

CITY OF CHEVIOT
STATE OF OHIO

ORDINANCE NO. 22-09

TO ACCEPT THE RECOMMENDATION OF THE TAX INCENTIVE REVIEW COUNCIL REGARDING THE COMMUNITY REINVESTMENT AREA AGREEMENT FOR THE FAMILY DOLLAR STORE; TO TERMINATE THE COMMUNITY REINVESTMENT AREA AGREEMENT; AND TO DECLARE AN EMERGENCY.

WHEREAS, on March 19, 2013, by Resolution 13-15, this Council authorized a Community Reinvestment Area agreement with the Family Dollar Store; and

WHEREAS, on March 2, 2022, the Tax Increment Review Council met to review the Community Reinvestment Area Agreement with the Family Dollar Store; and

WHEREAS, the Tax Incentive Review Council determined the Community Reinvestment Area Agreement with the Family Dollar Store expired on December 31, 2021; and

WHEREAS, the Tax Incentive Review Council has recommended that the Community Reinvestment Area agreement with the Family Dollar Store be terminated effective December 31, 2021; and

WHEREAS, this Council finds that the recommendation of the Tax Incentive Review Council to terminate the Community Reinvestment Area agreement is in the best interest of the City of Cheviot.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHEVIOT, STATE OF OHIO, TWO-THIRDS OF ALL MEMBERS CONCURRING, THAT:

Section 1. The recommendation of the Tax Incentive Review Council of the City of Cheviot to terminate the Community Reinvestment Area agreement with the Family Dollar Store effective December 31, 2021 is hereby approved.

Section 2. This Council hereby terminates the Community Reinvestment Area agreement with the Family Dollar Store, which was authorized by Resolution 13-15, effective December 31, 2021.

Section 3. This Council hereby authorizes the Mayor and other city officials to prepare and execute such other documents and do all other things as are necessary for and incidental to terminating the Community Reinvestment Area agreement.

Section 4. This Council finds and declares that all formal actions concerning and relating to this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

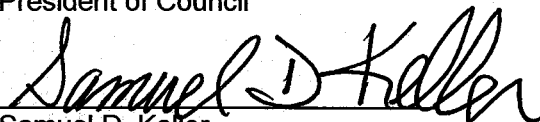
Section 5. The report of the Tax Incentive Review Council of the City of Cheviot, a copy of which is attached hereto and made a part hereof, is hereby approved and accepted.

Section 6. Upon passage of this ordinance, the Clerk of Council shall certify a copy of it to the State of Ohio or to the official who is charged with informing the State of Ohio of this Council's action.

Section 7. This Ordinance shall be an emergency measure for the health, safety, and welfare of the citizens of Cheviot and shall take effect immediately. The emergency is necessary in order to immediately notify the Family Dollar Store and restore the affected parcel to full taxation at the earliest period allowed by law, as well as to comply with the State's reporting deadline.



Kerry Smyth
President of Council

3/15/22
Date passed


Samuel D. Keller
Mayor

3-15-22
Date approved

Attest:


Jenny M. Eilermann
Clerk of Council

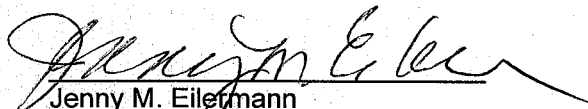
Approved as to form:


Kimberlee Erdman Rohr
Law Director

CERTIFICATE OF PUBLICATION

I, Jenny M. Eilermann, Clerk of the Council of the City of Cheviot, Ohio, hereby certify that the foregoing ordinance, or a succinct summary, was published in the Western Hills Press, a newspaper of general circulation in the City of Cheviot, Ohio, in accordance with Section 731.21 of the Ohio Revised Code, on the following dates:

- 1) 3/23, 2022, and
- 2) 3/30, 2022.


Jenny M. Eilermann
Clerk of Council

Report to Cheviot City Council

Summary of Tax Increment Review Council

- For Property Tax Year 2021
- Meeting held March 2, 2022 (Zoom)
- In attendance: Greg Jarvis (County Auditor's Office), Steve Brown, Ray Kroner, and Jennifer Wagner (CPS); staffed by Caroline Statkus

After review and discussion, the Tax Increment Review Council voted unanimously to recommend to Council that the CRA for Family Dollar be terminated as of Dec. 31, 2021, which is when it expired. The only action Council needs to take is to terminate the CRA to tie up loose ends for our report to the State. In 2022 Family Dollar owners will be subject to full property taxes.

Filing of Council's action on the CRA must be submitted to the Ohio Dept. of Development by March 31, 2022.

Report to Tax Incentive Review Council (TIRC)

For Property Tax Year 2021

Zoom Meeting scheduled for March 2, 2022 at 6:00 p.m.

Invitation to the Zoom meeting will be sent prior to the meeting

Prepared by: Caroline Statkus Feb. 24, 2022

Each year the TIRC reviews Cheviot's CRAs (Community Reinvestment Areas) to assess if they still meet the original requirements under which they were established. The TIRC recommendations are forwarded to Cheviot City Council, who determine whether to continue, modify, or terminate the agreements.

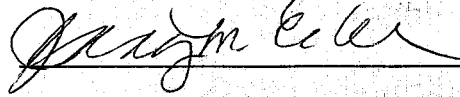
Family Dollar, 3413 Harrison – CRA expires 2022 (**note:** 2021 is the last year of the tax abatement)

- Total employees = 4
- Total salaries = \$212,275
- Land Value = \$250,000
- Building Value = \$1,216,540
- Total Market Value = \$1,466,540
- Abated Value = \$349,590
- Taxes Paid = \$37,176
- Taxes Foregone = \$8,321 (this is their tax savings due to the CRA)

- Annual Processing Fee = \$2,500 paid to Cheviot
- Annual Property Tax Paid to Cheviot = \$4,246
- Total receipt from Family Dollar in 2022 = \$6,746

CERTIFICATE OF TRUE AN ACCURATE COPY

I, Jenny M. Eilermann, Clerk of the Council of the City of Cheviot, Ohio, hereby certify that the foregoing ordinance, Ordinance ²²⁻⁰⁹ is taken and copied from the original record of proceedings of the Council of the City of Cheviot, Hamilton County, that is has been compared by me with the ordinance of record, and that is a true and accurate copy. I further certify that the adoption of Ordinance ²²⁻⁰⁹ occurred in an open meeting held in compliance with R.C 121.22.



Jenny M. Eilermann, Clerk of Council