COLERAIN
EST. 1794

Minutes
(Special)

September 28, 2021

1. **Opening of Meeting** 6:00 PM

Mr Rajagopal called the meeting to order at 6:00pm
All Trustees and Fiscal Officer were present.

2. **Presentations**

a. Presentation by Staff and Board Discussion on Tax Increment Finance Districts

Mr McElravy gave a presentation on how property taxes work:
Two categories:
1. Residential/Agricultural Rate
2. Commercial/Industrial Rate

Residential

According to the US Census Bureau, the average home in Colerain has a market value of $123,200.
To better explain the numbers, we're going to use $120,000 as the market value.
The auditor takes the market value and reduces it to its assessed value, which is 35% of the market value or $42,000 assessed value.
There are 15 entities that levy a portion of the total property tax. The current tax rate in Colerain is 113.27 mills. It's a bit higher for our township residents in the Mt. Healthy School District. $42,000 assessed value x .11327 = $4,257.34.
No one pays this full rate.
There is a reduction factor added of 73.018266 mills. $42,000 assessed value x .073018266 = $3,066.77. Nobody pays this effective rate either.
There are 3 credits that reduce the tax bill further. For seniors, there may also be a homestead reduction. These credits are as follows:
.075828 non-business credit = $232.55
.018957 owner occupancy credit = $58.14
.004963 sales tax credit = $15.22
The actual annual tax paid is the effective tax minus the credits. 2.3% of the $120,000 market value split into two payments (January and June)
$3,066.77 (effective rate) - $305.91 (credits) = $2,760.86 in actual property tax.
Discussion:
Mr Unger - Regarding the homestead act, what is the required age for a senior to qualify?
Mr McElravy - I don't know off the top of my head, but I'll look into that.Mr Wahlert - Is the reduction value the same within the county?Mr McElravy - those are countywide numbers.
How the property taxes are distributed every half year.
School District - $725.40

COLERAIN
EST. 1794

Township - $312.72
Joint Vocational School - $36.48
County General Fund - $42.73
Public Library - $32.60
Family Service/Treatment - $5.42
HLTH/Hospital Care Indigent - $27.21
Mental Health Levy - $26.27
Developmental Disabilities - $62.95
Park District - $16.51
Crime Information Center - $2.65
Children Services - $62.99
Senior Services - $20.86
Zoological Park - $5.64

How TIF works
The tax base that is in place today does not change.
For example: On a commercial project - current valuation is $1 million. Project will increase the valuation to $6 million. Increment is $5 million.
The total taxes paid by commercial owners is the same. The amount that is paid to the township increases.

Mr Weckbach gave a presentation further explaining TIF's:

Inside Millage vs. Outside Millage
Inside Millage
Levied without the vote of public
Cannot exceed 10 mills
Shared with County and School
Grows when tax base grows
Outside Millage
Voted on by the public
No limit from voters on size
For a specific purpose
Collects the same revenue, regardless of tax base growth

Impact on Levies
The voters establish a set dollar value for a levy
TIF's do not have a direct impact on levies.
Colerain vs. Other townships in Hamilton County

Township	**Total TIF Increment**	**Total Valuation**	**% of Valuation TIF**
Anderson	$822,641,080	$1,247,754,750	65.93%
Columbia	$18,709,090	$127,909,530	14.63%
Delhi	$184,825,340	$454,775,150	40.64%

Green	$813,727,290	$1,105,624,650	73.60%
Miami	$44,405,480	$263,789,020	16.83%
Colerain	$3,760,450	$1,308,000,000	.29%

Mr Milz - There is a misconception that TIF equals a tax break for the developer.That is NOT the case. With a TIF or without a TIF, the property owner pays the same amount of taxes. With a TIF there are fewer slices of the pie and the township's slice is bigger.

What will we do with the revenues? The ORC is clear on what the revenue from TIF's can be spent on.

3. **Adjournment**

Motion to adjourn the work session
Mr Wahlert, Seconded Mr Rajagopal.
All voted Yes.
Special Meeting adjourned at 6:42pm

Fiscal Officer   Trustee

Trustee   Trustee