COLERAIN
TOWNSHIP ~ OHIO

Work Session on Long Term Township Financial Outlook and Towne Center TIF

[RM_AGENDA_DATE]

1. **Opening of Meeting** 6PM
2. **New Business**
   a. Presentation and Discussion of Long Term Financial Forecast and Towne Center TIF
3. **Adjournment**

NEW BUSINESS

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

Presentation and Discussion of Long Term Financial Forecast and Towne Center TIF
Staff seeks direction on this issue.

Rationale:

Staff will present the attached materials to the Trustees for feedback on the use of the Towne Center TIF and strategies for long term finances.

Long Term Financial Picture

2025 – 2029

April 22, 2025
Board of Trustees Work Session

AGENDA

- Review five year forecast
- Deeper look at Fund 1000 (General), 2081 (Police District), 2111 (Fire District)
- Expense Levers
- Revenue Levers

Colerain Township, Hamilton County

Fund Balance Report

				2024 Budget			2025 Budget		
		12/31/2023	PY Encumbrances	Revenues	Expenses	12/31/2024	Revenues	Expenses	12/31/2025
1000	General	$5,378,364	$572,526	$9,068,489	$ 7,657,025	$6,207,303	$ 6,814,954	$ 9,203,714	$ 3,318,543
	Special Revenue	25,256,456	918,772	36,417,026	37,110,125	23,644,585	34,456,108	40,348,718	17,751,975
	Debt Service	30,282	-	1,202,574	1,180,925	51,931	732,175	732,175	51,931
	Capital Projects	14,499,377	6,264,565	1,743,537	7,413,257	2,565,091	-	1,607,830	957,261
6001	Self Insurance Fund	835,758	114,698	2,110,047	2,228,573	602,534	2,264,323	2,668,066	198,791
	Capital Reserve	1,175,633	-	-	-	1,185,633	-	-	1,685,633
		$ 47,175,869	$ 7,870,560	$ 50,541,673	$ 55,589,905	$ 42,127,637	$ 44,267,560	$ 54,560,503	$ 31,834,694
	Special Revenue Funds								
2011	Motor Vehicle Lic. Tax	$ 656,999	$37,587	$332,516	$265,469	$686,458	$ 235,000	$ 758,922	$ 162,536
2021	Gasoline Tax	375,915	736	718,996	478,344	615,831	742,000	792,958	564,873
2031	Road & Bridge	1,429,883	5,954	1,866,817	1,729,397	1,561,349	1,622,275	2,304,815	878,809
2081	Police District	3,636,816	202,442	11,144,061	11,745,711	2,832,724	10,343,524	11,943,370	1,232,878
2111	Fire District	10,677,049	279,881	15,131,144	16,711,879	8,816,433	14,735,339	17,787,010	5,764,762
2181	Zoning	405,001	3,073	386,468	326,219	462,176	364,189	516,021	310,344
2231	Permissive Motor Veh License	937,838	139,895	662,463	712,643	747,763	589,200	871,944	465,019
2261	Law Enforcement Trust	114,499	45,363	323,936	69,636	323,436	127,000	211,100	239,336
2271	Enforcement & Ed	10,157	-	1,311	6,765	4,703	1,500	2,000	4,203
2272	Coronavirus Relief - State	-	-	-	-	-	-	-	-
2273	Coronavirus Relief - County	-	-	-	-	-	-	-	-
2274	American Rescue Plan	382,799	-	1,300	384,092	6	-	-	6
2281	Ambulance & EMS	3,260,543	43,364	2,228,807	1,468,128	3,977,859	1,885,000	1,469,938	4,392,921
2401	Special Assessment - Lighting Districts	254,036	14,448	163,153	163,157	239,585	151,000	165,360	225,225
2402	CDBG Sidewalk Assessments	397	-	28,490	-	28,887	30,000	30,000	28,887
2901	TIF - Kroger	275,225	-	382,674	657,900	-	378,852	326,500	52,352
2902	Recycling Incentive	164,310	367	54,578	72,861	145,661	45,000	112,475	78,186
2903	TIF - Colerain Towne Center	1,571,523	-	484,634	206,818	1,849,340	480,000	211,500	2,117,840
2904	TIF - Duke	128,114	-	137,004	106,221	158,896	135,000	205,000	88,896
2905	TIF - Northridge	942	-	2,153	2,673	422	221,000	135,001	86,421
2906	Sidewalk Waiver	202,143	44,380	-	122,813	34,950	-	-	34,950
2907	TIF - Dunlap Grove	-	-	105,043	54,851	50,192	-	-	50,192
2908	CDBG Com Dev Block Grant	10,000	-	102,504	92,504	20,000	100,000	100,000	20,000
2909	Opioid Settlement Fund	66,284	-	111,990	-	178,274	50,000	50,000	178,274
2910	TIF-Zilig	-	-	1,033	534	499	41,000	29,000	12,499
2911	Parks & Services	439,993	89,179	1,273,615	1,290,945	333,484	1,186,986	1,356,505	163,965
2912	Community Center	205,858	12,104	265,087	175,251	283,590	192,593	326,999	149,184
2913	TIF - Abbeytown	523	-	189,344	99,356	90,510	173,900	178,800	85,610
2914	TIF - Hunter's Ridge	24,273	-	56,037	29,196	51,115	63,500	67,000	47,615
2915	TIF - Lake Gloria	9,886	-	17,620	8,962	18,543	302,250	182,500	138,293
2916	TIF - Crosley Meadows	197	-	195,739	102,356	93,580	180,000	185,000	88,580
2917	TIF - Copper Creek	15,254	-	48,508	25,443	38,319	80,000	29,000	89,319
2918	TIF - Pottinger	-	-	-	-	-	-	-	-
	Total	$ 25,256,456	$ 918,772	$ 36,417,026	$ 37,110,125	$23,644,585	$ 34,456,108	$ 40,348,718	$17,751,975
	Debt Service Funds								
3101	General Bond Note Retirement	$ 30,282	$ -	$1,202,574.35	$ 1,180,925	$51,931	$ 732,175	$ 732,175	$ 51,931
3102	Bond Retirement Parks	0	-	-	-	0	-	-	0
3103	Bond Retirement PW	-	-	-	-	-	-	-	-
3104	Gen Bond Retire-CU	-	-	-	-	-	-	-	-
3105	Bond Retirement St. Scape	-	-	-	-	-	-	-	-
3301	Bond Retirement S.A. Fire	-	-	-	-	-	-	-	-
	Total	$ 30,282	$ -	$ 1,202,574	$ 1,180,925	$ 51,931	$ 732,175	$ 732,175	$ 51,931
	Capital Projects Funds								
4101	Capital Project - Fire Fund	$ 14,498,447	$6,264,564.57	$1,743,536.55	$ 7,413,257	$ 2,564,161	$ -	$ 1,607,830	$ 956,331
4401	NSP	930	$ -	-	-	930	-	-	930
4406	Hamilton Co. Comm.	-	-	-	-	-	-	-	-
4409	OPWC	-	-	-	-	-	-	-	-
	Total	$ 14,499,377	$ 6,264,565	$ 1,743,537	$ 7,413,257	$2,565,091	$ -	$ 1,607,830	$ 930
	Totals			$ 50,541,673	$ 55,589,905		$ 44,267,560	$ 54,560,503	

		2026 Budget			2027 Budget			2028 Budget			2029 Budget		
		Revenues	Expenses	12/31/2026	Revenues	Expenses	12/31/2027	Revenues	Expenses	12/31/2028	Revenues	Expenses	12/31/2029
1000	General	$ 6,158,348	$ 6,424,865	$ 3,052,026	$ 5,981,924	$ 6,256,074	$ 2,777,876	$ 6,705,254	$ 7,462,364	$ 2,020,766	$ 5,705,254	$ 5,896,463	$ 1,829,557
	Special Revenue	33,375,051	38,706,252	12,420,774	33,603,510	39,370,838	6,653,446	32,974,707	40,045,508	(417,355)	33,274,476	40,910,842	(8,053,721)
	Debt Service	733,175	733,175	51,931	733,675	733,675	51,931	733,675	733,675	51,931	733,175	733,175	51,931
	Capital Projects	-	-	957,261	-	-	957,261	-	-	957,261	-	-	957,261
6001	Self Insurance Fund	2,377,854	2,541,016	35,629	2,377,539	2,541,016	(127,848)	2,434,323	2,617,247	(310,772)	2,534,323	2,617,247	(393,696)
	Capital Reserve	-	-	1,685,633	-	-	1,685,633	-	-	1,685,633	-	-	1,685,633
		$ 42,644,428	$ 48,405,308	$ 26,073,814	$ 42,696,648	$ 48,901,603	$ 19,868,859	$ 42,847,959	$ 50,858,794	$ 11,858,024	$ 42,247,228	$ 50,157,727	$ 3,947,525
	Special Revenue Funds												
2011	Motor Vehicle Lic. Tax	$ 220,000	$ 167,630	$ 214,906	$ 220,000	$ 268,961	$ 165,945	$ 220,000	$ 208,961	176,984	$ 220,000	$ 226,961	170,023
2021	Gasoline Tax	662,000	593,001	633,872	822,000	649,806	806,066	662,000	655,462	812,604	742,000	911,290	643,314
2031	Road & Bridge	1,622,275	1,696,220	804,864	1,622,275	1,632,773	794,366	1,622,275	1,566,015	850,626	1,622,275	1,492,620	980,281
2081	Police District	8,943,524	12,423,877	(2,247,475)	8,943,524	12,740,542	(6,044,493)	8,443,524	13,133,342	(10,734,311)	8,443,524	13,529,319	(15,820,106)
2111	Fire District	14,735,339	17,805,093	2,695,008	14,735,339	17,770,593	(340,246)	14,735,339	18,270,917	(3,875,824)	14,735,339	18,217,888	(7,358,373)
2181	Zoning	538,369	538,369	310,344	560,565	560,565	310,344	554,707	554,707	310,344	559,638	559,638	310,344
2231	Permissive Motor Veh License	574,200	602,986	436,233	574,200	530,271	480,162	574,200	533,021	521,341	574,200	604,617	490,924
2261	Law Enforcement Trust	127,000	118,500	247,836	127,000	143,500	231,336	127,000	143,500	214,836	127,000	118,500	223,336
2271	Enforcement & Ed	1,500	2,000	3,703	1,500	2,000	3,203	1,500	2,000	2,703	1,500	2,000	2,203
2272	Coronavirus Relief - State	-	-	-	-	-	-	-	-	-	-	-	0
2273	Coronavirus Relief - County	-	-	-	-	-	-	-	-	-	-	-	0
2274	American Rescue Plan	-	-	6	-	-	6	-	-	6	-	-	6
2281	Ambulance & EMS	1,885,000	1,317,231	4,960,690	1,885,000	1,529,631	5,316,059	1,885,000	1,372,311	5,828,748	1,985,000	1,574,930	6,238,818
2401	Special Assessment - Lighting Districts	151,000	167,032	209,193	151,000	167,032	193,161	151,000	167,867	176,294	151,000	168,285	159,009
2402	CDBG Sidewalk Assessments	30,000	30,000	28,887	30,000	30,000	28,887	30,000	30,000	28,887	30,000	30,000	28,887
2901	TIF - Kroger	378,852	350,100	81,104	378,852	326,500	133,456	378,852	326,500	185,808	378,852	327,680	236,980
2902	Recycling Incentive	45,000	117,609	5,577	45,000	124,629	(74,052)	45,000	128,499	(157,551)	45,000	132,013	(244,564)
2903	TIF - Colerain Towne Center	480,000	212,000	2,385,840	576,000	406,500	2,555,340	624,000	384,500	2,794,840	648,000	211,500	3,231,340
2904	TIF - Duke	135,000	122,000	101,896	135,000	102,000	134,896	135,000	102,000	167,896	135,000	102,500	200,396
2905	TIF - Northridge	221,000	162,000	145,421	221,000	187,000	179,421	221,000	227,501	172,920	221,000	227,750	166,170
2906	Sidewalk Waiver	-	-	34,950	-	-	34,950	-	-	34,950	-	-	34,950
2907	TIF - Dunlap Grove	-	-	50,192	-	-	50,192	-	-	50,192	-	-	50,192
2908	CDBG Com Dev Block Grant	100,000	100,000	20,000	100,000	100,000	20,000	100,000	100,000	20,000	100,000	100,000	20,000
2909	Opioid Settlement Fund	60,000	60,000	178,274	60,000	50,000	188,274	50,000	50,000	188,274	50,000	50,000	188,274
2910	TIF-Zilig	41,000	29,002	24,497	41,000	29,000	36,497	41,000	29,000	48,497	41,000	29,000	60,497
2911	Parks & Services	1,302,941	1,302,941	163,965	1,251,836	1,251,836	163,965	1,243,867	1,243,867	163,965	1,334,341	1,334,341	163,965
2912	Community Center	308,701	308,701	149,184	310,069	310,069	149,184	310,743	310,743	149,184	307,932	307,932	149,184
2913	TIF - Abbeytown	173,900	97,560	161,950	173,900	97,180	238,670	173,900	126,370	286,200	173,900	241,465	218,635
2914	TIF - Hunter's Ridge	76,200	88,400	35,415	76,200	67,700	43,915	82,550	68,050	58,415	85,725	68,225	75,915
2915	TIF - Lake Gloria	302,250	165,400	275,143	302,250	164,950	412,443	302,250	165,175	549,518	302,250	165,288	686,480
2916	TIF - Crosley Meadows	180,000	98,800	169,780	180,000	98,400	251,380	180,000	115,600	315,780	180,000	146,700	349,080
2917	TIF - Copper Creek	80,000	29,800	139,519	80,000	29,400	190,119	80,000	29,600	240,519	80,000	30,400	290,119
2918	TIF - Pottinger	-	-	-	-	-	-	-	-	-	-	-	-
	Total	$ 33,375,051	$ 38,706,252	$12,420,774	$ 33,603,510	$ 39,370,838	$6,653,446	$ 32,974,707	$ 40,045,508	($417,355)	$ 33,274,476	$ 40,910,842	(8,053,721)
	Debt Service Funds												
3101	General Bond Note Retirement	$ 733,175	$ 733,175	$ 51,931	$ 733,675	$ 733,675	$ 51,931	$ 733,675	$ 733,675	$ 51,931	$ 733,175	$ 733,175	$ 51,931
3102	Bond Retirement Parks	-	-	0	-	-	0	-	-	0	-	-	0
3103	Bond Retirement PW	-	-	-	-	-	-	-	-	-	-	-	-
3104	Gen Bond Retire-CU	-	-	-	-	-	-	-	-	-	-	-	-
3105	Bond Retirement St. Scape	-	-	-	-	-	-	-	-	-	-	-	-
3301	Bond Retirement S.A. Fire	-	-	-	-	-	-	-	-	-	-	-	-
	Total	$ 733,175	$ 733,175	$ 51,931	$ 733,675	$ 733,675	$ 51,931	$ 733,675	$ 733,675	$ 51,931	$ 733,175	$ 733,175	$ 51,931
	Capital Projects Funds												
4101	Capital Project - Fire Fund	$ -	$ -	$ 956,331	$ -	$ -	$ 956,331	$ -	$ -	$ 956,331	$ -	$ -	$ 956,331
4401	NSP	-	-	930	-	-	930	-	-	930	-	-	930
4406	Hamilton Co. Comm.	-	-	-	-	-	-	-	-	-	-	-	-
4409	OPWC	-	-	-	-	-	-	-	-	-	-	-	-
	Total	$ -	$ -	$ 930	$ -	$ -	$ 930	$ -	$ -	$ 930	$ -	$ -	$ 930
	Totals	$ 42,644,428	$ 48,405,308		$ 42,696,648	$ 48,901,603		$ 42,847,959	$ 50,858,794		$ 42,247,228	$ 50,157,727	

FUND BALANCE POLICY:

Policy 2.13:

https://www.colerain.org/DocumentCenter/View/4971/2025-Merged-Policy-Book---Final-12-10-2024

"The fund balance for the General Fund shall be 100 percent of prior year expenses."

Police/Fire: "The fund balance for this fund shall be at least 25 percent of prior year expenses."

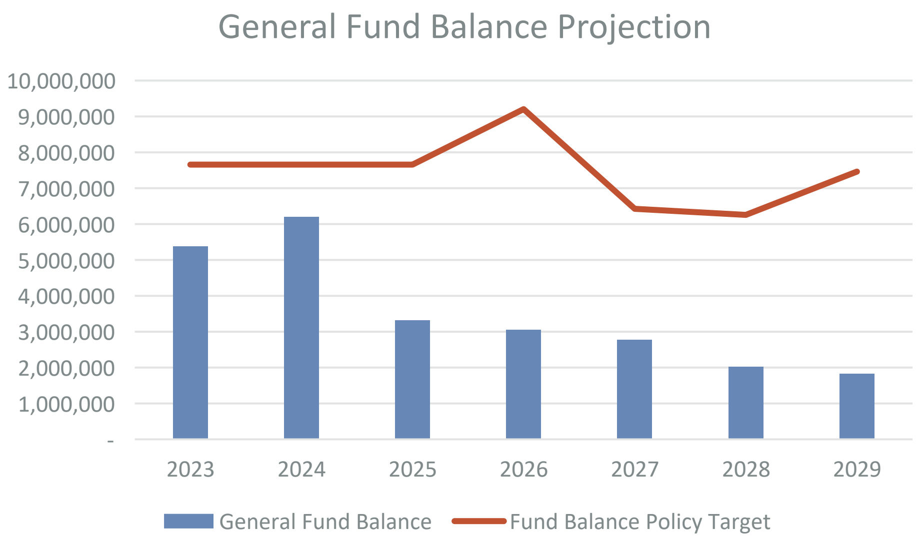
General Fund (1000)

Draw down to cover Police

Not enough to cover in 2026

Subsidies (per year in plan)

- $1.2M – Parks
- $1M - Roads
- $310K – Zoning
- $250K – Community Center



Police District Fund (2081)

$2M in subsidy in 2024

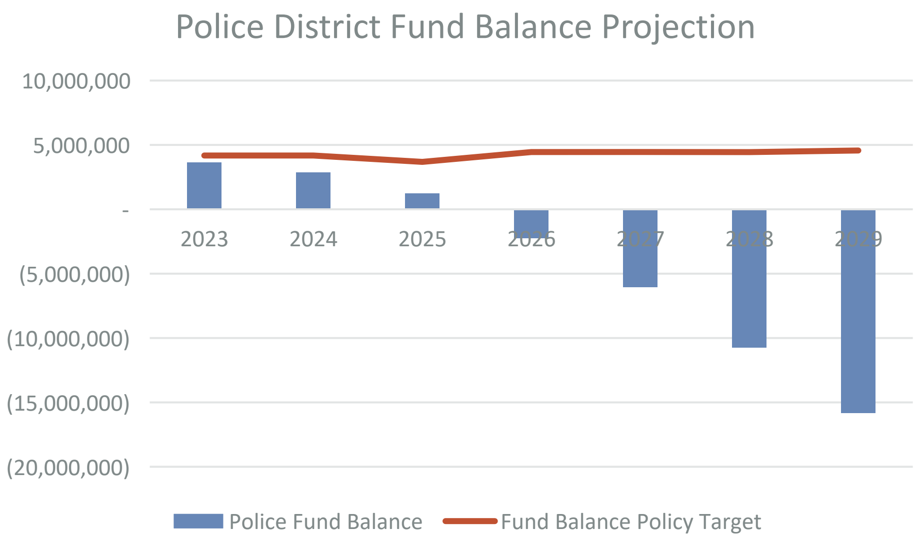
$2M in subsidy in 2025

$2.2M deficit in 2026 – General Fund balance not large enough to subsidize and cover deficit without significant cash flow issues

Minimum need is $4M per year for a five year levy

- Roughly a 2.2 mill levy just to maintain operations (down currently 9 officers)
- Roughly a 3.2 mill levy to restore officer count to previously approved levels prior to 2023 and 2024 levy failures

Alternatively, we could reduce staffing by $4M

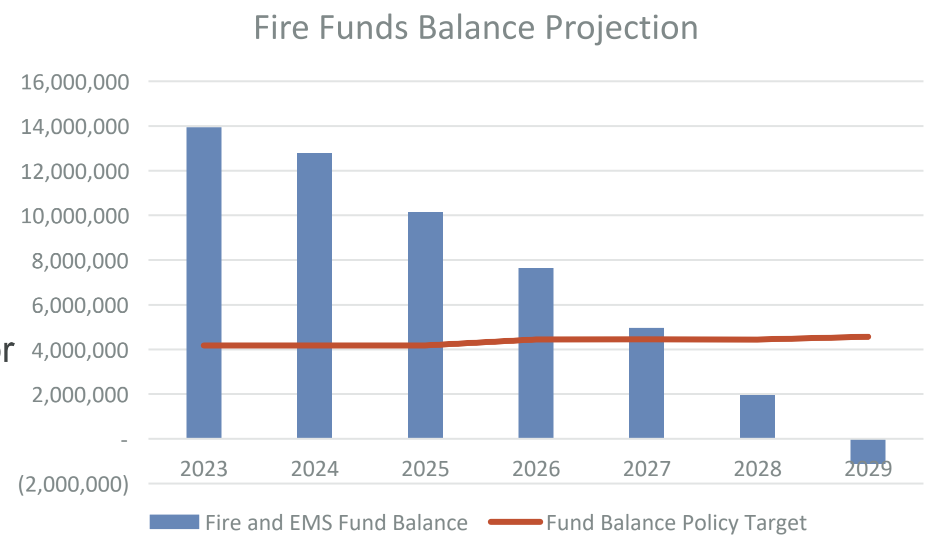


Fire District Fund (2111)

Tracking stable through 2028

Given new revenue sources (MVR) and historical approach to expenses, looks promising to get through 2029

Federal Medicare reimbursements are a major risk to the long term outlook of these funds



Expense Levers

- Community Center – subsidy of $250K
  - Could look to reduce our payment to YMCA with next cycle
- Parks – subsidy of $1.2M
  - While sale is not feasible, could explore P3 at attractive sites (ie Groesbeck)
- Road program – roughly a $1M per year subsidy
- Zoning – subsidy of $310K
- Cuts to Public Safety positions

Revenue Levers

ONE TIME OPTIONS – NOT SUSTAINABLE SOLUTIONS

- Colerain Towne Center TIF
  - Guidance that can use the balance for capital needs
  - Balance is $497,120.30
- Fire Building Sales
  - $500K for training center
  - $550K for 102
  - $660K current highest bid for 26
  - TOTAL OF $1,710,000
- Sears Sale

MULTI-YEAR SOLUTIONS

- Roughly a 2.2 mill levy just to maintain operations (down currently 9 officers)
- Roughly a 3.2 mill levy to restore officer count to previously approved levels prior to 2023 and 2024 levy failures
- Public Services Levy of 1.35 mills to offset General Fund subsidies to these operations

Discussion:

What is the board's policy position on the use of the balance ($497,120.30) in the Colerain Towne Center TIF?

Discussion:

What is the board’s policy position on the use of the dollars from the sale of Fire buildings?

Staff seeks direction on solving the five-year shortfall in the Police Department.

What information or direction does the board need/have to move toward a decision?

Next Steps:

- Cuts can be implemented as soon as direction is provided
- Tax Budget in June
- Levy decisions would have to be made in June

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