

PUBLIC NOTICE

AGENDA ADMINISTRATIVE SERVICES COMMITTEE MEETING

Chair: Kristopher Parrish

Committee Members: Lisa Evans and Kim Chamberland

Monday, July 17, 2023, at 4:30 p.m.

Council Chambers, 745 Center Street, Milford, Ohio 45150

Call to Order

Proceedings: Approval of the June 14, 2023, Administrative Services Committee Minutes

Agenda Items:

- DISCUSSION: UPDATES TO THE CODIFIED ORDINANCES
- DISCUSSION: ACCESSORY DWELLING UNIT TEXT AMENDMENT
- DISCUSSION: ORDINANCE AMENDING APPROPRIATION ORDINANCES 2022-181, 2023-192, AND 2023-219
- DISCUSSION: ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO BEAUTY RIDGE LLC DBA LITTLE MIAMI BREWING COMPANY (IN THE AMOUNT OF \$10,467.17)
- DISCUSSION: ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO TERRA FIRMA DEVELOPMENT LLC DBA LMBC EVENT CENTER (IN THE AMOUNT OF \$9,249.27)
- DISCUSSION: ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO P3K2P DBA TRU BY HILTON (IN THE AMOUNT OF \$39,661.66)
- DISCUSSION: ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO SAS HOSPITALITY LLC DBA STAYBRIDGE SUITES (IN THE AMOUNT OF \$24,850.54)
- DISCUSSION: RECOMMENDATION TO AUTHORIZE THE CITY MANAGER TO SOLICIT BIDS TO FINANCE A LEASE PURCHASE AGREEMENT TO PROCURE A VACUUM TRUCK WITH BEST EQUIPMENT FOR USE BY THE SERVICE DEPARTMENT IN THE AMOUNT OF \$375,496.01
- And all other matters that may properly come before the Committee.

Adjourn

**Administrative Services Committee
Meeting Minutes
June 14, 2023**

Mr. Parrish called the meeting to order at 5:00 p.m.

Present: *Kristopher Parrish*, Lisa Evans and Kim Chamberland

Staff: City Manager, Michael Doss, Law Director, Bryan E. Pacheco and Executive Assistant Jackie Bain

Visitors: none

Mr. Parrish made a motion to enter into Executive Session: Milford Charter Section 3.05 (3) Pending Litigation Ms. Chamberland seconded the motion Roll call: Mr. Parrish yes Ms. Chamberland yes Ms. Evans yes

Mr. Parrish made a motion to return to Regular Session. Seconded by Ms. Chamberland Roll call: Mr. Parrish yes Ms. Chamberland yes Ms. Evans yes

Proceedings: The committee members approved the proceedings from the May 15, 2023, Administrative Services Committee Minutes.

DISCUSSION: AGREEMENT AUTHORIZING LEGAL SERVICES

Agreement between the City of Milford, Ohio and the law firms of Baron & Budd, P.C., Cossich, Sumich, Parsiola & Taylor, LLC, Markovits, Stock & DeMarco, LLC, McNamee & McNamee, LLP, and Oths, Heiser, Miller, Waigand & Clagg, LLC (collectively referred to as "Attorneys").

THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF MILFORD, OHIO AND THE LAW FIRMS OF BARON & BUDD, P.C., COSSICH, SUMICH, PARSIOLA & TAYLOR, LLC, MARKOVITS, STOCK & DEMARCO, LLC, MCNAMEE & MCNAMEE, LLP, AND OTHS, HEISER, MILLER, WAIGAND & CLAGG, LLC (COLLECTIVELY REFERRED TO AS "ATTORNEYS") FOR LEGAL SERVICES

DISCUSSION: PROPOSED COMPENSATION FOR NON-UNION EMPLOYEES

Mr. Doss discussed with the committee that we have four unions. We negotiate with them, and we are entering the final year of all of their contract agreements. Next year we will be getting together and bargaining. Their increases/compensation are on July 1 of each year. The Non-Union employees used to get their increases at the beginning of each year. But we

strategically moved them to coincide with the union compensations. These proposed compensations for Non-Union employees includes the full-time employees and a part time employee/Sacha Schell – Assistant to the Finance Director. Excluded from this compensation are the City Manager and the Law Director. Mr. Doss proposed a 2.5% increase across the board. With the exception of a few employees, and after talking with Finance Director, Pat Wirthlin, The Assistant Finance Director, she felt, was underpaid. Mr. Doss agreed with Ms. Wirthlin about the level of work that the Assistant Finance Director performs and the responsibilities that she has and being Pat's right-hand person. Sacha Schell/Part Time Employee – giving her an increase because she is doing payroll along with taxes. Also, our Water Operator Supervisor/ Joe Casteel, when you compare Joe to Dave Walker/Waste Water and Ed Hackmeister/Service Department, who are both Supervisor's in Public Works. Joe is underpaid as well. The pay should be mirrored to Dave Walker's compensation. They both have equal responsibilities, and both have criminal responsibilities that they can be charged with if there are any violations. There is a lot that goes along with the Supervisory position. With 2.5% across the board and the three positions that are mentioned, the total compensation is \$38,467. Effective June 26, 2023.

THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE AUTHORIZING FOR THE NON-UNION EMPLOYEES COMPENSATION IN THE AMOUNT OF \$38,467 EFFECTIVE JUNE 26, 2023

DISCUSSION: DUKE GAS MONITORING STATION

Mr. Doss discussed that Duke has been constructing a gas line. They are needing to put in a monitoring station. They have identified three sites. Ultimately, we settled near Riverside Park, off of Race Street and Victor Stier Drive. Duke would like to have an easement with the city on the property. It has provisions in the agreement that if the city would like to take that back over for public purposes, it would be the responsibility of Duke to relocate the monitoring station at their cost. Mr. Doss mentioned that they propose removing the fork in the road and having it replaced at Duke's expense with green space. A Total Compensation Agreement for Permanent Easement was reviewed. Duke Energy will buy the easement from the city. It was negotiated that Duke Energy will pay \$25,000. Which offsets the cost of the paving done at Riverside Park – American Legion parking area.

THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE FOR THE CITY MANAGER TO ENTER INTO AN EASEMENT AGREEMENT AND COMPENSATION AGREEMENT WITH DUKE ENERGY FOR THE CONSTRUCTION OF A DUKE ENERGY GAS MONITORING STATION

DISCUSSION: LOCAL GOVERNMENT FUND ALTERNATIVE FORMULA

Mr. Doss reviewed information and some history regarding the State of Ohio Local Government funds with the committee. An Alternative Formula for Distribution of Local Government Funds

chart was reviewed. Mr. Doss recommended that the committee adopt this Local Government Fund Formula.

THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT A RESOLUTION AUTHORIZING ADOPTION OF ALTERNATIVE METHOD OF APPORTIONMENT OF THE UNDIVIDED LOCAL GOVERNMENT FUND (LGF) FOR CALENDAR YEARS 2024 THROUGH 2029.

DISCUSSION: SHORT LILA AVENUE SANITARY SEWER AND STORMWATER REMEDIATION PROJECT

Mr. Doss provided information regarding Five Points Landing Park and the fountain water that will drain into the storm water system. The Water Department Supervisor/Joe Casteel brought to Mr. Doss's attention that the water would be treated water and would run into the Little Miami River and could have an impact on marine life. To change the water coming off the fountain to now become waste water and would go into the sanitary sewer system. This would alleviate the issues. We are treating this as a Storm Remediation Sanitary Sewer Project. DER/the contractor that is working on the project at Five Points Landing Park, quoted for the storm water conversion and the remediation and put that into the Sanitary Sewer system in the amount of \$37,500. This is a separate cost from the overall project cost of Five Points Landing Park. This is a Storm Water Sanitary Sewer Project. The \$37,500 would be split, half Sanitary Sewer, half Storm Water.

THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DER CONSTRUCTION FOR THE STORM DRAIN CONVERSION TO SANITARY SEWER PROJECT IN THE AMOUNT OF \$37,500 TO BE DIVIDED BETWEEN SANITARY SEWER AND STORM

DISCUSSION: VACALL ORDINANCE REVISION

Mr. Doss discussed financing information regarding the Vac-All truck. The truck will not be in until mid-September. Huntington Bank felt comfortable if we would just revise our Ordinance 23-203 and some of the language in the ordinance and the amount to reflect the change in the payment after escrow starting in late September once we have received the piece of equipment. The interest rate is lower. It was at 4.86% and is now 4.81%. The total amount of \$375,496.01 and changes as noted on the original ordinance 23-203 were discussed.

THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE PURCHASE AGREEMENT TO PROCURE A VACUUM TRUCK WITH BEST EQUIPMENT FOR USE BY THE SERVICE DEPARTMENT TO BE FINANCED IN SIX YEARLY TERMS IN THE AMOUNT OF \$375,496.01

ADDITIONAL DISCUSSION:

Ms. Evans discussed correspondence from SuperGreen Solutions located at CoHatch Milford. They are prepared to work on a custom design and financial analysis of what a solar project would look like for City Hall. They would also research whether any grants or special funding is available. The committee was interested in an assessment of this project. And to discuss during Budget Session.

There being no further business, the meeting adjourned at 5:41 pm with a motion from Ms. Evans, Seconded by Ms. Chamberland

Respectfully submitted,
Jackie Bain, Executive Assistant

"These minutes have been approved and adopted by Mr. Parrish, Ms. Chamberland and Ms. Evans on May 15, 2023."

INSTRUCTIONS FOR INSERTING
MAY 2023 REPLACEMENT PAGES
FOR THE
CODIFIED ORDINANCES OF MILFORD

All new replacement pages bear the footnote "May 2023 Replacement". Please discard old pages and insert these new replacement pages immediately as directed in the following table.

Discard Old Pages

Insert New Pages

PRELIMINARY UNIT

9 through 42C
45 through 48

9 through 42J
45 through 48

PART ELEVEN - PLANNING AND ZONING CODE

Table of Contents Page
37

Table of Contents Page, 2
37 through 230



CITY OF MILFORD
745 Center Street, Suite 200, Milford, OH 45150
www.milfordohio.org



To: Administrative Services Committee

From: Christine Celsor, Planning and Community Development Coordinator

Date: 7/11/2023

Subject: Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are not addressed in Milford's zoning ordinance. Staff has received a number of requests from property owners who would like to add an accessory dwelling unit. An accessory dwelling unit could be added to an existing detached garage, constructed as a new garage with an accessory dwelling unit, added as a basement conversion, constructed as addition to a single-family dwelling, or constructed as a detached accessory structure.

ADUs were discussed at the March 8, 2023 Planning Commission meeting. At the April 5, 2023 Planning Commission meeting, staff recommended a zoning code text amendment to add ADUs as a conditional use in several zoning districts. The discussion was continued to April 19, 2023. At that meeting, Planning Commission voted to instruct the Law Director and Zoning Administrator to start the 1133.04 process for a text amendment for accessory dwelling units with a public hearing on June 14, 2023. The public hearing was held on June 14, 2023. At that meeting, the Planning Commission voted unanimously to recommend the text amendment for accessory dwelling units to City Council.

Per City Charter Section 12.02, ordinances shall be proposed by committee action only. Staff is requesting that this committee consider requesting that the Law Director prepare an ordinance to adopt the changes to the Milford Zoning Ordinance highlighted below in yellow. Under Milford Code of Ordinances Section 1133.06, City Council is required to hold a public hearing to consider the recommended text amendment. The anticipated date for the City Council public hearing is September 5, 2023. After this public hearing, City Council must vote on the recommended text amendments under Code Section 1133.07.

1123.03.1 Accessory Dwelling Unit shall mean a self-contained dwelling unit designed for occupancy by one family for living and sleeping purposes that provides complete independent living facilities including its own entrance, kitchen or kitchenette, full bathroom, and sleeping area; that is located on the same lot as a larger single-family dwelling that serves as the principal use of the lot; and whose use is subordinate and incidental to the larger single-family dwelling.

1143.03 CONDITIONAL USES

I. Accessory Dwelling Units

1145.03 CONDITIONAL USES

I. Accessory Dwelling Units

1147.03 CONDITIONAL USES

I. Accessory Dwelling Units

1167.03 CONDITIONAL USES

K. Accessory Dwelling Units

1167.07 IMPROVEMENTS SUBJECT TO REVIEW

C. Major Building Improvement

6. Accessory dwelling units if a new structure or an addition to an existing building.

1181.02 MINIMUM DWELLING SIZE

The floor area of any dwelling constructed within any district shall be no less than 900 square feet for a two-bedroom dwelling; and no less than 1,200 square feet for a three or more-bedroom dwelling, **with the exception of Accessory Dwelling Units which have no minimum dwelling size.** The floor area shall be exclusive of the basement, utility room, porch, garage, breezeway, terrace, attic or partial stories.

1181.08 ACCESSORY USE STANDARDS

Standards for permitted accessory uses **that are not accessory dwelling units** shall be as follows:

1195.05 SPECIFIC STANDARDS FOR EACH CONDITIONAL USE

AC. Accessory Dwelling Units

- 1. An accessory dwelling unit may be located within a principal single-family detached dwelling or a detached accessory building on the same lot as a principal dwelling.**
- 2. Parking requirements shall be imposed by Planning Commission on a case by case basis. No new access points or driveways shall be created or installed for access to the accessory dwelling unit.**
- 3. No more than one accessory dwelling unit is permitted on a single lot.**
- 4. The accessory dwelling unit shall be limited in size to a maximum of 66% of the total living area of the principal dwelling or 800 square feet whichever is greater.**
- 5. The establishment of an accessory dwelling unit within the building envelope of a legally existing single-family dwelling or through the alteration of a legally existing accessory structure is not subject to setback restrictions provided that the establishment of the accessory dwelling unit does not expand the existing structure's footprint.**
- 6. Detached accessory dwelling units are subject to the side and rear yard setback requirements for accessory uses as specified in 1181.08(E) and 1181.08(F).
Exception: The alteration of a legally existing accessory structure for the purpose of establishing an accessory dwelling unit is not subject to setback restrictions provided**

that the establishment of the accessory dwelling unit does not expand the existing structure's footprint.

7. An accessory dwelling unit established as an addition to a legally existing single-family dwelling must comply with all setback requirements for single-family dwellings in the applicable zoning district.
8. Detached accessory dwelling units are not permitted in front yards.
9. Detached accessory dwelling units shall not exceed 25 feet in height. Exception: a legally existing accessory structure being converted to an accessory dwelling unit may exceed 25 feet provided that the establishment of the accessory dwelling unit does not expand the existing structure's height.
10. An addition to a principal single-family dwelling that will contain an accessory dwelling unit must comply with all height requirements for single-family dwellings in the applicable zoning district.
11. The accessory dwelling shall contain a living area, one bath, and a kitchen or kitchenette (including a refrigerator, microwave oven and/or stove, and sink) and may contain not more than one bedroom.
12. Detached accessory dwelling units must be of permanent construction and must contain permanent utility hookups. Mobile homes and recreational vehicles are not permitted as accessory dwelling units.
13. The accessory dwelling unit shall be in harmony and compatible with other buildings or structures located in the neighborhood.



CITY OF MILFORD

745 Center Street, Suite 200, Milford, OH 45150

Phone: 513-831-4192

Fax: 513-248-5096

www.milfordohio.org



To: Chair Kristopher Parrish / Members Lisa Evans & Kim Chamberland
Administrative Services Committee

From: Pat Wirthlin, Finance Director

Date: July 13, 2023

Subject: FY2023 Third Amended Appropriations

~\$106K Increase

Please find attached a list of proposed amendments to the City's **2023** budgeted appropriations. Total increases amount to **\$106,767**.

Staff Suggestion for Committee Recommendation

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AMENDING ORDINANCES **2022-181, 2023-192, and 2023-219** BY INCREASING OR DECREASING THE INDIVIDUAL APPROPRIATIONS AS LISTED ON THE ATTACHED CHART TOTALING **\$106,767**.



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To: Chair Kristopher Parrish / Members Lisa Evans & Kim Chamberland
Administrative Services Committee

From: Pat Wirthlin, Finance Director

Date: July 13, 2023

Subject: FY2023 Third Amended Appropriations

~\$3 Million+ Increases

Please find attached a list of proposed amendments to the City's **2023** budgeted appropriations.
Total increases amount to ~~\$109,767~~.

Staff Suggestion for Committee Recommendation

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AMENDING ORDINANCES **2022-181, 2023-192, and 2023-219** BY INCREASING OR DECREASING THE INDIVIDUAL APPROPRIATIONS AS LISTED ON THE ATTACHED CHART TOTALING ~~\$109,767~~.

City of Milford
Third Amended Appropriations & Transfers
Fiscal Year 2023

Fund		Category			Purpose
		Personnel	Other	Total	
<hr/>					
Appropriations					
101	General Fund				
1000	Police		\$ 10,000	\$ 10,000	Employee Health Insurance - Reimbursed
7000	Manager		5,000	5,000	DORA Cups
7200	Law Director		20,000	20,000	25 Main / Duke Easement / STR Lawsuit
7300	Legislative		4,500	4,500	Municipal Code to Include Zoning
7510	Municipal Building		5,000	5,000	New Heat Pump
Special Revenue Funds					
207	Cemetery	(3,000)	3,000		New Employee Gap / Landscape Contract
212	Permissive Tax		6,000	6,000	Miami Twshp Joint Street Project - Bid Increase
236	American Rescue Plan Act		2,467	2,467	Late ARPA Receipt
Enterprise Funds					
501	Storm Water Utility		19,000	19,000	Short Lila Sanitary Sewer & Storm Remediation Project
502	Water Operating		9,700	9,700	Rebuild Lime Lagoon Pump / I.T. / Insurance / Fuel
503	Wastewater Operating		3,000	3,000	New Chemical Feed
517	Wastewater Improvement		22,100	22,100	Short Lila Sewer & Storm Remediation / SCADA Software
TOTALS					
		\$ (3,000)	\$ 109,767	\$ 106,767	

07/13/2023



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To: Chair Kristopher Parrish / Members Lisa Evans & Kim Chamberland
Administrative Services Committee

From: Pat Wirthlin, Finance Director

Date: July 13, 2023

Subject: Property Tax Incentive Rebates

Incentives: Spur & Retain

The City provides certain incentives to spur economic development and attract and retain good jobs. The City's Property Tax Rebate Incentive is one such initiative to encourage successful businesses to locate within the City.

~\$84K Due (x 2)

The 2nd half 2022 property tax rebates (payable 2nd half 2023) amount to ~\$84K. Please note that in April of this year, the City distributed the 1st half obligation in the same amount (~\$84K).

Property Tax Incentive Rebates	
2022 2nd Half (Payable 2023)	
Year	Amount
LMBC	\$ 10,467.17
Event Center	\$ 9,249.27
Tru by Hilton	\$ 39,661.66
Staybridge	\$ 24,850.54
2023 Rebate	\$ 84,228.64



Staff Suggestion for Committee Recommendation

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO BEAUTY RIDGE LLC (DBA LITTLE MIAMI BREWING COMPANY) IN THE AMOUNT OF \$10,467.17 FOR 2nd HALF 2022 TAXES

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO TERRA FIRMA DEVELOPMENT LLC (DBA LITTLE MIAMI EVENT CENTER) IN THE AMOUNT OF \$9,249.27 FOR 2nd HALF 2022 TAXES

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO P3K2P LLC (DBA TRU BY HILTON) IN THE AMOUNT OF \$39,661.66 FOR 2nd HALF 2022 TAXES

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO SAS HOSPITALITY LLC (DBA STAYBRIDGE SUITES) IN THE AMOUNT OF \$24,850.54 FOR 2nd HALF 2022 TAXES

Property Tax Incentive Rebate

All Years

LMBC

Incentive Year	Assessment Year	Half	Paid Date	Amount
1	2018	1st Half	Feb 2019	\$ 2,514.72
	2018	2nd Half	July 2019	\$ 2,514.72
2	2019	1st Half	Jan 2020	\$ 2,520.06
	2019	2nd Half	June 2020	\$ 2,520.06
3	2020	1st Half	Feb 2021	\$ 7,285.93
	2020	2nd Half	Aug 2021	\$ 7,285.93
4	2021	1st Half	March 2022	\$ 9,009.31
	2021	2nd Half	Aug 2022	\$ 9,009.31
5	2022	1st Half	May 2023	\$10,467.17
	2022	2nd Half	Last Payment	\$10,467.17
Total to Date				<u>\$ 63,594.38</u>

Note: Payable to Beauty Ridge LLC

JEANNIE M. ZURMEHLY CLERMONT TREASURER 101 E. MAIN STREET BATAVIA, OHIO 45103-2959 513-732-7254				REAL PROPERTY 2nd HALF 2022 DUE 07/07/2023																
PARCEL LOCATION: 208 MILL ST			PARCEL ID: 21-07-08-.001P																	
BEAUTY RIDGE LLC 750 US ROUTE 50 MILFORD OH 45150 <div style="position: relative; height: 100px;"> LMBC </div>			TAX DISTRICT: MILFORD CITY / MILFORD EVSD																	
			OWNER NAME: BEAUTY RIDGE LLC																	
			STUB # 21935340																	
			LEGAL INFORMATION: MILFORD CITY LAND																	
Gross Tax Rate 118.87 Reduction Factor .219225187 Effective Tax Rate 92.810702		Non Business Credit Factor .085289 Owner Occupancy Credit Factor .021322		Acres 1.7992 Class C LUC 430																
TAX VALUES		CURRENT TAX DISTRIBUTION		APPRAISED VALUE																
Gross Real Estate Tax 57,211.00 Reduction Factor -12,542.12 Subtotal 44,668.88 Non Business Credit 0.00 Owner Occupancy Credit 0.00 Homestead Reduction 0.00 CAUV Recoupment 0.00 CAUV Rollback 0.00 Current Net Real Estate Taxes 44,668.88 Current Special Assessments 0.00 Adjustments 0.00 Current Full Year Taxes 44,668.88		Clermont County 4,425.63 Milford Evsd 28,250.56 Milford City 10,467.17 Great Oaks Jvs 1,125.61 Public Library 399.91 Special Assessment 0.00 Total 44,668.88		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Land</th> <th>Improvement</th> <th>Total</th> </tr> <tr> <td>180,200</td> <td>1,194,900</td> <td>1,375,100</td> </tr> </table>		Land	Improvement	Total	180,200	1,194,900	1,375,100									
Land	Improvement	Total																		
180,200	1,194,900	1,375,100																		
Delq Special Assessments 0.00 Special Assessment Penalty 0.00 Special Assessment Interest 0.00 Delq Real Estate 0.00 Real Estate Penalty 0.00 Real Estate Interest 0.00 Delq Adjustments 0.00 Omitted Taxes 0.00		TAXABLE VALUE		HOMESTEAD CAUV Value TIF Value 63,070 418,220 481,290 0 0 0 SPECIAL ASSESSMENT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Proj# and Description</th> <th>Delinquent</th> <th>Current</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td>0.00</td> <td>0.00</td> </tr> </table>		Proj# and Description	Delinquent	Current										Total	0.00	0.00
Proj# and Description	Delinquent	Current																		
Total	0.00	0.00																		
FULL YEAR TOTAL 44,668.88 PAYMENTS 22,334.44 OTHER CREDITS BALANCE DUE 22,334.44 TaxBill prepared on 04/10/23		TO AVOID 10% PENALTY PAY ON OR BEFORE 07/07/23 If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested. Your cancelled check is a valid receipt																		
Return Bottom Portion with Payment		JEANNIE M. ZURMEHLY CLERMONT TREASURER 101 E. MAIN STREET BATAVIA, OHIO 45103-2959 513-732-7254		REAL PROPERTY 2nd HALF 2022 DUE 07/07/2023																
PARCEL LOCATION: 208 MILL ST			PARCEL ID: 21-07-08-.001P																	
OWNER NAME: BEAUTY RIDGE LLC			MAKE CHECK PAYABLE TO: JEANNIE M. ZURMEHLY, CLERMONT COUNTY TREASURER																	
TaxBill prepared on 04/10/23 Page/Line:			STUB # 21935340																	
BEAUTY RIDGE LLC 750 US ROUTE 50 MILFORD OH 45150			PAY THIS AMOUNT																	
			BALANCE DUE: \$22,334.44																	
			0000000000021935340600000000000022334440002233444																	

Property Tax Incentive Rebate

All Years

LMBC Event Center

Incentive Year	Assessment Year	Half	Paid Date	Amount
1	2020	2nd Half	Aug 2021	\$ 1,342.00
	2021	1st Half	Feb 2022	\$ 1,486.91
2	2021	2nd Half	July 2022	\$1,486.91
	2022	1st Half	May 2023	\$9,249.27
3	2022	2nd Half	Council Vote	\$9,249.27
	2023	1st Half		
4	2024	2nd Half		
	2025	1st Half		
5	2024	2nd Half		
	2025	1st Half		
Total to Date				\$ 22,814.36

Note: Payable to Terra Firma Development LLC

Tru by Hilton

Property Tax Rebate Incentive
All Years

Incentive Year	Assessment Year	Half	Date	Payment Timely? Utilities Current?	Notes	City Rebate	Date Paid
0	<i>Initiating Ordinance</i>		<i>Sept 1, 2020</i>				
	2020	1st Half	Feb 2021	No	No Executed Agreement in Place Therefore no Rebate	\$ None	N/A
1	<i>Executed Agreement</i>		<i>July 1, 2021</i>				
	2020	2nd Half	Aug 2021	Yes		\$ 12,753.80	Not Paid Yet
2	2021	1st Half	Feb 2022	No	ORD 22-131 Approves \$29,075.21 Delinquency Paid w/in 1 Year so ok	\$ 29,075.21	03/04/2022
	2021	2nd Half	Aug 2022	Yes	Ordinance 22-163	\$ 29,075.21	08/19/2022
3	2022	1st Half	Feb 2023	Yes	Ordinance 23-216	\$ 39,661.66	05/05/2023
	2022	2nd Half	Aug 2023	w dee 7.11.23	Up for Council Vote - July 2023	\$ 39,661.66	
4	2023	1st Half	Feb 2024				
	2023	2nd Half	Aug 2024				
5	2024	1st Half	Feb 2025				
	2024	2nd Half	Aug 2025				
Total to Date						\$ 150,227.54	

Note: Payable to P3K2P

**JEANNIE M. ZURMEHLY
CLERMONT TREASURER
101 E. MAIN STREET
BATAVIA, OHIO 45103-2959
513-732-7254**

**REAL PROPERTY
2nd HALF 2022
DUE 07/07/2023**

PARCEL LOCATION: 951 CHAMBER DR

PARCEL ID: 21-07-36-.093.

TAX DISTRICT: MILFORD CITY / MILFORD EVSD

OWNER NAME: P3K2P LLC

P3K2P LLC
951 CHAMBER DRIVE
MILFORD OH 45150

TRU

STUB # 21544570

LEGAL INFORMATION:
MILFORD CITY MILFORD COMMERCE (REPLAT) / LOT 18A

Gross Tax Rate	118.87	Non Business Credit Factor	.085289	Acres	1.958	APPRAISED VALUE		
Reduction Factor	.219225187	Owner Occupancy Credit Factor	.021322	Class	C	Land	Improvement	Total
Effective Tax Rate	92.810702			LUC	411	391,600	4,818,900	5,210,500
TAX VALUES		CURRENT TAX DISTRIBUTION				TAXABLE VALUE		
Gross Real Estate Tax	216,780.82	Clermont County		16,769.38		Land	Improvement	Total
Reduction Factor	-47,523.82	Milford Evsd		107,045.54		137,060	1,686,620	1,823,680
Subtotal	169,257.00	Milford City		39,661.66		HOMESTEAD	CAUV Value	TIF Value
Non Business Credit	0.00	Great Oaks Jvs		4,265.10			0	0
Owner Occupancy Credit	0.00	Public Library		1,515.32		SPECIAL ASSESSMENT		
Homestead Reduction	0.00	Special Assessment		0.00		Proj# and Description	Delinquent	Current
CAUV Recoupment	0.00							
CAUV Rollback	0.00							
Current Net Real Estate Taxes	169,257.00							
Current Special Assessments	0.00							
Adjustments	0.00							
Current Full Year Taxes	169,257.00	Total		169,257.00				
Delq Special Assessments	0.00							
Special Assessment Penalty	0.00							
Special Assessment Interest	0.00							
Delq Real Estate	0.00							
Real Estate Penalty	0.00							
Real Estate Interest	0.00							
Delq Adjustments	0.00							
Omitted Taxes	0.00							
FULL YEAR TOTAL	169,257.00					Total	0.00	0.00
PAYMENTS	84,628.50					TO AVOID 10% PENALTY PAY ON OR BEFORE 07/07/23		
OTHER CREDITS						If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested		
BALANCE DUE	84,628.50					Your cancelled check is a valid receipt		
TaxBill prepared on	04/19/23							

Return Bottom Portion with Payment

**JEANNIE M. ZURMEHLY
CLERMONT TREASURER
101 E. MAIN STREET
BATAVIA, OHIO 45103-2959
513-732-7254**

**REAL PROPERTY
2nd HALF 2022
DUE 07/07/2023**

PARCEL LOCATION: 951 CHAMBER DR

PARCEL ID: 21-07-36-.093.

OWNER NAME: P3K2P LLC

MAKE CHECK PAYABLE TO:
JEANNIE M. ZURMEHLY, CLERMONT COUNTY TREASURER

TaxBill prepared on 04/19/23
Page/Line:

STUB # 21544570

P3K2P LLC
951 CHAMBER DRIVE
MILFORD OH 45150

PAY THIS AMOUNT

BALANCE DUE: \$84,628.50

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JEANNIE M. ZURMEHLY
CLERMONT TREASURER
101 E. MAIN STREET
BATAVIA, OHIO 45103-2959
513-732-7254

REAL PROPERTY
2nd HALF 2022
DUE 07/07/2023

PARCEL LOCATION: 401 CHAMBER DR

PARCEL ID: 21-07-36.-110.

SAS HOSPITALITY LLC
301 OLD BANK RD
MILFORD OH 45150

Staybridge

TAX DISTRICT: MILFORD CITY / MILFORD EVSD

OWNER NAME: SAS HOSPITALITY LLC

STUB # 21682700

LEGAL INFORMATION:
MILFORD COMMERCE (REPLAT) / LOT 31

Gross Tax Rate	118.87	Non Business Credit Factor	.085289	Acres	4.091	APPAISED VALUE		
Reduction Factor	.219225187	Owner Occupancy Credit Factor	.021322	Class	C	Land	Improvement	Total
Effective Tax Rate	92.810702			LUC	411	680,200	2,584,500	3,264,700
TAX VALUES		CURRENT TAX DISTRIBUTION		TAXABLE VALUE				
Gross Real Estate Tax	135,826.90	Clermont County	10,507.07	Land		Improvement		Total
Reduction Factor	-29,776.70	Milford Evsd	67,070.79					
Subtotal	106,050.20	Milford City	24,850.54	238,070		904,580		1,142,650
Non Business Credit	0.00	Great Oaks Jvs	2,672.35	HOMESTEAD		CAUV Value		TIF Value
Owner Occupancy Credit	0.00	Public Library	949.45					
Homestead Reduction	0.00	Special Assessment	0.00			0		0
CAUV Recoupment	0.00			SPECIAL ASSESSMENT				
CAUV Rollback	0.00			Proj# and Description		Delinquent		Current
Current Net Real Estate Taxes	106,050.20							
Current Special Assessments	0.00							
Adjustments	0.00							
Current Full Year Taxes	106,050.20	Total	106,050.20					
Delq Special Assessments	0.00			Total		0.00		0.00
Special Assessment Penalty	0.00			TO AVOID 10% PENALTY				
Special Assessment Interest	0.00			PAY ON OR BEFORE				
Delq Real Estate	0.00			07/07/23				
Real Estate Penalty	0.00			If you need a stamped receipt, return entire bill with a				
Real Estate Interest	0.00			self - addressed stamped envelope. No receipt will be				
Delq Adjustments	0.00			returned unless requested				
Omitted Taxes	0.00			Your cancelled check is a valid receipt				
FULL YEAR TOTAL	106,050.20							
PAYMENTS	53,025.10							
OTHER CREDITS								
BALANCE DUE	53,025.10							
TaxBill prepared on	04/19/23							

Return Bottom Portion with Payment

JEANNIE M. ZURMEHLY
CLERMONT TREASURER
101 E. MAIN STREET
BATAVIA, OHIO 45103-2959
513-732-7254

REAL PROPERTY
2nd HALF 2022
DUE 07/07/2023

PARCEL LOCATION: 401 CHAMBER DR

PARCEL ID: 21-07-36.-110.

OWNER NAME: SAS HOSPITALITY LLC

MAKE CHECK PAYABLE TO:
JEANNIE M. ZURMEHLY, CLERMONT COUNTY TREASURER

TaxBill prepared on 04/19/23
Page/Line:

STUB # 21682700

SAS HOSPITALITY LLC
301 OLD BANK RD
MILFORD OH 45150

PAY THIS AMOUNT

BALANCE DUE: \$53,025.10

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Staybridge
Property Tax Rebate Incentive
All Years

Incentive Year	Assessment Year	Half	Date	Payment Timely? Utilities Current?	Notes	City Rebate	Date Paid
0	<i>Initiating Ordinance Executed Agreement</i>		<i>Nov 5, 2020 Nov 12, 2020</i>				
1	2021	1st Half	Feb 2022	Yes	Ordinance 23-217	\$ 24,850.54	05/24/2023
	2021	2nd Half	Aug 2022	Yes	Council Vote	\$ 24,850.54	
2	2022	1st Half	Feb 2023				
	2022	2nd Half	Aug 2023				
3	2023	1st Half	Feb 2024				
	2023	2nd Half	Aug 2024				
4	2024	1st Half	Feb 2025				
	2024	2nd Half	Aug 2025				
5	2025	1st Half	Feb 2025		Total to Date	<u>\$ 49,701.08</u>	
	2025	2nd Half	Aug 2025				

Note: Payable to SAS Hospitality LLC