

EXHIBIT C

ECONOMIC DEVELOPMENT PLAN SYCAMORE TOWNSHIP- CITY OF READING JOINT ECONOMIC DEVELOPMENT DISTRICT

Introduction

Sycamore Township and the City of Reading are creating a joint economic development district for the mutual betterment of Sycamore Township, the City of Reading, and their surrounds. The objective is to create jobs and to enable long term expanded economic opportunity for the benefit of the combined region and for the State of Ohio.

The district is located on approximately 33.3 acres within the western area of Sycamore Township in Hamilton County, Ohio adjacent to Ronald Regan Cross County Highway and US 42 (Reading Road). The site is currently vacant and was previously home to various hotels and motels. The structures were condemned and eventually demolished from 2010 through 2023 and the site was prepared for redevelopment. The district is in a highly desirable area due to Sycamore Township's high-performing schools, outstanding quality of life, and its convenient location within Hamilton County.

Transportation and Commercial Development

To sustain a hospitable business environment and to encourage future growth, the Township recognizes the need to improve the transportation system. Widening roads to overcome traffic congestion and to ensure safe and efficient travel within and around the Township is a foremost concern of the Township.

Increased activity within the Township calls for added governmental services including administration, zoning, and safety services (i.e. police and fire). New and improved police and fire stations, well equipped to serve growing needs, are part of the equation. Economic growth and expanded governmental services run in tandem.

Revenue Sources

While the overall community-residents and businesses benefit from superior services, sound fiscal planning to meet financial expectations requires diversification of revenue sources. The Township Trustees have moved from dependence upon real property tax-based revenue structure to expanded revenue sources from income taxation associated with commercial activity. The creation of a joint economic development district within the Township enables income taxation from activity within the JEDD territory. Reducing overdependence upon a single revenue source through broadening of revenue stream balances the Township's financial needs against growth.

Moreover, it assures that residents within the Township do not sustain disproportionate burden associated with expanding enterprise which benefits the region. By expanding revenue

source, the Township is equipped with a broader source of local funding to. serve its role in enabling economic development and in sustaining needs resulting from development.

Job Creation

Diversification of the business mix is a priority in looking toward future development activity. The Township and City will actively recruit potential users for the highest and best use of the JEDD territory, provided that each entity is also free to recruit potential users to other properties outside the JEDD territory as they determine in their own discretion. Ideal users include mixed use development enterprises to achieve economic balance. The objective is to encourage demand for local workforce with employees ready at hand within the region.

Goals of the JEDD

Promoting the JEDD territory through improved transportation links, expanded infrastructure, dependable services, and hospitable local government toward business are primary goals in furtherance of JEDD creation. Job creation and economic activity will in turn provide revenue sources directly associated with meeting the increased demand for services from local government.

Land Use Plan

This Economic Development Plan is supplemental to the Sycamore Township Land Use Plan. Any future Land Use Plans for Sycamore Township shall incorporate the Economic Development Plan by reference in furtherance of objectives stated in the Economic Development Plan.

New, Expanded, or Additional Services, Facilities and Improvements

The Township and City plan to participate in the improvement of Reading Road and creation of Canterbury Gardens Way to provide an improved transportation and service network.

The Township and City shall furthermore provide expanded public services to the JEDD, for example, police protection, fire protection, civil defense, local government, administration, and so forth. commensurate with economic growth. The Township expects to provide superior level of services to attract development and to support commerce. JEDD revenues may enable Township expenditures in furtherance of improvements which are already planned and utilization of tax increment financing, other financial arrangements, and inter-governmental agreements pertaining thereto also in furtherance of improvements.