

RECORD OF PROCEEDINGS

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

Tuesday, June 2, 2026, 5:30 p.m.

The public hearing to discuss an unsafe structure on the property located at 11933 Third Avenue in Sycamore Township was called to order at 5:30 p.m. by Chairman Weidman.

Present for the hearing were Chairman Weidman, Vice Chairman Kellums, Trustee Schwegmann, Law Director Barbieri, Administrator Bickford, and Planning & Zoning Administrator Harry Holbert Jr.

Mr. Aaron Taylor (property owner) attended the meeting via phone.

Mr. Barbieri swore in those providing testimony.

Mr. Holbert reported the public hearing is a continuance of the public hearing on May 17, 2026.

Mr. Taylor reported on the progress he had made cleaning and securing the building.

The Board determined that there had not been significant progress.

Mr. Taylor described his intentions and when he expected to have the repairs completed or demolition completed.

The Board explained to Mr. Taylor their safety concerns about the building being unsecured and the demolition of the building.

Mr. Taylor admitted he intended to demolish the building instead of having it repaired. Mr. Taylor stated he was worried about the cost of the township's tear-down compared to personally finding a company to tear down the building. He requested an extension until mid-July.

Mr. Weidman closed the public hearing at 5:50 p.m.

Thomas J. Weidman, Chairman

Tracy Schwegmann, Trustee

Tracy Kellums, Vice Chairman

Jonathan T. Deters, Fiscal Officer
Public Hearing Unsafe Building 11933 Third Ave. 06/02/2026

RECORD OF PROCEEDINGS

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

Tuesday, June 2, 2026, 6:00 p.m.

The regular meeting was called to order at 6:00 p.m. by Chairman Weidman.

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

An invocation was then given by Mr. Kellums followed by the Pledge of Allegiance to the Flag.

Approval of the May 19, 2026 Public Hearing Minutes

The May 19, 2026, 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: Abstain

Approval of the May 19, 2026 Trustee Meeting Minutes

The May 19, 2026, 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: Abstain

Public Comments

There were no comments from the public.

Sheriff Patrol Report

Lt. Sovern reported that the Touch A Truck event is coming up and the Sheriff's Office and SWAT should have some good representation. He stated there will also be a recruiter attending.

EMS/Fire Report

Assistant Chief Thoreson had nothing to report.

Planning & Zoning Report

Mr. Holbert presented a resolution for the Board's consideration.

Resolution – Declaring Nuisance and Ordering the Abatement of the Sycamore Township Properties Listed Below and Further Authorizing the Zoning Administrator to Initiate Complaint

The resolution "Declaring Nuisance and Ordering the Abatement of the Sycamore Township Properties Listed Below and Further Authorizing the Zoning Administrator to Initiate Complaint" was presented by Mr. Holbert. 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 2026-047 passed this 2nd day of June 2026.

Mr. Kellums made a motion to proceed with demolition set forth in Resolution 2026-032 for the property located at 11933 Third Ave. Ms. Schwegmann seconded the motion.

The Board discussed the Third Avenue property, which was the subject of a public hearing before the meeting. The Board agreed, and Law Director Barbieri concurred, that the structure is a nuisance that creates a real and present danger to the residents and should be razed as soon as possible.

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

Roads, Maintenance & Recreation Report

Mr. Reutelshofer requested a motion from the Board authorizing the submittal of an OKI STBG repaving program grant application for Euclid Avenue from Stewart Road to Kenwood Road. He said this is in conjunction with the Hamilton County Engineer's Office, who will both fund and administer the project.

Mr. Kellums asked if any of the project would be located in Silverton. Mr. Reutelshofer said he will check on that and if Madeira is included as well.

Mr. Kellums made a motion to submit the grant application. Ms. Schwegmann seconded the motion. Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

Mr. Reutelshofer presented a resolution for the Board's consideration.

Resolution – Approving a Joint Agreement between the Board of County Commissioners of Hamilton County, Ohio, and the Board of Township Trustees of Sycamore Township, Hamilton County, Ohio for the Construction of Improvements to East Kemper Road and Snider Road in Sycamore Township

The resolution "Approving a Joint Agreement between the Board of County Commissioners of Hamilton County, Ohio, and the Board of Township Trustees of Sycamore Township, Hamilton County, Ohio for the Construction of Improvements to East Kemper Road and Snider Road in Sycamore Township 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 2026-048 passed this 2nd day of June 2026.

Law Director Report

Mr. Barbieri stated he had nothing to report.

Administrator Report

Resolution – Setting the Rate of Pay for a Newly Hired Township Employee

The resolution “Setting the Rate of Pay for a Newly Hired Township Employee” was presented by Mr. Bickford. 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 2026-049 passed this 2nd day of June 2026.

Mr. Bickford reported on the gas aggregation program. He discussed changes to the way Duke Energy procures gas, which is increasing the cost for Duke customers, making the gas aggregation program more attractive. He requested a motion from the Board authorizing him to sign an agreement for gas aggregation if the price is below the current aggregated rate.

Mr. Kellums made a motion to authorize the Administrator to sign a gas aggregation agreement at a price equal to or less than the existing aggregated rate. Ms. Schwegmann seconded the motion.

Mr. Weidman noted that in this situation it is important for Mr. Bickford to be able to act quickly to secure a good rate.

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

Mr. Bickford requested a motion to appoint Harry Holbert as the Northeast Suburban Community’s ESID President and Chairman. He said Mr. Uckotter, who is no longer employed with the Township, previously held the position.

Mr. Kellums made a motion to appoint Mr. Holbert as President and Chairman of the ESID Board. Ms. Schwegmann seconded the motion.

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

Mr. Bickford requested a motion from the Board to authorize him to sign the Hartzell Methodist Church access agreement, which is a yearly renewal.

Mr. Kellums made a motion to authorize the Administrator of to sign the Hartzell United Methodist Church access agreement. Ms. Schwegmann seconded the motion.

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

Mr. Bickford requested a motion to appoint Harry L. Holbert Jr. as Planning & Zoning Administrator.

Mr. Kellums made a motion to appoint Mr. Holbert as the Planning & Zoning Administrator. Ms. Schwegmann seconded the motion.

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

Purchase Orders Over \$5,000.00

Mr. Bickford presented the following purchase orders over \$5,000.00 for approval:

2026-00179- Motorola Solutions-radios for medic and engine-\$ 29,617.81-was approved on 05/19/2026 under a different vendor name

2026-00183- Ford Development Corporation-On behalf payment OPWC-Frane & Marieview Culvert Repair Project-\$ 7,629.40

2026-00181- 2027 McCluskey Chevrolet Inc-2027 Chevrolet Equinox-\$ 30,011.00

Mr. Kellums made a motion to approve the purchase orders as presented. Ms. Schwegmann seconded the motion. Mr. Deters called roll to approve the purchase orders. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

Fiscal Officer Report

Pay Bills and Read Receipts

The receipts in the amount of \$618,756.71 and disbursements in the amount of \$499,359.80 for June 2, 2026 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

Ms. Schwegmann thanked the staff for making many events happen during a very busy month of May.

Mr. Kellums thanked everyone who came to the Sycamore Township Veterans Memorial dedication and ribbon cutting. He said it was a great event. He thanked his fellow Trustees and the road crew who helped install cameras, lights, landscaping and more for the Veteran's Memorial. Mr. Kellums invited everyone to attend the Touch a Truck event.

Mr. Weidman reiterated those comments and thanked Mr. Kellums for his work on the Veterans Memorial.

Mr. Weidman requested a motion to adjourn into Executive Session as permitted by Ohio Revised Code Section 121.22(G)(3) to conference with the Township Law Director concerning pending or imminent litigation.

Mr. Kellums made the motion, and Ms. Schwegmann seconded the motion. Mr. Deters called roll. Vote: Kellums: Aye; Schwegmann: Aye; Weidman: Aye

End Regular Session: 6:20 p.m.

Begin Executive Session: 6:21 p.m.

End Executive Session: 7:18 p.m.

Back in Regular Session: 7:21 p.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 7:21 p.m.

Thomas J. Weidman, Chairman

Tracy Kellums, Vice Chairman

Tracy Schwegmann, Trustee

Jonathan T. Deters, Fiscal Officer
Regular Meeting 06/02/2026

DRAFT



May Monthly Report

Fire & EMS Operations Summary

Overview

During May, crews responded to a total of 433 Fire & EMS incidents requiring a total of 685-unit responses.

Apparatus Activity Summary

M92: 229

M93: 137

M292: 6

E92: 180

E93: 119

L92: 14

Fire vs EMS Breakdown

EMS Incidents: 343 (79.2%)

Fire Incidents: 90 (20.8%)

Overlapping Runs

Total overlapping incidents: 114 (26.3%)

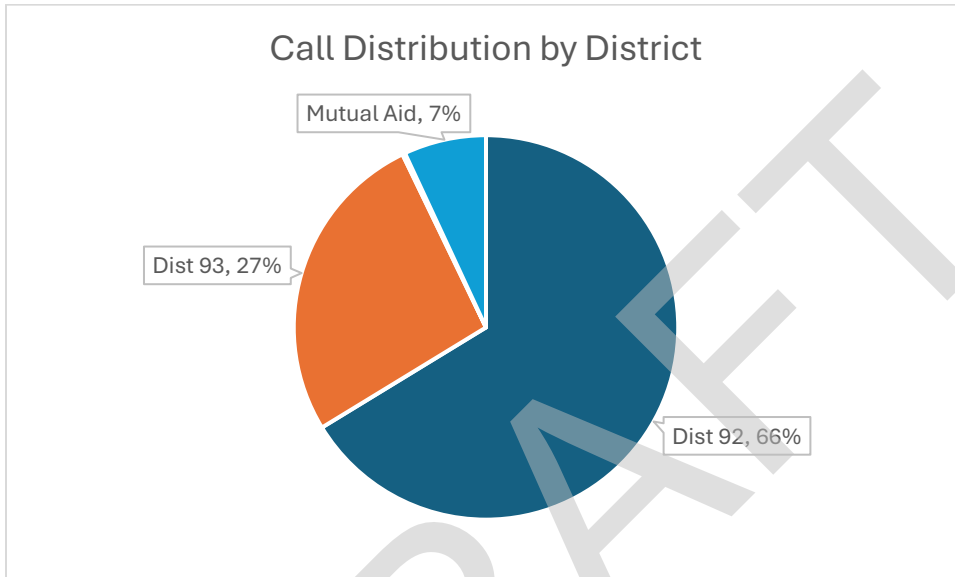
Highest overlap range: 1-10 minutes (43 occurrences, 37.7%)

District Call Distribution

District 92: 287 calls

District 93: 116 calls

Mutual Aid: 30 calls



Occupancy

Residence: 150 (34.6%)

Medical: 152 (35.1%)

Business: 68 (15.7%)

Retirement: 20 (4.6%)

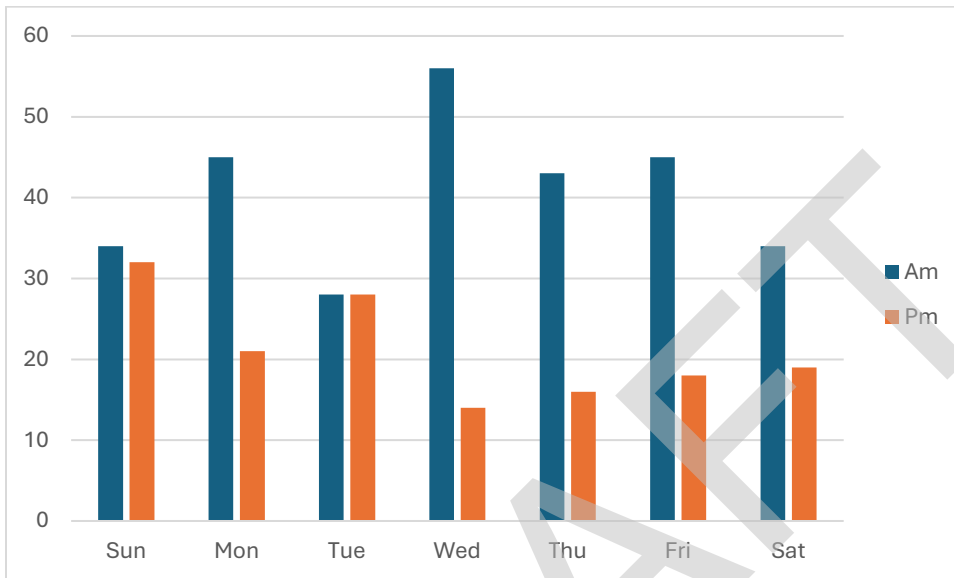
Roadway: 43 (9.9%)

Call Volume by Day & Time

AM Calls: 285 (65.8%)

PM Calls: 148 (34.2%)

Busiest Days: Wednesday (70), Friday (63), Sunday/Monday (66)



Inspection Activity

Total Inspections Completed: 115

Annual Inspections: 95

Plan Reviews: 12

Fire Alarm Testing: 5

Building Final/Occupancy: 2

Miscellaneous Testing: 1

Training Summary

Total Training Hours: 203.5

RESOLUTION 2026 - _____

**A RESOLUTION DECLARING TOWNSHIP PROPERTY AS SURPLUS AND
OBSOLETE AND AUTHORIZING ITS DISPOSAL, DISPENSING WITH A SECOND
READING AND DECLARING AN EMERGENCY**

WHEREAS, the Board of Township Trustees desires to dispose of a 2006 Chevrolet Tahoe that is obsolete and no longer needed by the township; and

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

SECTION 1. The Township equipment, a 2006 Chevrolet Tahoe, is hereby declared to be surplus property that is no longer needed by the Township and is obsolete.

SECTION 2. The Township Administrator and Township Fire Chief are hereby authorized and directed to dispose of the unit in accordance with any method of disposal authorized by the Ohio Revised Code Section 505.10.

SECTION 3. The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with any requirement that this resolution be read on two separate days and hereby authorize the adoption of this resolution upon its first reading.

SECTION 4. Upon unanimous vote of the Sycamore Township Trustees, this Resolution is hereby declared an emergency measure necessary for immediate preservation of public peace, health, safety, and welfare of Sycamore Township. The reason for the emergency is the need to dispose of obsolete property in a timely manner.

SECTION 5. That the Board finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 6. 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 16th day of June 2026.

Thomas J. Weidman, Chairman

Tracy Kellums, Vice Chairman

Tracy Schwegmann, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer this 16th day of June 2026.

Jonathan T. Deters
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:

Lawrence E. Barbieri, Law Director

RESOLUTION 2026-

A RESOLUTION DECLARING NUISANCE AND ORDERING THE ABATEMENT OF THE SYCAMORE TOWNSHIP PROPERTIES LISTED BELOW AND FURTHER AUTHORIZING THE ZONING ADMINISTRATOR TO INITIATE COMPLAINT

WHEREAS: Uncontrolled (tall) vegetation, and/or refuse, junk, and debris were reported at the properties listed below; and

Address	Parcel ID	Page Number	Nuisance	CE-2026-
11530 Northlake Dr	060000120003	3	<i>Tall Vegetation</i>	170
8002 School Rd	060000140181	4	<i>Tall Vegetation</i>	154
3899 Mantell Ave	060002320337	5	<i>Tall Vegetation</i>	150
12140 First Ave	060000111111	6	<i>Tall Vegetation</i>	137
4217 Widhoff Ln	060002030649	7	<i>Tall Vegetation/Debris</i>	132
8051 Buckland Dr	060000140150	8	<i>Tall Vegetation</i>	166
7256 Silvercrest Dr	060002110188	9	<i>Tall Vegetation</i>	174
7600 Montgomery Rd	060002110052	10	<i>Tall Vegetation</i>	182
6510 Kugler Mill Rd	060000920080	11	<i>Tall Vegetation</i>	183
8612 Pine Rd	060002010215	12	<i>Tall Vegetation/Debris</i>	177

WHEREAS: The 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, or securing the property, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS: The Sycamore Township zoning resolution outlines zoning guidelines to promote public health, safety, comfort, and welfare of the residents of Sycamore Township. Violations of a provision of the resolution have been observed, and proper notice has been delivered; and

WHEREAS: The 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 Sycamore Township, Hamilton County, Ohio, as follows;

SECTION 1: That this Board specifically finds and hereby determines uncontrolled growth of vegetation, and/or the refuse, junk, 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 the owners of the said property and lienholders in manner required by Ohio Revised Code Section 505.87.

SECTION 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. If said nuisances are not removed and abated by the said owners, or

if no agreement for the removal and abatement is reached between the Township and the owners and lienholders of record within seven days after notice is given, the Zoning Administrator 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.

SECTION 3: The Board hereby dispenses with the requirement that this Resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 4: 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.

SECTION 5: 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.

SECTION 6: This Resolution shall take effect at the earliest period allowed by law and to facilitate remediation of the nuisance.

VOTE RECORD:

Mr. Kellums _____

Ms. Schwegmann _____

Mr. Weidman _____

PASSED this ____ day of _____, 20 ____.

Thomas J. Weidman

Tracy Kellums, Vice Chairman

Tracy Schwegmann, Trustee

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Sycamore Township Fiscal Officer this _____ day of _____, 20 ____.

ATTEST:

Jonathan T. Deters
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:

Lawrence E. Barbieri
Township Law Director

11530 Northlake Dr



8002 School Rd



3899 Mantell Ave



12140 First Ave



4217 Widhoff Ln



8051 Buckland Dr



7256 Silvercrest Dr



7600 Montgomery Rd



6510 Kugler Mill Rd



8612 Pine Rd



First Reading: June 16, 2026
Second Reading: dispensed

RESOLUTION 2026 - _____

A RESOLUTION APPROVING A JOINT AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO, AND THE BOARD OF TOWNSHIP TRUSTEES OF SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO TO ADMINISTER ECONOMIC IMPACT GRANT AWARDED FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS AND DISPENSING WITH THE SECOND READING

WHEREAS, the Board of Township Trustees is desirous of utilizing county-allocated Community Revitalization (CRG) Program funds for a project involving the revitalization of a blighted segment of the Reading Road corridor in Sycamore Township; and

WHEREAS, the Board of Township Trustees desires to approve the Joint Agreement between Hamilton County and Sycamore Township to administer Economic Impact Grant funding awarded for Public Infrastructure Improvements;

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

SECTION 1. The attached Joint Agreement between Sycamore Township and Hamilton County for the Sycamore Township Canterbury Gardens Revitalization Project is hereby approved, and the Township Administrator is hereby authorized and directed to execute the Agreement on behalf of the Board.

SECTION 2. 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 3. That the Board finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution shall take effect 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 16th day of June, 2026.

Thomas J. Weidman, Chairman

Tracy Kellums, Vice Chairman

Tracy Schwegmann, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer this 16th day of June 2026.

Jonathan T. Deters
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:

Lawrence E. Barbieri, Law Director

**Joint Agreement Between the Board of County Commissioners, Hamilton County, Ohio
and Sycamore Township, Ohio to Administer Economic Impact Grant Awarded for Public
Infrastructure Improvements**

RECITALS

This Economic Impact Grant Agreement (the “Agreement”) is entered into as of the ____ day of _____, 2026 (“Effective Date”), by and between the Board of County Commissioners, Hamilton County, Ohio (“County”) and the Sycamore Township, Ohio (the “Grantee”).

WHEREAS, the County allocated Community Revitalization Grant (CRG) program funds in its 2026 budget to partner with cities, villages, and townships to implement impactful economic development initiatives; and

WHEREAS, the Office of Economic Development and the Planning and Development Community Development Division jointly established the Economic Impact Program (EIP) by combining departmental resources; and

WHEREAS, the EIP is funded through a combination of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) and Economic Development Community Revitalization Grant (CRG) funds administered by the County; and

WHEREAS, the integration of these funds created a new partnership, allowing the County to streamline the application process and support a broader scope of County projects and programs. Both funding sources support strategic large-scale and prioritized projects that result in a positive economic and community impact; and

WHEREAS, eligible local governments submitted applications for funding to implement community and economic development plans, spur other development projects, remove blighted properties or conditions, and promote local economic growth; and

WHEREAS, the Grantee submitted an application for a project involving the revitalization of a blighted segment of the Reading Road corridor, as further described in Exhibit A (the “Project”) and Exhibit B (Grantee’s “Application”), both of which are incorporated herein; and

WHEREAS, the Economic Impact Program Advisory Committee recommended the Project for funding to the County;

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants and promises contained herein, the Parties agree as follows:

- 1. Term:** The term of this Agreement (the “Grant Term”) shall commence on the Effective Date and continue through May 31, 2028, unless extended or otherwise modified in writing by the Parties or earlier terminated pursuant to the terms of this Agreement.

- 2. Grant Amount and Uses:** Subject to the terms of this Agreement, the County, through its Office of Economic Development, hereby awards the Grantee a one-time grant of money in the amount of Six Hundred and Fifty Thousand dollars (\$650,000.00) (the “Grant Funds”). The Grant Funds shall be used solely for the implementation and completion of the Project as defined in Exhibit A. Any expenditure of Grant Funds for purposes not expressly authorized in this Agreement, or without the prior written approval of the County, shall be considered non-allowable and shall be subject to repayment upon written request by the County, including as identified through financial audit or County review. The Grantee shall not use Grant Funds to reimburse costs already paid by other funding sources.
- 3. Disbursement:** The County shall disburse Grant Funds on a reimbursement basis upon execution of this Agreement. The Grantee shall submit invoices with appropriate source documentation for eligible expenditures in a format acceptable to the County. Required source documentation includes, but is not limited to, vendor invoices and proof of payment.

The County will make reasonable efforts to reimburse the Grantee within thirty (30) days of receiving a complete and acceptable invoice, subject to County review and approval. Invoices may not be submitted more frequently than once per calendar month.

Disbursements shall be limited to actual costs incurred after the Effective Date, not to exceed Six Hundred and Fifty Thousand dollars (\$650,000.00). Grant Funds are restricted and may only be used for purposes outlined in Exhibit A. These funds shall not be used to supplant other funding sources. Any disbursed funds found to be ineligible or misused must be repaid to the County immediately upon request.

- 4. Subcontractors:** The Grantee shall retain qualified personnel and/or contractors to complete the Project and shall ensure that all work is performed under the direct supervision of the Grantee or its designated agents. The Grantee shall comply with any and all applicable local, state, and federal laws and regulations governing the selection of contractors under this Agreement.
- 5. Competitive Procurement:** The Grantee shall procure all goods and services using Grant Funds in accordance with competitive procurement procedures as required under the Ohio Revised Code and any other applicable procurement laws.
- 6. Records of Grant Funds and Access:** The Grantee shall maintain complete and accurate financial and accounting books, records and reports (“Records”) detailing all direct and indirect uses and expenditures of the Grant Funds consistent with cash basis accounting principles. The Grantee shall keep and preserve all Records for a minimum of three (3) years following the expiration or termination of this Agreement. Failure to maintain or provide such Records upon request shall constitute a material breach of this Agreement.

The County or its authorized representatives shall have the right to inspect, audit or copy such Records at any reasonable time, provided such access does not unreasonably disrupt Grantee’s operations.

7. Reporting: The Grantee shall submit semi-annual progress reports and a final completion report in accordance with the terms of this Agreement. The County reserves the right to request additional reporting related to the activities and outcome of the Project. Such documentation may include, but is not limited to, reports, spreadsheets or databases, whether in electronic or paper form. The Grantee shall provide all requested information within ten (10) business days of receiving written requests from the County, unless otherwise agreed upon in writing. Failure to submit required reports may result in suspension of disbursements under this Agreement.

7.1 Semi-Annual Reports. The Grantee shall submit semi-annual reports to the County by November 30 and May 31 during the Grant Term. Each report must be satisfactory to the County and include the following:

- .1 A narrative summary of the Project's progress during the reporting period;
- .2 A summary of Grant Funds obligated and expended to date; and
- .3 A description of any issues, delays, or risks that may affect Project implementation.

7.2 Completion Report. No later than June 30, 2028, the Grantee shall submit a final completion report that includes the following information:

- .1 A comprehensive project summary of the completed Project;
- .2 An analysis of the economic impact of the Grant Funds on the Project outcomes;
- .3 Feedback from local businesses and stakeholders regarding the Project's economic impact, including testimonials if available; and
- .4 A final accounting of all Grant Funds expended.

8. Compliance with Applicable Laws: The Grantee shall comply with all applicable local and state laws, rules, and regulations governing the use of the Grant Funds and the execution of the Project.

9. Termination: This Agreement may be terminated by the mutual written consent of the Parties or by either Party upon thirty (30) days written notice in the event of a material breach by the other Party. In the event of termination, the Grantee may submit eligible expenditures incurred prior to the termination date for reimbursement in accordance with the terms of this Agreement. Notwithstanding the foregoing, the County may terminate this Agreement immediately upon written notice in the event of misuse of Grant Funds.

10. Indemnification

- a. The County does not waive and expressly retains all statutory and common law immunities and defenses, including but not limited to those provided under Ohio Revised Code Chapter 2744.
- b. The Grantee, to the fullest extent permitted by law, agrees to indemnify, defend, and hold harmless the County, its officials, employees, and agents from any claims, liabilities, damages, losses, or expenses arising out of or related to the Grantee's breach of this Agreement or the negligent or wrongful acts or omissions of the Grantee, its contractors, subcontractors, or agents in connection with this Agreement.
- c. The Grantee shall require all subcontractors to indemnify, defend, and hold harmless the County and name the County as an additional insured on all applicable insurance policies covering their performance under this Agreement.
- d. Nothing in this Agreement shall be construed to obligate the County to indemnify any party or to waive its statutory immunities or defenses.

11. Insurance

11.1 Grantee Insurance Requirements: The Grantee shall maintain, or cause to be maintained, insurance coverage in commercially reasonable amounts sufficient to protect against claims that may arise out of or result from activities under this Agreement. This includes, but is not limited to:

- a. Commercial general liability insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 aggregate;
- b. Workers' compensation insurance in compliance with applicable Ohio laws;
- c. Property insurance covering any real property or equipment purchased or used in connection with the Project; and
- d. The County shall be named as an additional insured on the Grantee's commercial general liability and, where applicable, umbrella policies. Certificates of insurance evidencing required coverage and naming the County as an additional insured shall be submitted to the County upon request. Failure to maintain required insurance shall constitute a material breach of this Agreement.

11.2 Subcontractor Indemnification and Insurance: If the Grantee engages any subcontractor or third party in connection with the Project, the Grantee shall require that such subcontractor:

- a. Maintains insurance coverage equivalent to the coverage described above, with the County named as an additional insured; and
- b. Indemnifies, defends, and holds harmless the County, its officials, employees, and agents from and against any and all claims, liabilities, losses, and expenses

(including reasonable attorneys' fees and court costs) arising from the subcontractor's acts, omissions, or failure to perform under this Agreement.

- c. The Grantee shall provide documentation upon request demonstrating that subcontractors meet these requirements prior to beginning any work funded by this Agreement.

12. Amendments: No amendment or modification of this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.

13. Suspension of Funds: The County reserves the right to withhold or suspend disbursement of Grant Funds if the Grantee fails to comply with any term of this Agreement, including reporting obligations, use of funds, or applicable laws and regulations.

14. Notices

Any notices required under this Agreement shall be in writing and delivered personally, by certified mail, or via a nationally recognized overnight courier service, to the following addresses (or such other addresses as may be designated in writing by either party):

To the County:

Jeffrey W. Aluotto
County Administrator
Hamilton County Board of County Commissioners
Hamilton County Administration Building
138 East Court Street, Room 603
Cincinnati, Ohio 45202

With a copy to:

Kelly Adamson
Officer, Office of Economic Development
Hamilton County Administration Building
138 East Court Street, Room 603
Cincinnati, Ohio 45202

To the Grantee:

Sycamore Township
Attn: Michael Gould
8540 Kenwood Road Cincinnati, Ohio 45236
Sycamore Township, OH 45236-0000

Either Party may update its notice information by providing written notice to the other Party in accordance with this Section.

15. Governing Law and Venue: This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio. Any legal action arising out of or relating to this Agreement shall be brought exclusively in a court of competent jurisdiction located in Hamilton County, Ohio.

16. Entire Agreement: This Agreement, including all exhibits and attachments hereto, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements, discussions, understandings, or communications, whether written or oral.

17. Force Majeure: Neither party shall be liable for failure or delay in performing its obligations under this Agreement if such failure or delay is due to a Force Majeure Event. A “Force Majeure Event” means an event beyond the reasonable control of a party, including but not limited to natural disasters, war, terrorism, strikes, or government orders. The affected party shall promptly notify the other party in writing and make reasonable efforts to resume performance.

18. Reversion of Funds: If the Project is not completed in accordance with this Agreement or if the Project site is transferred or repurposed within five (5) years of completion, the County may recover all or a portion of the Grant Funds as determined in its sole discretion.

19. No Third-Party Beneficiaries: This Agreement is entered into solely for the benefit of the County and the Grantee. Nothing in this Agreement shall be deemed or construed to create any rights to any third party.

[REMAINDER OF PAGE LEFT BLANK. SIGNATURES FOLLOW.]

The terms of this Agreement are hereby agreed to by all parties, as shown by the signatures of representatives of each.

SYCAMORE TOWNSHIP, OHIO

Name:
Title:

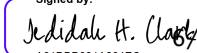
Date

**BOARD OF COUNTY COMMISSIONERS,
HAMILTON COUNTY, OHIO**

Jeffrey W. Aluotto
Hamilton County Administrator

Date

Approved as to form:

Signed by:


AG19BD931A201EG

Assistant Prosecuting Attorney
Hamilton County, Ohio

Date

Exhibit A
Project Scope and Budget

A. Project Scope

Sycamore Township will utilize grant funds to support the Canterbury Gardens Revitalization Project, a strategic infrastructure initiative located along the Reading Road (US-42) corridor. The project will transform approximately 37 acres of underutilized and blighted property into a site-ready industrial employment campus through the construction of critical roadway and utility infrastructure.

The project is part of the Township’s broader Reading Road Corridor revitalization effort and will improve site access, circulation, and traffic flow while providing the infrastructure necessary to attract industrial and advanced manufacturing users. The Township has assembled and secured site control of the property and is leveraging significant committed funding to complete the infrastructure improvements needed to support redevelopment.

The objectives of the Project are to:

- Eliminate blight and underutilized property along the Reading Road corridor;
- Construct roadway and utility infrastructure to create a development-ready industrial site;
- Improve access management, circulation, and traffic operations;
- Attract private investment and industrial redevelopment;
- Create permanent employment opportunities and support workforce development; and
- Expand the Township’s tax base and long-term economic activity.

Upon completion of the roadway and utility improvements, the site will be marketed as a modern industrial employment center capable of supporting advanced manufacturing, warehousing, distribution, and related industrial uses. The Project is consistent with the goals of the Hamilton County Comprehensive Economic Development Strategy and the Reading Road Corridor Plan by promoting economic revitalization, job creation, and private-sector investment.

B. Project Budget

Total Project Cost: \$7,138,868.00

Funding Sources:

Source	Amount
Hamilton County Economic Impact Grant	\$650,000.00

Funding Uses:

	Amount
Construction of Roadway and Utility Infrastructure	\$650,000.00

Exhibit B
Grant Application

DRAFT



SYCAMORE TOWNSHIP
8540 KENWOOD ROAD
SYCAMORE TOWNSHIP, OH 45236-2010

PURCHASE ORDER

Page: 1
P.O. Number: **2026-00185**
P.O. Date: 06/04/2026
Req. Number: 26-ROADS-00048

Deliver To

Requested By: Mary Tenorio
Blanket Type:
Ship Via:
Terms:

Vendor Diesel Direct Central LLC
Diesel Direct Central LLC
74 Maple St
Stoughton, MA 02072

OFFICE OF THE BOARD OF TRUSTEES SYCAMORE TOWNSHIP
TELEPHONE 513-791-8447

FID# 31-6000606

Line	Description	Account	Qty	Unit	Price/Unit	Amount
001	Fuel - Roads	2005-390-542005				\$20,000.00
002	Fuel - Police	2009-210-542005				\$20,000.00
003	Fuel - Fire	2010-220-542005				\$20,000.00

DRAFT

Page Total: \$60,000.00

Purchase Order Total: \$60,000.00

PURCHASE ORDER OFFICE OF THE BOARD OF TRUSTEES SYCAMORE TOWNSHIP

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.

6/4/2026

GREG BICKFORD, TOWNSHIP ADMINISTRATOR

Date

6/4/2026

JONATHAN T. DETERS, FISCAL OFFICER

Date