

City of Sylvania

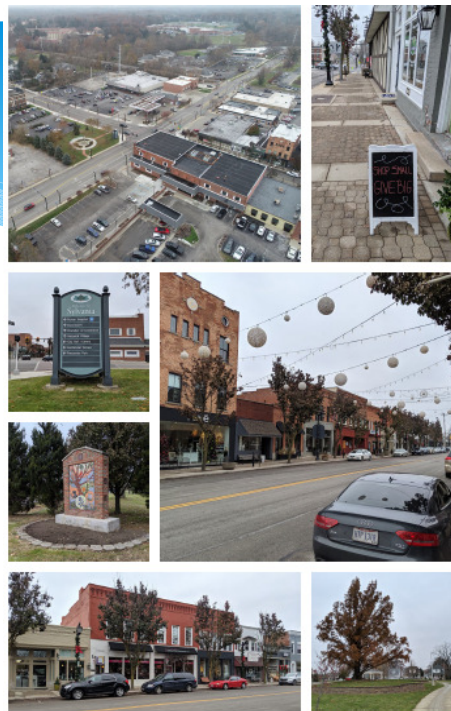
Downtown Streetscape and Placemaking TIF

March 7, 2022



Discussion Items

- * Project Overview
- * Importance to Community
- * What is a TIF and How it works?






Project Overview

The City of Sylvania is desirous of making \$3MM in downtown investments that help to provide the synergy required to spur additional private sector investments.


Downtown Sylvania is the nucleus of our community and it provides the necessary commercial, and civic elements that have allowed our community to thrive.

We are hopeful that these public realm improvements will help us attract and retain residents and consumers in our community.




DOWNTOWN DISTRICT

CITY OF SYLVANIA



Project Overview

Project Funding Breakdown:



- General Funds • \$1.12MM
- TIF • Up to \$880K
- State Budget Request • \$1MM

Anticipated TIF Revenue

% Increase	Increased Valuation	75% Value	Estimated Revenue
5%	\$2,813,135	\$2,109,851	\$220,131.69
10%	\$5,626,270	\$4,219,703	\$440,261.49
15%	\$8,439,405	\$6,329,554	\$660,392.18
20%	\$11,252,540	\$8,439,405	\$880,522.87



Importance to Community

Improving and expanding the Public Realm Space in the downtown is vital in that it will:

- Extend our downtown footprint on Main Street from Maplewood to Erie Street to help promote additional real property investment.
- Provide ADA accessibility to 30+ businesses in the target area.
- Replace deteriorating supportive infrastructure (water and sewer). We've allocated over \$2MM for improvements, but we're nowhere close to being finished.
- Help us be competitive in leveraging public funding.
- Help us implement our 2021 Downtown Master Plan, DORA, and encourage infill development necessary to support our community.

Potential Tax Increment Financing District





Importance to Community



Supporting Private Sector Investments:

KEY SOMO METRICS

206	250-400	\$36M	\$900-\$2,200
NEW APARTMENTS	NEW RESIDENTS (ESTIMATED)	TOTAL INVESTMENT	RENTAL RANGE

HOW DOES SOMO CHANGE THE RETAIL LANDSCAPE?

\$18K	=	\$3.7M	=	13K
ANNUAL HOUSEHOLD SPENDING ON FOOD, HEALTH, AND HOME GOODS		ANNUAL HOUSEHOLD SPENDING FROM SOMO UNITS		SQ FT OF NEW SUPPORTABLE FOOD, HEALTH, AND HOME GOODS RETAIL SPACE





Inside the Five



Supports Redevelopment



Element 112





Importance to Community

ADA Issues:



Importance to Community

Continuing the PlaceMaking Momentum:





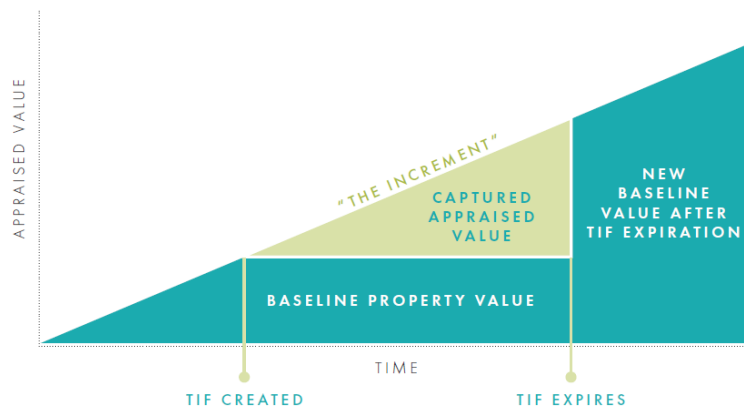
Tax Increment Financing 101?

- * Tax Increment Financing (TIF) is an economic development mechanism available to local governments in Ohio to finance public infrastructure improvements. Perrysburg (Levis Commons); Rossford (Crossroads); Northwood (former Woodville Mall Site now "The Enclave"). Used in other locations in Lucas County.
- * 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.
- * Taxes derived from the increased assessed value beyond the "lock in time" is redirected back to the community to finance the construction of public infrastructure defined within the TIF legislation like roads, water/sewer lines, sidewalks, and public parks, and parking structures.
- * It is important to note that the property taxes on the real property values existing before the enactment of the TIF ("base value") continue to be collected and distributed to the taxing entities that levied them.
- * Under ORC, the maximum term of a TIF exemption/term is 100% for 30 years. A TIF that provides more than a 75% exemption for more than 10 years requires school board consent and approval.



Tax Increment Financing 101?

Increase since 2004: \$34,660,230 (54.2%)
Increase since 2013: \$18,252,470 (22.7%)





Tax Increment Financing 101?

Sylvania Taxing District: Real Property Historical Valuations, 2004-2020

	Ag/Res	Com/Ind	Total Real Abstract	Public Ut. Real	Total Real	%Change Real Prop	Public Ut. Personal	General Personal (TeleComm)	Total Personal	Total	Total %Change
2004	\$346,539,450	\$63,996,980	\$410,536,030	\$8,170	\$410,544,200	0%	\$5,698,910	\$15,707,009	\$21,405,919	\$431,950,119	0%
2005	\$350,868,030	\$62,539,160	\$413,407,190	\$8,220	\$413,415,410	0.70%	\$5,267,010	\$14,885,593	\$20,152,603	\$433,568,013	0.37%
2006	\$386,899,690	\$91,223,210	\$478,122,900	\$11,920	\$478,134,820	15.65%	\$5,065,720	\$11,264,367	\$16,330,087	\$494,464,907	14.05%
2007	\$386,386,770	\$93,116,430	\$479,503,200	\$15,660	\$479,518,860	0.29%	\$5,130,600	\$9,675,753	\$14,806,353	\$494,325,213	-0.03%
2008	\$388,510,450	\$96,609,220	\$485,119,670	\$13,470	\$485,133,140	1.17%	\$3,379,420	\$609,684	\$3,989,104	\$489,122,244	-1.05%
2009	\$336,397,180	\$98,152,080	\$434,549,260	\$15,010	\$434,564,270	-10.42%	\$3,660,140	\$335,665	\$3,995,805	\$438,560,075	-10.34%
2010	\$336,240,940	\$94,471,530	\$430,712,470	\$14,750	\$430,727,220	-0.88%	\$3,844,990	\$0	\$3,844,990	\$434,572,210	-0.91%
2011	\$335,031,980	\$89,391,060	\$424,423,040	\$15,350	\$424,438,390	-1.46%	\$4,098,370	\$0	\$4,098,370	\$428,536,760	-1.39%
2012	\$295,202,180	\$84,194,530	\$379,396,710	\$17,500	\$379,414,210	-10.61%	\$4,440,040	\$0	\$4,440,040	\$383,854,250	-10.43%
2013	\$295,539,710	\$80,404,340	\$375,944,050	\$18,760	\$375,962,810	-0.91%	\$4,823,570	\$0	\$4,823,570	\$380,786,380	-0.80%
2014	\$295,655,650	\$81,511,990	\$377,167,640	\$19,720	\$377,187,360	0.33%	\$5,020,000	\$0	\$5,020,000	\$382,207,360	0.37%
2015	\$305,192,710	\$79,446,410	\$384,639,120	\$18,700	\$384,657,820	1.98%	\$5,188,650	\$0	\$5,188,650	\$389,846,470	2.00%
2016	\$306,792,910	\$90,807,660	\$397,600,570	\$16,730	\$397,617,300	3.37%	\$5,557,660	\$0	\$5,557,660	\$403,174,960	3.42%
2017	\$307,516,680	\$89,544,020	\$397,060,700	\$15,980	\$397,076,680	-0.14%	\$5,852,590	\$0	\$5,852,590	\$402,929,270	-0.06%
2018	\$349,055,080	\$91,971,420	\$441,026,500	\$15,330	\$441,041,830	11.07%	\$6,020,720	\$0	\$6,020,720	\$447,062,550	10.95%
2019	\$353,340,210	\$98,789,780	\$452,129,990	\$15,250	\$452,145,240	2.52%	\$6,277,940	\$0	\$6,277,940	\$458,423,180	2.54%
2020	\$354,666,350	\$98,656,810	\$453,323,160	\$15,110	\$453,338,270	0.26%	\$7,687,120	\$0	\$7,687,120	\$461,025,390	0.57%

Source: Lucas County Auditor

Revaluation Years

Projections (at 75% of valuation)

5% increase in property values over 10 years: \$2,109,851 may generate (using 2020 rates) approximately \$220,131.69

10% increase in property values over 10 years: \$4,219,703 may generate approximately \$449,261.49

15% increase in property values over 10 years: \$6,329,554 may generate approximately \$660,392.18

20% increase in property values over 10 years: \$8,439,405 may generate approximately \$880,552.87



Tax Increment Financing 101?

Next Steps:

1. Yes/No use of TIF.
2. If No: Do Nothing
3. If Yes:
 - Develop / Refine List of Projects and Costs
 - Determine appropriate TIF Exemption and Timeframe (75%-10 years up to 100%-30 years)
 - Work with School Board and Stakeholders
 - Pass Legislation
 - File Legislation with Lucas County and State of Ohio
 - Complete Project
 - Recapture Natural Increase of Property Taxes and Repay Debt



Questions?

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