

**City of Fairfield
Minutes
Regular Meeting of City Council
September 12, 2022**

Council-Manager Briefing

Incentive Districts

Vice Mayor Meyers called the briefing to order at 6:30 PM. Councilmembers present: Leslie Besl, Dale Paullus, Terry Senger, Adam Kraft, Tim Meyers and Gwen Brill.

Staff members present: Scott Timmer, Laurie Murphy, Greg Kathman, Nathaniel Kaelin, Carol Mayhall, Tom Wagner, Tiphonie Mays, Steve Wolterman, Steve Maynard Ben Mann, Kristina Cooper and Adam Sackenheim.

Development Services Director Kathman and Economic Development Manager Kaelin presented information regarding the Incentive Districts. See attached slides

Business Meeting Call to Order

Vice Mayor Meyers called the Regular Meeting of Council to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Besl led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Tim Meyers	Councilmember, At-Large	Present	
Matt Davidson	Councilmember, At-Large	Excused	
Gwen Brill	Councilmember, At-Large	Present	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Excused	

Councilmember Paullus, seconded by Councilmember Besl, moved to excuse Councilmember Davidson. Motion carried 6-0.

Agenda Modifications

Vice Mayor Meyers, seconded by Councilmember Brill, moved to add a simple motion to the agenda under Item 12C. Motion carried 6-0.

Executive Session Requests

Councilmember Besl, seconded by Councilmember Meyers, moved for Executive Session to discuss negotiations with collective bargaining units regarding the terms and conditions of their employment, the employment, compensation, promotion, demotion, dismissal of a public employee or official and pending and imminent litigation. Motion carried 6-0.

Special Presentations

a. Proclamation for Kert Radel, Fairfield Chamber of Commerce

Vice Mayor Meyers presented a proclamation and Key to the City to Kert Radel, President of the Fairfield Chamber of Commerce. He thanked Mr. Radel for his contributions and service to the city and wished him well in his retirement endeavors.

Citizen Comments

None.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of August 8, 2022 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

Leslie Besl, Chair; Gwen Brill, Vice Chair; Adam Kraft, Member

Development Services Committee

Matt Davidson, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Parks, Recreation and Environment Committee

Gwen Brill, Chair; Matt Davidson, Vice Chair; Leslie Besl, Member

Public Safety Committee

Dale Paullus, Chair; Adam Kraft, Vice Chair; Leslie Besl, Member

Public Utilities Committee

Adam Kraft, Chair; Gwen Brill, Vice Chair; Tim Meyers, Member

Public Works Committee

Terry Senger, Chair; Tim Meyers, Vice Chair; Matt Davidson, Member

Finance & Budget Committee

Tim Meyers, Chair; Gwen Brill, Vice Chair; Terry Senger, Member

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Paullus, moved to read all New Business by title only. Motion carried 6-0.

Community & Public Relations Committee

Leslie Besl, Chair; Gwen Brill, Vice Chair; Adam Kraft, Member

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this resolution.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Resolution Amending Section 4, Paragraph 4.3 and Appendix B of the Rules of Council.

Recommendation:

Recommendation that Council adopt an amendment to the Council Rules to eliminate committee assignments and appoint liaisons to various departments of the City.

RESOLUTION NO. 17-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Development Services Committee

Matt Davidson, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Motion to Suspend Second and Third Readings

Councilmember Senger presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement with AOZI-Fairfield Building V, LLC, for the expansion site, a Compensation Agreement with the Fairfield City School District and AOZI-Fairfield V, LLC for the expansion site at 9391 Seward Road and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of

this ordinance and pass as an emergency.

ORDINANCE NO. 109-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Public Safety Committee

Dale Paullus, Chair; Adam Kraft, Vice Chair; Leslie Besl, Member

Simple Motion: Motion to formally dedicate the City of Fairfield Fire Headquarters the "Donald G. Bennett Fire Headquarters."

Vice Mayor Meyers presented a proclamation and rendering of a plaque to Retired Fire Chief Don Bennett, dedicating the Fire Headquarters in his name and thanked him for his service and professionalism to the City.

SIMPLE MOTION NO. 17-22. APPROVED 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Kroger Limited Partnership 1, 5214 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Kroger Limited Partnership 1, 5214 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1).

SIMPLE MOTION NO. 18-22. APPROVED 6-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to declare various pieces of fire equipment as surplus and authorize the City Manager to execute an agreement with GovDeals.com to sell the pieces of equipment.

ORDINANCE NO. 110-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to execute the acceptance of an Assistance for Firefighters Grant (AFG) award for the purchase of medical equipment for the Fire Department and declaring an emergency.

ORDINANCE NO. 111-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to enter into a Memorandum of Understanding with Sacred Heart of Jesus School to provide a resource officer for the 2022-2023 school year and declaring an emergency.

Recommendation:

It is recommended that Council authorize the City Manager to enter into a contract with the Sacred Heart of Jesus School to provide a resource officer. The proposed agreement would provide for one officer.

ORDINANCE NO. 112-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Public Utilities Committee

Adam Kraft, Chair; Gwen Brill, Vice Chair; Tim Meyers, Member

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to enter into an intergovernmental agreement with the City of Dayton, Ohio for the purchase of lime and for services associated with lime residuals recycling

Recommendation:

It is recommended that City Council authorize the City Manager to execute an intergovernmental agreement with the City of Dayton, Ohio for the purchase of lime and for services associated with lime residuals recycling, for a 5-year period ending 1/1/2028, with 3 additional 5-year option periods.

ORDINANCE NO. 113-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Public Works Committee

Terry Senger, Chair; Tim Meyers, Vice Chair; Matt Davidson, Member

Motion to Suspend Second and Third Readings

Councilmember Senger presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to execute and file the Ohio Public Works Commission (OPWC) Issue 1 - Grant Application and Agreement for 2024 Street Improvement Program and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the preparation of legislation authorizing the City Manager to execute and file the application for financial assistance, and enter into an agreement with OPWC for a grant to fund a portion of the 2024 Street Improvement Program.

ORDINANCE NO. 114-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Senger presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to authorize the City Manager to enter into a contract with Fierhrer Motors, Inc. for the purchase of two (2) GMC Acadias for the Police Department and declaring an emergency

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing

the appropriation of funding in the amount of \$89,612 from the Capital improvement Fund for the purchase of a two (2) GMC Acadia's. It is further recommended that City Council authorize and direct the preparation of legislation authorizing the City Manager to enter into a contract with Fiehrer Motors, Inc. for the purchase of these vehicles.

ORDINANCE NO. 115-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Finance & Budget Committee

Tim Meyers, Chair; Gwen Brill, Vice Chair; Terry Senger, Member

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor.

Recommendation:

The resolution would authorize the necessary tax levies to be collected for tax year 2022 collected during budget year 2023 to the Butler County Auditor.

RESOLUTION NO. 18-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to establish salaries and hourly rates for certain salaried and hourly employees of the City of Fairfield, Ohio and to authorize and limit the numbers and types of certain employees, to repeal Ordinance No. 60-22 and all amendments thereto and declaring an emergency.

Recommendation:

It is recommended that City Council approve this Ordinance for additional staff in the Fire Department, suspending the rules and declaring an emergency.

ORDINANCE NO. 116-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance providing for the issuance of \$38,521.13 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the City, and declaring an emergency.

Recommendation:

It is necessary for Council to authorize the issuance of Sidewalk Special Assessment bonds for 2021.

It is recommended that City Council authorize and direct preparation of legislation to authorize the issuance of bonds for the repair of sidewalks against lots that benefited from the improvements. The legislation will require the emergency clause as unpaid assessments were certified to the County Auditor.

ORDINANCE NO. 117-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to Amend Ordinance no. 148-21 Entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2022 and ending December 31, 2022." - Supplemental Appropriations

Recommendation:

It is recommended that City Council authorize and direct the preparation of legislation amending the annual operating budget.

ORDINANCE NO. 118-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to amend Ordinance No. 148-21 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2022, and ending December 31, 2022."

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 119-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Ordinance to amend Ordinance No. 148-21 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2022, and ending December 31, 2022.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 120-22. APPROVED 6-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Senger, Kraft
EXCUSED:	Davidson

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, September 26 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Tuesday, October 11 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, October 24 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 8:00 PM.

15. ADJOURNMENT

The Regular Meeting adjourned at 8:27 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



Property Tax Incentive Districts

Council-Manager Briefing
September 12, 2022

FAIRFIELD
OHIO

Topics

- Tax Incentives Overview
- Property Tax Incentive Districts:
 - Tax Increment Financing (TIF) Districts
 - Community Revitalization Areas (CRAs)
- Next Steps



FAIRFIELD
OHIO



TAX INCENTIVES OVERVIEW

FAIRFIELD
COUNTY

Attracting Business Growth

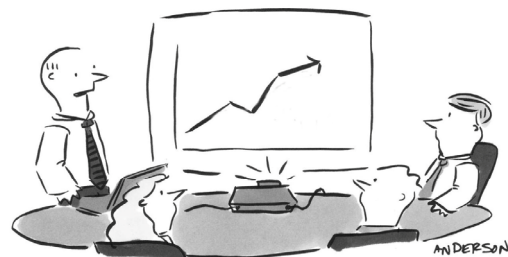
- Available and skilled workforce
- Transportation access and infrastructure
- Utility infrastructure
- Adequate sites and buildings
- Business-friendly development process
- Direct assistance and tax incentives



FAIRFIELD
COUNTY

Tax Incentive Examples

- **Federal**
 - Opportunity Zones
- **State**
 - Job creation
 - Workforce credits
- **County/Port Authority**
 - Sales tax exemption
- **Local**
 - Property tax incentives
 - Income tax credits/rebates



"The incentive program has been more successful than we expected, that's why we're starting our disincentive program."

FAIRFIELD

Property Tax Incentives

- Tools enabled by Ohio Revised Code
 - Tax Increment Financing (TIF)
 - Community Reinvestment Areas (CRAs)
 - Enterprise Zones (EZs)
- Require annual reporting and review
- Require cooperation with school districts (FCSD & Butler Tech)
- Fairfield has established Tax Incentive Guidelines



FAIRFIELD



TAX INCREMENT FINANCING (TIF) DISTRICTS

FAIRFIELD
COUNTY

Attachment: Tax Incentive Districts Briefing - September 2022 (3324 : Incentive Districts)

Tax Increment Financing (TIF) Districts



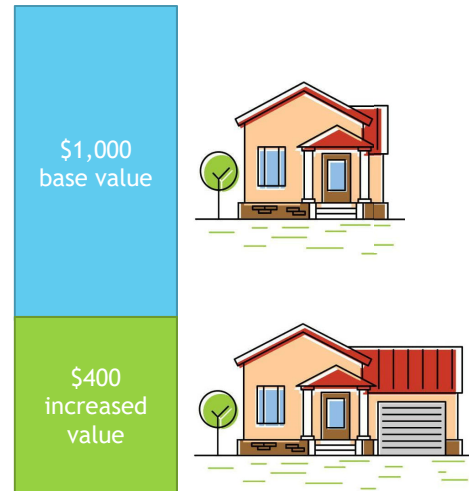
- Mechanism to create funding source for redevelopment activities and infrastructure improvements
- Approximately 2,000 districts statewide
- Does NOT raise taxes
- Does NOT impact school revenues, as used in Fairfield



FAIRFIELD
COUNTY

TIF Districts

- Baseline property values are “frozen” with creation of a TIF district
- Increased value becomes basis for TIF service payments (the increment)



FAIRFIELD
UTAH

TIF Districts

- Funds can be used for public improvements:
 - Infrastructure (roads, utilities, etc.)
 - Property acquisition
 - Demolition and environmental remediation
- Funds subject to city's standard appropriation procedures



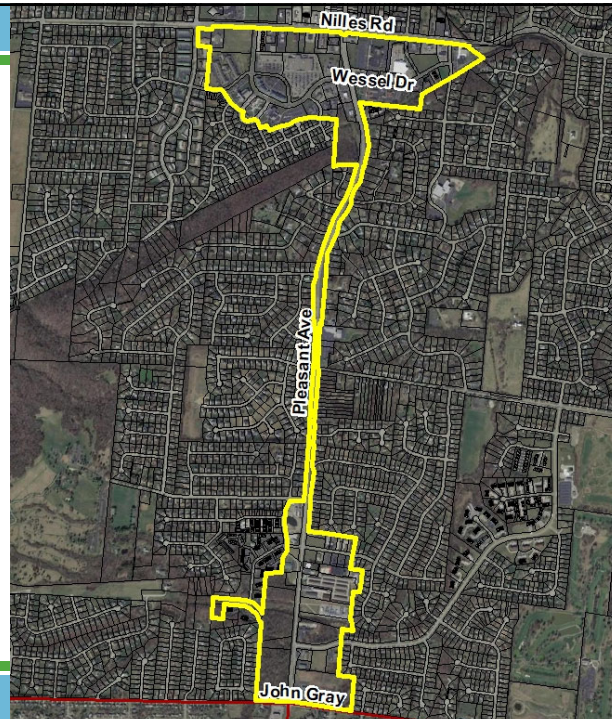
FAIRFIELD
UTAH

North Town Center TIF District

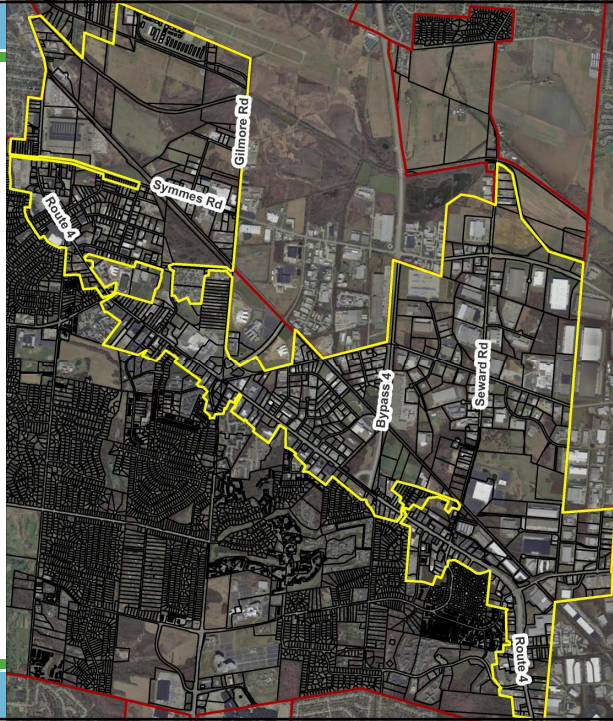


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South Town Center TIF District

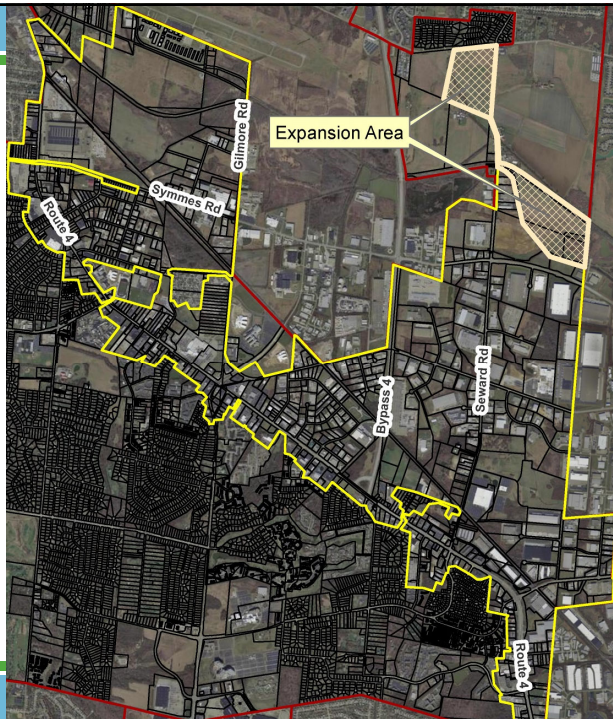


Northeast
Area
TIF
District



Northeast
Area
TIF
District

Proposed
Addition



Northeast
Area
TIF
District

Proposed
Addition



FAIRFIELD

COMMUNITY REINVESTMENT AREAS (CRAs)

FAIRFIELD

Community Reinvestment Areas (CRAs)

- Mechanism to abate property taxes for property owners that renovate existing or construct new buildings within defined areas
- Requires state approval of a housing study documenting deteriorated conditions or historically-significant properties
- City may choose what types of projects to abate (e.g. residential, commercial, and/or industrial)
- Creation of a CRA does not automatically abate taxes; individual projects must apply to the City for approval

FAIRFIELD
CALIFORNIA

CRA Projects

- Each project is evaluated based on three metrics:
 - Jobs
 - Payroll
 - Investment
- City may abate up to 100% of the taxes on the increased value for up to 15 years (Fairfield rarely goes beyond 75%, 10-years)
- Abatements apply only to the increased value created by the new construction or renovation (cannot abate existing buildings)



FAIRFIELD
CALIFORNIA

CRA Agreements

- **CRA Agreement:**
 - Outlines jobs and investment commitments
 - Grants tax abatement, including negotiated rate and term
- **School Compensation Agreement**
 - Establishes annual payments to Fairfield City Schools and Butler Tech
 - Approved by the FCSD Board of Education



FAIRFIELD
VILLAGE

CRA Project Examples

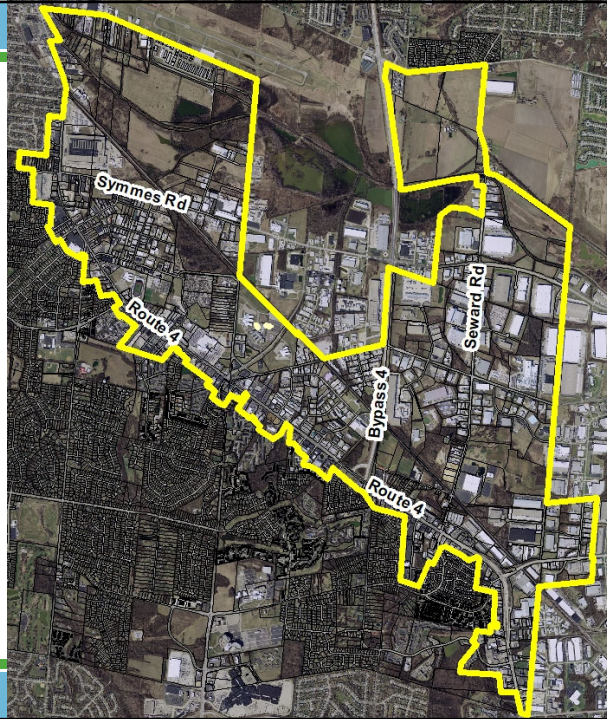
- **Standex Electronics**
(new business)
- **Pacific Manufacturing**
(business expansion)
- **Fairfield Commerce Park**
(speculative construction)



FAIRFIELD
VILLAGE

City of Fairfield CRA

Similar boundaries to the
Northeast Area TIF District



Gilmore Road CRA



FAIRFIELD
OHIO

North Town Center CRA

Same boundaries as the
North Town Center TIF District

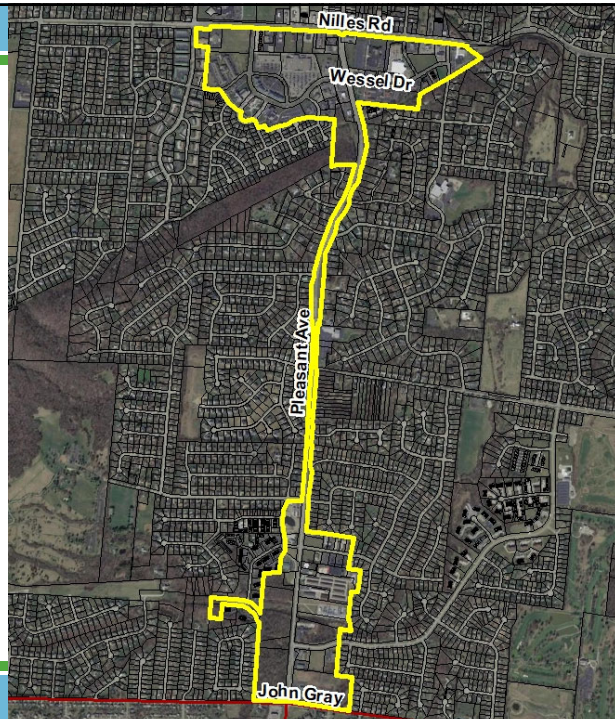


FAIRFIELD

Town Center CRA

Proposed Addition

Same boundaries as the
South Town Center TIF District



Next Steps



Fairfield Commerce Park CRA Expansion	➔	Tonight
Northeast Area TIF Addition Legislation	➔	October 11 th
Town Center CRA Addition Legislation	➔	Later in 2022
Updated Tax Incentive Guidelines	➔	Winter 2022-23



FAIRFIELD
VILLAGE



THANK YOU

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(513) 867-5345

Nathaniel Kaelin
Economic Development Manager
nkaelin@fairfieldoh.gov
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