. Employee A was hired February 1, 2015. On February 1, 2015 employee will be credited with the appropriate number of vacation days pursuant to this policy. In this example, 80 hours of vacation leave is credited to employee account. Employee A is encouraged to use vacation during the period of February 1, 2015 and January 31, 2016. Unused leave as of January 31, 2016 will be carried forward on February 1, 2016 and added to the 2016 accrual subject to the restrictions of this policy.

Below is a specific example for Employee A:

1. February 1, 2015	Earned 80 Hours
2. February 1, 2015 – January 31, 2016	Used 16 Hours (Eligible Carry-over = 64 Hours)
3. February 1, 2016	Earned 80 Hours
4. New Balance February 1, 2016	144 Hours (64 carryover plus 80 hours earned)
5. February 1, 2016 – January 31, 2017	Used 40 Hours, Eligible Carry-over = 80 Hours)
6. New Balance February 1, 2017	160 Hours (80 carryover plus 80 hours earned)

Employee A lost 24 hours of vacation on February 1, 2017 because carryover was limited to one year's accrual.

- b. Employees who are on extended leave, such as worker's compensation leave, or employees who are unable to properly take time off due to scheduling conflicts, will be able to appeal their loss of vacation time. In order to appeal the loss of vacation time, the employee must submit a request in writing to keep their vacation time within five business days after the employee's anniversary date.
 - i. An independent three-member committee shall meet to review the employees' request. This committee will consist of the Administrator, Human Resources Specialist, and the Department Director of the employee's department. In the event that a Department Director appeals their loss of vacation time, the Township Assistant Administrator shall be the third member of the committee.
 - ii. This committee will meet as soon as possible after a request is submitted. This committee will hear testimony from the employee on why they should be permitted to keep their vacation time. The committee will then weigh the merits of the request and make a final recommendation to approve or deny, in full or in part, the request.

7. Vacation Usage and Scheduling

- a. Vacation time may be taken in one-hour increments
- b. Employees must submit vacation requests in writing to their Department Director in sufficient time to allow for proper scheduling. Employees are encouraged to submit vacation requests at least one (1) to sixty (60) days before the vacation date. Vacation requests submitted the day of the request may not be approved. It shall be the responsibility of the Department Director to establish criteria for scheduling of vacation either by internal policy or as directed by the appropriate Collective Bargaining Agreements. Department Director must give written request for vacation to their direct supervisor (the Township Administrator or Assistant Administrator). The Township Administrator shall submit all time off requests to the President of the Board of Trustees for approval.
- c. Whenever possible, vacations will be scheduled to meet employee preferences, but the Township will consider existing and expected workload before determining whether the vacation may be taken at the requested time. The Township Trustees reserve the right to alter vacation schedules in order to ensure efficient operation of the Township in time of emergency.
- d. Compensation for vacation leave in lieu of time off for suspension or other disciplinary action will not be granted.
- e. The Township will pay employees for earned, unused vacation upon retirement or termination, not to exceed the current year accrual plus forty (40) hours of carryover. Hours in excess of the forty (40) hours shall not be paid and are considered lost.

PAID SICK LEAVE

1. Use of sick leave

- a. Sick leave shall be granted to an employee, only upon approval of the Department Director, which may be subject to the approval of the Township Administrator or Board of Trustees or

both. The Township Administrator shall submit all time off requests to the President of the Board of Trustees for approval. Sick leave shall be used for the following reasons (except illness or injury of the employee is not subject to the prior approval of the Department Director):

- i. Illness or injury of the employee.
- ii. Medical, dental, or optical examinations or treatment of the employee, when examinations cannot be scheduled during non-working hours.
- iii. Death of a member of an employee's immediate family. Sick leave usage is limited to five workdays (40 hours) after the employee has exhausted their funeral leave.
- iv. Illness or injury of a member of the employee's immediate family, provided the immediate family member is being treated by an appropriate licensed practitioner and the employee's presence is necessary.
 1. Immediate family members include an employee's mother, father, grandparent, stepchild, grandchild, sister, brother, child, spouse, son-in-law, daughter-in-law, father-in-law, or mother-in-law, or a legal guardian, or other person who stands in place of a parent.
- v. For reasons related to mental and/or behavioral health for treatment, therapy, and for other related appointments related to mental or behavioral health recovery.
- vi. Any time off for a qualifying medical leave event that is approved under the Family Medical Leave Act (FMLA). This time must be utilized first for any FML as this leave is entitled for medical reasons.

2. Amount of credit

- a. All full-time employees shall accrue sick leave credit at a rate of 4.6 hours for each 80 hours of service not to exceed 15 workdays or 120 hours per year. Sick leave will not accrue during an unpaid leave of absence, suspension, or layoff.

3. Notification

- a. Employees who are unable to report for work and who have not been previously approved to take sick leave are required to notify their immediate supervisor as soon as possible when they are unable to report for work due to an illness or injury. Notification must be made in accordance with any time or other requirements established by the Department Director.

4. Advancements and accumulation

- a. Advanced use of sick leave shall not be granted. Sick leave may be accumulated without limit.

5. Verification

- a. If necessary, any supervisor designated by the Township Administrator or Township Trustees has the authority to check on an employee to verify a reported illness or injury for use of sick leave. The Township may take any steps necessary and permitted by law to verify the need for sick leave. If there is reason to believe sick leave has been improperly used, the Administrator or their designee may deny sick leave pay until the employee

establishes that his or her use of sick leave was proper. Abuse of sick time will result in disciplinary action, up to and including discharge.

- b. Employees are required to provide a doctor's note as follows:
 - i. when an employee is absent from work for three (3) or more consecutive workdays for reasons of illness or injury;
 - ii. when an employee has used 80 hours of sick leave within any six-month period; and
 - iii. upon request regardless of the number of days an employee was absent from work.
- c. When an employee has used eighty (80) hours of sick leave within a six-month period, the employee will be required to provide a doctor's note for any subsequent absence until such time the employee's sick leave usage falls below eighty (80) hours for the most recent six-month period. This policy does not apply for employees who have qualified for family medical leave under the Family Medical Leave Act (FMLA).

6. Use and pay

- a. Sick leave, when approved, shall be charged in increments of one hour or as specified in the Collective Bargaining Agreement. Sick leave is paid at the employee's regular straight-time pay rate and cannot be used as a means to earn overtime.

7. Pay for unused credit upon separation

- a. Upon retirement from one of Ohio's public pension systems (proof of retirement benefit required), or death, the Township will pay full-time employees with at least five (5) years of service with Colerain Township and fifteen (15) years of governmental service in Ohio for 1/4 of the value of up to a maximum accumulation of 960 accumulated, unused sick leave credit hours (or a maximum of 30 days) upon retirement or death. Employees hired on or before January 1, 1997 and have completed at least fifteen (15) years with the township, shall be paid for a maximum of 45 days upon retirement or death.
- b. Employees that are re-employed under a retire/rehire arrangement from Colerain Township shall be paid their severance effective on their retirement date and shall not be eligible for any further payment for unused sick leave credit in the future. Upon payment of severance, unused sick leave balance is reset to zero. Employees employed under a retire/rehire arrangement as of January 1, 2015 shall receive severance at the time they terminate employment at the current daily rate of pay. Employees hired by the township who previously retired from one of Ohio's public pension systems are not eligible for pay for unused sick leave credit.

8. Seasonal and part-time employees earn no sick leave credits.

9. Employees who do not report for work due to illness or injury and who have exhausted all of their sick leave days (and FMLA leave) are subject to disciplinary action for being absent without approved leave.

10. An employee with previously accrued unused sick leave credit from any other governmental agency in the State of Ohio may transfer such leave to Colerain Township. The previously accrued sick leave shall be placed to the employee's credit upon employment by the Township, provided such

employment by the Township takes place within ten (10) years of the date on which the employee last terminated employment with that public agency. ~~The Township requires the employee to furnish a satisfactory written, signed statement from the prior employer to establish the right to such sick leave credit. To receive this credit, the employee must provide a satisfactory written and signed statement from the previous employer verifying the amount of accrued sick leave. Only leave specifically designated and tracked as “sick leave,” separate from other forms of paid time off, shall be eligible for transfer under this policy.~~

DONATION OF SICK LEAVE

1. This policy is not intended to address “typical” illness/injury, elective surgeries, or other conditions or circumstances not considered as extreme or catastrophic. For the purposes of this policy, pregnancy and childbirth are applicable reasons for the establishment of a sick leave donation bank for the individual giving birth to a child.
2. Each request for donated sick leave will be considered on an individual basis. Each request will be evaluated on its own merits by a panel made up of the Township Department Directors, with their recommendation being provided to the Township Administrator, who will have final approval/denial.
3. Employees shall be permitted to donate accrued but unused sick leave to a fellow employee who is otherwise eligible to accrue and use sick leave. The intent of the sick leave donation program is to allow employees to voluntarily provide assistance to their co-workers who are in critical need of leave due to serious injury.
 - a. An employee may receive donated sick leave upon written request, up to the number of hours the employee is scheduled to work each pay period excluding extra-time/over-time (donated sick leave will not be counted towards the extension of 12-week period covered by the FMLA period). An employee may receive donated sick leave under the following conditions:
 - i. Employee has a serious illness or injury (not self-inflicted), documented by appropriate medical records,
 - ii. Has no accrued but unused sick leave, and
 - iii. Has exhausted or does not qualify for any other compensated time off, such as vacation, personal leave, comp-time, etc.
 - iv. The maximum number of donated sick leave hours is equivalent to one (1) year’s base work hours excluding extra-time/over-time.
 - b. Employees may donate their accrued but unused sick leave if the donating employee:
 - i. Voluntarily elects to donate sick leave and does so by signing the SICK LEAVE DONATION FORM (on file with Human Resources), which includes the name of the employee for whom the donated sick leave is intended. The total number of hours to be donated (on a 1 for 1 ratio; one hour donated for every one hour used by employee receiving the donation);
 - ii. The donating employee will donate in increments of eight (8) hours;

- iii. Retains a sick leave accrual balance of at least 50% of starting balance prior to any donation and a minimum balance of 480 hours following the reduction of donated hours for FMLA purposes.
- iv. Donations from immediate family members or domestic partners will be permitted as long as the amount donated does not draw down the family/domestic partner's bank past 480 hours (12 weeks) for FMLA purposes as stated above.
- c. The Township will charge the donated sick leave hours in eight-hour increments on a rotating basis from those who donated until such time as all donated time is used up. Additional accrued sick leave may be offered as needed on the same basis as established by this policy.
- d. Unused donated sick leave will be returned to the donating employee on a 1 to 1 basis as if it had not been donated or used.

ANNUAL SICK LEAVE SELL-BACK PROGRAM

The Annual Sick Leave Sell-Back Program is designed to reward employees for maintaining accrued sick leave balances by providing an opportunity to convert a portion of unused sick leave into monetary compensation or additional benefits, rather than allowing those hours to remain unused.

1. Eligibility

- a. All full-time non-bargaining unit employees who have completed a minimum of three (3) years of continuous service with the Township are eligible to participate.
- b. Employees must be in good standing with the Township at the time of the request and must not have used more than ten (10) sick days during the fiscal year in order to qualify for participation.
- c. Employees must maintain a minimum balance of 480 hours (12 weeks) of accrued sick leave after participating in the program.

2. Program Criteria

- a. Employees may convert a minimum of twenty (20) hours and a maximum of eighty (80) hours of accrued sick leave per year through this program on a one-to-one basis.
- b. Eligible sick leave hours may be converted to vacation leave or sold back to the Township, provided the employee maintains the required minimum balance of 480 hours (12 weeks) of accrued sick leave for FMLA purposes. Any conversion to vacation leave must also comply with the Township's maximum vacation accrual limits and all applicable leave policies.
- c. Requests to participate in the program must be submitted to the employee's direct supervisor by December 15th of each year. Transfers and/or payments for participants will be made on or before February 15th of the following year.

3. Alternative Payout Options

a. In accordance with applicable federal contribution limits, employees may elect to have eligible sell-back funds directly deposited into a Health Savings Account (HSA) or Deferred Compensation account.

PERSONAL DAYS

All full-time non-union employees will be granted two (2) personal days annually, equivalent to the employees' regular work hours. Unused personal days as of December 31st shall be forfeited. Any unused personal days at the time of an employee's separation shall also be forfeited. If a new employee is hired on November 1st or after, any remaining personal time hours that have not been used by December 31st shall roll over into the next calendar year in which this policy shall be in effect at that time.

OVER-USE OF LEAVE TIME

Supervisors who are responsible for approving timesheets must ensure that requests are not over and beyond what the employee is requesting. For example, if an employee is requesting 16 hours of vacation time and they only have 10 hours of vacation time in their leave balance, the supervisor must decline the request to avoid any over-use of time. Approving leave without necessary leave balances creates unnecessary payroll issues. Supervisors that approve time off requests for an employee who does not have sufficient time in their leave bank will be subject to disciplinary action.

FUNERAL LEAVE

In the event of death in the immediate family, an employee shall qualify for funeral leave with pay for up to five (5) consecutive workdays (40 hours) for participation in out-of-town funeral services or for making funeral arrangements.

For the purpose of this section, immediate family is defined as a spouse, child or stepchild, grandchild, parent, step-parent, grandparent, brother, sister, parents or step-parents of spouse, grandparents of spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, a legal guardian, or other person who legally stands in place of a parent.

Funeral pay will be provided to accommodate absence occurring only on regularly scheduled workdays at the employee's base rate of pay. Funeral leave will not be granted for any period during which the employee is already on paid or unpaid leave status (unpaid leave status is interpreted as being military leave, disciplinary suspension, voluntary unpaid leave, absence without leave).

Leave requests meeting the conditions of these sections will be approved by the employee's immediate supervisor, and, if requested, the employee shall further submit proof of death or relationship.

Funeral leave may be taken within seven (7) calendar days of the date of death or the date of any funeral or memorial services. Requests for funeral leave with pay may be split between the date of bereavement and date of memorial service at a later date as long as the total number of days does not exceed the time granted by this provision.

In the event of the death of a relative in other than the immediate family, as defined above, vacation or sick time may be taken for funeral purposes subject to the approval of the Department Director.

Use of funeral leave will not be charged against accumulated sick leave balance.

ADMINISTRATIVE LEAVE

Administrative leave, with or without pay, may be given for an employee to leave the Township's property, or not to return to the Township's property for a specified period of time. This may also include limiting the use of Township's Information Technology, engaging with Township employees, or both for the following reasons:

- (1) In circumstances where the health or safety of an employee or of any person or property entrusted to the employee's care may be adversely affected.
- (2) To investigate an alleged violation of law or Township policy.
- (3) To investigate the conduct or performance of an employee even where no alleged violation of law or policy has been made.
- (4) When it is in the best interest of the Township operations as outlined in memorandum from the Township Administrator.

Although administrative leave may be used in conjunction with disciplinary action, or implemented because of an investigation, it is not, in itself, a form of disciplinary action.

Administrative leave with pay:

- (1) An employee may be placed on administrative leave with pay for the remainder of the employees' workday or longer with the approval of the Township Administrator or designee.
- (2) An employee shall receive their base rate of pay while on administrative leave. Time designated as administrative leave with pay will not be charged to the employee's paid leave. An employee placed on administrative leave with pay maintains all benefits during the leave time.
 - (a) Returning to work
When employees are on administrative leave with pay, their positions are held for them, unless it is determined through the investigative process and resulting disciplinary action that the employee is to be terminated.
 - (b) Notification
Written notification to the employee is required when an employee is placed on administrative leave with pay for periods of time greater than the remainder of the workday or when placed on administrative leave without pay. A copy of this notification will be placed in the employee's personnel file.

Administrative leave without pay:

(1) An employee may be placed on administrative leave without pay for the remainder of the workday or for an extended period with approval by the Township Administrator or designee.

(2) An employee placed on leave without pay is responsible for their share of the cost of benefits until such time they are reinstated or terminated.

(a) Returning to work

When employees are on administrative leave without pay, their positions are held for them, unless it is determined through the investigative process and resulting disciplinary action that the employee is to be terminated.

(b) Notification

Written notification will be given to any employee placed on administrative leave without pay. This notification will be placed in the employee's personnel file.

1.5 COLERAIN TOWNSHIP WORK HOURS & PAY SCHEDULE POLICY

PURPOSE

Employees are expected to maintain appropriate work hours in order to be available to the general public. Consistent attendance and work schedules will allow employees to adequately meet the needs of the public and to perform their duties in a manner that promotes teamwork and safety.

WORK HOURS

1. The Township Trustees, working through the Township Administrator, have the authority to establish work schedules and standard workdays. The Township Administrator may, at their discretion, delegate this authority to Department Directors as they see fit.
2. Township offices shall be open to the public from 8:00 A.M. to 4:30 P.M. daily except on Saturdays, Sundays, and on holidays as identified by this policy. The normal work week for full-time employees consists of forty hours of regular time per week, although some schedules may be different for employees under contract or those whose schedule includes rotating shifts or weekend duty. This is not a guarantee of a minimum or maximum number of hours per week.
 - a. Non-exempt employees are not permitted to work outside of scheduled hours. Any unscheduled work hours that result in the employee exceeding the Fair Labor Standards Act (FLSA) forty-hour work week will be subjected to progressive discipline. Responding to emails outside of regular hours may be considered work subject to this section.
3. The work hours of employees covered by a collective bargaining agreement shall be governed by the collective bargaining agreement and the department Standard Operating Procedures. Department Directors shall have the discretion of scheduling their personnel acting within the guidelines of the appropriate Bargaining Agreement.
4. The Township Administrator or their designee may deny leave requests of any kind (except FMLA leave) during special situations such as emergencies. The Township Administrator may, at their discretion, delegate this authority to Department Directors as they see fit.

MEAL PERIODS

Each full-time employee is required to take an unpaid meal period of one-half hour for every eight consecutive hours worked to be taken at the time approved by the employee's immediate supervisor. This meal period shall not count toward hours worked.

REGULAR PAY

1. Some employees are paid on an hourly basis and some are paid on a salary basis. An employee's salary is intended as the employee's compensation for the work week regardless of the number of hours the employee works in the week, whether fewer than 40 or more than 40.
2. The Board of Trustees determines the hourly and salary wage ranges for employees. Employees are paid bi-weekly. Pay adjustments, including annual raises not dictated by a Collective Bargaining Agreement, should be approved by the Board of Trustees. Salary ranges for each position will also be approved by the Board of Trustees.
3. The Township shall deduct court-ordered garnishments for child support or other reasons from an employee's pay.

LONGEVITY PAY

Longevity pay is a compensation structure designed to reward employees for their continued tenure and loyalty to our organization. Rather than incentivizing future performance, it functions as a retrospective reward acknowledging an employee's accumulated knowledge, ongoing commitment, and sustainable value to the Township.

This incentive is eligible to full-time non-bargaining unit employees with six (6) or more years of continuous service with Colerain Township.

Longevity pay is calculated on July 1st of each year as follows:

- a) 6 – 10 Years of continuous service \$2,000.00
- b) 11 + Years of continuous service \$2,000.00 plus \$100.00 for every additional year following the 10th year
 - i.e: 11 years = \$2,100.00
 - 12 years = \$2,200.00
 - 13 years = \$2,300.00
 - 14 years = \$2,400.00
 - 15 years = \$2,500.00
 - etc.

Longevity payments shall be made in one lump sum amount on the first pay period following July 1st of each year.

NOTICE TO SALARIED EMPLOYEES

The following notice is provided to exempt employees in accordance with the Fair Labor Standards Act. Exempt employees are paid on a salary basis, are not members of a collective bargaining unit, and are

not eligible for compensatory time or overtime. The Township pays exempt employees on a salary basis, meaning exempt employees regularly receive a pre-determined amount of compensation each pay period on a weekly basis, subject to the exceptions listed below.

The law allows certain reductions in the pay of a salaried employee. The Township may choose not to reduce a salary, but the following reductions are the ones permitted by law: when the employee is absent from work for one or more full days for personal reasons other than sickness or disability; for absences of one or more full days due to sickness or disability if the deduction is made in accordance with a bona fide plan, policy or practice providing compensation for salary lost due to illness; to offset amounts employees received as jury or witness fees, or for military pay; or for unpaid disciplinary suspensions of one or more full days imposed in good faith for workplace conduct rule infractions.

Also, an employer is not required to pay the full salary for the first or last week of employment if the employee does not work the full week, or for weeks when an employee's salary is reduced as the result of penalties imposed in good faith for infraction of safety rules of major significance. In these circumstances, either partial day or full day deductions may be made. Exempt employees do not need to be paid a salary in any work week in which they perform no work. Also, an employer may require employees to use accrued paid time off to cover absences, as long as it does not result in a prohibited reduction.

The Township's policy is to comply with the salary basis requirements of the FLSA. Therefore, we prohibit any improper deductions from the salaries of exempt employees. If you believe that an improper deduction has been made to your salary, you should immediately report this information in writing to your direct supervisor, or to the Fiscal Office. The Township will promptly investigate any report of an improper deduction. If the Township determines that an improper deduction has occurred, you will be promptly reimbursed.

OVERTIME / COMPENSATORY TIME / FLEXTIME

1. Overtime

- a. The Township will pay non-exempt employees time and one-half their regular hourly rate for hours worked (for purpose of this policy hours worked does not include sick or vacation time for personnel under Collective Bargaining Agreements and hours worked does not include sick, vacation, compensatory or personal time for personnel not under Collective Bargaining Agreements) over 40 in a work week. The Township's work week will be from Sunday through Saturday. The following conditions shall apply to overtime worked by Colerain Township employees:
 - i. Overtime work is to be held to an absolute minimum.
 - ii. All overtime, except in circumstances of an emergency or unavoidable holdovers, must be pre-authorized by the Department Director.
 - iii. Signed authorization must be submitted with the payroll material to the payroll department to be verified and filed for audit.
- b. Department Directors shall have the authority to grant overtime compensation for full-time non-exempt employees, provided that the overtime compensation is permitted only for:
 - i. Work in excess of 40 hours per week, or other applicable work period for police and fire employees.

- ii. Work on an employee's scheduled day off when the employee is asked to report to work.
- c. Overtime compensation may be limited to the restrictions and guidelines of the appropriate Collective Bargaining Agreement or to work in excess of the employees' work period for employees to whom FLSA section 7K provisions are applied.
- d. Department Directors and other exempt employees are not eligible for overtime pay.

2. Compensatory Time

- a. At the discretion of the Township Administrator or their designee, compensatory time off work may be granted at a rate of one and one-half hours times the number of hours worked on a scheduled off duty-day or in excess of the standard work period. Any accumulation of compensatory time must be approved by the Department Director prior to accumulation of time.
- b. An employee must schedule in advance the use of accumulated compensatory time, which must be approved by the Department Director. Accumulated compensatory time must be used within the year it is accrued unless the Township Administrator permits an employee to use it in the following year.
- c. The Township Administrator or their designee may:
 - i. Establish an absolute maximum limit for the number of compensatory hours an employee may accumulate.
 - ii. Require an employee with a high accumulation of compensatory hours to reduce the accumulation through the use of any portion of their accumulated hours within a specific time period.
 - iii. Require overtime compensation be monetary compensation in lieu of compensatory time off whenever the Township Administrator believes that allowing an employee to earn and be credited with compensatory time off is likely to generate a further overtime requirement to provide scheduled coverage or to accomplish necessary work duties when the employee uses the earned compensatory time off.
- d. Exempt employees are not eligible for compensatory time.

3. Flextime

d.a. Non-exempt employees are expected to manage and flex their work schedules within the same pay week to remain within forty (40) hours worked whenever operationally feasible. In accordance with Township policy, all overtime must be approved in advance by the appropriate supervisor or department head. Therefore, employees are encouraged to adjust their schedules during the work week, with supervisory approval, to avoid unauthorized overtime whenever possible. In general, flextime should be approved by the Department Director in advance, should not interfere with the regular operations of the department and should be used to accommodate special circumstances or to avoid the need for overtime.

ATTENDANCE

1. Good Attendance Is Critical and Expected

- a. Good attendance is a critical part of every job at Colerain Township. Absenteeism and tardiness cause scheduling problems, threaten the high standards and service that the

Township must maintain, and place significant hardship on fellow employees.

- b. Every employee is required to work the hours assigned. Every employee is responsible for being present at the location designated by the Department Director or their designee and ready to work at the correct time each assigned day. Every employee is responsible for working their entire workday, and not leaving work early unless authorized or directed by the Department Director or their designee.
- c. The Township recognizes that there are circumstances beyond an employee's control and that employees are occasionally unavoidably absent or tardy. The Township takes this into account when enforcing its work rule on excessive absenteeism or tardiness. However, any time an employee is late, absent, or leaves early, for any reason, even a good reason, that absence directly affects the Township's ability to serve its residents and also adversely affects the employee's co-workers.

2. Definitions

The following terms and definitions shall be used in the attendance policy:

- a. Absence - Failure of an employee to report to the assigned workstation during the hours they are scheduled to work.
- b. Tardiness - Occurs when an employee is not at the assigned workstation at the beginning of the scheduled workday or returning from specified meal periods.
- c. Leaving Work Early - Occurs when an employee leaves their assigned workstation before the end of the scheduled workday.
- d. Excused Absences - Occurs when an employee has been notified and been approved by their Department Director for an upcoming absence, tardy, or the need to leave work early for an acceptable reason, such as FMLA leave and the approved use of sick leave, vacation leave, or other use of approved leave. Only under extraordinary circumstances and with final permission of the Department Director would an absence be considered excused without prior notification to and approval by the employee's Department Director. Department Directors shall not be absent from duty without the permission of their supervisor, (the Township Administrator or Assistant Administrator).
- e. Unexcused Absences - Occurs when an employee fails to notify the Department Director of their absence prior to the normally scheduled work time or is absent, tardy, or leaves work earlier than the previously granted approval.

3. Reporting Absences or Tardiness

- a. Employees who are going to be absent or tardy must provide their supervisor with as much notice as possible. Employees should personally report their absence or tardiness to their supervisor at least sixty (60) minutes before the scheduled starting time. It is important that you speak personally with your supervisor if possible. If an employee needs to leave work early for any reason, the employee must notify their supervisor before leaving.
- b. An employee reporting an absence or tardiness, or requesting to leave early, must provide a valid reason.

- c. The Township may investigate any absences or suspected abuse of attendance (such as frequent Monday/Friday absences).
- d. The Township will require an employee to use any available paid leave, including vacation or sick leave, while absent.

4. Discipline

- a. Excessive unexcused absences, regardless of the reason, will ultimately result in disciplinary action, up to and including discharge.
- b. Other attendance abuses, such as walking off the job, failure to give advance notice of tardiness when possible, or excessive Monday/Friday absences, will be handled on a case-by-case basis, and may result in additional discipline up to and including discharge.
- c. An employee who is absent three consecutive scheduled workdays without proper notification shall be subject to immediate termination.

5. Attendance Enhancements

- a. When, in their sole judgment it is necessary and in the best interest of the community, the Township Trustees may implement programs to encourage employee attendance by using incentive and initiative programs.

REMOTE WORK ~~AND FLEX TIME~~

In order to balance the need to extend work hours to better serve our residents, to minimize the use of overtime, and to provide an incentive to employees to accommodate personal responsibilities, the Township will occasionally grant ~~flex time or allow for approval for~~ remote work. It is understood that it is the discretion of the Department Director to grant ~~flex time or~~ remote work privileges and that ~~these~~ this privileges may be revoked at any time, with or without cause.

~~In general, flex time or remote work schedules should be approved by the Department Director. These work arrangements should not interfere with the regular operations of the department and should be used to accommodate special circumstances or to avoid the need for overtime.~~ Non-exempt employees who are permitted to work remotely shall keep an accurate record of their hours worked and report that to their Department Director.

An employee wishing to request an alternative work schedule shall make a request to their Department Director for review and approval or disapproval. An alternative work schedule must be mutually agreed upon by the employee and Department Director. Any changes to the schedule must be approved by the Department Director. Employees may, at the discretion of the Department Director, be called to work despite an arrangement for an alternative schedule.

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability
Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution to Participate in Opioid Epidemic Settlement with "Remnant Defendants"

Recommend ADOPTION of the Resolution.

Rationale:

Over the past several years, there have been a number of class action lawsuits brought against opioid manufacturers for their role in the opioid epidemic that created a major strain on public safety resources throughout the United States. As a limited-home rule township, we have the ability to enter into the attached settlement agreement with six agencies for their role in the opioid epidemic.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the _____ day of _____, 2026 at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION 2026-_____

AUTHORIZING PARTICIPATION, ON BEHALF OF COLERAIN TOWNSHIP, IN A PROPOSED OPIOID LITIGATION SETTLEMENT WITH ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES); J M SMITH CORPORATION; LOUISIANA WHOLESALE DRUG COMPANY, INC.; MORRIS AND DICKSON CO.; NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC.; AND UNITED NATURAL FOODS, INC. (INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS) (EACH INDIVIDUALLY, A “REMNANT DEFENDANT,” AND, COLLECTIVELY, THE “SIX REMNANT DEFENDANTS”), AND ACCEPTING THE DISTRIBUTION AND DISBURSEMENT OF SETTLEMENT FUNDS THEREFROM

WHEREAS, Colerain Township is a limited home-rule township organized under the laws of the State of Ohio;

WHEREAS, the people of the State of Ohio and its local communities have been harmed by misfeasance, nonfeasance, and malfeasance committed by certain entities within the opioid pharmaceutical supply chain (the “Opioid Supply Chain Participants”);

WHEREAS, the State of Ohio and its political subdivisions share a common desire to abate and alleviate the detrimental consequences of the Opioid Supply Chain Participants’ actions;

WHEREAS, the State (through its Attorney General) and certain Ohio political subdivisions (through their elected representatives and counsel) are engaged in litigation seeking to hold Opioid Supply Chain Participants accountable for the damage caused by their misfeasance, nonfeasance, and malfeasance (the “Opioid Litigation”);

WHEREAS, the State and its political subdivisions drafted a One Ohio Memorandum of Understanding (the “MOU”) outlining the allocation and use of proceeds resulting from any potential settlement(s) of the Opioid Litigation;

WHEREAS, the purpose of the MOU is to create an effective means of distributing Opioid Litigation settlement funds in a manner which promotes effective and meaningful use of the funds to abate the opioid epidemic throughout Ohio;

WHEREAS, according to the MOU, any proposed Opioid Litigation settlement with an Opioid Supply Chain Participant requires acceptance thereof by the State of Ohio and its political subdivisions;

WHEREAS, national Opioid Litigation settlements were recently reached with the Six Remnant Defendants (the “Settlement”);

WHEREAS, the Board of Trustees have found and determined that Colerain Township’s agreement to and participation in the Settlement is in the best interests of the public health and welfare of Township residents.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

SECTION 1. The Board of Trustees hereby elects to participate in the Settlement, and accepts the distribution and disbursement of Settlement funds in accordance with the terms of the MOU.

SECTION 2. The Colerain Township Administrator is hereby authorized to execute any and all Settlement documents in substantially the same form as the attached Exhibit A, and take any other action, on the Township’s behalf as necessary to demonstrate the Township’s participation and acceptance of the Settlement and to otherwise carry out the intent of this Resolution.

SECTION 3. It is found that all formal actions of the Board of Trustees concerning and relating to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board of Trustees that resulted in this formal action occurred in meetings open to the public in compliance with all legal requirements.

SECTION 4. This Resolution shall take effect on the earliest date allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2026.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2026.

Jeff Baker
Colerain Township Fiscal Officer

EXHIBIT G

Six (6) Remnant Defendants’ Combined Subdivision Participation and Release Form (“Combined Participation Form”)

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the six (6) Remnant Defendants’ Settlement Agreement (“RDSA”), dated February 23, 2026, and described further in Paragraph 1, and acting through the undersigned authorized official, hereby elects to participate in the RDSA, release all Released Claims against all Released Entities, and agrees as follows:

1. The Governmental Entity hereby elects to participate in the RDSA as a Participating Subdivision with each of the following six (6) Remnant Defendants that are parties to the RDSA: (1) Associated Pharmacies, Inc. (and American Associated Pharmacies), (2) J M Smith Corporation, (3) Morris and Dickson Co., L.L.C., (4) Louisiana Wholesale Drug Company, Inc., (5) North Carolina Mutual Wholesale Drug Company, Inc., and (6) United Natural Foods, Inc. (and SuperValu).
2. The Governmental Entity is aware of and has reviewed the RDSA, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in the RDSA, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in the RDSA and become a Participating Subdivision as provided in the RDSAs.
3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in the RDSA. With respect to any Released Claims pending in *In Re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of six (6) Remnant Defendants listed in Paragraph 1 above substantially in the form found at <https://nationalopioidsettlement.com/additional-settlements/>.
4. The Governmental Entity agrees to the terms of each of the RDSA pertaining to Participating Subdivisions as defined therein.

5. By agreeing to the terms of the RDSA settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
6. The Governmental Entity agrees to use any monies it receives through the RDSA solely for the purposes provided therein.
7. The Governmental Entity submits to the jurisdiction of the MDL Court and agrees to follow the process for resolving any disputes described in the RDSA.
8. The Governmental Entity has the right to enforce the RDSA as provided therein.
9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes of the RDSA, including without limitation all provisions related to release of any claims, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in the RDSA in any forum whatsoever. The release provided for in the RDSA is intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in the RDSA the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The RDSA shall be a complete bar to any Released Claim against the Released Entities.
10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the RDSA.
11. In connection with the releases provided in the RDSA, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in the RDSA, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the RDSA.

12. The Governmental Entity understands and acknowledges that nothing herein is intended to modify in any way the terms of any of the RDSA, to which Governmental Entity hereby agrees. To the extent this Combined Participation Form is interpreted differently from the RDSA in any respect, the RDSA controls.

I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

CONSENT ITEMS

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Promotion to Sergeant - Police Department - Sgt. Anthony Hatcher - \$49.38/hour

Recommend approval of all consent items.

Rationale:

After an internal process, Police Anthony Hatcher was selected to be promoted to Sergeant. The rate for this role is \$49.38 per hour.

CONSENT ITEMS

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Recommend approval of all consent items.

Promotion to Lieutenant - Police Department - William Hane - \$59.36/hour
Recommend approval of all consent items.

Rationale:

After an internal process, Sergeant William Hane was selected to be promoted to Lieutenant. The rate for this role is \$59.36 per hour.

CONSENT ITEMS

Department: Administration
Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

New Hire - Communications Intern - Summer - Administration - Grace Fournier - \$15/hour
Recommend approval of all consent items.

Rationale:
The position of communications intern was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Grace Fournier.

The wage for this job is \$15 per hour for 30 hours per week. Contingent upon Board approval, she would be eligible to begin work on June 9, 2026.

NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

☒ New position

☐ Reconfiguration of position

☐ Replacement existing vacancy

Date of Trustee Approval:

Job Code: ^{Intern}

Position Number:

Status: ☐ Full Time

☐ Permanent

☐ FLSA Exempt

☐ CBA Position

☒ Part Time

☒ Temporary/Seasonal

☒ FLSA Non-Exempt

☒ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: ^{Grace Fournier}

Hourly rate: \$¹⁵

Employee Supervisor: ^{Helen Tracey-Noren}

Min/Max hours/week: ²⁰

Proposed start date: ^{6/9/26}

Eligibility Date: ^{6/9/26}

Tentative schedule of hours: ^{varies}

Does this position supervise staff? ☐ Yes

☒ No

Comments: ^{Summer Internship}

Department Head Name: ^{Helen Tracey-Noren}

Signature: *Helen Tracey-Noren*
Signer ID: HPYASQDZ18...

Date: ^{05/13/2026 PDT}

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employee's first eligible start date, pending completion of all necessary background checks, physical, and drug tests is: ^{6/9/26}

Administrator's Signature: *Jeff Weckbach*
Signer ID: UCNZGVVK15...

Date: ^{05/13/2026 PDT}

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

- ☐ Township Website
- ☐ Internal Bulletin Board
- ☐ Social media
 - ☐ Facebook
 - ☐ LinkedIn
 - ☐ Twitter
 - ☐ Other
- ☐ Newspapers
- ☒ Other job boards

Hiring Process Timeline:

Date of initial posting: 4/8/26

Date posting closed: 4/24/26

Interview Committee: Helen, Tiphane, Doug

Interview dates: 4/8-4/24

Number of applications: 31

Number of candidates interviewed: 12

CONSENT ITEMS

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

New Hire - Communications Intern - Fall - Administration - Hayden Burgett - \$15/hour

Recommend approval of all consent items.

Rationale:

The position of communications intern was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Hayden Burgett.

The wage for this job is \$15 per hour for 30 hours per week. Contingent upon Board approval, she would be eligible to begin work on September 8, 2026.

NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

☒ New position

☐ Reconfiguration of position

☐ Replacement existing vacancy

Date of Trustee Approval:

Job Code: *Intern*

Position Number:

Status: ☐ Full Time

☐ Permanent

☐ FLSA Exempt

☐ CBA Position

☒ Part Time

☒ Temporary/Seasonal

☒ FLSA Non-Exempt

☒ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: *Hayden Burgett*

Hourly rate: \$^{15.00}

Employee Supervisor: *Helen Tracey-Noren*

Min/Max hours/week: ²⁰

Proposed start date: *9/8/26*

Eligibility Date: *9/8/26*

Tentative schedule of hours: *varies*

Does this position supervise staff? ☐ Yes

☒ No

Comments: *Fall Internship*

Department Head Name: *Helen Tracey-Noren*

Signature: *Helen Tracey-Noren*
Signer ID: HPYASQDZ18...

Date: *05/13/2026 PDT*

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employee's first eligible start date, pending completion of all necessary background checks, physical, and drug tests is: *9/8/26*

Administrator's Signature: *Jeff Weckbach*
Signer ID: UCNZGVVK15...

Date: *05/13/2026 PDT*

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

- ☐ Township Website
- ☐ Internal Bulletin Board
- ☐ Social media
 - ☐ Facebook
 - ☐ LinkedIn
 - ☐ Twitter
 - ☐ Other
- ☐ Newspapers
- ☒ Other job boards

Hiring Process Timeline:

Date of initial posting: 4/4/26

Date posting closed: 4/24/26

Interview Committee: Helen, Tiphonie, Doug

Interview dates: 4/8-4/24

Number of applications: 31

Number of candidates interviewed: 12

CONSENT ITEMS

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

New Hire - Police Clerk - Police Department - Megan Wilson - \$25/hour
Recommend approval of all consent items.

Rationale:
The position of Police Clerk was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Megan Wilson.

The wage for this job is \$25.00 per hour for 40 hours per week. Contingent upon Board approval, she would be eligible to begin work on May 26, 2026.

CONSENT ITEMS

Department: Administration
Department Director: Tiphonie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

New Hire - PT Receptionist - Administration - Cheryl Newton - \$20/hr

Recommend approval of all consent items.

Rationale:

The position of PT Receptionist was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Cheryl Newton.

The wage for this job is \$20.00 per hour for 28 hours per week and is eligible to begin work on or before May 26, 2026

NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

☐ New position
☐ Reconfiguration of position
☒ Replacement existing vacancy
 Date of Trustee Approval: 5/26/2026

Job Code: 172-1 Position Number:

Status: ☐ Full Time ☒ Permanent ☐ FLSA Exempt ☐ CBA Position
☒ Part Time ☐ Temporary/Seasonal ☒ FLSA Non-Exempt ☒ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Cheryl Newton

Hourly rate: \$20.00 Employee Supervisor: Tiphannie Mays

Min/Max hours/week: 29

Proposed start date: 5/20/2026 Eligibility Date: 5/20/2026

Tentative schedule of hours: M-F 9-3

Does this position supervise staff? ☐ Yes ☒ No

Comments:

Department Head Name: Tiphannie Mays

Signature: TiphannieMays Date: 05/18/2026 PDT
Signer ID: RKDXLQHB13...

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employee's first eligible start date, pending completion of all necessary background checks, physical, and drug tests is: 5/20/2026

Administrator's Signature: Jeff Weckbach Date: 05/18/2026 PDT
Signer ID: UCNZGVVK15...

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

- ☒ Township Website
- ☐ Internal Bulletin Board
- ☐ Social media
 - ☐ Facebook
 - ☐ LinkedIn
 - ☐ Twitter
 - ☐ Other
- ☐ Newspapers
- ☒ Other job boards

Hiring Process Timeline:

Date of initial posting: 4/14/2026

Date posting closed: 4/30/2026

Interview Committee: Tiph, Doug, Glenna (Rd1), Panel (Rd 2)

Interview dates: 4/24/26 - 5/15/26

Number of applications: 84

Number of candidates interviewed: 5+

CONSENT ITEMS

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Contract - Dataworks - Mobile Fingerprint Reader - \$4,140.00 - Expires May 2029
Recommend approval of all consent items.

Rationale:
Allows for the Police Department to have a mobile fingerprint unit to directly connect to the State of Ohio AFIS and the FBI's databases for identification of individuals.

The term is for 3 years.

PRESENTATIONS

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Presentation by Chief Edwin Cordie Introducing and Swearing-In a Newly Hired Police Officers
No action is requested of the Board.

Rationale:

Chief Edwin Cordie will swear-in Officer Anthony J. Pope, and Officer Samuel Noel.