COLERAIN
TOWNSHIP ~ OHIO

Special Meeting of the Board of Trustees - June 25, 2024

1. **Opening of Meeting**
2. **Presentations**
   a. Presentation - 2025 Financial Outlook
3. **New Business**

   Administration

   a. Discussion - 2025 Tax Budget, TIF Plan, and Financial Priorities
4. **Executive Session** – if needed
5. **Adjournment**

PRESENTATIONS

Department:	Administration
Department Director:	Jeff Weckbach, Township Administrator
Strategic Plan Goal:	Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability

Presentation - 2025 Financial Outlook
No action is requested of the Board.

Rationale:
Staff will provide an overview of the 2025 Financial Outlook with an update on the Township's Tax Increment Financing Plan.

2025 Tax Budget

Work Session Discussion

Colerain Township ~ Ohio

June 25, 2024

Colerain Township, Hamilton County
Fund Balance Report

	12/31/2023	PY Encumbrances	2024 Budget Revenues	2024 Budget Expenses	12/31/2024	2025 Budget Revenues	2025 Budget Expenses	12/31/2025	2026 Budget Revenues	2026 Budget Expenses	12/31/2026	2027 Budget Revenues	2027 Budget Expenses	12/31/2027	2028 Budget Revenues	2028 Budget Expenses	12/31/2028	2029 Budget Revenues	2029 Budget Expenses	12/31/2029
1000 General	$5,366,364	$1,100,165	$8,335,425	$ 8,610,100	$3,991,524	$ 6,510,486	$ 4,423,185	$ 6,078,825	$ 6,203,756	$ 4,607,918	$ 7,674,663	$ 5,803,332	$ 3,652,668	$ 9,825,327	$ 5,678,662	$ 3,712,193	$ 11,791,796	$ 6,510,486	$ 4,359,866	$ 13,942,416
Special Revenue	25,256,456	2,376,531	33,899,108	40,885,463	15,893,570	30,964,311	37,121,922	9,735,959	29,433,311	39,547,813	(378,543)	31,113,211	40,153,570	(9,418,902)	30,954,711	40,797,518	(19,261,709)	30,744,311	40,615,681	(29,133,079)
Debt Service	30,282	-	1,176,925	1,181,425	25,782	1,180,000	1,207,174	(1,392)	1,185,000	1,178,175	5,433	1,189,999	1,168,675	26,757	1,180,000	1,158,675	48,082	1,180,000	1,177,174	50,908
Capital Projects	14,499,377	12,488,476	800,000	2,138,850	672,050	-	-	672,050	-	-	672,050	-	-	672,050	-	-	672,050	-	-	672,050
6001 Self Insurance Fund	835,758	-	2,156,784	2,138,850	853,692	2,264,323	2,668,066	449,949	2,377,854	2,541,016	286,787	2,377,539	2,541,016	123,310	2,434,323	2,541,016	16,617	2,534,323	2,541,016	9,924
Capital Reserve	1,187,633	-	-	-	1,187,633	-	-	1,187,633	-	-	1,187,633	-	-	1,187,633	-	-	1,187,633	-	-	1,187,633
	$ 47,175,869	$ 15,965,172	$ 46,368,242	$ 54,954,688	$ 38,589,423	$ 40,919,120	$ 45,420,347	$ 34,088,196	$ 39,199,921	$ 47,874,922	$ 25,413,195	$ 40,484,081	$ 47,515,929	$ 18,381,347	$ 40,247,696	$ 48,209,402	$ 10,419,641	$ 40,969,120	$ 48,693,737	$ 2,695,024
Special Revenue Funds																				
2011 Motor Vehicle Lic. Tax	$ 656,999	$37,501	$220,000	$ 564,400	$ 275,098	$ 220,000	$ 178,922	$ 316,176	$ 220,000	$ 159,630	$ 376,546	$ 220,000	$ 159,630	$ 436,916	$ 220,000	$ 159,630	497,286	$ 220,000	$ 177,630	539,656
2021 Gasoline Tax	375,915	359,931	612,000	424,799	203,185	692,000	203,231	691,954	612,000	403,001	900,953	772,000	616,494	1,056,459	612,000	620,494	1,047,965	692,000	225,494	1,514,471
2031 Road & Bridge	1,429,883	298,983	1,476,078	1,964,537	642,441	1,476,078	1,137,865	980,654	1,526,078	1,603,194	903,538	1,476,078	1,448,514	931,102	1,476,078	1,448,540	958,640	1,476,078	1,268,240	1,166,478
2081 Police District	3,636,816	261,047	11,372,223	11,965,300	2,782,693	10,012,223	13,606,246	(811,330)	10,031,223	14,692,017	(5,472,124)	10,051,223	14,984,228	(10,405,129)	10,067,723	15,183,944	(15,521,350)	10,012,223	15,107,137	(20,616,264)
2111 Fire District	10,677,049	307,401	14,472,418	17,649,523	7,192,543	14,472,418	16,793,139	4,871,822	14,472,418	17,649,918	1,694,322	14,510,418	17,555,119	(1,350,379)	14,495,418	18,221,086	(5,076,047)	14,472,418	18,297,857	(8,901,486)
2181 Zoning	405,001	27,284	324,881	550,765	151,833	155,000	441,301	(134,468)	155,000	478,034	(457,502)	155,000	485,933	(788,435)	155,000	501,183	(1,134,618)	155,000	511,683	(1,491,301)
2231 Permissive Motor Veh License	937,838	216,734	574,200	1,048,360	246,943	574,200	589,144	231,999	574,200	573,565	232,634	574,200	467,009	339,825	574,200	399,759	514,266	574,200	589,144	499,322
2261 Law Enforcement Trust	114,499	6,285	102,000	90,000	120,214	102,000	92,500	129,714	102,000	82,500	149,214	102,000	82,500	168,714	102,000	82,500	188,214	102,000	92,500	197,714
2271 Enforcement & Ed	10,157	2,765	1,500	4,000	4,892	1,500	2,000	4,392	1,500	2,000	3,892	1,500	2,000	3,392	1,500	2,000	2,892	1,500	2,000	2,392
2272 Coronavirus Relief - State	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2273 Coronavirus Relief - County	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2274 American Rescue Plan	382,799	14,084	-	368,714	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	1
2281 Ambulance & EMS	3,260,543	58,265	1,585,000	1,467,034	3,320,244	1,785,000	1,446,868	3,658,376	285,000	1,314,422	2,628,954	1,785,000	1,527,199	2,886,755	1,785,000	1,377,113	3,294,642	1,585,000	1,645,762	3,233,880
2401 Special Assessment - Lighting Districts	254,036	21,357	151,000	167,360	216,319	151,000	167,360	199,959	151,000	167,360	183,599	151,000	167,360	167,239	151,000	167,360	150,879	151,000	167,360	134,519
2402 CDBG Sidewalk Assessments	397	-	530,000	30,000	397	30,000	30,000	397	30,000	30,000	397	30,000	30,000	397	30,000	30,000	397	30,000	30,000	397
2901 TIF - Kroger	275,225	-	328,852	604,000	77	328,852	326,500	2,429	328,852	326,500	4,781	328,852	326,500	7,133	328,852	326,500	9,485	328,852	326,500	11,837
2902 Recycling Incentive	164,310	340	45,000	122,790	86,180	45,000	112,475	18,705	45,000	113,049	(49,344)	45,000	109,691	(114,035)	45,000	109,691	(178,726)	45,000	109,691	(243,417)
2903 TIF - Colerain Towne Center	1,571,523	477,042	480,000	1,550,000	24,481	480,000	211,500	292,981	480,000	210,500	562,481	480,000	406,500	635,981	480,000	384,500	731,481	480,000	211,500	999,981
2904 TIF - Duke	128,114	41,417	143,000	149,000	80,697	143,000	103,000	120,697	143,000	103,000	160,697	143,000	103,000	200,697	143,000	103,000	240,697	143,000	103,000	280,697
2905 TIF - Northridge	942	-	2,000	2,000	942	46,000	45,000	1,942	26,000	26,000	1,942	26,000	26,000	1,942	26,000	26,000	1,942	26,000	26,000	1,942
2906 Sidewalk Waiver	202,143	137,693	-	30,000	34,450	-	-	34,450	-	-	34,450	-	-	34,450	-	-	34,450	-	-	34,450
2907 TIF - Dunlap Grove	-	-	76,000	76,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2908 CDBG Com Dev Block Grant	10,000	-	120,000	92,504	37,496	100,000	100,000	37,496	100,000	100,000	37,496	105,000	105,000	37,496	105,000	105,000	37,496	100,000	100,000	37,496
2909 Opioid Settlement Fund	66,284	-	50,000	-	116,284	50,000	50,000	116,284	50,000	-	166,284	50,000	-	216,284	50,000	-	266,284	50,000	-	316,284
2910 TIF - Zillg	-	-	1,000	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2911 Parks & Services	439,993	75,418	1,343,437	1,540,992	167,020	65,000	1,166,472	(934,452)	65,000	1,195,603	(2,065,055)	71,900	1,235,561	(3,228,716)	71,900	1,233,811	(4,390,627)	65,000	1,312,661	(5,638,288)
2912 Community Center	205,858	32,985	278,269	316,735	134,407	35,040	318,399	(148,952)	35,040	317,520	(431,432)	35,040	315,332	(711,724)	35,040	315,407	(992,091)	35,040	311,522	(1,268,573)
2913 TIF - Abbeytown	523	-	3,900	3,900	523	5,900	5,800	623	5,900	5,800	723	5,900	5,800	823	5,900	5,800	923	5,899	5,800	1,022
2914 TIF - Hunter's Ridge	24,273	-	63,500	63,500	24,273	63,500	67,000	20,773	63,500	67,000	17,273	63,500	67,000	13,773	63,500	67,000	10,273	63,500	67,000	6,773
2915 TIF - Lake Gloria	9,886	-	32,250	32,250	9,886	32,250	34,500	7,636	32,250	34,500	5,386	32,250	34,500	3,136	32,250	34,500	886	37,250	34,500	3,636
2916 TIF - Crosley Meadows	197	-	3,000	3,000	197	5,000	5,000	197	5,000	5,000	197	5,000	5,000	197	5,000	5,000	197	5,000	5,000	197
2917 TIF - Copper Creek	15,254	-	7,600	3,000	19,854	7,600	5,000	22,454	7,600	5,000	25,054	7,600	5,000	27,654	7,600	5,000	30,254	7,600	5,000	32,854
2918 TIF - Pottinger	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	$ 25,206,323	$ 2,376,531	$ 33,788,858	$ 40,779,813	$ 15,838,837	$ 30,964,311	$ 37,121,922	$ 9,681,226	$ 29,433,311	$ 39,547,813	$ (433,276)	$ 31,113,211	$ 40,153,570	$ (9,473,635)	$ 30,954,711	$ 40,797,518	$ (19,316,442)	$ 30,744,311	$ 40,615,681	$ (29,187,812)
Debt Service Funds																				
3101 General Bond Note Retirement	$ 30,282	$ -	$ 1,176,925	$ 1,181,425	$25,782	$ 1,180,000	$ 1,207,174	$ (1,392)	$ 1,185,000	$ 1,178,175	$ 5,433	$ 1,189,999	$ 1,168,675	$ 26,757	$ 1,180,000	$ 1,158,675	$ 48,082	$ 1,180,000	$ 1,177,174	$ 50,908
3102 Bond Retirement Parks	0			-	0			0			0			0			0			0
3103 Bond Retirement PW	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3104 Gen Bond Retire-CLI	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3105 Bond Retirement St. Scape	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3301 Bond Retirement S.A. Fire	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	$ 30,282	$ -	$ 1,176,925	$ 1,181,425	$ 25,782	$ 1,180,000	$ 1,207,174	$ (1,392)	$ 1,185,000	$ 1,178,175	$ 5,433	$ 1,189,999	$ 1,168,675	$ 26,757	$ 1,180,000	$ 1,158,675	$ 48,082	$ 1,180,000	$ 1,177,174	$ 50,908
Capital Projects Funds																				
4101 Capital Project - Fire Fund	$ 14,498,447	12,488,476	$ 800,000	$ 2,138,850	$671,120	$ -	$ -	$ 671,120	$ -	$ -	$ 671,120	$ -	$ -	$ 671,120	$ -	$ -	$ 671,120	$ -	$ -	$ 671,120
4401 NSP	930	$ -	-	-	930	-	-	930	-	-	930	-	-	930	-	-	930	-	-	930
4406 Hamilton Co. Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4409 OPWC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	$ 14,499,377	$ 12,488,476	$ 800,000	$ 2,138,850	$672,050	$ -	$ -	$ 930	$ -	$ -	$ 930	$ -	$ -	$ 930	$ -	$ -	$ 930	$ -	$ -	$ 930
Totals			$ 46,368,242	$ 54,954,688		$ 40,919,120	$ 45,420,347		$ 39,199,921	$ 47,874,922		$ 40,484,081	$ 47,515,929		$ 40,247,696	$ 48,209,402		$ 40,969,120	$ 48,693,737	
Check Figure			45,471,242	49,290,283		41,033,370	45,487,647		40,81[illegible]71	48,067,222		40,598,331	47,708,229		40,361,946	48,401,702		41,088,369	48,886,037	
Difference			$ 897,000	$ 5,664,405		$ (114,250)	$ (67,300)		$ (1,614,250)	$ (192,300)		$ (114,250)	$ (192,300)		$ (114,250)	$ (192,300)		$ (119,249)	$ (192,300)	

General Fund Subsidies Needed

2031 Road & Bridge	1,429,883	298,983	1,476,078	1,964,537	642,441	1,476,078	1,137,865	980,654
2081 Police District	3,636,816	261,047	11,372,223	11,965,300	2,782,693	10,012,223	13,606,246	(811,330)
2111 Fire District	10,677,049	307,401	14,472,418	17,649,523	7,192,543	14,472,418	16,793,139	[illegible]
2181 Zoning	405,001	27,284	324,881	550,765	151,833	155,000	441,301	(134,468)
2231 Permissive Motor Veh License	937,838	216,734	574,200	1,048,360	246,943	574,200	589,144	231,999
2261 Law Enforcement Trust	114,499	6,285	102,000	90,000	120,214	102,000	92,500	129,714
2271 Enforcement & Ed	10,157	2,765	1,500	4,000	4,892	1,500	2,000	4,392
2272 Coronavirus Relief - State	-	-	-		-	-	-	-
2273 Coronavirus Relief - County	-	-	-		-	-	-	-
2274 American Rescue Plan	382,799	14,084	-	368,714	1	-	-	1
2281 Ambulance & EMS	3,260,543	58,265	1,585,000	1,467,034	3,320,244	1,785,000	1,446,868	3,658,376
2401 Special Assessment - Lighting Districts	254,036	21,357	151,000	167,360	216,319	151,000	167,360	199,959
2402 CDBG Sidewalk Assessments	397	-	$30,000	30,000	397	30,000	30,000	397
2901 TIF - Kroger	275,225	-	328,852	604,000	77	328,852	326,500	2,429
2902 Recycling Incentive	164,310	340	45,000	122,790	86,180	45,000	112,475	18,705
2903 TIF - Colerain Towne Center	1,571,523	477,042	480,000	1,550,000	24,481	480,000	211,500	292,981
2904 TIF - Duke	128,114	41,417	143,000	149,000	80,697	143,000	103,000	120,697
2905 TIF - Northridge	942	-	2,000	2,000	942	46,000	45,000	1,942
2906 Sidewalk Waiver	202,143	137,693	-	30,000	34,450	-	-	34,450
2907 TIF - Dunlap Grove	-	-	76,000	76,000	-	-	-	-
2908 CDBG Com Dev Block Grant	10,000	-	120,000	92,504	37,496	100,000	100,000	37,496
2909 Opioid Settlement Fund	66,284	-	50,000	-	116,284	50,000	50,000	116,284
2910 TIF - Zillig	-	-	1,000	1,000	-	-	-	-
2911 Parks & Services	439,993	75,418	1,343,437	1,540,992	167,020	65,000	1,166,472	(934,452)
2912 Community Center	205,858	32,985	278,269	316,735	134,407	35,040	318,399	(148,952)

Includes reduction in police staffing by 15 positions. Does not include any changes to zoning, parks, or community center.

2081 Police District	10,012,223	13,606,246	(811,330)	10,031,223	14,692,017	(5,472,124)	10,051,223	14,984,228	(10,405,129)	10,067,723	15,183,944	(15,521,350)	10,012,223	15,107,137	(20,616,264)
2111 Fire District	14,472,418	16,793,139	4,871,822	14,472,418	17,649,918	1,694,322	14,510,418	17,555,119	(1,350,379)	14,495,418	18,221,086	(5,076,047)	14,472,418	18,297,857	(8,901,486)
2181 Zoning	155,000	441,301	(134,468)	155,000	478,034	(457,502)	155,000	485,933	(788,435)	155,000	501,183	(1,134,618)	155,000	511,683	(1,491,301)
2261 Law Enforcement Trust	102,000	92,500	129,714	102,000	82,500	149,214	102,000	82,500	168,714	102,000	82,500	188,214	102,000	92,500	197,714
2271 Enforcement & Ed	1,500	2,000	4,392	1,500	2,000	3,892	1,500	2,000	3,392	1,500	2,000	2,892	1,500	2,000	2,392
2272 Coronavirus Relief - State	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2273 Coronavirus Relief - County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2274 American Rescue Plan	-	-	1	-	-	1	-	-	1	-	-	1	-	-	1
2281 Ambulance & EMS	1,785,000	1,446,868	3,658,376	285,000	1,314,422	2,628,954	1,785,000	1,527,199	2,886,755	1,785,000	1,377,113	3,294,642	1,585,000	1,645,762	3,233,880
2401 Special Assessment - Lighting Districts	151,000	167,360	199,959	151,000	167,360	183,599	151,000	167,360	167,239	151,000	167,360	150,879	151,000	167,360	134,519
2402 CDBG Sidewalk Assessments	30,000	30,000	397	30,000	30,000	397	30,000	30,000	397	30,000	30,000	397	30,000	30,000	397
2901 TIF - Kroger	328,852	326,500	2,429	328,852	326,500	4,781	328,852	326,500	7,133	328,852	326,500	9,485	328,852	326,500	11,837
2902 Recycling Incentive	45,000	112,475	18,705	45,000	113,049	(49,344)	45,000	109,691	(114,035)	45,000	109,691	(178,726)	45,000	109,691	(243,417)
2903 TIF - Colerain Towne Center	480,000	211,500	292,981	480,000	210,500	562,481	480,000	406,500	635,981	480,000	384,500	731,481	480,000	211,500	999,981
2904 TIF - Duke	143,000	103,000	120,697	143,000	103,000	160,697	143,000	103,000	200,697	143,000	103,000	240,697	143,000	103,000	280,697
2905 TIF - Northridge	46,000	45,000	1,942	26,000	26,000	1,942	26,000	26,000	1,942	26,000	26,000	1,942	26,000	26,000	1,942
2906 Sidewalk Waiver	-	-	34,450	-	-	34,450	-	-	34,450	-	-	34,450	-	-	34,450
2907 TIF - Dunlap Grove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2908 CDBG Com Dev Block Grant	100,000	100,000	37,496	100,000	100,000	37,496	105,000	105,000	37,496	105,000	105,000	37,496	100,000	100,000	37,496
2909 Opioid Settlement Fund	50,000	50,000	116,284	50,000	-	166,284	50,000	-	216,284	50,000	-	266,284	50,000	-	316,284
2911 Parks & Services	65,000	1,166,472	(934,452)	65,000	1,195,603	(2,065,055)	71,900	1,235,561	(3,228,716)	71,900	1,233,811	(4,390,627)	65,000	1,312,661	(5,638,288
2912 Community Center	35,040	318,399	(148,952)	35,040	317,520	(431,432)	35,040	315,332	(711,724)	35,040	315,407	(992,091)	35,040	311,522	(1,268,573

General Fund Subsidy Need Five Year Plan (2025-2029)

Fund	Name	Average Annual General Fund Subsidy Need for FY 2025-2029
2081	Police District	(4,123,253)
2111	Fire District	(1,780,297)
2181	Zoning	(298,260)
2911	Parks	(1,127,658)
2912	Community Center	(253,715)
	TOTAL	**(7,583,183)**

The General Fund is projected to have around $2M annually to allocate toward these initiatives/programmatic areas from 2025-2029

Budget Surplus/Deficits over 5 Year Period

- Zoning
- Parks
- Community Center
- Police
- Recycling Incentive – negative in 2026, will likely have to push into another fund
- Fire – negative in 2027, while early, a five year levy likely needs to generate $4-5M per year

Options to Balance

New Revenue – Property Tax Increases

- Likely need 3-5 mill for Fire for five years from 2027 to 2031 (levy would be required in fall of 2026)
- Likely need a similar levy for Police to fix funding gap as it currently exists
- Replace existing tax levies for police and fire with new levies at same millage
- Could explore other fees, such as a charge for vehicular access to parks, increased zoning fees, increased fees for shelter rentals, etc.
- Analysis and discussion on TIFs on later slide – Growth of $275,000 in revenue with existing capital plan; growth of $650,000 if all capital removed from plan

Cuts to Programs:

- Cuts to senior center: Could save up to $250,000 annually; was previously done in mid-2010s
- Eliminate local zoning: Could save up to $200,000 annually; removes local control on zoning
- Eliminate recreational activities and stop maintaining parks; Could save up to $1,100,000 annually
- Cut Road Program Funding: Could save up to $1,100,000 annually
- Cuts to public safety: Bulk of the Township's budget

Draft Multi-Year TIF Plan

PROJECTS BY YEAR	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
UNRESTRICTED	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Ending Cash Balance by TIF												
DUKE	128,114	143,318	158,521	173,725	188,929	204,133	269,337	334,540	399,744	464,948	530,152	595,356
NORTHRIDGE	942	-	9,544	43,326	101,346	195,723	290,100	384,478	278,855	298,232	42,610	236,987
ZILLIG	-	440	18,480	36,520	54,560	72,600	90,640	108,680	126,720	144,760	162,800	180,840
HUNTERS RIDGE	24,273	48,373	97,753	180,051	295,269	43,406	191,543	339,680	487,817	185,954	334,091	482,228
COPPER CREEK	15,264	19,762	59,286	118,572	197,620	296,430	317,156	341,256	365,356	389,456	413,556	437,656
DUNLAP GROVE	-	17,352	140,210	453	123,311	46,169	169,027	291,885	414,743	537,601	660,458	-
ABBEYTOWN	523	82,702	129,462	216,222	302,982	417,351	561,817	736,381	941,041	1,145,702	350,362	555,023
CROSLEY MEADOWS	197	87,921	175,645	263,369	351,093	454,793	587,298	248,608	409,918	571,229	232,539	393,850
LAKE GLORIA	9,886	18,080	173,594	329,108	484,623	640,137	795,652	951,166	1,106,680	1,262,195	417,709	573,224
POTTINGER	-	33,667	101,000	202,000	303,000	404,000	505,000	606,000	707,000	808,000	909,000	1,010,000
SUBTOTAL UNRESTRICTED	**179,199**	**417,948**	**962,495**	**1,361,346**	**2,099,732**	**2,370,741**	**3,272,569**	**3,736,673**	**4,530,875**	**5,000,076**	**3,144,278**	**3,455,163**
RESTRICTED	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Ending Cash Balance by TIF												
TOWNE CENTER	1,571,523	1,852,781	2,132,781	2,412,781	2,692,781	2,972,781	3,252,781	3,532,781	3,812,781	4,092,781	4,372,781	4,652,781
KROGER	275,225	275,225	275,225	275,225	275,225	275,225	275,225	275,225	275,225	275,225	275,225	275,225
SUBTOTAL RESTRICTED	**1,846,748**	**2,128,006**	**2,408,006**	**2,688,006**	**2,968,006**	**3,248,006**	**3,528,006**	**3,808,006**	**4,088,006**	**4,368,006**	**4,648,006**	**4,928,006**
TOTAL BALANCE	**2,025,947**	**2,545,954**	**3,370,501**	**4,049,352**	**5,067,738**	**5,618,748**	**6,800,575**	**7,544,680**	**8,618,881**	**9,368,083**	**7,792,284**	**8,383,169**

Changes from Original TIF Plan

- Original TIF plan primarily focused on ensuring dollars were available to perform cape seal in new neighborhoods by year 7-10 due to issues with the subdivision regulations as established by Hamilton County.

- Staff is prioritizing “unlocking” Rumpke TIF proceeds in 2025.
- (Could offset Fire Bonds for stations by $300,000 per year.)
- Pottinger TIF Added
- Zillig TIF Updated based on construction

Next Steps/Direction

- Staff seeks direction on priorities to finalize a tax budget
- Public Hearing on Tax Budget on July 9, 2024
- Adoption of Tax Budget on July 9, 2024
- Conversation on cuts, revenues in lieu of cuts, and Legislative Priorities on July 23, 2024
- TIF Plan Adoption in August, based on updated priorities
- Budget Development in October
- Budget Adoption in December

COLERAIN
TOWNSHIP ~ OHIO

ADMINISTRATION

Department:	Administration
Department Director:	Jeff Weckbach, Township Administrator
Strategic Plan Goal:	Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability

Discussion - 2025 Tax Budget, TIF Plan, and Financial Priorities
Staff seeks direction on this issue.

Rationale:
As follow up to the presentation provided by staff, this agenda item will allow for Board discussion on the tax budget and preliminary feedback on financial priorities for 2025 and future years.