

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township  
Sycamore Township, Hamilton County, Ohio

Tuesday, April 16, 2024, 6:30 p.m.

The Community Development Block Grant (CDBG) public hearing was called to order at 6:30 p.m. by Chairman Weidman.

Present for the hearing were Chairman Weidman, Vice Chairman Schwegmann, Trustee Kellums, James Barbieri from the Law Director's Office, Administrator Bickford, Superintendent Reutelshofer, Assistant Superintendent Gould, and Planning & Zoning Administrator Jeff Uckotter.

Mr. Gould gave a presentation for the 2024-2027 Community Development Block Grant Application about the High Point Neighborhood Drainage Study, Engineering, and Design Project.

The hearing remained open to the public until 7:00 p.m., however, no members of the public provided comment.

The hearing was adjourned at 7:00 p.m.

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Thomas J. Weidman, Chairman

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Tracy Schwegmann, Vice Chairman

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Tracy Kellums, Trustee

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Jonathan T. Deters, Fiscal Officer  
Public Hearing CDBG 04/16/2024

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of the Trustees of Sycamore Township  
Sycamore Township, Hamilton County, Ohio

Tuesday, April 16, 2024, 7:00 p.m.

The regular meeting was called to order at 7:00 p.m. by Chairman Weidman.

Present for the meeting were Chairman Weidman, Vice Chairman Schwegmann, Trustee Kellums, Fiscal Officer Deters, James Barbieri from the Law Director's Office, Administrator Bickford, Superintendent Reutelshofer, Planning & Zoning Administrator Uckotter, Fire Chief Penny, and Lt. Tarr from the Hamilton County Sheriff's Office.

The invocation was read by Mr. Kellums.

Pledge to the Flag.

**Approval of the April 2, 2024 CDBG Public Hearing Minutes**

The April 2, 2024 CDBG Public Hearing minutes were presented for approval. Mr. Kellums made a motion to accept them, seconded by Ms. Schwegmann.

Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

**Approval of the April 2, 2024 Trustee Meeting Minutes**

The April 2, 2024 Trustee Meeting minutes were presented for approval. Mr. Kellums made a motion to accept them, seconded by Ms. Schwegmann.

Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

**Public Comments**

Mr. Brian Haigh, of 4106 Jud Drive, addressed the Board about the government's high cost, saying we need smaller local governments. He spoke about getting rid of home rule zoning in the Township and allowing the County to control the zoning. Mr. Haigh expressed his views about the need to repeal the Federal Reserve Act.

Ms. Christine Madden, 7832 Finley Lane, addressed the Board regarding the proposed sidewalk improvements on Finley Lane. She stated that her house is the only one affected by the project, which would come 13 feet into her property.

Mr. Lekbir Elbarhmi, owner of 11962 4th Avenue, and Mr. Daniel Kilan, of 730 Riddle Cincinnati, OH 45220, addressed the Board requesting a timeline and checklist for restoring the recently purchased property to an acceptable condition.

**Sheriff Patrol Report**

Lt. Tarr reported a second canine team has recently been added to District Three.

### **EMS/Fire Report**

Chief Penny reported that interviews were conducted to fill the full-time position vacated by a recent retirement, and the department has selected current part-timer Jacob Blackburn. He said Mr. Blackburn was offered the recruit salary, and the department is waiting for his physical exam and background check to be completed.

Chief Penny reported that the department's part-time fire inspector resigned and that he is looking for a replacement.

### **Planning & Zoning Report**

Mr. Uckotter reported with the warm weather and growing grass, the Planning & Department has issued about 20 tall grass violations so far this week. He reported the building that was burned on 5<sup>th</sup> Avenue was razed.

Mr. Uckotter stated he had resolutions for the Board's consideration for the property located at 12060 7<sup>th</sup> Avenue. He said the nuisance property resolution for this property was tabled on March 19<sup>th</sup> because the owners requested more time to take advantage of the Trash Bash to dispose of items on the property. Mr. Uckotter said Mr. Clark reminded the property owners of the Trash Bash, but they failed to clean the property.

### **Resolution – 12060 7<sup>th</sup> Avenue Nuisance Property**

The resolution "Providing for and Authorizing Removal of Vegetation, Garbage, Refuse and Other Debris and Declaring a Nuisance for the Property Located at 12060 7<sup>th</sup> Avenue, Sycamore Township, Ohio 45249" was presented by Mr. Uckotter. Mr. Kellums made a motion to approve the resolution dispensing with a second reading. Ms. Schwegmann seconded the motion. Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye  
Resolution 2024-035 passed this 16<sup>th</sup> day of April 2024

Mr. Uckotter stated two trucks on the property appear to be in non-working order. He said the resolution would be to notify the owner that the vehicles would be removed if they were not proven to be in good working order.

### **Resolution – 12060 7<sup>th</sup> Avenue Nuisance Vehicles**

The resolution "Providing for the Removal of Junk Vehicles in Sycamore Township, Hamilton County and the Proper Disposal, Storage or Impoundment of Motor Vehicles for the Property Located at 12060 7<sup>th</sup> Avenue, Sycamore Township, Ohio 45249 by Implementing the Procedures Set Forth in Sycamore Township Resolution 2012-14, and Sections §§ 505.173, 505.85, and 505.871 of the Ohio Revised Code" was presented by Mr. Uckotter. Mr. Kellums made a motion to approve the resolution dispensing with a second reading. Ms. Schwegmann seconded the motion. Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye  
Resolution 2024-036 passed this 16<sup>th</sup> day of April 2024

Ms. Schwegmann stated she noticed progress on the future Tire Discounters space where the old Tire Discounters and Graeter's were located.

### **Roads, Maintenance & Recreation Report**

Mr. Reutelshofer reported the document shredding for residents will be on Saturday, April 20<sup>th</sup>, from 10:00 a.m. to 2:00 p.m., and the South Trash Bash will take place at Bechtold Park on April 26<sup>th</sup> and 27<sup>th</sup>.

#### **Resolution – Authorizing a Contract for the Euclid Ave. Sidewalk Improvements**

The resolution “Authorizing a Contract for the Euclid Ave. Sidewalk Improvements and Dispensing with the Second Reading” was presented by Mr. Reutelshofer. Mr. Kellums made a motion to approve the resolution. Ms. Schwegmann seconded the motion.

Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

Resolution 2024-037 passed this 16<sup>th</sup> day of April 2024

#### **Resolution – Authorizing a Contract for the Finley Lane Sidewalk Improvements**

The resolution “Authorizing a Contract for the Finley Lane Sidewalk Improvements and Dispensing with the Second Reading” was presented by Mr. Reutelshofer. Mr. Kellums made a motion to approve the resolution. Ms. Schwegmann seconded the motion.

Mr. Kellums stated that the Township has been working for years to improve sidewalk connectivity and has constructed sidewalks on Kenwood Road, Galbraith Road, Kugler Mill, Sycamore, Kennedy, Garden, Silvercrest, and Montgomery Road. He said people can now walk from Silverton to Montgomery along Montgomery Road, and the Finley Lane Sidewalk Improvements are part of this. He noted this is for the safety of the residents of that neighborhood to be able to walk on sidewalks and across a newly installed crosswalk.

Mr. Kellums noted he has looked at the plans, and the sidewalk will be entirely in the right of way; there is no need for easements.

Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

Resolution 2024-038 passed this 16<sup>th</sup> day of April 2024

#### **Resolution – Authorizing a Contract for the Purchase of a 2024 Chevrolet Silverado**

The resolution “Authorizing a Contract for the Purchase of a 2024 Chevrolet Silverado 4500 HD Regular Cab 4X2 with Included Options and the Disposal of an Existing 2007 Chevrolet Silverado 4500 HD Regular Cab 4X2 and Dispensing with the Second Reading” was presented by Mr. Reutelshofer. Mr. Kellums made a motion to approve the resolution. Ms. Schwegmann seconded the motion.

Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

Resolution 2024-039 passed this 16<sup>th</sup> day of April 2024

#### **Resolution – Authorizing a Contract for the Purchase of a Truck Bed for a 2024 Chevrolet Silverado**

The resolution “Authorizing a Contract for the Purchase of a Truck Bed for a 2024 Chevrolet Silverado 4500 HD Regular Cab 4X2 and Dispensing with the Second Reading” was presented by Mr. Reutelshofer. Mr. Kellums made a motion to approve the resolution. Ms. Schwegmann seconded the motion.

Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

Resolution 2024-040 passed this 16<sup>th</sup> day of April 2024

Mr. Reutelshofer said the Township will work with residents and business owners throughout the planned sidewalk construction projects.

**Law Director Report**

Mr. Barbieri stated he had nothing to report.

**Administrator Report**

Mr. Bickford reported that the Township, and its various funds, are currently being audited. He said back in 2004, the Township issued debt on behalf of the Redstone garage, and as part of that deal, a Special Improvement District was created in case the debt service was not paid and a special assessment needed to be made on the property owners. He said the debt has always been paid, and this has been audited several times in the past, but now the State Auditor wants the Special Improvement District to meet and adopt the Sycamore Township Public Records Policy. He said this will be done sometime this year.

**Fiscal Officer Report**

**Pay Bills and Read Receipts**

The receipts in the amount of \$474,122.53 and disbursements in the amount of \$413,584.54 for April 16, 2024 were read by Mr. Deters and are hereby made a part of these minutes.

I hereby certify that the money for payment of these bills is in the fund provided and duly and properly appropriated.

Signed: \_\_\_\_\_  
Jonathan T. Deters, Fiscal Officer

Mr. Kellums made a motion to approve the receipts and disbursements. Ms. Schwegmann seconded the motion. Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

**Trustee Comments**

Mr. Kellums stated he is glad to hear that we are hiring people from within the Fire Department to fill the full-time position. He thanked the maintenance department for the work they do throughout the year but especially with the Trash Bash.

Mr. Weidman stated that the National Day of Prayer service will be held on May 2nd in the parking lot of the Township Administration Building.

**Executive Session**

Mr. Weidman requested a motion to adjourn into Executive Session as permitted by Ohio Revised Code Section 121.22(G)(1) to consider the employment, dismissal, discipline, or compensation of a public employee; and as permitted by Ohio Revised Code Section 121.22(G)(8) to consider confidential information relating to specific business strategy and to discuss negotiations with other political subdivisions respecting requests for economic development assistance. He said the

executive session is necessary to protect the interests of the possible investment or expenditure of public funds to be made in connection with an economic development project. Mr. Kellums made the motion and Ms. Schwegmann seconded the motion.

Mr. Deters called roll. Vote: Mr. Kellums: Aye; Ms. Schwegmann: Aye; Mr. Weidman: Aye

Mr. Deters, Mr. Barbieri, and Mr. Bickford were invited into the executive session with the three Trustees.

End Regular Session: 7:33 p.m.

Begin Executive Session: 7:35 p.m.

End Executive Session: 8:32 p.m.

Back in Regular Session: 8:34p.m.

Mr. Deters called roll. All three Trustees indicated they were present.

Mr. Kellums made a motion to adjourn, seconded by Ms. Schwegmann. Vote: All Aye  
The meeting was adjourned at 8:34 p.m.

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Thomas J. Weidman, Chairman

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Tracy Schwegmann, Vice Chairman

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Tracy Kellums, Trustee

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Jonathan T. Deters, Fiscal Officer  
Regular Meeting 04/16/2024

**PUBLIC WORKS CONTRACT  
SYCAMORE TOWNSHIP, OHIO**

This contract, entered into as of the \_\_\_\_ day of \_\_\_\_, 20\_\_, by and between **SYCAMORE TOWNSHIP, COUNTY OF HAMILTON, OHIO**, acting by and through its Board of Township Trustees ("**Owner**") and \_\_\_\_\_, an Ohio corporation, doing business as \_\_\_\_\_, whose address is \_\_\_\_\_ ("**Contractor**"),

WITNESSETH:

For good and valuable mutual consideration and in consideration of the agreements herein to be performed and/or payments to be made by Owner and Contractor, said parties agree as follows:

1. Contractor will provide, construct and install **The KENWOOD ROAD IMPROVEMENTS ("Project")**, per the prices bid and indicated on Exhibit A attached hereto, which by this reference is made a part hereof, which bid has been accepted by official action of the Owner. Contractor shall perform all work necessary to be performed to complete the Project in accordance with the contract documents attached as Exhibit B and by this reference made a part hereof ("**Contract Documents**") at its own cost and expense, furnishing all materials, supplies, machinery, equipment, tools, supervision, labor, liability and workers compensation insurance, and such other accessories and services as may be necessary, in accordance with the conditions and prices stated in the Information To Bidders, General Conditions, and printed or written explanatory matter pertaining thereto, the specifications and Contract Documents, all of which are made parts hereof and collectively constitute the Contract. Contractor agrees to indemnify and hold harmless the Owner from and against any and all actions, suits and claims arising out of the performance by Contractor of this Contract. Any warranties and indemnities contained in this Contract shall survive the completion of this Contract.
2. The Contractor hereby agrees to commence work on the Project on or after the date specified in the written Notice of Commencement of Public Improvement to be provided by the Owner, which notice is attached hereto as Exhibit C and by this reference made a part hereof, and to fully complete the Project in accordance with the Contract Documents no later than **NOVEMBER 22, 2024 ("Construction Completion Date")**. The Contractor further agrees to pay liquidated damages to the Owner in accordance with Section 108.07-1 of the State of Ohio Contract and Specification Manual, in the amount of \$1000.00 per day for each calendar day, commencing the day after the Completion Date, that the Project is not completed.
3. Upon completion, inspection, and acceptance of the Project, the Owner agrees to pay the Contractor the amount due hereunder, subject to any additions and deletions approved in writing by the Owner, within thirty (30) days of acceptance of the Project and receipt of Contractor's invoice.
4. This Contract shall be governed and construed in accordance with the laws of the State of Ohio.
5. This Contract may be amended only with the written consent of the parties hereto.

6. This Contract shall not be assigned by either party hereto.

7. This Contract may be executed in counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document.

8. If any section, paragraph, sentence, clause or provision hereof shall for any reason be held to be invalid or unenforceable, the invalid or unenforceable section, paragraph, sentence, clause or provision hereof shall not affect the validity and enforceability of any of the remaining provisions of this Contract.

IN WITNESS WHEREOF, the Owner and Contractor have each caused this Contract to be executed by their duly authorized officers all as of that date and year first above written.

\_\_\_\_\_  
Contractor

By: \_\_\_\_\_

Title: \_\_\_\_\_

**SYCAMORE TOWNSHIP**,  
County of Hamilton, Ohio,  
acting by and through its  
Board of Township Trustee  
By: \_\_\_\_\_  
Greg Bickford  
Township Administrator

(Resolution No. \_\_\_\_\_)

DRAFT



First Reading: May 7, 2024  
Second Reading: dispensed

**RESOLUTION 2024 - \_\_\_\_\_**

**A RESOLUTION AUTHORIZING A CONTRACT FOR THE KENWOOD ROAD IMPROVEMENTS AND DISPENSING WITH A SECOND READING**

**WHEREAS**, the Board of Township Trustees is desirous of making improvements to streets in the township and wishes to construct improvements on Kenwood Road between Montgomery Road and the Blue Ash Corporation Line (the “Kenwood Road Improvements”); and

**WHEREAS**, the Township prepared specifications for the Kenwood Road Improvements and advertised for bids as required by state law; and

**WHEREAS**, Adleta Construction, submitted a bid in the total amount of \$4,256,485.59 in accordance with the specifications prepared by the Township; and

**WHEREAS**, the proposal submitted by Adleta Construction was the lowest and best bid received;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Township Trustees of Sycamore Township, State of Ohio:

**SECTION 1.** That the contract for the Kenwood Road Improvements is hereby awarded to Adleta Construction. Furthermore, the Administrator is hereby authorized and directed to enter into an agreement on behalf of the Township with Adleta Construction for the Kenwood Road Improvements as set forth in the specifications prepared by the Township for the project.

**SECTION 2.** Such contract shall provide that Adleta Construction shall provide and furnish all of the labor, materials, tools, expendable equipment, and all utility, insurance and transportation services required in accordance with the specifications prepared by the Township, which specifications shall be made a part of such contract.

**SECTION 3.** Subject to additions and deletions contained therein, the contract price shall not exceed \$4,256,485.59.

**SECTION 4.** The Board of Township Trustees of Sycamore Township, by at least two-third vote of all of its members, dispenses with any requirement that this Resolution be read on two separate days and authorizes its passage upon one reading.

**SECTION 5.** This Resolution shall take effect on the earliest date allowed by law.

**VOTE RECORD:**

Mr. Kellums \_\_\_\_\_ Ms. Schwegmann \_\_\_\_\_ Mr. Weidman \_\_\_\_\_

**PASSED** at a meeting of the Board of Township Trustees this 7<sup>th</sup> day of May, 2024.

\_\_\_\_\_  
Thomas J. Weidman, Chairman

\_\_\_\_\_  
Tracy Schwegmann, Vice Chairman

\_\_\_\_\_  
Tracy Kellums, Trustee

**AUTHENTICATION**

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer this 7<sup>th</sup> day of May, 2024.

\_\_\_\_\_  
Jonathan T. Deters  
Sycamore Township Fiscal Officer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lawrence E. Barbieri, Law Director

Resolution 2024-

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

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

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

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

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

**WHEREAS**, the Township desires to designate the Area as the "Sycamore Township Community Reinvestment Area No. 2" or "CRA 2" pursuant to Sections 3735.65 through 3735.70 (the "Act") to encourage such development; and

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

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

**SECTION 1.** The CRA constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

**SECTION 2.** This Board hereby establishes the CRA pursuant to the Act, with Boundaries as described and depicted in Exhibit B. Only multi-family residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated CRA will be eligible for exemptions pursuant to this Resolution.

**SECTION 3.** Within the CRA, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to multi-family residential, commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring pursuant to R.C. Section 3735.67. The results of the negotiation as approved by this Board will be set in writing in a CRA agreement as outlined in R.C. Section 3735.671. For commercial and industrial property, a tax exemption on the increase in the assessed value resulting from the improvements as described in R.C. Section 3735.67 shall be granted for the following periods:

a. When combined with an approved and executed Joint Economic Development District pursuant to Section 715.70 of the Ohio revised code, up to, and including, fifteen (15) years, and up to, and including, seventy-five percent (75%) for the remodeling of existing commercial, multi family residential, and industrial facilities and upon which the cost of remodeling is at least \$100,000, as described in R.C. Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.

b. When combined with an approved and executed Joint Economic Development District pursuant to Section 715.70 of the Ohio revised code, up to, and including, fifteen (15) years, and up to, and including, seventy-five percent (75%) for the construction of new commercial, multi-family residential, or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption, the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

**SECTION 4.** All commercial and industrial projects are required to comply with the state application fee requirements of R.C. Section 3735.672(C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement-a minimum of \$500 up to a maximum of \$2,500 annually unless waived.

**SECTION 5.** To administer and implement the provisions of this Resolution, the Township Administrator is designated as the Housing Officer as described in the Act.

**SECTION 6.** A "Community Reinvestment Area Housing Council" (the "Housing Council") shall be created, consisting of one member appointed by each member of this Board, and two members appointed by the Township

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

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

**SECTION 7.** The Housing Officer is hereby authorized to take any and all actions required by the Act for the establishment of the CRA consistent with the requirements of the Act and this Resolution.

**SECTION 8.** This Board reserves the right to re-evaluate the designation of the CRA after December 31, 2040, and annually each December 31 thereafter, at which time this Board may direct the Housing Officer not to accept any new applications for exemptions as described in ORC Section 3735.67.

**SECTION 9.** This Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, that all deliberations of this Board and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including R.C. Section 121.22.

**SECTION 10.** This resolution shall take effect on the earliest date allowed by law.

**SECTION 11.** This Resolution is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health, welfare, and safety of the Township.

**VOTE RECORD:**

Mr. Weidman \_\_\_\_\_ Ms. Schwegmann \_\_\_\_\_ Mr. Kellums \_\_\_\_\_

\_\_\_\_\_ at the meeting of the Board of Trustees this \_\_\_\_\_ Day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Thomas J. Weidman, Chairman

\_\_\_\_\_  
Tracy Schwegmann, Vice-Chairman

\_\_\_\_\_  
Tracy Kellums, Trustee

**AUTHENTICATION**

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Jonathan T. Deters  
Sycamore Township Fiscal Officer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lawrence E. Barbieri, Law Director

## **Exhibit A:**

### **Sycamore Township, Hamilton County, Ohio**

#### **Sycamore Township Community Reinvestment Area 2: Housing Survey**

##### **I. PURPOSE AND SCOPE**

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

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

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

##### **II. PROPOSED COMMUNITY REINVESTMENT AREA**

The Township is proposing to create a CRA that consists of several parcels within the Township (Exhibit 2) which are either vacant or blighted and require tax relief to be redeveloped. The proposed CRA is within the limits of the Township that do not have a preexisting CRA. The CRA is approximately 17.5 acres, including vacant, wooded land and a former trailer park. The proposed CRA includes several parcels of developable and residential land that have since been consolidated, the natural boundaries of which are Grooms Road to the west, a Hamilton county maintenance facility to the south, and I-275 to the northeast and east.

There are blighted structures and neighborhoods in a pre-blight phase scattered around the proposed CRA boundaries. Exhibit 3 shows examples of blighted homes around the proposed CRA boundaries. The trailer park within the CRA has been demolished to further encourage new development in this blighted area. These properties stand to benefit from the economic enhancement that will come with the proposed CRA.

### III. CONCLUSIONS

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

- Lower housing stock than surrounding areas in the Township
- High number of dilapidated residential structures than the surrounding areas in the Township
- Undeveloped, underutilized parcels inside and outside the proposed CRA

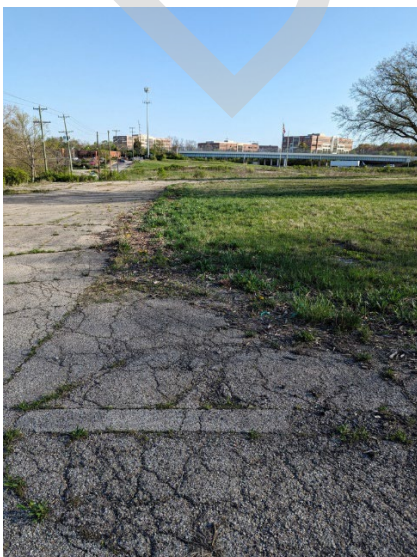
The proposed CRA has suffered from disinvestment and meets the criteria under O.R.C. § 3735.65-70. Creating the CRA will mitigate the blight that has set in and prevent blight from spreading to surrounding areas by encouraging reinvestment into properties in the area.

#### CRA Site Photos

Site #1



Site #2





Site #3



Site #4





Dilapidated Structures adjacent to CRA  
(All properties within the Sycamore  
Township limits)

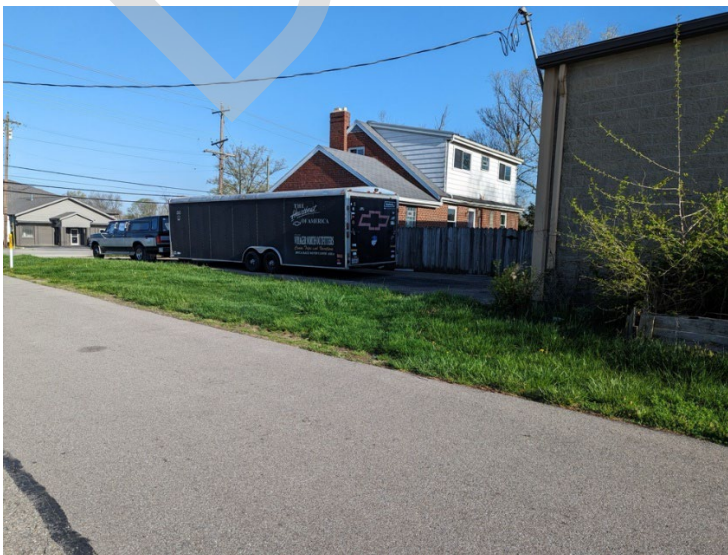
Example Property #1

11665 Grooms Road



Example Property #2

Grooms Road





Example Property #3

11611 Grooms Road



Example Property #4

11621 Grooms Road





Example Property #5

11630 Grooms Road



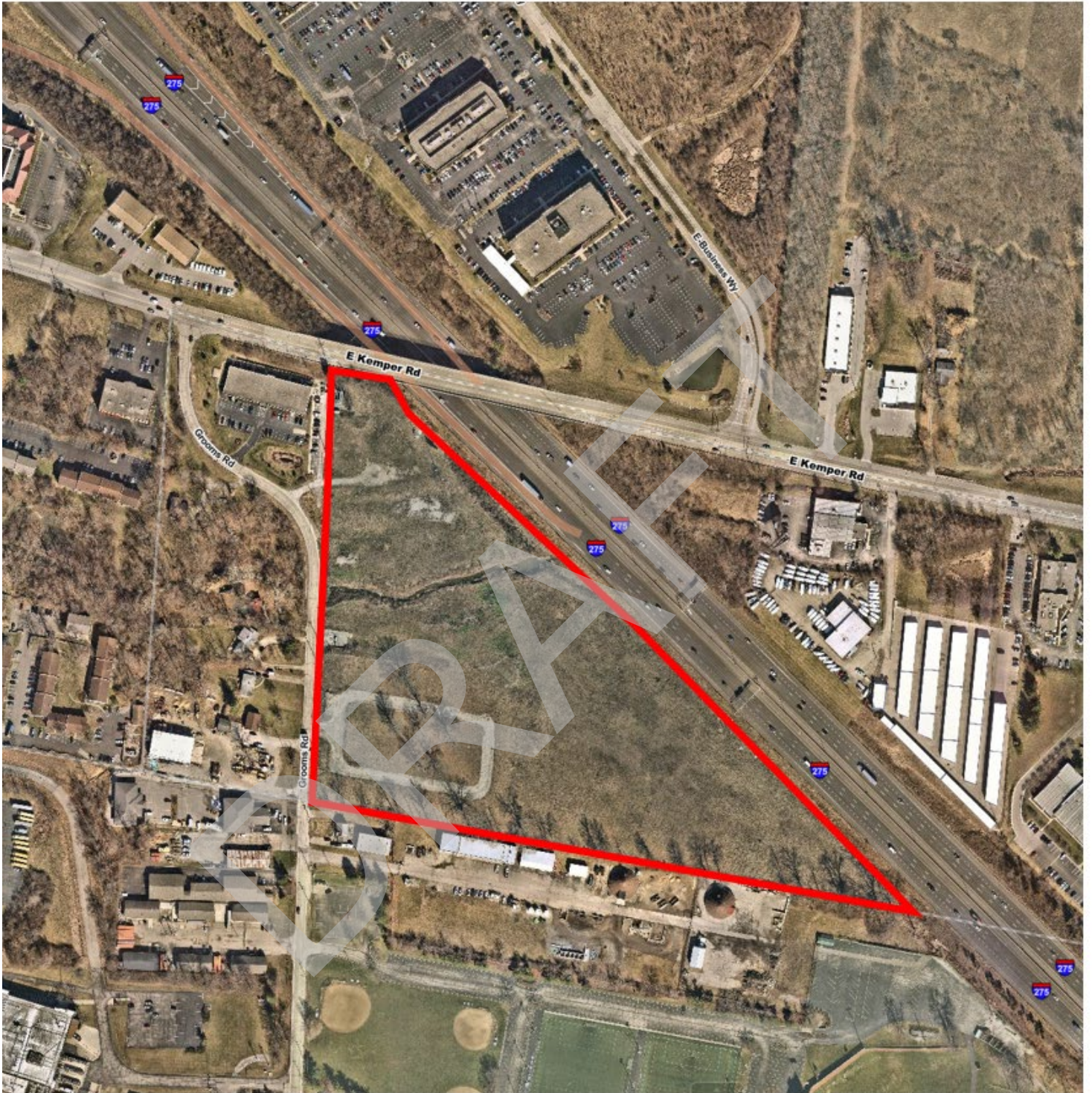
Example Property #6

11639 Grooms Road





## Exhibit B



### Sycamore Township Community Reinvestment Area 2

**PIN: 600-0140-0455  
600-0140-0456  
600-0140-0457**







# Purchase Order

**P.O. Number:** 24-37-2  
**Description:** ROADS UTILITIES  
**Vendor:** 9999999

**P.O. Date:** 05/06/2024  
**Required Date:** 12/31/2024  
**Operator:** MT  
**Name:** STEVE REUTELSHOFER  
**Category:**  
**Project:**

BLANKET VENDOR

**Special Instructions:**  
 APPROVED 05/07/2024

Bill To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236
Ship To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236

Quantity	Description	Unit-Cost	Amount
1.00	ROADS UTILITIES	5,000.0000	5,000.00
04-A-11	ROADS UTILITIES		
GREG	05/06/2024 08:15:21 Approved		
MARY	05/06/2024 08:13:54 Pending waiting on GREG		

<b>Purchase Order Total</b>	<b>5,000.00</b>
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IT IS HEREBY CERTIFIED THAT THE ABOVE AMOUNT REQUIRED TO MEET THE CONTRACT AGREEMENT, OBLIGATION, PAYMENT OR EXPENDITURE FOR THE ABOVE, HAS BEEN LAWFULLY APPROPRIATED OR AUTHORIZED OR DIRECTED FOR SUCH PURPOSE AND IS THE TREASURY OR IN PROCESS OF COLLECTION TO THE ABOVE FUNDS FREE FROM ANY OBLIGATION OR CERTIFICATION NOW UNDERSTANDING.

PURCHASING AGENT

JONATHAN T. DEFERS, FISCAL OFFICER



OFFICE OF THE BOARD OF TRUSTEES SYCAMORE TOWNSHIP  
 8540 KENWOOD RD, SYCAMORE TOWNSHIP, OHIO 45236-2010  
 TELEPHONE: 513-791-8447  
 TAX EXEMPT NO. 31-6000606

# Purchase Order

P.O. Date: 05/02/2024  
 Required Date: 12/31/2024  
 Operator: DAC  
 Name: STEVE REUTELSHOFER  
 Category:  
 Project:

P.O. Number: 24-103-1  
 Description: BOBCAT COMPACT TRACK LOADER T770 T4  
 Vendor: 4972

BOBCAT ENTERPRISES, INC.  
 9605 PRINCETON GLENDALE RD.  
 WEST CHESTER OH 45011

Special Instructions:  
 APPROVED

<b>Bill To:</b>
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236
<b>Ship To:</b>
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236

Quantity	Description	Unit-Cost	Amount
1.00	BOBCAT COMPACT TRACK LOADE	83,808.4500	83,808.45
26-A-07-R	KENWOOD CAPITAL OUTLAY ROAD	50,000.00	
27-A-07-SC-R	SYC CENTER CAPITAL OUTLAY ROAD	33,808.45	
GREG	05/06/2024 07:56:38 Approved		
MARY	05/06/2024 07:55:02 Pending waiting on GREG		
DEBBIE	05/02/2024 11:13:18 Pending waiting on MARY		

**Purchase Order Total 83,808.45**

IT IS HEREBY CERTIFIED THAT THE ABOVE AMOUNT REQUIRED TO MEET THE CONTRACT AGREEMENT, OBLIGATION, PAYMENT OR EXPENDITURE FOR THE ABOVE, HAS BEEN LAWFULLY APPROPRIATED OR AUTHORIZED OR DIRECTED FOR SUCH PURPOSE AND IS THE TREASURY OR IN PROCESS OF COLLECTION TO THE ABOVE FUNDS FREE FROM ANY OBLIGATION OR CERTIFICATION NOW UNDERSTANDING.

PURCHASING AGENT

JONATHAN T. DIERS, FISCAL OFFICER



# Purchase Order

**P.O. Number:** 24-131  
**Description:** TAX INCREMENT REVENUE NOTE, SERIES 202  
**Vendor:** 3527

**P.O. Date:** 05/01/2024  
**Required Date:** 12/31/2024  
**Operator:** MT  
**Name:** MARY TENORIO  
**Category:**  
**Project:**

US BANK  
 CM-9705  
 PO BOX 70870  
 ST. PAUL MN 55170

**Special Instructions:**  
 APPROVED 05/07/2024

Bill To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236
Ship To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236

Quantity	Description	Unit-Cost	Amount
1.00	TAX INCREMENT REVENUE NOTE,	210,725.0000	210,725.00
25-A-15	2022 PUB INFR NOTES PRINCIPAL	15,600.00	
26-A-21-KW	2022 PUB INFR NOTES PRINCIPAL	18,000.00	
27-A-13-SC	2022 PUB INFR NOTES PRINCIPAL	18,000.00	
28-A-14-DK	2022 PUB INFR NOTES PRINCIPAL	15,600.00	
29-A-10-KA	2022 PUB INFR NOTES PRINCIPAL	6,000.00	
30-A-10-MC	2022 PUB INFR NOTES PRINCIPAL	6,000.00	
31-A-10-MA	2022 PUB INFR NOTES PRINCIPAL	6,000.00	
32-A-10-SC	2022 PUB INFR NOTES PRINCIPAL	6,000.00	
33-A-12	2022 PUB INFR NOTES PRINCIPAL	6,000.00	
36-A-10-KC	2022 PUB INFR NOTES PRINCIPAL	6,000.00	
38-A-13-SF	2022 PUB INFR NOTES PRINCIPAL	6,000.00	
44-A-10-KW	2022 PUB INFR NOTES PRINCIPAL	2,400.00	
45-A-10-KW	2022 PUB INFR NOTES PRINCIPAL	1,200.00	
47-A-10-KW	2022 PUB INFR NOTES PRINCIPAL	1,200.00	
50-A-10-KW	2022 PUB INFR NOTES PRINCIPAL	2,400.00	
51-A-10-KWCP	2022 PUB INFR NOTES PRINCIPAL	2,400.00	
53-A-10-LP	2022 PUB INFR NOTES PRINCIPAL	1,200.00	
25-A-16	2022 PUB INFR NOTES INTEREST	11,822.00	
26-A-22-KW	2022 PUB INFR NOTES INTEREST	13,895.00	
27-A-14-SC	2022 PUB INFR NOTES INTEREST	13,895.00	
28-A-15-DK	2022 PUB INFR NOTES INTEREST	11,821.00	
29-A-11-KA	2022 PUB INFR NOTES INTEREST	4,465.00	
30-A-11-MC	2022 PUB INFR NOTES INTEREST	4,465.00	
31-A-11-MA	2022 PUB INFR NOTES INTEREST	4,465.00	
32-A-11-SC	2022 PUB INFR NOTES INTEREST	4,465.00	
33-A-13	2022 PUB INFR NOTES INTEREST	4,465.00	
36-A-11-KC	2022 PUB INFR NOTES INTEREST	4,465.00	
38-A-14-SF	2022 PUB INFR NOTES INTEREST	4,465.00	
44-A-11-KW	2022 PUB INFR NOTES INTEREST	1,786.00	
45-A-11-KW	2022 PUB INFR NOTES INTEREST	893.00	





# Purchase Order

**P.O. Number:** 24-131  
**Description:** TAX INCREMENT REVENUE NOTE, SERIES 202  
**Vendor:** 3527

**P.O. Date:** 05/01/2024  
**Required Date:** 12/31/2024  
**Operator:** MT  
**Name:** MARY TENORIO  
**Category:**  
**Project:**

US BANK  
 CM-9705  
 PO BOX 70870  
 ST. PAUL MN 55170

Bill To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236
Ship To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236

**Special Instructions:**  
 APPROVED 05/07/2024

Quantity	Description	Unit-Cost	Amount
47-A-11-KW	2022 PUB INFR NOTES INTEREST	893.00	
50-A-11-KW	2022 PUB INFR NOTES INTEREST	1,786.00	
51-A-11-KWCP	2022 PUB INFR NOTES INTEREST	1,786.00	
53-A-11-LP	2022 PUB INFR NOTES INTEREST	893.00	
GREG	05/06/2024 07:46:16 Approved		
MARY	05/01/2024 14:15:24 Pending waiting on GREG		

<b>Purchase Order Total</b>	<b>210,725.00</b>
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IT IS HEREBY CERTIFIED THAT THE ABOVE AMOUNT REQUIRED TO MEET THE CONTRACT AGREEMENT, OBLIGATION, PAYMENT OR EXPENDITURE FOR THE ABOVE, HAS BEEN LAWFULLY APPROPRIATED OR AUTHORIZED OR DIRECTED FOR SUCH PURPOSE AND IS THE TREASURY OR IN PROCESS OF COLLECTION TO THE ABOVE FUNDS FREE FROM ANY OBLIGATION OR CERTIFICATION NOW UNDERSTANDING.

PURCHASING AGENT

JONATHAN T. DEFERS, FISCAL OFFICER

OFFICE OF THE BOARD OF TRUSTEES SYCAMORE TOWNSHIP  
 8540 KENWOOD RD, SYCAMORE TOWNSHIP, OHIO 45236-2010  
 TELEPHONE: 513-791-8447  
 TAX EXEMPT NO. 31-6000606

# Purchase Order

**P.O. Number:** 24-132  
**Description:** ASSESSMENT FOR 7450 KELLER RD  
**Vendor:** 5819

**P.O. Date:** 05/02/2024  
**Required Date:** 12/31/2024  
**Operator:** DAC  
**Name:** DEBBIE CAMPBELL  
**Category:**  
**Project:**

PACEWELL 2 LLC  
 LOCKBOX 643928  
 5065 WOOSTER PIKE  
 SEI# 219353000 PACEWELL 2 COLLECTION ACT  
 KEMPER & KELLER  
 CINCINNATI OH 45226-2326


**Special Instructions:**  
 APPROVED 5/7/2024

<b>Bill To:</b>
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236
<b>Ship To:</b>
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236

Quantity	Description	Unit-Cost	Amount
1.00	ASSESSMENT FOR 7450 KELLER F	96,565.2200	96,565.22
56-A-03-ESL	ASSESSMENTS AND ESID FEES	96,565.22	
GREG	05/06/2024 07:56:39 Approved		
MARY	05/06/2024 07:55:02 Pending waiting on GREG		
DEBBIE	05/02/2024 14:19:00 Pending waiting on MARY		
DEBBIE	05/02/2024 14:18:01 Pending waiting on DEBBIE		

<b>Purchase Order Total</b>	<b>96,565.22</b>
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IT IS HEREBY CERTIFIED THAT THE ABOVE AMOUNT REQUIRED TO MEET THE CONTRACT AGREEMENT, OBLIGATION, PAYMENT OR EXPENDITURE FOR THE ABOVE, HAS BEEN LAWFULLY APPROPRIATED OR AUTHORIZED OR DIRECTED FOR SUCH PURPOSE AND IS THE TREASURY OR IN PROCESS OF COLLECTION TO THE ABOVE FUNDS FREE FROM ANY OBLIGATION OR CERTIFICATION NOW UNDERSTANDING.

  
 PURCHASING AGENT

  
 JONATHAN T. DIERS, FISCAL OFFICER



OFFICE OF THE BOARD OF TRUSTEES SYCAMORE TOWNSHIP  
 8540 KENWOOD RD, SYCAMORE TOWNSHIP, OHIO 45236-2010  
 TELEPHONE: 513-791-8447  
 TAX EXEMPT NO. 31-6000606

# Purchase Order

**P.O. Number:** 24-132-1  
**Description:** STATE AUDIT CHARGES 2023-2022  
**Vendor:** 9999999

**P.O. Date:** 05/02/2024  
**Required Date:** 12/31/2024  
**Operator:** DAC  
**Name:** DEBBIE CAMPBELL  
**Category:**  
**Project:**

BLANKET VENDOR

**Special Instructions:**  
 APPROVED 5/07/24

Bill To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236
Ship To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236

Quantity	Description	Unit-Cost	Amount
1.00	STATE AUDIT CHARGES 2023-2022	16,000.0000	16,000.00
01-A-19	STATE AUDIT CHARGES	16,000.00	
GREG	05/06/2024 07:56:39 Approved		
MARY	05/06/2024 07:55:02 Pending waiting on GREG		
DEBBIE	05/02/2024 11:19:19 Pending waiting on MARY		

<b>Purchase Order Total</b>	<b>16,000.00</b>
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IT IS HEREBY CERTIFIED THAT THE ABOVE AMOUNT REQUIRED TO MEET THE CONTRACT AGREEMENT, OBLIGATION, PAYMENT OR EXPENDITURE FOR THE ABOVE, HAS BEEN LAWFULLY APPROPRIATED OR AUTHORIZED OR DIRECTED FOR SUCH PURPOSE AND IS THE TREASURY OR IN PROCESS OF COLLECTION TO THE ABOVE FUNDS FREE FROM ANY OBLIGATION OR CERTIFICATION NOW UNDERSTANDING.

PURCHASING AGENT

JONATHAN T. DEERS, FISCAL OFFICER

OFFICE OF THE BOARD OF TRUSTEES SYCAMORE TOWNSHIP  
 8540 KENWOOD RD, SYCAMORE TOWNSHIP, OHIO 45236-2010  
 TELEPHONE: 513-791-8447  
 TAX EXEMPT NO. 31-6000606

# Purchase Order

P.O. Date: 05/02/2024  
 Required Date: 12/31/2024  
 Operator: DAC  
 Name: DEBBIE CAMPBELL  
 Category:  
 Project:

P.O. Number: 24-133  
 Description: ASSESSMENT FOR 11500 NORTHLAKE DR  
 Vendor: 6293

PACEWELL 3 LLC  
 LOCKBOX 643928  
 5065 WOOSTER PK  
 SEI# 251443000 PACEWELL 3 COLLECTION ACT  
 SGRT NORTHLAKE  
 CINCINNATI OH 45226


Special Instructions:  
 APPROVED 5/7/2024

Bill To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236
Ship To:
SYCAMORE TOWNSHIP 8540 KENWOOD ROAD SYCAMORE TOWNSHIP OH 45236

Quantity	Description	Unit-Cost	Amount
1.00	ASSESSMENT FOR 11500 NORTHL		
56-A-03-ESL	ASSESSMENTS AND ESID FEES	57,153.90	57,153.90
GREG	05/06/2024 07:56:39 Approved		
MARY	05/06/2024 07:55:02 Pending waiting on GREG		
DEBBIE	05/02/2024 14:20:23 Pending waiting on MARY		

**Purchase Order Total 57,153.90**

IT IS HEREBY CERTIFIED THAT THE ABOVE AMOUNT REQUIRED TO MEET THE CONTRACT AGREEMENT, OBLIGATION, PAYMENT OR EXPENDITURE FOR THE ABOVE, HAS BEEN LAWFULLY APPROPRIATED OR AUTHORIZED OR DIRECTED FOR SUCH PURPOSE AND IS THE TREASURY OR IN PROCESS OF COLLECTION TO THE ABOVE FUNDS FREE FROM ANY OBLIGATION OR CERTIFICATION NOW UNDERSTANDING.

  
 PURCHASING AGENT

  
 JONATHAN T. DERHS, FISCAL OFFICER