

OHIO COMMERCIAL DISTRICT TIF CASE STUDIES

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City of Avon

Economic Development Incentives Conference

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Tax Increment Financing in the City of Avon

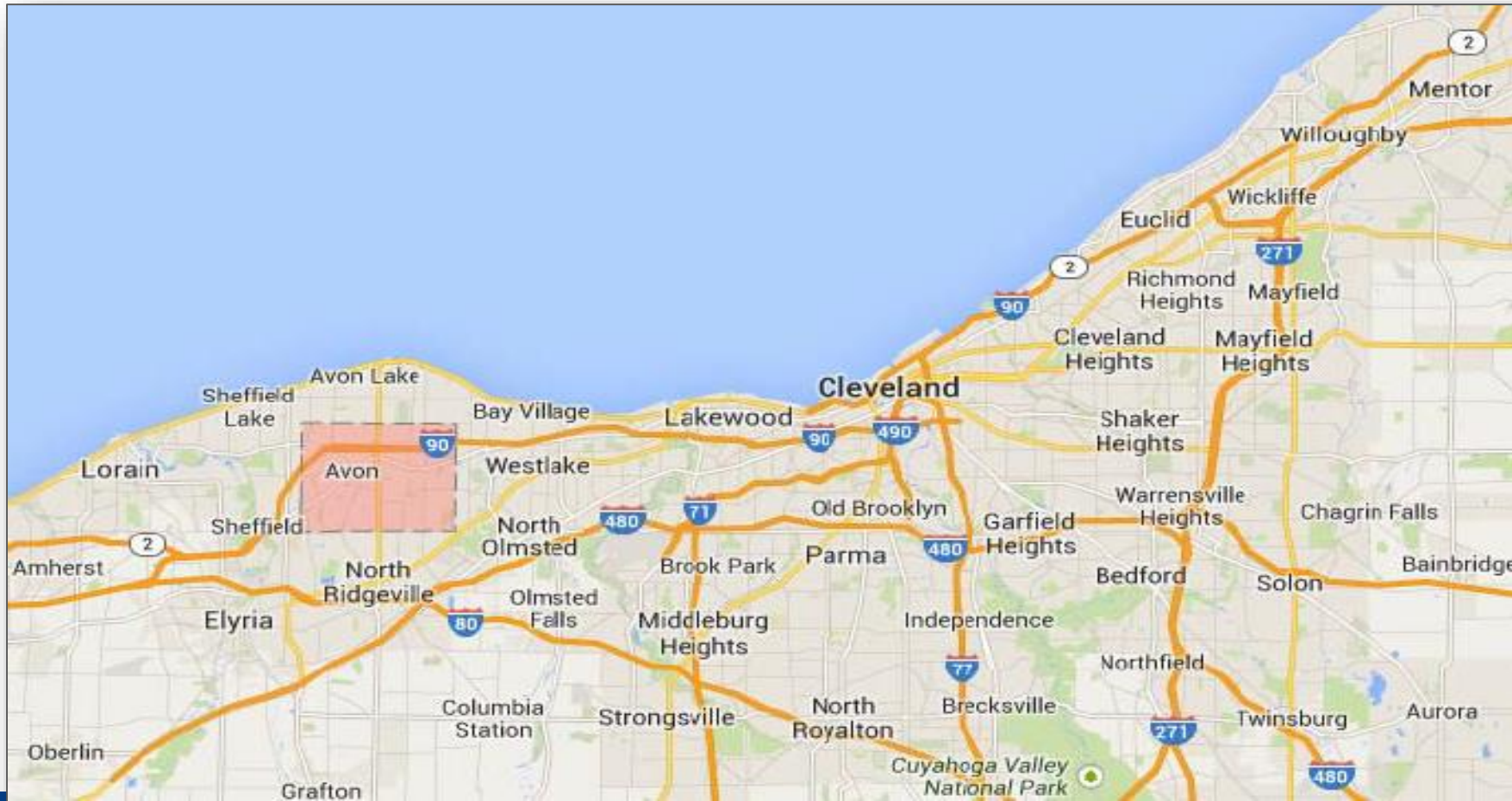
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The City is located in Lorain County, approximately 22 miles
West of downtown Cleveland, Ohio



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Avon, Ohio

- Northeast Lorain County
- 22 Miles from Downtown Cleveland
- Situated Along I-90 (three interchanges)
- 2020 Census Population: 24,847
 - Population has more than doubled since 2000
 - Property on the north side of Interstate 90 is primarily commercial & light industrial
 - Approximately 1,100 acres remain for commercial development

Basic Structure of Avon's TIF Agreements

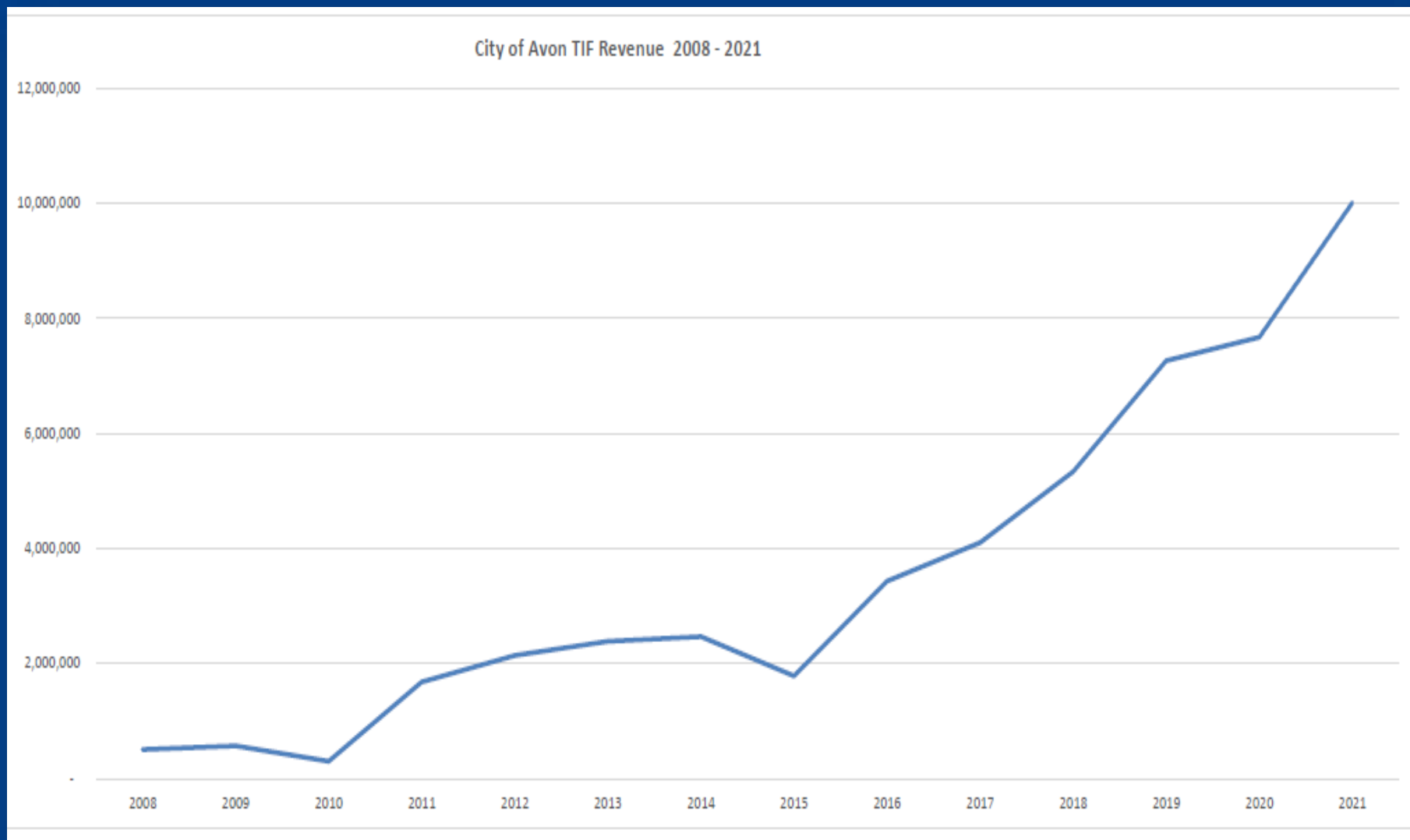
- General purpose non-school, 30-year, 100% exemption
- Avon local school district is kept “whole”
- Each agreement/ordinance identifies the parcels affected, and describes the infrastructure improvements to be constructed
 - City Ordinance reads in part: The City shall construct or cause to be constructed the Public Infrastructure Improvements identified on Exhibit B which will directly benefit the Commercial Improvements. The cost of such Public Infrastructure Improvements may be paid in part from the proceeds of bonds and/or notes to be issued by the City and secured in part from the revenues received by the City from service payments made by the Property Owners in lieu of taxes, as set forth herein.
- 12 TIF agreements/districts established in the City, covering over 600 commercial parcels

Avon TIF Statistics

- Number of parcels generating revenue 354
 - 57% of total number of parcels TIF'd
- 2021 Total TIF Revenue \$10,001,000
- Net 2021 Revenue to City,
after School Distribution \$3,544,000
- TIF Revenue Generated Since 2006
 - City \$17.85 million
 - Avon Schools \$31.70 million

Avon TIF Statistics (cont'd)

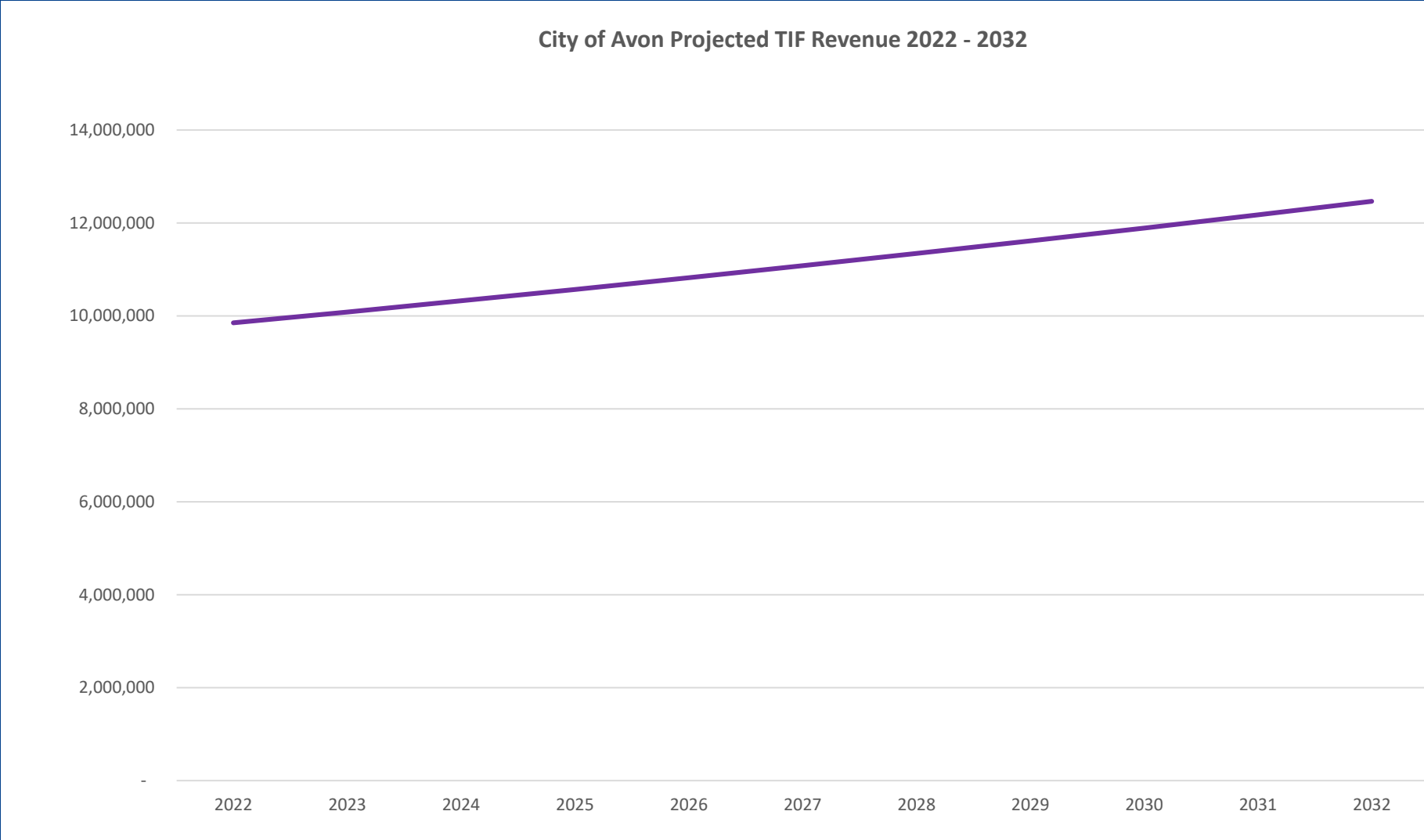
Full Value as per 2020 Tax Year Duplicate	\$2,825,184,657
Full Incremental Value of TIF Parcels Generating Revenue	\$418,592,000
Total Value Including TIF Increments	\$3,243,776,657
TIF Incremental Value as a % of Total Value	12.9%
TIF Revenue to City, per \$1 Million Full Value	\$8,400



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City of Avon Projects Funded with TIF Revenues

Nagel Road Interchange/I-90

- Infrastructure improvements including roadway, sanitary, storm and water lines in and around this area. 31 property acquisitions for \$7 million. Total project(s) costs \$33 million. Project was funded 1/3 by a private developer and 2/3 City. ODOT project, but no financial contribution. Interchange opened in December 2012. Development includes:
 - Avon Cleveland Clinic (exempt – no TIF; largest employer in Avon)
 - Select Medical
 - Ganzhorn Suites
 - Residence Inn/Emerald Event Center

SR 611 Recreation Complex

- Infrastructure costs include land acquisition, roadway and utilities, totaling about \$9 million. Development includes:
 - Baseball Stadium (Mercy Health is the primary sponsor), opened 2009
 - French Creek Family YMCA (Greater Cleveland YMCA), opened 2010
 - T3 Performance, opened 2018, expanding in 2022

Aquatic Facility/City Park – Playground

- Infrastructure improvements include roadway, utilities, parking lots. Total land acquisition and project costs total \$9 million. Amenities include:
 - Aquatic Facility, 50-meter competitive pool, two smaller recreational pools
 - Every Child's Playground; all inclusive playground
 - Veterans' Memorial Monument



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TIF'ing Bexley, Ohio

Ohio TIF District Case Studies



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A Little About Bexley



- 14,000 population
- 2.5 square mile geographic area
- 100% built-out; redevelopment only
- Compact sites, high redevelopment costs

CASE STUDY: Bexley Main Street



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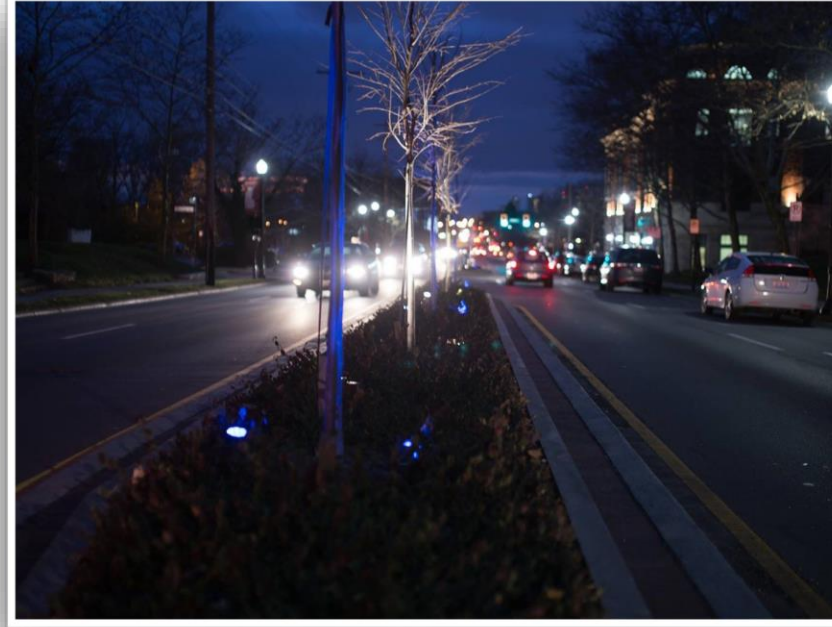
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CASE STUDY: Bexley Main Street

- Early 2000's TIF on all Main Street properties; designed to help fund future streetscape and related improvements
- Bexley Community Foundation grant
- ODOT/Federal OPWC Grant of \$2.1M
- Phase I project: Medians, bricks, streetscape, trees (2012)
- Phase II project: developing creekside park off of Main (2018)
- Phase III project: Trail of pocket parks(?) (2023)
- Incentive district TIF now generates \$250,000 annually for City

CASE STUDY: Bexley Main Street



Streetscape Using TIF

CASE STUDY: 2013-2016

City Hall Redevelopment



City Hall Site: Then



City Hall Site: Now

CASE STUDY: 2013-2016

City Hall Redevelopment

- Prime development parcel
- Occupied by obsolete, non-historic City Hall
- Occupied by City service garages

CASE STUDY: 2013-2016

City Hall Redevelopment

- Bexley Community Improvement Corporation formed – 2013 to help assist with complex project
- Sale of City Hall/service facility site to private developer
 - Private developer agrees to construct two-story, urban Giant Eagle Market District store
 - Urban redevelopment TIF

CASE STUDY: 2013-2016

City Hall Redevelopment

- Urban Redevelopment TIF
 - On former city hall site - previously tax exempt
 - School district participates, with reduced PILOT
 - Helps pay for costs of relocated/new City Hall / Service Garage properties



CASE STUDY: 2013-2016

City Hall Redevelopment

- City purchase of Bexley Square Shopping Center
 - Private portion to be managed by CIC
 - Funded with help from urban redevelopment TIF from City Hall site
 - Also funded with expected profit from operation of shopping center
 - TIF and shopping center have since exceeded expectations, fully funding redevelopment of former municipal site and providing excess revenue to City and CIC

CASE STUDY: 2013-2016 City Hall Redevelopment



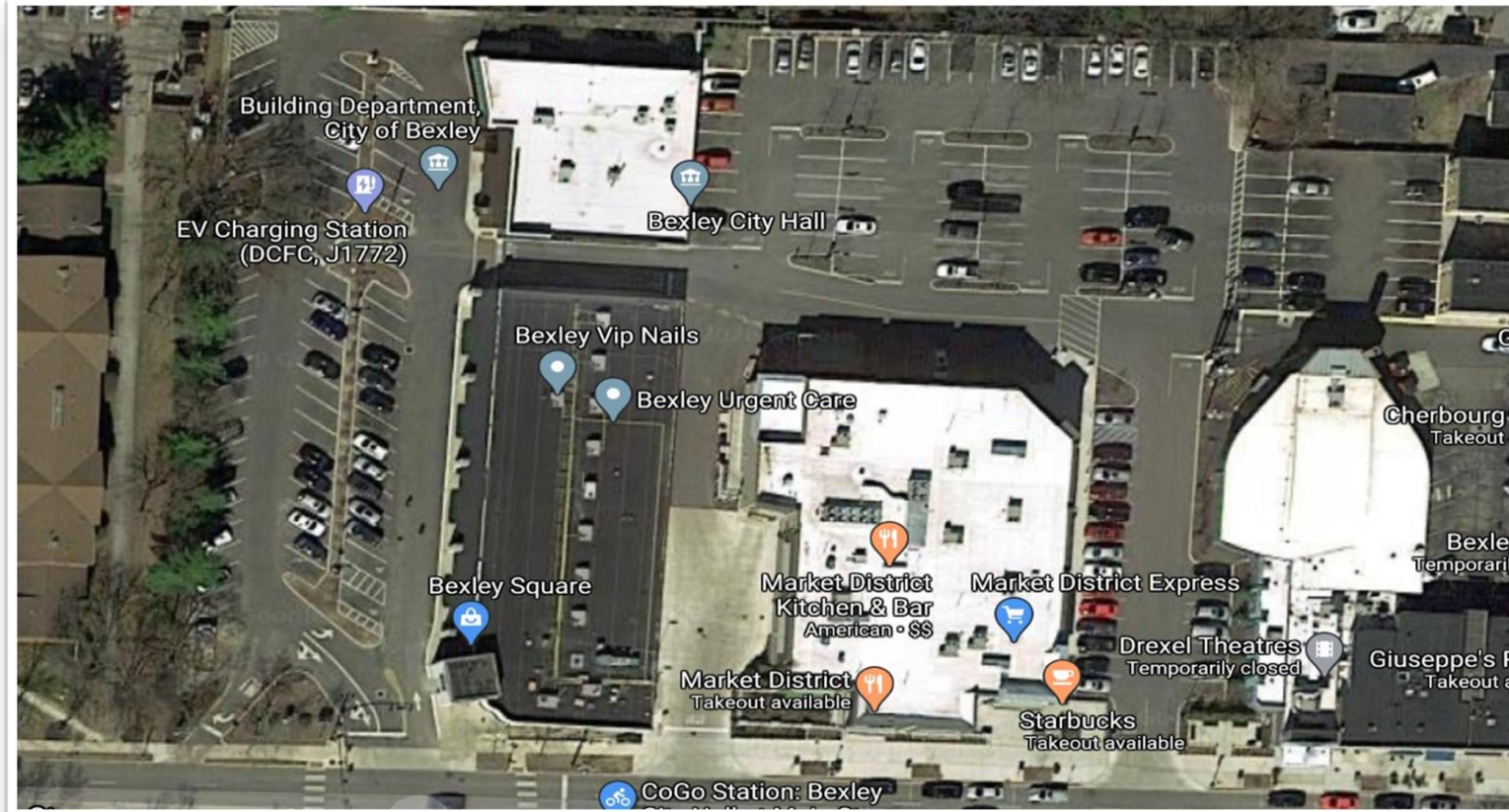
Bexley Square: Then



Bexley Square: Now

CASE STUDY: 2013-2016

City Hall Redevelopment



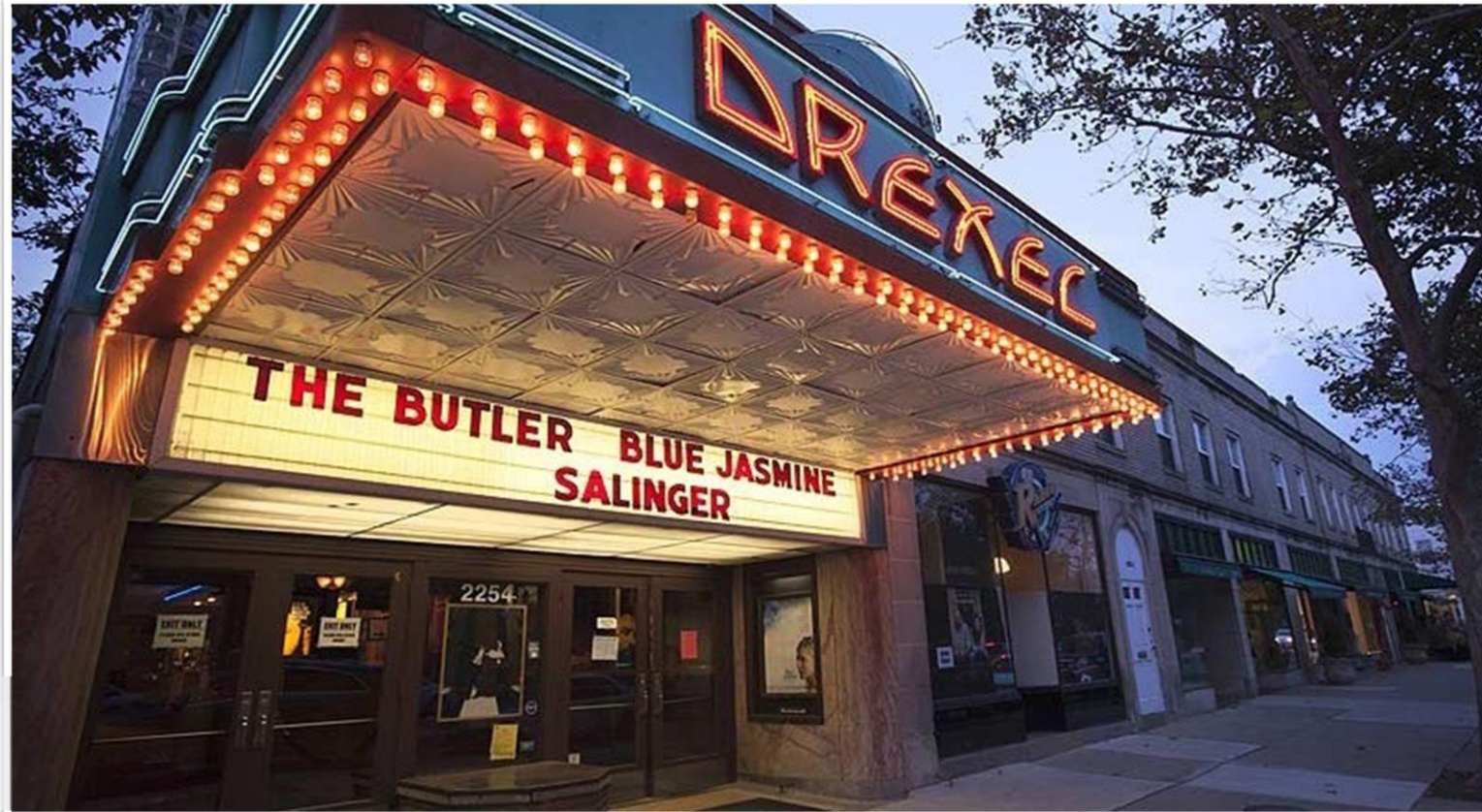
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TIF CASE STUDY: The Drexel Theatre



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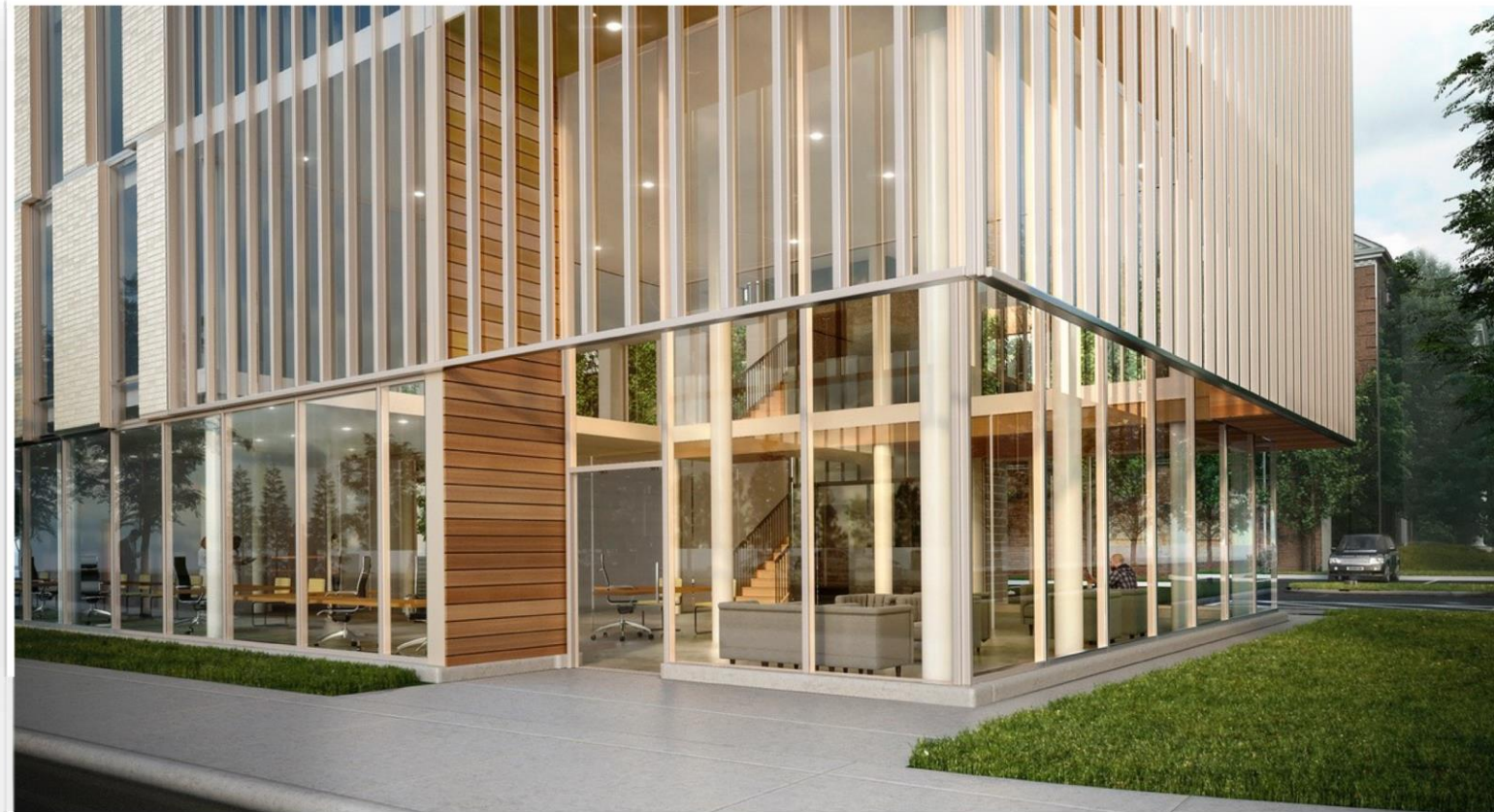
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TIF CASE STUDY: The Drexel Theatre



- Historic rehab
- TIF contributed to interior demolition and utilities work

TIF CASE STUDY: Spurring Investment



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