

Prestwick Place Residential Tax Increment Incentive District #1

The Ohio Development Services Agency oversees all Tax Increment Financing Districts located within the State of Ohio:

Tax Increment Financing (TIF) is an economic development mechanism available to local governments in Ohio to finance public infrastructure improvements and, in certain circumstances, residential rehabilitation. A TIF works by locking in the taxable worth of real property at the value it holds at the time the authorizing legislation was approved. Payments derived from the increased assessed value of any improvement to real property beyond that amount are directed towards a separate fund to finance the construction of public infrastructure defined within the TIF legislation.

A Residential Tax Increment Incentive District is proposed for several phases of development in Prestwick Place, a new residential Planned Unit Development located in Pierce Township generally located north of White Oak and West of Merwin Ten Mile roads. Creation of a Ten (10) year, Seventy-Five (75%) Residential Incentive District will enable the collection of funding toward several enhancements to the community. On February 8, 2018 the Pierce Township Trustees passed a motion to initiate the public notice process to prepare for creation of the first Prestwick Place TIF District. Additional districts may be initiated as development progresses. Proper notice has been provided to the West Clermont and Great Oaks Vocational School Districts advising them of our intent to adopt a Resolution to create the Prestwick Place TIF District #1.

A public hearing will be held on April 11, 2018 to provide an opportunity for the public to comment on the proposal prior to action being taken by Resolution to create the District. Through enabling legislation, payments in lieu of taxes generated from the incremental increase in property tax revenue due to newly constructed improvements would be redirected to a special Tax Increment Equivalent Fund that can be used for public improvements of benefit to the site. The estimated value of this private investment is approximately \$30,000,000 and service payments in lieu of taxes on 75% of the assessed valuation may be deposited into this fund over a ten-year period.

Sales of the initial phase of this single-family development approved for 219 dwelling units have been robust. This initial TIF District includes development of the first 83 single family lots. The Pierce Park master plan has identified up to \$600,000 in improvements which includes safety enhancements, maintenance and expansion of the existing trail network that spans over three miles of paved paths, and the addition of restrooms, music venue and an outdoor learning center. Prestwick Place is proposed to eventually connect to existing Hike/ Bike Trails to the south, which enable pedestrians crossing from the north of Locust Corner Road to Pierce Township Park.

Several roadway improvements have also been identified related to traffic circulation in the area of the development. Bradbury Road is in need of safety improvements to include widening to minimum standards and the realignment of the County's intersection at Nine Mile Road. Bradbury Road is heavily traveled by school buses, delivery and service trucks and cars. Total project costs are anticipated to be over \$2 million. Additional concerns are to be addressed at the intersection of SR125 and White Oak. White Oak toward SR125 offers the most direct route to access the eastern part of the Township, which includes the Kroger retail and restaurant area, utilized by most residents in this area. This project will require further study and coordination with the appropriate state and county agencies. Preliminary estimates have approached \$2 million.

Pierce Township's goal is to pool resources generated through commercial and residential tax incentive dollars, supplemented by grants and loans to further these projects. Pierce Township does not receive any supplemental revenue from road or park levies.

3/20/18

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