



**Tax Incentive Review Council**

**For Year 2015**

**4/21/2016**

# **Tax Incentive Review Council**

## **April 16, 2015**

### **Agenda**

Welcome and Introductions

Approval of Minutes

Process Review

2015 Enterprise Zone (EZ) Review

2015 Tax Increment Financing (TIF) Review

2015 Community Revitalization Area (CRA) Review

# **Tax Incentive Review Council**

## **April 16, 2015**

### **Process**

Company Comments

Review Company Report

Questions

Motion - continue, amend, terminate, other

Within jurisdiction, vote by acclamation

Recommendation sent to City Council



**2015 Enterprise Zone Review  
Butler County**

# Enterprise Zone Agreements Review

## **AKERS PACKAGING**

**Butler County, MCS, Butler Tech**

- 75% 10-year abatement
- Total Investment \$27.4 million exceeds commitment by \$12 million
- Employment is 173 at 12/31/15 (150 Commitment)
- Construction completed; hiring and training under way
- Expiration 2025
- Recommendation: Continue



# Enterprise Zone Agreements Review

## **COMPARTIR/PAC NATIONAL** Butler County, MCS, Butler Tech

- 75% 10-year abatement
- Investment of \$36.95 million - \$15.1 million commitment
- Employment is 360 12/31/15 (207 commitment)
- Continues to grow
- Expiration 2018
- Recommendation: Continue



# Enterprise Zone Agreements Review

## **MIDDLETOWN COKE**

Butler County, MCS, Butler Tech

- 50% 10-year abatement
- \$417.96 million investment exceeds commitment
- Employment is 91 12/31/15 (75 Commitment)
- Expiration 2022
- Recommendation: Continue



# Enterprise Zone Agreements Review

## **PILOT CHEMICAL**

**Butler County, MCS, Butler Tech**

- 65% 10-year abatement
- \$20.9 million investment – next phase on hold
- \$4 million in upgrades and infrastructure invested in 2015
- 54 Retained/15 New positions committed (12/2015)
- 53 currently employed – advertising open positions
- Expiration 2024
- Recommendation: Continue





# Enterprise Zone Agreements Review

## **QUAKER CHEMICAL**

**Butler County, MCS, Butler Tech**

- 75% 10 year abatement
- \$20 million investment meets commitment – moving towards adding shifts
- 78 employed 12/31/15 (77 commitment)
- Expiration 2020
- Recommendation: Continue



# Enterprise Zone Agreements Review

## **STEAM SYSTEMS**

**Butler County, MCS, Butler Tech**

- 75% 10 year abatement on expansion value
- Investment of \$350,000 meets commitment
- 24 Employed (21 Commitment)
- Advertising open positions
- Expiration 2022
- Recommendation: Continue



# Enterprise Zone Agreements Review

## **VENTILEX**

Butler County, MCS, Butler Tech

- 40% 10-year abatement
- Investment of \$855,000 (\$900,000 commitment)
- Employment of 5 12/31/15 - meets amended commitment
- Expiration 2018
- The business has not met its investment commitments and shows no signs of initiating their promised investment.
- Recommendation: Discontinue





**2015 Enterprise Zone Review  
Warren County**

# Enterprise Zone Agreements Review

## **PAYCHEX NORTH AMERICA AND NEYER EAST POINTE LLC**

**Warren County, FCS, WCCC**

- 75% 10-year abatement
- Investment of \$7.0 million exceeds expectations
- Employment is at 139 12/31/15 (131 Commitment)
- Employment will continue to grow at the Middletown location.
- Expiration 2019
- Recommendation: Continue



# Enterprise Zone Agreements Review

## **PLEDGER ORTHOPEDIC**

Warren County, FCS, WCCC

- 60% 10-year abatement on Tenant Improvements
- Investment of \$2.4 million exceeds commitment
- Amended to reflect company has reorganized into 3 entities
- Total employment is 22 12/31/15 (17 Commitment)
- Recommendation: Continue



# Enterprise Zone Agreements Review

**NTE Ohio LLC**

**Warren County, FCS, WCCC**

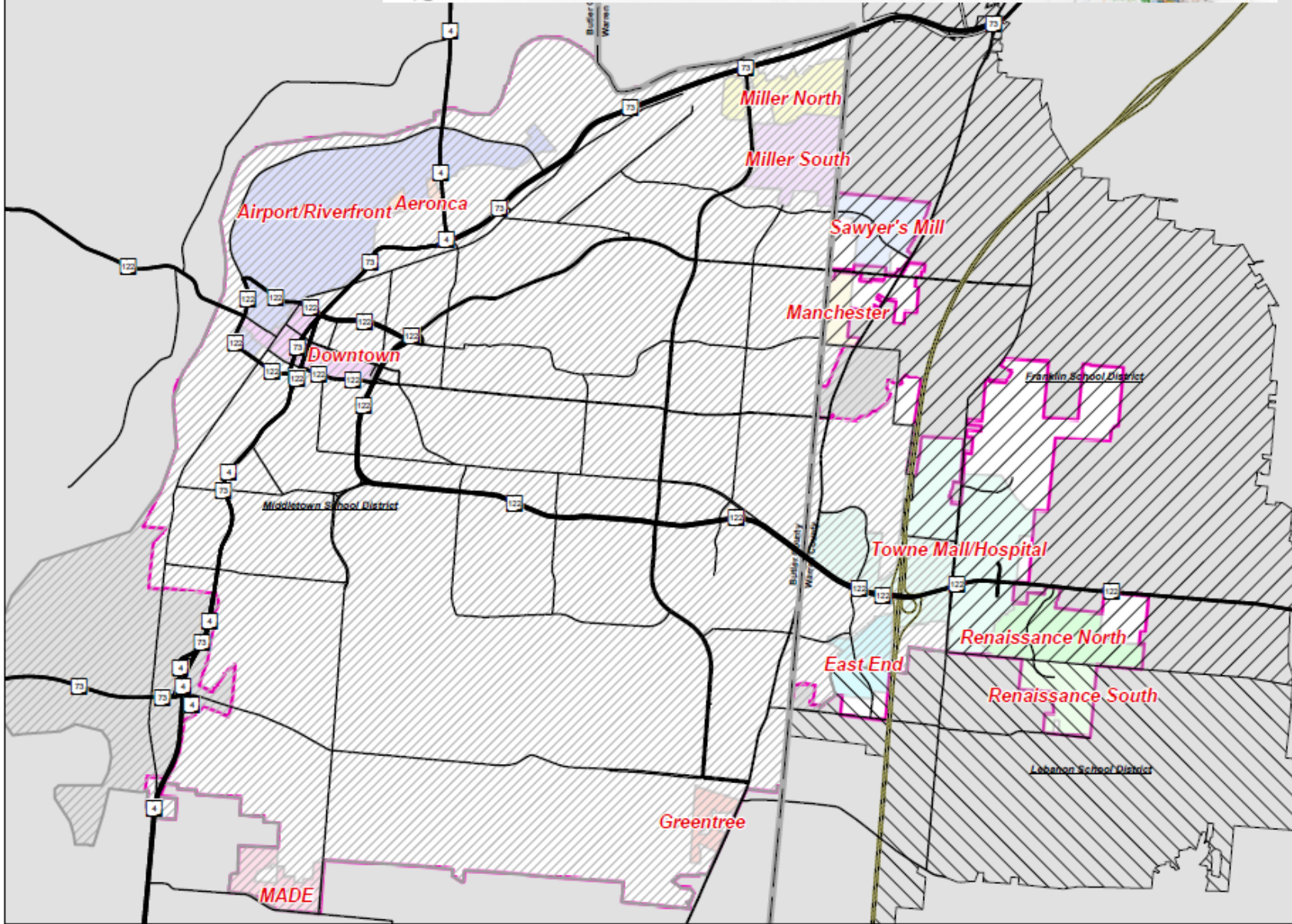
- 75% 10-year abatement
- \$475 million commitment of Investment
- Expires 2029
- 25 employees – Full Time Permenant when project is completed
- Recommendation: Continue
- Estimated Construction Payroll 12/31/15 is \$419,000
- Recommendation: Continue





# **Tax Increment Financing Review**





# TIF DISTRICTS

**Legend**

- County Line
- State Routes
- Streets
- CLASS**
- Interstate
- Principal Arterial-Urban
- Minor Arterial-Urban
- Secondary
- Collector-Urban
- School Districts 1-15-13
- DISTRICT**
- Franklin School District
- Lebanon School District
- Middletown School District
- TIF Districts**
- name**
- Aeronca
- Airport/Riverfront
- Downtown
- East End
- Greentree
- MADE
- Manchester
- Miller North
- Miller South
- Renaissance North
- Renaissance South
- Sawyer's Mill
- Towne Mall/Hospital
- City Limits



# TIF Districts Created in 2005

## Residential

- Miller North
- Miller South
- Manchester
- Sawyer's Mill
- Renaissance North
- Renaissance South

## Non-Residential

- Towne Mall/Hospital
- Greentree
- MADE
- Airport/Riverfront
- Aeronca

**100% exemption 30 years**

**Local school districts held harmless**

**Butler County Warren County**



## **Downtown TIF District**

**Butler County, MCS, Butler Tech**

**50% exemption – 20 years – Schools Harmless (No) – 2000**

### **Improvements**

- Various Development Projects – City Center
- \$9,437 revenues to TIF Fund
- \$15,000 in expenses
- Current Balance: \$16,058
- Recommendation: Continue



## **Aeronca TIF District**

**Butler County, MCS, Butler Tech**

**100% exemption – 30 years – Schools Harmless (Yes) – 2005**

### **Improvements**

- Redevelopment of 18 acres (CORF project)
  - Remediation is complete
- Sanitary sewer extension for parcels and airport
  
- \$0 deposited in Aeronca TIF Fund
- \$0 in expenses
- Current Balance: \$4,423
- Recommendation: Discontinue



## **Airport/Riverfront TIF District**

**Butler County, MCS, Butler Tech**

**100% exemption – 30 years – Schools Harmless (Yes) – 2005**

### **Improvements**

- Hanger Development/Infrastructure Projects
- \$1,466 deposited in Airport TIF Fund
- \$1,882 in expenses
- Current Balance: \$6,851
- Recommendation: Discontinue



## **MADE TIF District**

**Butler County, MCS, Butler Tech**

**100% exemption – 30 years – Schools Harmless (Yes) – 2005**

### **Improvements**

- Made Ind. Dr, Yankee Rd. Improvements
- Yankee Road extension (to SR 63)
- Fiber Optic Extension
  
- \$877 deposited in MADE TIF Fund
- \$0 expenses
- Current Balance \$1,164
- Recommendation: Discontinue



## **Miller Rd North RID District**

**Butler County, MCS, Butler Tech**

**100% exemption – 30 years – Schools Harmless (Yes) – 2005**

### **Improvements**

- Miller/Breiel traffic signalization
- East Sanitary Sewer extension
- Riviera Water main extension/looping
  
- \$8,825 deposited into Miller Rd N Fund
- \$0 expenses
- Current Balance: \$73,196
- Recommendation: Continue



## **Miller Rd South RID District**

**Butler County, MCS, Butler Tech**

**100% exemption – 30 years – Schools Harmless (Yes) – 2005**

### **Improvements**

- Miller/Breiel traffic signalization
- East Sanitary Sewer extension
- Riviera Water main extension/looping
  
- \$0 deposited into Miller Road Fund
- \$0 expenses
- Current Balance: \$0
- Recommendation: Continue





## **Greentree TIF District**

**Butler County, MCS, Butler Tech**

**100% exemption – 30 years – Schools Harmless (Yes) – 2005**

### **Improvements**

- Boulevard resurfacing
- Fiber Optic Extension
  
- \$210,748 deposited into Greentree Fund
- \$0 expenses
- Current Balance: \$210,748
- Recommendation: Continue



## **Middletown Coke TIF**

**Butler County, MCS, Butler Tech**

**100% exemption – 30 years – Schools Harmless (Yes) – 2009**

### **Improvements**

- Parcels along Yankee Road including Middletown Coke parcels, Quaker Chemical, Pilot Chemical
- \$231 deposited into Middletown Coke Fund
- \$0 expenses
- Current Balance: \$23,004
- Recommendation: Continue



**East End (S. Towne) TIF District**    **Warren County, MCS, LCS, WCCC**  
**66% exemption – 20 years – Schools Harmless (No) – 2000**

- \$322,845 deposited into TIF Fund
- \$404,617 in expenses include
  - \$83,368 – School Reimbursements
  - \$317,409 – Bond Debt Service
- Current Balance: \$280,533
- Recommendation: Continue



**Towne Mall/Hospital TIF District** Warren County, MCS, FCS, WCCC  
**100% exemption – 30 years – Schools Harmless (yes) – 2005**

## **Improvements**

- Union Road widening, SR 122, I-75 improvements
- Towne Boulevard improvements
  
- \$574,069 deposited into TIF Fund
- \$593,760 in expenses includes
  - \$416,880 in Reimbursements to Schools
  - \$170,000 in Bond Debt Service
- Balance \$156,913
- Recommendation: Continue



## **Manchester RID District**

**Warren County, FCS, WCCC**

**100% exemption – 30 years – Schools Harmless (yes) – 2005**

### **Improvements**

- Cincinnati-Dayton Road improvements
- East Sanitary Sewer Extension
- Resurfacing
  
- \$0 deposited into Manchester Fund
- \$0 in expenses
- Balance \$378
- Recommendation: Continue



**100% exemption – 30 years – Schools Harmless (yes) – 2005**

## **Improvements**

- Marshall Road extension
- Cincinnati-Dayton/Manchester traffic signal improvements
- East Sanitary Sewer Extension
  
- \$0 deposited in RID Fund
- \$0 in expenses
- Balance \$0
- Recommendation: Continue



**100% exemption – 30 years – Schools Harmless (yes) – 2005**

## **Improvements**

- SR 122 widening and traffic signal improvement
- I-75 Interchange improvements
  
- \$196,893 deposited in Renaissance N RID Fund
- \$188,468 in expenses includes
  - \$136,113 in Reimbursements to Schools
  - \$50,000 in Bond Debt Service
- Balance \$106,187
- Recommendation: Continue



**100% exemption – 30 years – Schools Harmless (yes) – 2005**

## **Improvements**

- SR 122 widening and traffic signal improvement
- I-75 Interchange improvements
- Hendrickson Road improvements
  
- \$157,650 deposited in Renaissance S RID Fund
- \$75,654 in expenses includes
  - \$73,764 in Reimbursement to Schools
  - \$1,890 in Auditor Fees
- Balance \$145,865
- Recommendation: Continue







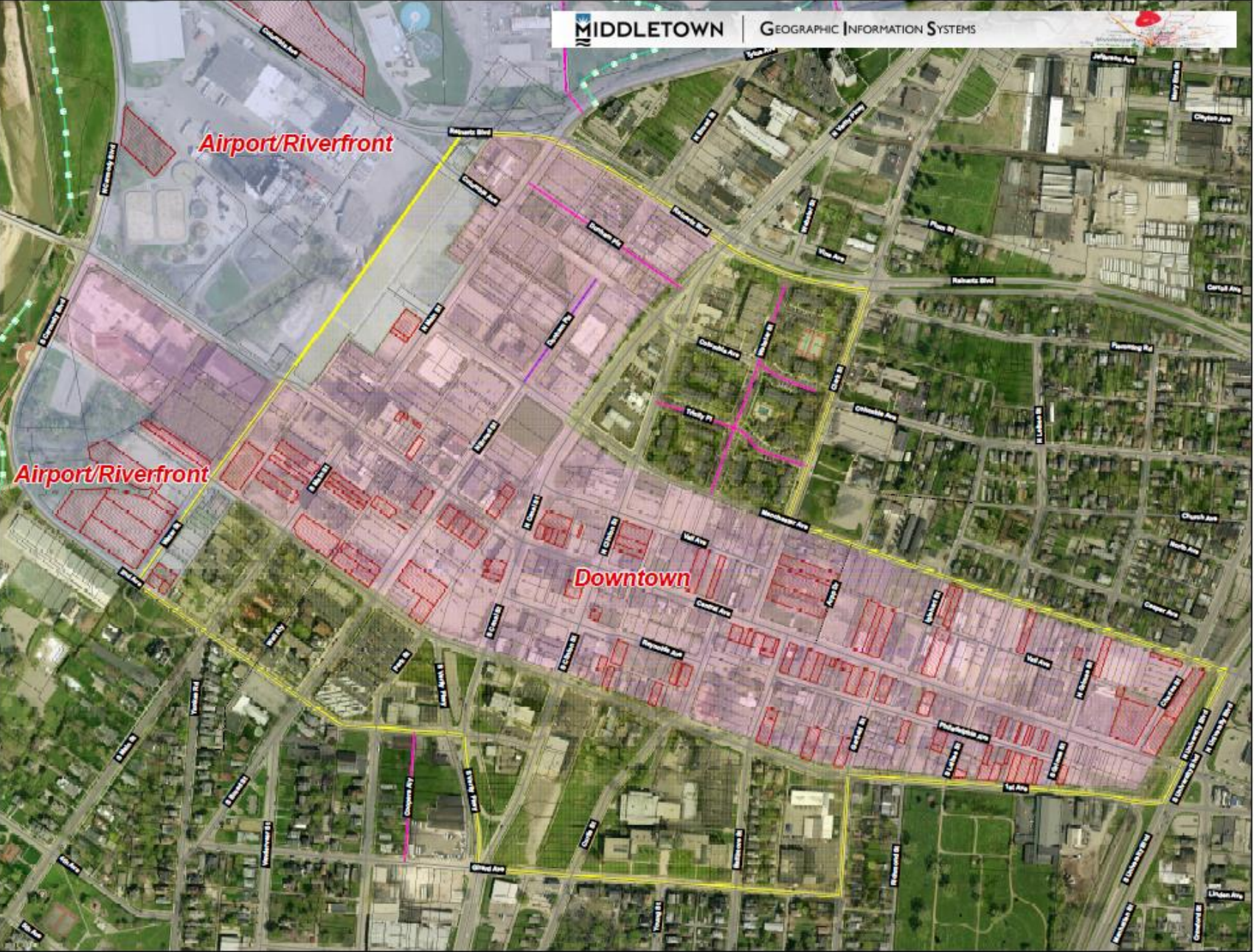
**2014 CRA Annual Review  
Middletown**



# CRA

**Legend**

- County Line
- CRA
- TIF Districts
- name
- Aeronca
- Airport/Riverfront
- Downtown
- East End
- Greentree
- MADE
- Manchester
- Miller North
- Miller South
- Renaissance North
- Renaissance South
- Sawyer's Mill
- Towne Mall/Hospital
- Butler TIF Parcels
- Warren TIF Parcels
- Streets
- CLASS
- Interstate
- Principal Arterial-Urban
- Minor Arterial-Urban
- Secondary
- Collector-Urban
- Local
- Median Cut
- Alley
- Private
- Pig Lots
- Fitness
- Butler Co. Parcel Lines
- Warren Co. Parcel Lines



## **Goetz Tower- Historic Goetz LLC**

- 100% 12-year abatement issued 10/2014
- Investment commitment of \$2,000,000
- Redevelopment of historic Goetz tower into 21 market rate residential apartments/condos
- Received state historic tax credits
- New owners – original plan maybe modified
- Recommendation: Continue



## **Liberty Spirits -**

- 100% 10-year abatement executed 4/15/2016
- Investment commitment of \$300,000
- Redevelopment of 1357 Central Ave. in Downtown Middletown
- Estimated \$80,000 in new Payroll (4PT Positions)
- No Vote required





**Questions?**



**Thank You**

**Tax Incentive Review Council**