



Deerfield Township
Warren County, Ohio

For Year Ended December 31, 2025

2025

Popular Annual Financial Report

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Board of Trustees



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Board of Trustees



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Board of Trustees



Dan Corey
Fiscal Officer

Message from the Fiscal Officer

Dear Citizens of Deerfield Township,

We are pleased to share the second Popular Annual Financial Report (PAFR) for Deerfield Township, covering the fiscal year ending December 31, 2025. This report provides residents with a clear, accessible overview of the Township's financial activities, priorities, and commitment to responsible stewardship of public resources.

Established in 1803, Deerfield Township operates under a limited home rule form of government and is governed by a publicly elected three-member Board of Trustees. Trustees serve overlapping four-year terms. The Township Fiscal Officer is elected by residents, and the Township Administrator is appointed by the Board of Trustees.

Deerfield Township is proud to provide a wide range of services that support the community's quality of life, including police protection, fire and emergency medical services, road maintenance and improvements, parks and recreation, planning and zoning, economic development, and cemetery operations.

This report highlights the Township's financial position, key revenue sources, expenditures, and the economic factors that influence our operations. Our goal is to provide residents with a clear, transparent look at how public funds are managed and how those resources support the services our community depends on every day.

The financial information presented in this report is based on the 2025 Annual Comprehensive Financial Report (ACFR). The ACFR's financial statements were prepared in accordance with Generally Accepted Accounting Principles (GAAP) and received an unqualified (clean) opinion from an independent auditing firm. The financial statements follow accounting standards established by the Governmental Accounting Standards Board (GASB), reflecting Deerfield Township's commitment to accuracy, transparency, and accountability.

For 14 consecutive years, Deerfield Township has received the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting, recognizing our dedication to sound financial management and high reporting standards.

While this Popular Annual Financial Report summarizes the information contained in the ACFR, it is presented in an abridged, unaudited, and non-GAAP format. Residents interested in reviewing the complete audited financial statements can access the 2025 ACFR on the Township's website at www.choosedeerfield.com.

The Board of Trustees and Township staff are honored to serve the Deerfield Township community. We appreciate the trust placed in us and remain committed to delivering quality services while upholding responsible financial practices.



Government Finance Officers Association

Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting

Presented to

**Deerfield Township
Ohio**

For its Annual Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrell

Executive Director/CEO

Dan Corey, Fiscal Officer

Deerfield Township at a Glance

Deerfield Township, nestled in one of Ohio’s fastest-growing counties, is home to over 42,000 residents, establishing it as a prominent community within Warren County. Living here offers a wealth of advantages, including exceptional neighborhoods, award-winning public services, top-tier schools, appealing and well-kept parks, outstanding safety services, and a dynamic business environment, making it a sought-after destination for both individuals and companies.

Beyond its residential and business appeal, Deerfield boasts a vibrant blend of dining, shopping, and entertainment options for all. The Mason Montgomery Road corridor is anchored by Deerfield Towne Center, a regional shopping complex featuring upscale retail and diverse dining experiences. Nearby, The District at Deerfield has emerged as a premier mixed-use destination, offering a unique combination of restaurants, entertainment venues, community gathering spaces, and modern residential living. Deerfield Village Square offers a charming, pedestrian-friendly atmosphere, with its 19th-century architecture and a mix of offices, condominiums, and restaurants. Furthermore, The Shops of Deerfield North and South and Arbor Square Center offer a wide array of convenient local and regional shopping opportunities, further enhancing the township’s appeal as a destination to live, work, and play.

Location

The Township is located along the Interstate 71 corridor just north of Interstate 275; approximately 18 miles northeast of downtown Cincinnati and 29 miles from downtown Dayton. The region is positioned within 600 miles of approximately 50% of the United States population, purchasing power, and manufacturing firms.



Principal Employers

Employer	Nature of Business
Elevance (Anthem Blue Cross Blue Shield)	Health Insurance
Macy’s Credit and Customer Service	Financial Transactions Processing
Atos Solutions and Services	IT Cloud Business, Digital Consulting, Cyber Security
London Computer Systems (LCS)	Software, IT
Kings Local School District	School District

2025 Demographics



Total Population
42,241



Bachelor’s Degree or
Higher 50%



Median Household
Income \$128,528



Median Home Value
\$424,902

Government Fund Accounting

In public finance, accountability and transparency are key. Government entities manage taxpayer money, which is entrusted to them to provide essential services and carry out public projects. To ensure these resources are used correctly and in line with legal and budgetary requirements, a specialized accounting system called government fund accounting is used.

Government fund accounting is a system that state and local governments use to track and report financial resources that are set aside for specific purposes or activities. This system emphasizes accountability and compliance.

The Township uses approximately 25 separate funds, which are categorized into two main types:

- Governmental Funds
- Fiduciary Funds

Governmental funds include the Township's primary operating funds, such as the General Fund, which is the chief operating fund. Fiduciary funds account for assets the government holds in a trustee capacity. This means the government acts as a custodian and cannot use these resources for its own programs. For example, cemetery bequest funds are established specifically for the care and maintenance of graves.

This report will focus on the Township's governmental funds, as they account for most of its operating and capital activities.



Revenues - Governmental Activities

Deerfield Township generated \$33.2 million in total revenues during 2025, compared to \$35.6 million in 2024. While total revenues decreased by approximately \$2.4 million, the change was primarily attributable to fluctuations in intergovernmental revenues, which often vary from year to year based on the timing of grants, state funding, and capital improvement projects.

Property and other taxes remained the Township's largest and most stable revenue source, accounting for nearly 69% of total revenues. These revenues increased by more than \$1.0 million, or 4.6%, reaching \$22.8 million in 2025. The growth reflects the Township's continued economic vitality, ongoing development, and a strong tax base that supports essential public services and infrastructure investments.

Intergovernmental revenues decreased from \$8.2 million in 2024 to \$4.7 million in 2025. This decline was expected and largely reflects the completion of grant-funded and state-assisted projects that generated significant revenues in the prior year. Although these revenues can fluctuate significantly from year to year, they provide valuable resources for capital improvements and other strategic initiatives without increasing the burden on local taxpayers.

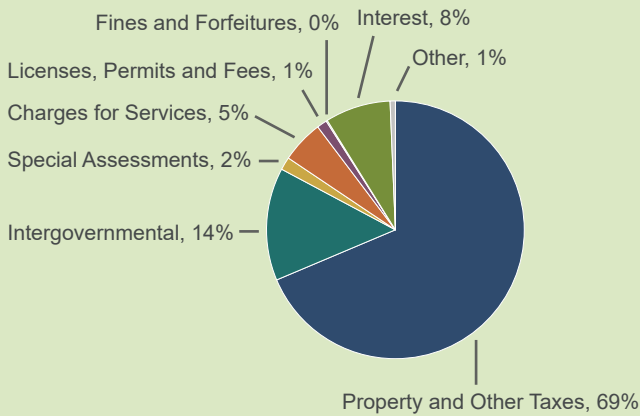
Charges for services increased by \$313,000, or 21.6%, to \$1.8 million. This growth demonstrates continued demand for Township services and reflects the Township's ability to recover costs through user fees where appropriate. Special assessments remained consistent with the prior year, generating approximately \$536,000 in revenue.

The Township also benefited from strong investment earnings during 2025. Interest revenue increased to \$2.7 million, representing an increase of approximately \$94,000 over 2024. Strong cash balances, coupled with favorable interest rates and prudent investment management, allowed the Township to generate significant earnings on public funds while maintaining a conservative investment strategy.

Other revenue sources, including licenses, permits, fees, fines, forfeitures, and miscellaneous revenues, experienced only modest fluctuations during the year and continued to provide supplemental support for Township operations.

Overall, Deerfield Township’s revenue base remains healthy and diverse. While total revenues declined due to lower intergovernmental funding, growth in property tax revenues, charges for services, and investment income helped offset a portion of that decrease. The Township continues to maintain a strong financial foundation that supports high-quality services, strategic infrastructure investments, and long-term financial sustainability for residents and businesses.

2025 Percentage of Total Revenues



Revenue Types

Revenue Type	2025	2024	2023
Property and Other Taxes	\$ 22,775,390	\$ 21,770,461	\$ 20,940,239
Intergovernmental	\$ 4,693,151	\$ 8,200,700	\$ 5,275,728
Special Assessments	\$ 535,606	\$ 526,194	\$ 478,208
Charges for Services	\$ 1,761,744	\$ 1,448,615	\$ 1,366,520
Licenses, Permits, and Fees	\$ 420,630	\$ 499,285	\$ 428,790
Fines and Forfeitures	\$ 51,271	\$ 55,440	\$ 50,820
Interest	\$ 2,721,216	\$ 2,627,199	\$ 2,509,483
Other	\$ 219,805	\$ 447,451	\$ 149,039
Total Revenues	\$ 33,178,813	\$ 35,575,345	\$ 31,198,827

Property Tax

Property taxes are one of the primary ways local governments fund essential services and infrastructure. In Deerfield Township, property tax revenues support the services residents rely on every day, including fire and emergency medical services, law enforcement, road maintenance, parks, and other community amenities that contribute to the Township’s exceptional quality of life.

Property tax is calculated using a tax rate known as a “millage.” One mill represents \$1 of tax for every \$1,000 of assessed property value. In Ohio, property taxes are based on a property’s assessed value, which is 35% of its estimated market value. Property values are reviewed periodically by the County Auditor to ensure assessments remain current and equitable.

The Warren County Treasurer collects property taxes and distributes the revenues to the various local governments and taxing authorities that serve Township residents.

Deerfield Township receives property tax revenues through two categories:

- **Inside Millage** is authorized by Ohio law and does not require voter approval. Ohio law limits inside millage to 10 mills. Deerfield Township currently levies 2.30 mills of inside millage, with 0.86 mills supporting general government operations and 1.44 mills dedicated to road and bridge maintenance.
- **Outside Millage** requires approval by Township voters and may only be used for the purposes authorized by the ballot language. Deerfield Township’s voters have approved 11.80 mills of outside millage, including 6.80 mills for Fire and EMS services, 4.00 mills for Police services, and 1.00 mill for Parks and Recreation.

While property taxes are often discussed at the state and local levels, it is important to understand that Deerfield Township receives only a portion of the total property taxes paid by residents. The largest share of property tax revenues supports local school districts and county-wide services. The Township's portion is used to provide the local services that directly impact residents' daily lives.

Property taxes remain Deerfield Township's most significant and reliable source of revenue, funding approximately 85% of Township operations. These revenues help ensure that residents receive high-quality public safety services, well-maintained roads and infrastructure, attractive parks and recreational amenities, and responsive local government services. Through careful financial planning and responsible stewardship of taxpayer dollars, Deerfield Township continues to invest in the services and infrastructure that make the community a desirable place to live, work, and raise a family.

2025 Property Tax Allocation



Mason City Schools, \$75.43

Deerfield Township, \$12.43

Warren County, \$6.86

Warren County Career Center, \$3.96

Special Districts, \$1.32

The example above provides an allocation for every \$100 in property taxes on a home in Deerfield Township for Tax Year 2025 (collection year 2026).

Expenditures - Governmental Activities

Deerfield Township's total expenditures were \$35.4 million in 2025, up from \$32.3 million in 2024, an increase of approximately \$3.1 million, or 9.5%. The increase reflects the Township's continued investment in public safety, infrastructure, economic development, and community services to meet the needs of a growing population while maintaining the high level of service expected by residents and businesses.

Public Safety remained the Township's largest expenditure category, accounting for more than 55% of total expenditures. Spending in this area increased by approximately \$2.6 million, from \$17.0 million in 2024 to \$19.6 million in 2025. These expenditures support fire and emergency medical services, law enforcement services through the Warren County Sheriff's Office, emergency preparedness efforts, and investments in personnel, training, and equipment that help ensure the community's safety and well-being.

General Government expenditures increased by approximately \$982,000, or 28.0%, to \$4.5 million. This category includes the administration of Township operations, financial management, planning and zoning activities, information technology, and other services necessary to support efficient and effective government operations. The increase reflects the Township's ongoing commitment to providing high-quality public services and managing continued community growth.

Public Works expenditures totaled \$6.7 million in 2025, a decrease of approximately \$2.3 million from the prior year. This category includes road maintenance, stormwater management, and infrastructure improvements. The decrease was primarily related to the timing and completion of major infrastructure and capital projects that required higher expenditures in 2024.

Public Health expenditures decreased from approximately \$767,000 to \$477,000 during 2025. These expenditures primarily support the operation, maintenance, and preservation of Deerfield Township's cemeteries, including grounds maintenance,

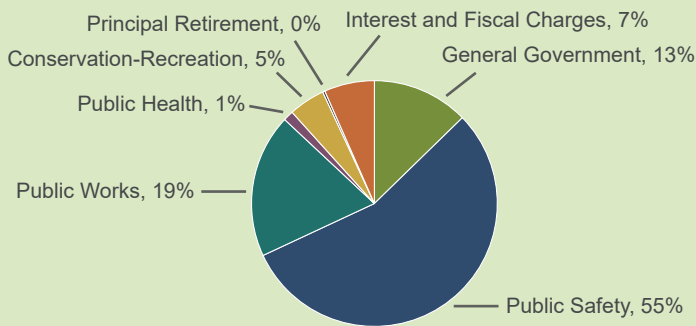
burial services, and capital improvements. The decrease reflects the completion of projects and activities that required additional funding in the prior year. The Township remains committed to maintaining these community assets and providing respectful, high-quality cemetery services to residents and their families.

Conservation and Recreation expenditures remained relatively stable at \$1.7 million. These funds support the maintenance and enhancement of Township parks, trails, green spaces, recreational amenities, and community programs that contribute to Deerfield Township’s exceptional quality of life.

Debt-related expenditures experienced notable changes during 2025. Principal retirement payments decreased from approximately \$220,000 in 2024 to \$107,000 in 2025. Interest and fiscal charges increased from approximately \$5,000 to \$2.3 million, primarily due to the issuance of Tax Increment Financing (TIF) debt. The TIF financing provides funding for infrastructure improvements and economic development initiatives that support continued growth and investment within the Township. While this financing activity increased expenditures during the year, it represents a strategic investment in projects designed to enhance public infrastructure and promote long-term economic vitality.

Overall, Deerfield Township continued to make strategic investments in essential services, infrastructure improvements, public safety, and community amenities during 2025. These expenditures demonstrate the Township’s commitment to responsible financial management, supporting economic development, and maintaining the high-quality services and facilities that residents and businesses value.

2025 Percentage of Total Expenditures



Expenditure Types

Expenditure Type	2025	2024	2023
General Government	\$ 4,492,139	\$ 3,510,111	\$ 3,249,013
Public Safety	\$ 19,577,007	\$ 16,986,247	\$ 16,246,213
Public Works	\$ 6,688,906	\$ 8,981,993	\$ 11,170,448
Public Health	\$ 477,198	\$ 766,636	\$ 717,776
Conservation-Recreation	\$ 1,688,710	\$ 1,818,146	\$ 1,863,572
Principal Retirement	\$ 106,787	\$ 220,384	\$ 209,516
Interest and Fiscal Charges	\$ 2,335,754	\$ 5,374	\$ 10,735
Total Expenditures	\$ 35,366,501	\$ 32,288,891	\$ 33,467,273

Net Position

Net position is one of the most important indicators of a government’s overall financial health. It represents the difference between what the Township owns (assets and deferred outflows) and what it owes (liabilities and deferred inflows). A strong net position provides financial stability and supports the Township’s ability to deliver services, maintain infrastructure, and invest in future community needs.

On December 31, 2025, Deerfield Township reported total governmental activities net position of \$142.6 million, compared to \$144.8 million in 2024. While total net position decreased slightly during the year, the Township continues to maintain a strong financial foundation supported by significant investments in infrastructure, public facilities, parks, and other community assets.

The largest component of net position, Net Investment in Capital Assets, totaled \$105.5 million. This category represents the Township’s investment in roads, buildings, equipment, parks, and other capital assets, less any related outstanding debt. These assets provide long-term value to residents and support the delivery of essential public services.

Restricted Net Position totaled \$40.1 million at year-end. These resources are legally restricted and may only be used for specific purposes, such as public safety, road and bridge improvements, capital projects, debt service, and other voter-approved or legally designated activities. Maintaining strong restricted balances helps ensure that funds are available for their intended purposes and supports long-term financial planning.

The Township reported Unrestricted Net Position of (\$3.1 million). A negative unrestricted balance is not uncommon for governments that have significant investments in capital assets and restricted resources. This balance reflects accounting requirements for long-term liabilities and does not affect the Township’s ability to meet its current financial obligations or provide services to residents.

Overall, Deerfield Township remains in a strong financial position. Total net position has remained relatively stable over the past three years, exceeding \$142 million each year. This consistency reflects the Township’s commitment to responsible financial management, strategic investment in community infrastructure, and long-term fiscal sustainability.

Net Position - Governmental Activities			
Governmental Activities	2025	2024	2023
Net Investment in Capital Assets	\$ 105,546,794	\$ 105,606,462	\$ 103,982,783
Restricted	\$ 40,112,078	\$ 41,709,979	\$ 41,074,779
Unrestricted	\$ (3,103,323)	\$ (2,497,338)	\$ (1,277,343)
Total Net Position	\$ 142,555,549	\$ 144,819,103	\$ 143,780,219

Planning & Zoning

Rooted in Community: Deerfield Township Earns Tree City USA Recognition

In 2025, Deerfield Township sought Tree City USA certification from the Arbor Day Foundation. Since 1976, the Arbor Day Foundation’s Tree City USA program has recognized and supported the cities and leaders who create places to play, room to breathe, and beauty on every block.



Tree City USA communities can be found in all 50 states, including 233 communities in Ohio. Upon Certification in April 2026, Deerfield Township will become only the fifth township in Ohio to be recognized as a Tree City USA community.



One requirement of the Tree City USA program is to declare the last Friday in April as Arbor Day and celebrate with a community event in April. On April 1, 2025, the Deerfield Township Board of Trustees passed Resolution 2025-16 Declaring the annual Arbor Day Holiday to be held in Deerfield Township on the last Friday in April. On Sunday, April 13, 2025, Deerfield Township, in partnership with the Ohio River Foundation, removed invasive species and planted 80 tree saplings at Kingswood Park to celebrate Arbor Day.

Warren County Sheriff - Deerfield Post

Warren County Sheriff’s Office Enhances Deputy Safety with Axon Body Cameras

Across the nation, law enforcement agencies are adopting body-worn camera technology to improve operations, strengthen communication, and enhance deputy safety. The Warren County Sheriff’s Office’s use of Axon body cameras reflects a continued commitment to providing deputies with modern tools that support their mission of serving and protecting the community.

Body cameras provide deputies with a dependable resource that documents interactions in real time. The technology helps capture important details during traffic stops, investigations, arrests, and emergency responses while supporting accurate reporting and evidence collection. Deputies are able to review footage for training purposes and incident documentation, helping maintain professionalism and operational efficiency throughout the agency.

One of the greatest advantages of Axon body camera technology is the enhanced level of safety it provides deputies in the field. Modern systems include advanced features that can automatically activate during emergency situations, helping ensure critical moments are captured without distraction. These capabilities allow deputies to remain focused on the task at hand while the technology works seamlessly in the background.

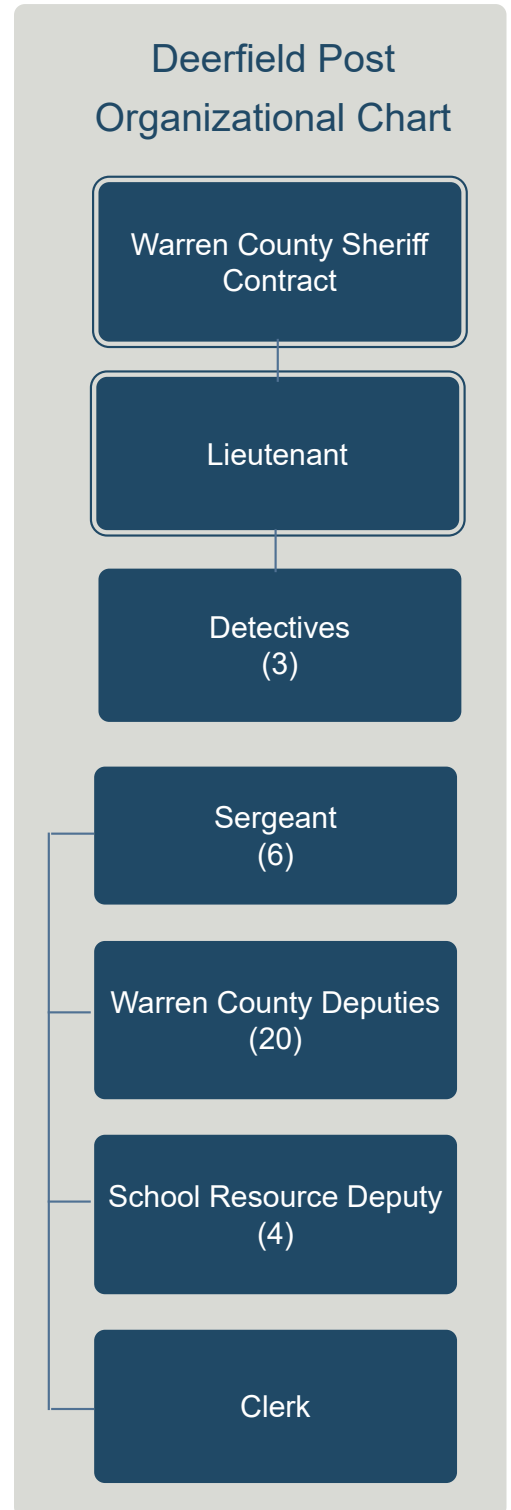
“ Not only do body-worn cameras help build public trust, but they assist in prosecution and are an excellent training tool for law enforcement. ”

- Barry K. Riley
Warren County Sheriff

The Axon system also improves coordination among responding deputies. Video footage from multiple deputies can be synchronized during the same incident, creating a complete and organized record of events. This technology assists supervisors and investigators in efficiently reviewing incidents while ensuring accurate documentation and streamlined case management.

In addition to supporting deputy safety and operational effectiveness, body camera technology helps strengthen relationships between law enforcement and the public. The presence of body cameras encourages positive interactions and reinforces the professionalism deputies demonstrate each day as they serve the residents of Warren County.

The investment in body camera technology reflects the Sheriff’s Office’s commitment to equipping deputies with innovative tools that enhance safety, efficiency, and service to the community. As technology continues to evolve, the Warren County Sheriff’s Office remains focused on providing deputies with the resources they need to safely and effectively perform their duties while continuing to build trust and confidence within the community.



Expanding Public Safety: Sergeant, Deputy, and K-9 Unit Added

The Warren County Sheriff's Office continues to strengthen public safety services in Deerfield Township through the addition of one new sergeant position, one additional deputy, and the introduction of a new K-9 unit. These additions enhance law enforcement coverage, improve response capabilities, and further support the Sheriff's Office's commitment to protecting the residents and businesses of Deerfield Township.

The expansion reflects the continued partnership between Deerfield Township and the Warren County Sheriff's Office to proactively address the needs of a growing community. Increased staffing provides additional leadership, patrol presence, and specialized resources that help deputies respond effectively to emergencies, investigations, and community policing initiatives.

A key component of the expansion is the addition of K-9 Knox and his handler, Deputy Tyler Wessling, who has proudly served with the Warren County Sheriff's Office since February 2020. For the past four years, Deputy Wessling has been assigned to Deerfield Township, building strong relationships throughout the community while serving residents with professionalism and dedication.

K-9 Knox was born on October 28, 2023, in Hungary and is a Belgian Malinois-German Shepherd mix. He officially joined the Warren County Sheriff's Office on October 21, 2025, after being obtained from Vohne Liche Kennels, a nationally recognized K-9 training facility known for preparing highly skilled police service dogs.

In addition to his impressive training abilities, Knox has already developed a personality that has made him a favorite among deputies and community members alike. His favorite toy is a lacrosse ball attached to a string, and one of his favorite treats is frozen peanut butter.

The addition of Knox was made possible in part through community support and grant funding. The Warren County Sheriff's Office and Deerfield Township successfully secured several grants and donations to help offset costs associated with the K-9 program, including a \$7,500 grant from the Kennel Club of America and a \$250 donation from Tractor Supply Company to assist with food expenses.

The addition of a new sergeant, deputy, and K-9 unit demonstrates Deerfield Township and the Warren County Sheriff's Office's ongoing investment in public safety and proactive law enforcement services. These resources not only enhance operational capabilities but also strengthen community engagement and help ensure Deerfield Township remains a safe and welcoming place to live, work, and visit.



2025 Law Enforcement Value & Service



Per Capita Cost
\$159.85



Total Calls for Service
25,445



Residents Served
42,241

Deerfield Township Fire Rescue

Strengthening Emergency Response: New Heavy Rescue Unit

Deerfield Township Fire Rescue placed a new state-of-the-art Heavy Rescue unit into service, replacing the department's 2011 Ferrara Heavy Rescue. The new apparatus represents a significant investment in public safety and emergency preparedness, providing firefighters with enhanced capabilities for technical rescue operations, vehicle extrication incidents, and complex emergency responses throughout the community.

The upgraded Heavy Rescue unit was specifically designed to meet the growing demands of modern emergency response. Equipped with advanced rescue technology, expanded storage capacity, and improved operational features, the apparatus allows crews to respond more efficiently and safely to a wide variety of incidents, including serious motor vehicle crashes, confined space rescues, trench rescues, structural collapse incidents, and hazardous conditions requiring specialized equipment.

The replacement of the 2011 Ferrara Heavy Rescue reflects Deerfield Township's continued commitment to maintaining reliable and modern emergency response equipment. After more than a decade of service, the previous unit had responded to thousands of emergencies and played a critical role in protecting the community. The new rescue apparatus builds upon that legacy while incorporating updated safety features and modern design enhancements that improve both firefighter operations and long-term equipment reliability.

One of the most significant improvements includes increased compartment space and enhanced organization for specialized rescue equipment. The updated layout allows personnel to quickly access critical tools and medical supplies during high-stress incidents, reducing response times and improving operational efficiency on scene. The apparatus also features

advanced lighting systems, improved scene visibility, ergonomic storage solutions, and safer equipment deployment capabilities designed to reduce physical strain and injury risks for emergency responders.

In addition to supporting technical rescue operations, the new Heavy Rescue unit strengthens Deerfield Township Fire Rescue's regional response capabilities. The department routinely assists neighboring communities through mutual aid responses, and the upgraded apparatus ensures crews are equipped to handle increasingly complex emergencies across the region.



“This new Heavy Rescue unit represents an important investment in the safety of both our residents and our first responders,” said Deerfield Township leadership. “Our firefighters are called upon to manage highly technical and dangerous situations every day. Providing them with modern, reliable equipment ensures they can continue delivering the highest level of service to our community safely and effectively.”

The new apparatus also supports the department's long-term strategic planning efforts by improving operational readiness, enhancing equipment longevity, and ensuring compliance with current safety standards and industry best practices. The Heavy Rescue unit will serve as a frontline emergency response vehicle for many years and further strengthens Deerfield Township Fire Rescue's ability to protect lives and property.

Deerfield Township Fire Rescue remains committed to delivering exceptional emergency services through continued investment in personnel, training, and advanced emergency response equipment.

Call Volume



Mutual Aid Runs



Economic Development

The District at Deerfield Opens to Great Fanfare

In September of 2025, our community gathered for a grand opening celebration at The District at Deerfield. This impressive \$150 million mixed-use development features 95,000 square feet of experiential restaurants and shops, 362 luxury apartments, medical offices, and a one-acre public park. 50 West Brewery was the first restaurant to open in The District. Jeni’s Splendid Ice Cream, 101 Craft Kitchen, and PINS Mechanical soon followed. In 2026, Café Patachou, Beeline, The Eagle and Pepp & Dolores will join this impressive mix.

The District at Deerfield is a 28-acre, one-of-a-kind development in the heart of Deerfield Township at Wilkens Boulevard just off Mason-Montgomery Road. Indeed, it is a community resource created in collaboration by Deerfield Township and Silverman and Company.

“The District at Deerfield is a good example of the power of public-private partnership and collaboration,” explains Ryan Silverman, president of Silverman and Company, the property developer. “We shared the vision of Deerfield Township leaders to create a true downtown, a gathering place for residents, visitors and businesses within the Township. It’s been a tremendous collaboration.”



The District at Deerfield is a Designated Outdoor Refreshment Area (DORA). This designation permits the purchase and consumption of alcoholic beverages from participating establishments throughout the designated District boundaries, which include the park area.

However, its most unique feature is the one-acre public park at the center of this development. The park has already hosted several special events including concerts, watch parties for local sports teams, and community celebrations. The Township even operated an ice rink last winter, yet another example of family friendly activities held at The District Park.

In addition to creating a true community center and public gathering area, The District also creates a valuable “sense of place” designed to attract renewed interest to nearby office buildings that offers companies and their employees with the amenities they want. Already, the strong combination of restaurant and entertainment found at The District has attracted interest from two companies who now lease three floors at an office building in the vicinity. These companies employ more than 200 people.

Road & Bridge

2025 Capital Improvements: A Year of Strategic Coordination

Deerfield Township remains dedicated to a forward-thinking infrastructure strategy through its Capital Improvement Plan (CIP). By prioritizing long-term sustainability and safety, the Township ensures that every dollar invested enhances the daily lives of our residents. While 2024 saw the completion of major milestones like the Kings Mills project and streetscape enhancements, 2025 has been a pivotal year for the critical engineering and inter-agency coordination that serves as the foundation for the community's next generation.



Neighborhood Renewal: Stretching Local Dollars for Our Streets



While we look toward large-scale regional projects, the Township remains the primary guardian of our local neighborhood streets. In 2025, we invested \$1.6 million in local funds to resurface approximately five miles of roadway, but our strategy goes beyond simple paving. We believe in a proactive approach, which is why we completed extensive shoulder and drainage upgrades on Western Row Road to improve stormwater management and ensure the new pavement lasts for years to come.

To further maximize your investment, we are constantly looking for ways to combine projects. We are currently coordinating with the Warren County Water Department to secure OPWC funding, allowing us to integrate new water line installations with upcoming pavement work in the South Cove, Woodland Trace, and Montgomery Fields subdivisions. By syncing these utility upgrades with our paving schedule and utilizing state grant money, we avoid the cost of digging up the same road twice.



Furthermore, we continue to build on the successful completion of our streetscape Phase I from 2024. In 2025, Township-funded logistics were finalized for Phase II construction slated for Summer of 2026, and the design phase was initiated for Phase III. These pollinator-friendly corridors represent our ongoing commitment to creating a vibrant, beautiful environment for residents and businesses alike.

Regional Arterial Expansion: The Fields-Ertel Road Widening

The transformation of Fields-Ertel Road—a massive \$18.6 million undertaking—serves as a premier example of how Deerfield Township strategically leverages local funds to secure regional results. Rather than shoulder the burden alone, the Township partnered with a powerful multi-agency funding coalition alongside the Warren County Engineer's Office, Hamilton County, and the Warren County Transportation Improvement District (TID).

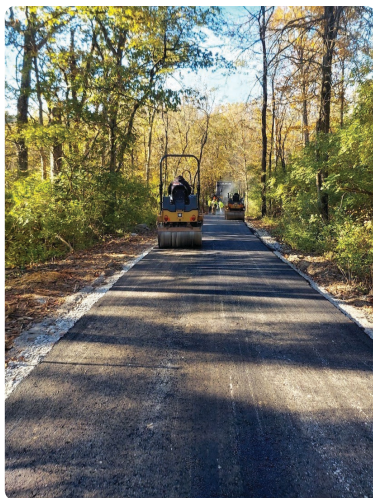
By committing a direct financial contribution from Deerfield Township, we have unlocked the regional support necessary to expand this vital corridor from two to five lanes between Wilkens Blvd. and Snider Rd. This isn't just about adding asphalt; it's a safety-driven redesign that fixes poor sight distances and adds sidewalks on both sides of the road to protect our pedestrians. Throughout 2025, construction crews focused on the complex utility coordination required to set the stage for major roadway construction in 2026. This collaborative approach ensures that by investing local dollars wisely, Deerfield residents receive the full benefit of a modern, safe, and efficient regional thoroughfare.

Parks & Recreation

Expanding Connectivity Through State Investment

In 2025, Deerfield Township completed the Sheldon Davis Trail, creating a new connection between Carter Park and the Little Miami Scenic Bike Trail. This project expands recreational opportunities for residents while enhancing pedestrian and bicycle connectivity throughout the community.

The project was made possible through the State of Ohio Capital Budget funding, demonstrating the value of Deerfield Township’s efforts to secure external resources that reduce the financial burden on local taxpayers while delivering meaningful community improvements. The Township was awarded \$465,000 in State Capital Budget funding for the project, allowing the trail to be constructed with minimal impact on local resources. By leveraging these state funds, the Township transformed a vision for improved pedestrian connectivity into a lasting public asset.



Named in honor of Sheldon Davis, the trail provides a safe and accessible route for walking, running, and bicycling, linking residents to parks, neighborhoods, and regional trail networks. The project supports the Township’s ongoing efforts to enhance quality of life, encourage active lifestyles, and create a more connected community.

Through responsible financial stewardship and the successful pursuit of grant and state funding opportunities, Deerfield Township continues to invest in projects that make the community a more connected, vibrant, and desirable place to live, work, and play.

Public Parks & Amenities



7 Parks



Over 460 Acres of Park and Open Space Land



6 Playgrounds



DEERFIELD TOWNSHIP 2025 PAFR

This Popular Annual Financial Report (PAFR) summarizes Deerfield Township's 2025 financial activities, using information directly from the 2025 Annual Comprehensive Financial Report (ACFR).

Copies of the ACFR and PAFR are available at the Administrative Building. Both reports are also available digitally on the Township's website.

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DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO