

# VILLAGE OF CLEVES

HAMILTON COUNTY, OHIO

## A RESOLUTION CONDITIONALLY APPROVING A 75% COMMUNITY REINVESTMENT AREA TAX ABATEMENT FOR TRIPLE CROWN WEALTH MANAGEMENT AT 230 S. MIAMI AVENUE

### RESOLUTION NO. 12 - 2026

**WHEREAS,** the Village of Cleves has established a Community Reinvestment Area (CRA) pursuant to Ohio Revised Code §§ 3735.65 through 3735.70 to encourage economic development and private investment; and

**WHEREAS,** Triple Crown Wealth Management has submitted an application proposing the redevelopment of 230 S. Miami Avenue, including the removal of a blighted structure and construction of a new commercial building representing an estimated investment of \$1,250,000; and

**WHEREAS,** Village Council recognizes the anticipated economic benefits of the project, including new investment, employment opportunities, and revitalization of the Village's commercial district.

**NOW THEREFORE BE IT RESOLVED** by the Council of the Village of Cleves, Ohio:

**SECTION I:** Council hereby expresses its conditional approval of a Community Reinvestment Area tax abatement of seventy-five percent (75%) of the increased assessed value attributable to qualifying new construction at 230 S. Miami Avenue for a period of 15 years.

**SECTION II:** The Village Administrator is authorized to negotiate and prepare a written CRA Agreement pursuant to Ohio Revised Code § 3735.671 for subsequent consideration and final approval by Village Council.

**SECTION III:** This conditional approval does not establish an enforceable tax exemption. Transfer of ownership to Triple Crown Wealth Management, or its designated legal entity, shall be completed prior to final approval and execution of the CRA Agreement. Upon verification of ownership and satisfaction of all applicable statutory requirements, the Village Administrator is authorized to advance the agreement for final consideration and approval by Village Council, without further preliminary legislative action.

**SECTION V:** This Resolution shall take effect at the earliest date permitted by law.

Approved: 5-0 YEAH



Geri Meister, Mayor



Penny Williams, Clerk

**Approved As to Form:**



Rob Merkle, Village Solicitor