Tax Increment Financing
Townships in Hamilton County
Rates of Taxation - 2019

<table>
<thead>
<tr>
<th>Township</th>
<th>Mills</th>
</tr>
</thead>
<tbody>
<tr>
<td>DELHI</td>
<td>34.57</td>
</tr>
<tr>
<td>SPRINGFIELD</td>
<td>23.8</td>
</tr>
<tr>
<td>COLUMBIA</td>
<td>22.01</td>
</tr>
<tr>
<td>COLERAIN</td>
<td>20.21</td>
</tr>
<tr>
<td>ANDERSON</td>
<td>18.12</td>
</tr>
<tr>
<td>WHITEWATER</td>
<td>16.81</td>
</tr>
<tr>
<td>SYMMES</td>
<td>15.4</td>
</tr>
<tr>
<td>GREEN</td>
<td>14.66</td>
</tr>
<tr>
<td>MIAMI</td>
<td>13.41</td>
</tr>
<tr>
<td>CROSBY</td>
<td>10.24</td>
</tr>
<tr>
<td>SYCAMORE</td>
<td>8.75</td>
</tr>
</tbody>
</table>

Last Sycamore Township Levy Request: 2006 / 1 mill for Fire Protection
Tax Increment Financing
Permitted Uses

• Infrastructure
  • Property Acquisition
  • Studies / Planning Documents
  • Public Roads
  • Public Sidewalks
  • Storm water mitigation
  • Public Parking
  • Public Utilities / Water / Sewer

• Public Spaces
  • Parks
  • Green Space
  • Capital Equipment
  • Property Acquisition

• Safety Services
  • Land
  • Vehicles
  • Capital Equipment

• Public Buildings
Tax Increment Financing

Non-permitted Uses

- Salaries / Benefits
- Day to day operation
- Supplies / short term items
# Tax Increment Financing

## Current TIF Projects

<table>
<thead>
<tr>
<th>Indian Hill Schools</th>
<th>Sycamore Community Schools</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kenwood Towne Centre</td>
<td>Karrington</td>
</tr>
<tr>
<td>Duke Towers</td>
<td>Cornell / Snider</td>
</tr>
<tr>
<td>Sycamore Center</td>
<td></td>
</tr>
<tr>
<td>Kenwood Mall (Kenwood Square)</td>
<td>Deer Park Community Schools</td>
</tr>
<tr>
<td>Ohio Valley Ortho</td>
<td>Manor Care</td>
</tr>
<tr>
<td>GSA Real Estate</td>
<td>Marriott</td>
</tr>
<tr>
<td>Greens of Kenwood</td>
<td>Sycamore Commons</td>
</tr>
<tr>
<td>Kenwood City Place</td>
<td>Kenwood Crossing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Princeton City Schools</th>
<th>Cincinnati City Schools</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kemper / Deerfield</td>
<td>Redstone</td>
</tr>
<tr>
<td>Brookwood</td>
<td></td>
</tr>
<tr>
<td>Quantum</td>
<td></td>
</tr>
</tbody>
</table>
# Tax Increment Financing

**Current TIF Projects – Total Revenue**

## Total Revenue Since 1994

$200.5 million

<table>
<thead>
<tr>
<th>Revenue by TIF</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Kemper</td>
<td>$7,729,939</td>
<td>Sycamore Towne Place</td>
</tr>
<tr>
<td>Kenwood Mall</td>
<td>$109,560,654</td>
<td>Kenwood City Place</td>
</tr>
<tr>
<td>Greens of Kenwood</td>
<td>$587,047</td>
<td>Tri-Health</td>
</tr>
<tr>
<td>Sycamore Center</td>
<td>$15,580,927</td>
<td>GSA</td>
</tr>
<tr>
<td>Duke Towers</td>
<td>$20,944,141</td>
<td>OVOSM</td>
</tr>
<tr>
<td>Brookwood</td>
<td>$664,273</td>
<td>Cornell/Snider</td>
</tr>
<tr>
<td>Sycamore Fin. /Redstone</td>
<td>$8,287,999</td>
<td>Manor Care</td>
</tr>
<tr>
<td>Karrington</td>
<td>$2,258,292</td>
<td>Marriott</td>
</tr>
<tr>
<td>Sycamore Commons</td>
<td>$1,990,866</td>
<td>Kemper/Goldcst/Drfield</td>
</tr>
<tr>
<td>Kenwood Crossing</td>
<td>$2,330,105</td>
<td></td>
</tr>
</tbody>
</table>
Tax Increment Financing
Current TIF Projects – Revenue to Schools (Since)

Indian Hill Schools (1994)
$68.8 million

Sycamore Community Schools (2008)
$1.7 million

Princeton City Schools (2010)
$1.5 million

Deer Park Community Schools (2001)
$7.3 million

Cincinnati City Schools (2011)
$2 million
Tax Increment Financing

Revenue Breakdown

**Total Revenue (Since 1994)**
$200.5 million

**Revenue to Schools (Since 1994)**
$81.3 million

**Revenue to Township**
$119.2 million
Tax Increment Financing
Projects Funded thru TIF

• Public Infrastructure
  • Roads, Sidewalks, Storm water, Public Parking, Utilities, Digital Bandwidth
    • $18 million Montgomery Road (Widening / Utilities) - 2003
    • $1.5 million Hosbrook Road - 2016
    • $8 million Kenwood Road (Road and Utilities) - Late 1990’s and 2017
    • $8 million Galbraith Road (Improvement and Utilities) - 2008 and 2018
    • $2.5 million Ronald Reagan Drive -2015
    • $1.75 million American Way - 2017
    • $3.5 million Kemper Road - 1995
    • $1 million Goldcoast Drive - 2004
    • $1 million Reagan Drive (Storm water) - 2015
    • $2 million Montgomery Road Sidewalks (2015-2019)
    • $2.5 million Cornell Road (Widening / Sidewalks) - 2015
    • $1 million Kenwood Place Storm water - 2008
    • $3.3 million Northcreek (Public Parking / Storm water) - 2016
    • $500,000 Fiber Optic Connectivity - 2018
    • $7.5 million Redstone (Storm water / Utilities / Economic Development / Public Parking / Transportation Access) - 2010
    • $6 million Jewish Hospital Public Parking - 2006
    • $4 million Montgomery Road Utilities - 2016
    • $1 million Former Office Max (Public Parking) -2003
    • $300,000 Sycamore Road - 2019
    • $2.5 million Pine Road (Road / Storm water) - 2008/2018

Total Investment: $76 million
Tax Increment Financing
Projects Funded thru TIF

• Public Spaces
  • $3.5 million Schuler Athletic Complex / Schuler Community Room (2009)
  • $1 million Bechtold Park parking and shelters (2008-2019)
    Total Investment: $3.5 million

• Public Buildings
  • $4.5 million Station 93
  • $1 million Capital Investments into existing buildings
    Total Investment $5.5 million

• Public Infrastructure
  • $7.2 million Various Property Acquisition for future revenue opportunities
    Total Investment $7.2 million
Tax Increment Financing
Projects Funded thru TIF

• Safety Services (Since 2001)
  • $4.8 million Engine 292,92,93 / Ladder 92 / Rescue 92 / Hazmat 92 / Quint 93 / All Medics / Fire Service vehicles
  • $500,000 Police Vehicles
  • $750,000 Other Safety Service capital
  Total Investment: $6 million

• All Projects – Total Public Investment
  Total: $98.2 million
Tax Increment Financing
Revenue Comparison

**Total Revenue Since 1994**

$200.5 million

Average Revenue Per Year (25 years):
$8 million

Millage Required per year (approx. $600,000 generated per Mill):
13.33 mills

Cost to a $200,000 Home per year:
$933
Tax Increment Financing
Projects Funded thru TIF

• Investment in current and future land uses
  • Current – Provides for a higher quality of development by leveling the economics of a site
  • Future – Provides an infrastructure base to support higher quality developments

• Provides additional revenue opportunities from development
  • JEDZ drives Higher property values

• In 2014 the JEDZ replaced over 80% of lost 2012 revenue.
  • Made possible because of strong infrastructure and economic development.
  • Strong economic development and infrastructure was made possible because of TIF
Tax Increment Financing
Projects Funded thru TIF

- TIF Funds are restricted funds that can only be used for specific purposes.
- Past TIF projects have allowed for on-going infrastructure improvements lessening the burden on current tax payers.
- Current TIF projects will allow for future infrastructure improvements lessening the burden on future tax payers.
- Provides on-going relief to the General and other Funds that allow for new investment in areas outside of TIF districts.
  - Allows the Township to have more local funds available for projects in local neighborhoods.
- Lowers the tax burden on ALL residents by allowing for more efficient use of local funds without the need for new property taxes.
- School Districts have received funds that would have otherwise been unavailable thus requiring more support from local tax payers.
Tax Increment Financing
Projects Funded thru TIF

• Townships in Hamilton County that DON’T have any parcel or district TIF
  • Crosby
  • Whitewater
  • Harrison
Tax Increment Financing

• Notes:
  • Fund accounting has been done by different individuals over the years with different fund methodology, so final construction costs may differ
  • School district agreements can effect payments to schools.
  • Debt payments are not addressed as individual expenses but rather part of total debt issuance / cost of improvement.
  • Construction costs are estimated and rounded.