

CITY OF CHEVIOT
STATE OF OHIO

RESOLUTION NO. 18-03

TO ACCEPT THE RECOMMENDATION OF THE TAX INCENTIVE REVIEW COUNCIL REGARDING THE COMMUNITY REINVESTMENT AREA AGREEMENT FOR THE FAMILY DOLLAR STORE.

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 5, 2018, the Tax Incentive Review Council for the City of Cheviot met in accordance with the law to monitor the compliance of the parties with the Community Reinvestment Area agreement; and

WHEREAS, at said meeting of the Tax Incentive Review Council, it was determined that the business was in compliance; and

WHEREAS, the Tax Incentive Review Council has recommended that the Community Reinvestment Area agreement with the Family Dollar Store continue to remain in effect; and

WHEREAS, this Council finds that the recommendation of the Tax Incentive Review Council is in the best interest of the City of Cheviot;

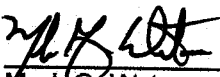
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CHEVIOT, STATE OF OHIO THAT:

Section 1. The recommendation of the Tax Incentive Review Council of the City of Cheviot to continue the 10-year Community Reinvestment Area agreement with the Family Dollar Store is hereby approved.

Section 2. This Council finds and declares that all formal actions concerning and relating to this Resolution occurred in an open meeting of this Council or its committees, in compliance with law.

Section 3. 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.

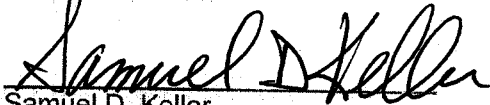
Section 4. Upon passage of this resolution, the Clerk of Council shall certify a copy of it to the State of Ohio or to the official who is charged with informing the State of Ohio of this Council's action.



Mark G. Waters
President of Council

3/20/2018

Date passed

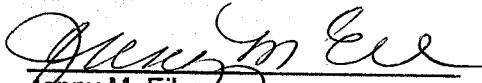


Samuel D. Keller
Mayor


3/20/18

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 resolution, 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) 3-28, 2018, and
- 2) 4-4, 2018.


Jenny M. Eilermann
Clerk of Council

Report from Tax Incentive Review Council (TIRC) to City Council

March 1, 2018

Prepared by: Caroline Statkus

Phone conference call Monday, March 5th at 6 pm

Recommendation to Cheviot City Council: Unanimous to continue both CRAs.

Greg, Jennifer, and Sarah on conference call and recommended approval for both CRAs. Emails from Greg Nolan, Ray Kroner, and Dave Goedel to continue both CRA's.

Each year Cheviot must submit a report to the Ohio Dept. of Development for our two Community Reinvestment Areas (CRA):

- MainSource Bank
- Family Dollar

The TIRC vote is a recommendation to Cheviot City Council. The options are to continue, modify or terminate.

MainSource Bank – CRA expires 2028

- 21 employees
- Total salaries = \$1,240,303
- Total Market Value = \$1,768,450¹
- Abated Value = \$861,510
- Taxes Paid = \$31,784
- Taxes Foregone = \$28,612 (this is their tax savings due to the CRA)

Family Dollar – CRA expires 2022

- 7 employees
- Total salaries = \$186,100
- Total Market Value = \$352,020²
- Abated Value = \$46,520
- Taxes Paid = \$10,707
- Taxes Foregone = \$1,630

Some TIRC members would like more information on Family Dollar regarding the monetary value they bring to the City of Cheviot based on taxes.

- In 2017, Cheviot received \$1,998 in property tax from FD
- If the CRA tax abatement were terminated, Cheviot would receive \$2,303 in property tax from FD
- As allowed by state statute, Cheviot charges MainSource and Family Dollar \$2,500 each year for the processing of the CRAs
- With the FD CRA in place, Cheviot receives $\$1,998 + \$2,500 = \$4,498$ total
- Without the FD CRA in place, Cheviot would receive \$2,303

¹ 2014 TMV assessment was \$1,763,6

² 2014 TMV assessment was \$1,299,650 (the building value dropped from \$884,390 in 2014 to \$203,460 in 2017)