

July 24, 2025

The Clark-Shawnee Local Board of Education met in a regular session on July 24, 2025, at Clark-Shawnee Local Administrative Offices located at 3680 Selma Road, Springfield, Ohio, 45502. The meeting was called to order at 6:30 p.m. by President Galbreath.

Those answering the roll by Mr. Faulkner:

Mr. DeHart
Mr. Galbreath
Ms. Garrett
Dr. Page
Ms. Pierce

Also present: Mr. Brian Kuhn, Superintendent
Mr. Adam Billet, Assistant Superintendent

All stood and recited the Pledge of Allegiance.

ACCEPTANCE OF THE AGENDA (2025-1517)

Mr. DeHart moved to accept the agenda and addendum.
Mrs. Garrett Seconded the motion.

Ayes: Galbrath, Garrett, Page, Pierce, DeHart.
The President declared the motion carried.

REQUESTS AND CONCERNS OF THE GENERAL PUBLIC

None

ROUND TABLE

C.T.C. Update

Mr. David DeHart provided an update to the Board of Education on general operations of the Springfield-Clark Career Technology Center, including staff, back-to-school, branding, and enrollment.

Tax Incentive Review Council Update

Mr. David DeHart provided an update to the Board of Education regarding the Tax Incentive Review Council meeting on July 9th. See Exhibit A.

Assistant Superintendent Update

Mr. Adam Billet, Assistant Superintendent, provided an update to the Board of Education regarding the following topics:

- Provided an update on district facilities projects. See exhibit B.
- Shared an update on summer projects. See exhibit B.
- Shared on the Graduation Component of the District Grade Card

Superintendent Update

Mr. Brian Kuhn, Superintendent, provided an update to the Board of Education on the following topics:

- Budget Bill Update
- Information on Gaggle Contract
- \$40,000 Safety Grant from the Ohio Attorney General's Office
- Enrollment Update
- Staffing Level Update
- Update on CEDA Matters
- Update on Morale Initiative for 2025-2026

ACCEPTANCE OF CONSENT CALENDAR – FINANCIAL (2025-1518)

Ms. Pierce moved to approve the following:

- A. Signing of the Minutes of the Previous Meeting**
- B. Treasurer's Report and Condition of the Funds**
- C. Monthly Bills and Allowance of those that are in Order**
- D. Advances and Transfers**
- E. Program Fees--2025-2026 School Year**

Mr. Tom Faulkner, Treasurer, is requesting permission to set the preschool tuition, pay-to-participate fees, and latchkey prices for the 2025-2026 school year as follows:

Preschool Tuition–Peer Models

- **MONTHLY TUITION:** Tuition of \$180.00 is due on or before the first school day of each month (September through May).
- **ANNUAL TUITION:** Tuition of \$1440.00 is due by September 2nd. (This option saves \$180.00.)
- **SEMESTER TUITION:** Tuition payments of \$720.00 are due on September 2, 2025, and January 5, 2026. (This option saves \$180.00.)

Pay-to-Participate

Middle School: \$100.00 per sport.

High School: \$200.00 per sport.

A single household will not pay more in pay-to-participate fees for students living in the household than the equivalent cost of two high school participation fees.

Latchkey

Daily Rates (per child)

Morning Latchkey--\$5.00/day

Afternoon Latchkey--\$10.00/day

Monthly Prepay Rates (per child)

Morning Latchkey--\$80.00/month

Afternoon Latchkey--\$160.00/month

Access to all Latchkey Services--\$200.00/month

Establishing Food Service Meal Prices & Charge Policy for the 2025-2026 School Year

Mr. Tom Faulkner, Treasurer, is requesting permission to set the food service meal prices & charge policy for the 2025-2026 school year as follows:

Elementary--PreK-Grade 6

Lunch--Full Price: \$3.50

Lunch--Reduced: \$0.40

Middle School/High School--Grades 7-12

Lunch--Full Price: \$3.75

Lunch--Reduced: \$0.40

Adult Pricing

Breakfast: \$2.50

Lunch: \$5.00

Student Breakfast Pricing

Breakfasts will be available to all students at no cost for the 2025-2026 school year.

Charge Policy

Students will not be allowed to charge more than \$12.00 to their student food service account. At the end of the school year, negative student food service account balances will be rolled over to student fee accounts.

Dr. Page Seconded the motion.

Ayes: Garrett, Page, Pierce, DeHart, Galbreath.

ACCEPTANCE OF CONSENT CALENDAR – PERSONNEL (2025-1519)

Dr. Page moved to approve the following:

Resignations

Certified

Mrs. Alicia Anstine, Teacher, has submitted a letter of resignation effective at the end of the current contract year.

Mrs. Melissa Jewell, Special Education Director, has submitted a letter of resignation effective at the end of the current contract year.

Mrs. Darcy Jones, Teacher, has submitted a letter of resignation effective at the end of the current contract year.

Support Staff

Mrs. DeAnn Meade, Aide, has submitted a letter of resignation effective at the end of the contract year.

Employment

Support Staff

Mr. Robert Beedy as Grounds for the 2025-2026 school year effective July 1, 2025.
[Grounds Step 11]

Ms. Hailey Cochran as Cook/Hostess (5 hours per day) for the 2025-2026 school year
[Current Assignment: Shawnee ES].

Ms. Nichole Hoelscher as Bus Driver for the 2025-2026 school year.

Ms. Ashliey Randall as Secretary (5 hours per day) for the 2025-2026 school year [Current Assignment: Transportation].

Ms. Elissa Mathews-Morgan as Aide for the 2025-2026 school year. [Current Assignment: Shawnee ES]

Mr. Steven Williams as Bus Driver for the 2025-2026 school year.

Certified

Mrs. DeAnn Meade as Long-Term Substitute Teacher for the 2025-2026 school year at Class I, Step 0 [Current Assignment: Shawnee MS].

Ms Molly Elkins as Kindergarten Teacher for the 2025-2026 school year. [Current Assignment: Shawnee ES].

Certified-Administrative

Mr. Timothy Sullivan as Special Education Director on a two-year contract beginning with the 2025-2026 contract year.

Certified- Additional Duty

Mrs. Kayla Johnson, HS Guidance Counselor, for fifteen (15) days of extended time for the 2025-2026 school year.

Mr. Thomas Thompson as Football, Varsity Assistant Co-Coach (50%) for the 2025-2026 school year.

Support Staff- Additional Duty

The following supplemental positions for the pupil activity programs in the Clark-Shawnee Local School District were first offered to those employees of the District who are licensed individuals and no such employee applied and was qualified to fill the position such that the position was accepted by any such employee. The Board then advertised the position as available to any licensed individual who is qualified to fill it and who is not employed by the Board, and no such person has applied for and accepted the position. Thus, the Board resolved to employ the following non-licensed individuals to fill the following supplemental position.

Mr. Brad Armstrong as Football, Varsity Assistant Coach for the 2025-2026 school year.

Mr. David Benning as Football, Middle School Assistant Co-Coach (50%) for the 2025-2026 school year.

Mr. Joshua Cordle as Football, Middle School Head Coach for the 2025-2026 school year.

Ms. Amy Howard as internal substitute bus driver at employee's current bus driver step for the 2025-2026 school year at the employee's tracking step 23 and paid step 20 for the 2025-2026 school year.

Mrs. Krista Mattern as Girls Soccer, HS Assistant Coach for the 2025-2026 school year.

Mr. Caleb Ortiz as Football, Middle School Assistant Co-Coach (50%) for the 2025-2026 school year.

Contract Amendments

To modify the limited non-teaching contract of Mrs. Sarah Brown to 173 contract days for the 2025-2026 school year.

To modify the one-year limited teaching contract of Mrs. Amy Haerr to 179 contract days for the 2025-2026 contract year.

To modify the continuing teaching contract of Mrs. Annette Lloyd to 177 contract days for the 2025-2026 contract year.

Volunteers

Mrs. Melissa Jewell as Volunteer Consultant through December 31, 2025.

Rescinding Employment Action

To rescind the June 26, 2025 action to employ Ms. Marissa Shockley for the 2025-2026 school year.

Personnel-Rates of Pay

To establish rates for the following positions for the 2025-2026 school year:

- Bus Driver Sit Time--Paid at individual driver's regular hourly rate
- Certified Tutor--Hourly Rate--\$28.00/hour
- Classified Tutor--Hourly Rate equivalent to Aide--Step 0
- Snow Removal--Hourly Rate equivalent to Summer Help--Step 10
- Substitute Teachers--\$95.00/day
- Substitute Classified--\$13.57/hour

- Substitute Custodian Hourly Rate for Current Contracted Support Staff Employee--Employee's Rate of Pay at time-and-a-half during the school year.
- Substitute Custodian Hourly Rate for Current Contracted Certified Staff Employee--\$35.00/hour during the school year.
- Substitute Bus Drivers--Step 0 of Bus Driver Salary Schedule
- Substitute Aide Specialized Assignment--Aide Specialized Assignment Salary Schedule Step 0

Approval of Technical Changes to Administrative & Support Staff Supervisor Contracts

To amend the following administrative contracts with technical changes that do not adjust compensation or terms and conditions of employment for the following individuals:

- | | |
|-------------------|------------------------|
| • Brian Kuhn | • Megan Mellott |
| • Thomas Faulkner | • Tracy Engel |
| • Adam Billet | • Chrissy Elliott |
| • Kevin Finch | • Amanda Shaffer |
| • Jacob Mattern | • Christopher Campbell |
| • Alexis Staffan | • Devin Spitzer |
| • Dennis Williams | • Steve Tincher |

Ms. Pierce seconded the motion.

Ayes: Page, Pierce, DeHart, Garrett, Galbreath.

ACCEPTANCE OF CONSENT CALENDAR – MISCELLANEOUS (2025-1520)

Mr. DeHart moved to approve the following:

Approval of Updates to 2025-2026 District Calendar

To approve the updates to the 2025-2026 District Calendar as presented during the public hearing held on May 29, 2025. [Reference Exhibit C]

Authorization for Purchases Under Board Policy 6233

To allow for purchases up to \$6,000.00 per academic year, in addition to the Giving Pump and Military Incentive dollars, to support the culture and climate of the district as outlined in Board Policy 6233.

Memorandum of Understanding--Exception to Reduction In Force

Mr. Brian Kuhn, Superintendent, is recommending approval of a Memorandum of Understanding with the Clark-Shawnee Local Education Association regarding a

one-time exception to the application of reduction in force language in Article 24.
[Reference Exhibit D]

Resolution to Advertise and Receive Bids–School Bus

Whereas the Clark-Shawnee Board of Education wishes to advertise and receive bids for the purchase of one or more school buses;

Therefore, be it resolved the Clark-Shawnee Board of Education wishes to participate and authorize the Southwestern Ohio Educational Purchasing Council to advertise and receive bids on said Boards' behalf as per the specifications submitted for the cooperative purchase of one or more school buses.

Resolution to Proceed with the Proposition of an Income Tax

WHEREAS, the Board at its meeting on June 26, 2025 determined that it is necessary to raise annually additional revenues of \$2,944,796 for the purpose of providing for the current expenses of the School District; and

WHEREAS, the Tax Commissioner of the State of Ohio has estimated and certified the property tax rate and the income tax rate required in order to produce such additional revenues; and

WHEREAS, the income tax rate, rounded to the nearest one-fourth of one percent as required by law, is 1.00% per annum;

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the Clark-Shawnee Local School District, Clark County, Ohio, a majority of all of the members thereof concurring, that:

Section 1. Pursuant to Ohio Revised Code Sections 5748.02 and 5748.03, it is hereby determined to be necessary to proceed with the proposition of levying an income tax on the school district income of individuals residing in the School District (the "Income Tax"). The Income Tax shall be at the rate of 1.00% per annum, shall be for the purpose of providing for the current expenses of the School District, shall take effect and begin to be levied on January 1, 2026, and shall be levied for 5 years.

Section 2. The income that shall be subject to the Income Tax is the taxable income of individuals as defined in Ohio Revised Code Section 5748.01(E)(1)(b).

Section 3. The question of levying the Income Tax shall be submitted to all of the electors of the entire School District at the election to be held on November 4, 2025. All of the territory of the School District is located in Clark County, Ohio.

Section 4. The form of the ballot to be used at said election shall be substantially as follows:

Shall an annual income tax of 1.00% on the earned income of individuals residing in the school district be imposed by the Clark-Shawnee Local School District, for 5 years, beginning January 1, 2026, for the purpose of providing for the current expenses of the School District?

	FOR THE TAX
	AGAINST THE TAX

Section 5. The Treasurer of the School District is hereby directed to certify a copy of this Resolution to the Board of Elections of Clark County, Ohio, not later than August 6, 2025.

Section 6. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

Approval of the Decommission and Dispose of Technology Equipment

Mr. Charles Harshman, Technology Director, is requesting permission to decommission and dispose of forty-five (45) MacBook Air Model A2179 devices by selling them at a minimum sale price of \$150.00 each or dispose of them properly.

Contract with Gaggle.Net, Inc

Mr. Brian Kuhn, Superintendent, is recommending a contract with Gaggle.Net, Inc for student email/device monitoring at an estimated cost of \$11,575.00.

Dr. Page seconded the motion.

Ayes: Pierce, DeHart, Galbreath, Garrett, Page.

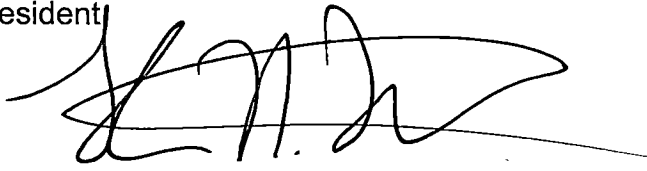
ADJOURNMENT

Ms. Garrett moved to adjourn the meeting at 8:11 pm.

Mr. DeHart Seconded the motion.

Ayes: DeHart, Galbreath, Garrett, Page, Pierce.

President

A handwritten signature in black ink, appearing to be 'L. M. J.', written over a horizontal line.

Treasurer

Tax Incentive Review Council Annual Meeting
Wednesday, July 9, 2025, 9AM-10AM
Agenda

1. Roll Call
2. Introductions
 - a. Board
 - b. Staff
 - c. Guests
3. Approval of Minutes from June 24, 2024
4. Enterprise Zone Reviews & Discussion
 - a. Del West/Sommer Enterprises, LLC
 - b. East College Professionals, LLC
 - c. New Method Packaging, LLC
 - d. Topre America Corporation
 - e. National Trail Parks & Recreation District (NTPRD)
 - f. Gabriel Brothers, Inc.
5. CRA Reviews & Discussion
 - a. Commercial CRA
 - i. Wilmax Properties (Ameriprise Financial)
 - ii. Mother Stewart's Brewing
 - iii. Springfield Community Space (COhatch)
 - iv. Champion City Commons
 - v. Wren Building Partners, LLC
 - b. Residential CRA
 - i. 85 Residential CRA abatements active as of Dec. 31, 2024
6. TIFs
 - a. Sycamore Ridge
 - b. Downtown
 - c. Melody Parks
7. Other Items
8. Adjournment

no vote
no revenue yet

Bridgewater subdivision - approved

All tax abatements were approved.

ROLES AND RESPONSIBILITIES OF THE TAX INCENTIVE REVIEW COUNCIL (TIRC)

The Tax Incentive Review Council (TIRC) is an inter-jurisdictional body created to review and evaluate the performance of each Enterprise Zone Agreement. This body is advisory in nature and cannot directly impact an existing Enterprise Zone Agreement. The TIRC is charged to annually review each Enterprise Zone Agreement, determine whether or not the business has complied with the terms and conditions of the agreement, and make a formal recommendation to the local legislative authority no later than September 1st of each year as to whether each agreement should be continued, modified or cancelled.

Only a jurisdiction that is a party to the Enterprise Zone Agreement can take action to enforce that agreement. Local jurisdictions that approve a project by resolution only cannot initiate a contract action for non-performance.

The County Auditor or Auditor's designee must serve as Chairman (ORC 5709.633). Meetings of the TIRC are to be called by the chairman; at the first meeting, the council shall select a vice-chairperson. A majority of the membership (note a majority of the members who have jurisdiction over a particular project to be reviewed) constitutes a quorum.

The Enterprise Zone Manager shall staff the TIRC. The TIRC should be provided a copy of a current project status report. ODOD recommends information similar to Section C of the Enterprise Zone Annual Report.

The TIRC may consider fluctuations in business cycles and general economic conditions relating to the project when making a compliance determination. The TIRC must make a formal written recommendation to the legislative authority that approved the agreement as to whether the agreement should be continued, modified or cancelled. This must be done annually for each Enterprise Zone Agreement in effect. The TIRC should specify the reasons for the specific recommendation. The recommendation from the TIRC must also include a determination regarding compliance with all nondiscriminatory hiring policies instituted by the local government.

Revised: August 5, 2005

2025 TIRC Roll Call

Raphael Allen
Director of Community Outreach
Springfield Foundation
Public Member
324-8773 (work)
raphael@springfieldfoundation.org

Jamie Callan
Springfield City School District Board Member
Springfield City Schools Appointee/JVS
390-1933 (work)
jcallan@valco-lnd.com

David DeHart
Springfield-Clark CTC School Board Member
Clark-Shawnee Appointee
228-4274 ext.1202 (work)
david.dehart@duvallcpa.com

Horton Hobbs
Greater Springfield Chamber of Commerce
Commission Appointee
325-7621 (work)
hhobbs@greaterspringfield.com

Mac Young
Executive Director
SBDC
Commission Appointee
322-7821 (work)
myoung@springfieldsbdc.com

Hillary Hamilton
Clark County Auditor
521-1860 (work)
hhamilton@clarkcountyohio.gov

Katie Eviston
Finance Director
City of Springfield
Chief Financial Officer
324-7309 (work)
keviston@springfieldohio.gov

Rob Rue
Mayor City of Springfield
City Commission Member
7399-9696 (home)
rrue@springfieldohio.gov

Steve Thompson
Deputy Community Development Director
City of Springfield
City Manager's Appointee
324-7380 (work)
sthompson@springfieldohio.gov

TIRC Minutes from June 24, 2024

A RESOLUTION NO. 6255

Accepting the recommendations of the Tax Incentive Review Council for Enterprise Zone agreements and Community Reinvestment Area agreements.

...oooOOOooo...

BE IT RESOLVED by the City Commission of The City of Springfield, Ohio:

Section 1. That the City Commission established a Tax Incentive Review Council pursuant to ORC Section 5709.85 with Ordinance No. 05-25 passed January 18, 2005, to review all agreements granting exemptions from property taxation.

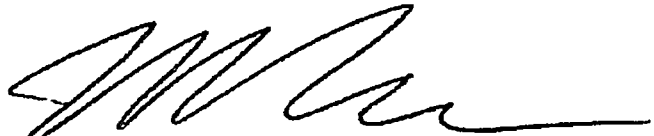
Section 2. That the Tax Incentive Review Council met on June 24, 2024, to review existing Enterprise Zone Agreements and Housing Community Reinvestment Area Agreements.

Section 3. That the City Commission consents to the recommendations made by the Tax Incentive Review Council on June 24, 2024, per their meeting minutes attached as Exhibit A.

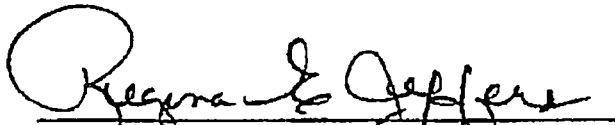
Section 4. That the Clerk of the City Commission is directed to certify copies of this Resolution to the Clark County Auditor and the Tax Incentive Review Council.

Section 5. That this Resolution shall take effect and be in force from and after fourteen (14) days from the date of its passage.

ADOPTED this 3rd day of December, A.D., 2024.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION

FILED
CLARK COUNTY AUDITOR

DEC 04 2024

HILLARY HAMILTON
AUDITOR

Minutes City of Springfield Tax Incentive Review Council Meeting

City Hall-Gothard Room
TIRC Annual Meeting
June 24, 2024
2:00 p.m.

Council Chair, Clark County Auditor Hillary Hamilton, called the meeting to order at 2:00 p.m. A roll call showed that the following Council members were present:

Hillary Hamilton (Clark County Auditor)
Steve Thompson (Deputy Community Development Director City of Springfield)
Katie Eviston (City of Springfield Finance Director)
Mac Young (Director of Small Business Development Center)
Jamie Callan (Springfield City School Board Representative)
Horton Hobbs (Vice President Economic Development for Greater Springfield Partnership)
Rob Rue (Mayor of Springfield)
David DeHart (Clark Shawnee Local School District Board Representative)

Also present were:
Bobby Bruno (City of Springfield Economic Development Manager)

Mrs. Hamilton read into record that the minutes of the June 21, 2023, TIRC meeting had been received into record by the Springfield City Commission. A motion was made by Mr. Hobbs to approve the 2023 minutes. Mr. Alexander seconded the motion. The motion was unanimously approved.

Mr. Bruno pointed out an EZ map which outlined the enterprise zone areas and commented that it comprised most of the municipal border. He also stated the enterprise zone was extended, opening new industrial opportunities in the future. Mr. Bruno showed the 2024 enterprise zone expansion. Mr. Bruno then went on to review the current Enterprise Zone agreements as follows.

New Method Packaging

This is a 60% abatement for 10 years. This agreement was executed in 2018 and expires on 12/31/28. Their goal was to retain 25 and create 4 jobs. Their current FTE is 48 and as such has far exceeded their employment goal. Their investment goal is \$1.8 million and to date they have invested \$1.2 million. Mr. Bruno stated that have followed through with the expansion and have added automated machinery, allowing current staff to not shrink. Staff recommendation is to continue. Mr. Thompson moved to continue, and Mr. Callan seconded the motion. Roll call showed that the recommendation was unanimously approved.

East College Professionals

Their Agreement was executed 4/22/19 and expires on 12/31/30. It is a 60% abatement for 10 years. The commitment was to retain 17 employees and to create 5 FTE's. To date, 17 jobs have been retained and

2 have been created for a total of 19 FTE. They anticipate adding new jobs soon. This property is divided into two buildings with a breezeway connecting them. The building on the east currently had no tenants and was not developed but that has changed so they are hoping to increase their FTEs. They have quadrupled their investment. The staff recommended continuation of the Agreement. Mr. Alexander motioned to continue, seconded by Mr. Hobbs. Roll call showed that the recommendation was unanimously approved.

Pentaflex

This is a 60% abatement for 8 years. The agreement was executed on 5/4/15 and expires on 12/31/23. The agreement ended with 2023 being the last year abated, no formal recommendations. Mr. Bruno reviewed their final numbers as follows. Their commitment was to retain 106 employees and create 40 new positions. They are currently at 105 FTE's. Mr. Bruno stated they were still struggling to maintain employees due to covid but wished them the best of luck and told them to reach back out should they have any future expansion plans. No roll was called.

NTPRD Ice Arena

This Agreement was executed on 8/21/2013 and expires on 12/31/2030. It is a 100% abatement for 15 years. The commitment was to retain 0 and create 3 positions. To date, they have 4 FTEs in this arena. They have exceeded their 6.6-million-dollar investment goal about \$300,000. Mr. Bruno states this arena has had great impact on the downtown area with skating, ice hockey, and curling. Discussion was brought up as to why a government owned exempt property needed an abatement. Mrs. Hamilton stated the abatement covers the improved value only and the tax-exempt status covers all buildings and land. The staff recommended continuation of this Agreement. Mr. DeHart motioned to continue, seconded by Mr. Hobbs. Roll call showed that the recommendation was unanimously approved.

Topre America

Their Agreement was executed 5/16/17 and expires on 12/31/33. It is a 75% abatement for 15 years. The commitment was to retain 0 employees, but to create 85 FTE's. Currently they are at over 1100 FTE's. Discussion was had that the FTE count might have been inaccurate and Mr. Bruno will follow up to verify. They have far exceeded their job and investment commitments. They have achieved nearly \$200,000,000 in investments. The staff recommended continuation of the Agreement. Mr. Hobbs motioned to continue, seconded by Mr. Callan. Roll call showed that the recommendation was unanimously approved.

Del West (Sommer Enterprises)

Their Agreement was executed in 2019 and expires at the end of 2030. It is a 50% abatement for 10 years. The commitment was to retain 0 employees and to create 8 FTE's. Currently they have 9 FTE's. Their investment commitment was \$5,500,000 and to date they have exceeded that commitment by \$1,000,000. It took the plant an extra 12-18 months to get the plant operational. They manufacture parts for the engine of a corvette and the corvette plant in Kentucky was recently struck by a tornado shortly prior to Del West's opening. The staff recommended continuation of the Agreement. Ms. Eviston motioned to continue, seconded by Mr. Callan. Roll call showed that the recommendation was unanimously approved.

Gabriel Brothers

This is a 100% abatement for 15 years. The commitment was to retain 0 employees and to create 833 FTE's which they are hoping to hit within the first 3 years. They currently have 469 FTEs thanks to the great help of the community. The investment commitment was \$65,000,000 and to date they have invested about \$106,000,000. The staff recommended continuation of the Agreement. Mr. Hobbs motioned to continue, seconded by Mr. Callan. Roll call showed that the recommendation was unanimously approved.

Mr. Bruno noted that the Council has a CRA summary sheet and pointed out a map showing the 2024 expansion the CRA now expanding northward to Home Road. Mr. Bruno then touched on the East Springfield CRA that was established for Melody Parks. There are no active tax agreements at this time as no real value has been established. Mr. Bruno states that once they do come about, they will closely resemble the existing residential CRAs. He then went on to review the current Community Reinvestment Area Agreements (CRA's) as follows.

109 W. North Street Realty LLC (Tenant – Mother Stewart's Brewing)

This Agreement was executed on 9/2/15 and expires on 12/31/26. The abatement term is 60% over 10 years. Their commitment was to retain 0 employees and create 8 new positions. They currently only have 22 FTE's. Their investment commitment was around \$2,500,000 and they have achieved roughly \$1,500,000 to date. They have completed the project, and it has had a tremendous impact on the community. Staff recommended continuing this Agreement. Mr. Hobbs motioned to continue the agreement, seconded by Mr. DeHart. Roll call showed that the recommendation was unanimously approved.

CoHatch (Springfield Community Space)

This is a 12-year sliding abatement as follows. Years 1-5 is 100%, years 6-9 is 20%, year 10 is 10%, and years 11-12 will be 5%. Their commitment was to retain 0 employees and create 12 new positions. They currently have 27 FTE's. Their investment commitment was \$2,000,000 and they have achieved \$1,700,000. In the last year, the ownership of CoHatch has changed and they are reevaluating the ratio of food court to office space as the food court has been much more successful. Mr. Bruno stated he has spoke with the manager of the market, and she is looking to make changes to the first-floor space in hopes to bring in more capital investments. CoHatch has made a big impact on downtown Springfield. Mr. Hobbs motioned to continue the agreement, seconded by Mr. DeHart. Roll call showed that the recommendation was unanimously approved.

Ameriprise Financial

The agreement was executed on 2/6/13 and expires on 12/31/24. This is a 50% abatement for 10 years. This is currently the last year of the agreement. Their commitment was to retain 5 full-time employees and create 1 full-time position. Currently, they have 10 FTE's. Their investment commitment was \$950,000 and they have currently achieved \$650,000. Additionally, they have successfully redeveloped an existing structure and exceeded their employment goal. There is currently an Ohio State Department

in the rentable space in the building with roughly 5-15 workers. Mr. Hobbs motioned to continue, seconded by Mr. DeHart. Roll call showed that the recommendation was unanimously approved.

Housing CRA's:

Mr. Bruno supplied a list of all residential CRAs to Council, he asked them to review the list and roll call would be completed as a whole. Mr. Bruno states there are 85 active residential agreements with roughly 25 of those starting in the last year. There is around \$25,000,000 in active investment through these CRAs. Staff recommended continuing all agreements and continue an aggressive policy towards housing CRA's. Mr. Callan motioned to continue all the residential CRA agreements, seconded by Mr. Hobbs. Roll call showed that the recommendation was unanimously approved.

Discussion:

Mr. Bruno stated the Sycamore Ridge TIF district is the only one that shows up in the state portal. The city, in the last week, has approved a plat agreement the Sycamore Ridge Developer. The project was put on hold originally when it was attempted two years ago but looks to be moving forward once again. There was talk on if a new ordinance would have to be made or if the existing ordinance would suffice for the Sycamore Ridge TIF agreement. Melody Parks was brought up stating that they do have a TIF component that has not been submitted to the Department of Taxation and not on the tax rolls at this time.

Mr. Bruno then discussed that there is a new downtown non-school TIF district that has just been implemented that will go towards roads, water, sewer, parking facilities, parks etc. that would bring around \$8,000,000 within the 30-year time.

Mrs. Hamilton moved to adjourn. Roll call showed unanimously approved. Meeting adjourned at 2:32 p.m.

OHIO ENTERPRISE ZONE PROGRAM

ELIGIBLE BUSINESSES

Only those businesses that are qualified by financial responsibility and business experience to create and preserve jobs within the zone may apply for the local tax incentives. Local officials may limit the type of businesses and projects, which are eligible through policy guidelines. A business must make a substantial investment in either real or personal property.

Establishing a new business is defined as making a significant investment in land, buildings, machinery, or equipment. Expansion projects must make investments that equal at least 10% of the value of the existing facility. In addition, the law permits incentives for a business to renovate an existing facility if the renovations exceed 50% of the facility's value. A business willing to occupy a vacant facility and invest at least 20% of the facility's value to alter or repair the facility is considered eligible for tax incentives. Please note that retail operations are not eligible for tax exemptions except in those urban areas which have been designated as impacted cities.

Project Eligibility

The Ohio Enterprise Zone law requires any business seeking an incentive under the program to make a substantial investment. While ORC Section 5709.61 provides definitions of "substantial investment" under specific circumstances, local jurisdictions have considerable flexibility to make eligibility determinations. Projects must be determined to be eligible prior to granting any tax exemption incentives through an Enterprise Zone Agreement.

Business organizations -- corporations, partnerships, sole proprietorships, and S corporations -- may propose a project for local review. Please note that retail projects, unless located in an area within an Enterprise Zone that is also designated as an Impacted City, (ORC Section 1728.01) are not eligible for enterprise zone benefits. A broad definition of retail which includes over-the-counter service activities at a facility open to the consuming public is included in the statutory definition of "making retail sales" found in ORC Section 5709.61 (T). Also, residential activities are not eligible for Enterprise Zone benefits.

There are four possible eligibility determinations. For a project to be considered for Enterprise Zone benefits, it must meet one of the following four definitions:

1. *Establish*: means the creation of a facility that is determined to the satisfaction of the Director to entail significant investment in real and/or personal property other than inventory at a location where the business had not previously operated.
2. *Expand*: ORC Section 5709.61 (E) "means to make expenditures to add land, buildings, machinery, equipment, or other materials, except inventory, to a facility that equal at least ten percent of market value of the facility prior to such expenditures, as determined for the purposes of local property taxation."
3. *Renovate*: ORC Section 5709.61 (F) "means to make expenditures to alter or repair a facility that equal at least fifty percent of the market value of the facility prior to such expenditures, as determined for the purposes of local property taxation."

4. *Occupy*: ORC Section 5709.61 (G) "means to make expenditures to alter or repair a vacant facility equal to at least twenty percent of the market value of the facility prior to such expenditures,

Asset Eligibility

The Ohio Enterprise Zone Program can provide tax exemptions for a portion of the value of new real and personal property. Existing land values and existing building values are not eligible except as noted within the large manufacturing facility or Brownfield site provisions. Please remember that while the increased value of land that is added by a business as a result of a project is eligible for exemption consideration, the existing taxable value is not eligible for an exemption.

Categories of tangible personal property eligible for an Enterprise Zone tax exemption include:

1. New machinery and equipment purchased by the business;
2. Used machinery and equipment purchased by the business from another firm in Ohio which is not an affiliate and that was never used by the business seeking the exemption;
3. Used machinery or equipment brought to the project site by the business from a location outside Ohio and placed into service for the first time in Ohio as a result of the project;
4. Machinery and equipment owned by the business in Ohio, but never previously placed into operation;
5. Specified new inventory added as a result of an expansion at the site in excess of the amount or value of inventory listed in the personal property tax return of the business "in the return for the tax year in which the agreement is entered into;" and
6. New inventory added as a result of the establishment of a facility.

Local governments considering granting personal property tax exemptions should review and adhere to ORC Section 5709.61 (O), especially the "first-used-in-business" standard which states "that the property referred to has not been used in business in this state by the enterprise that owns it, or by an enterprise that is a related member of predecessor enterprise of such an enterprise, other than as inventory, prior to being used in business at a facility as the result of a project." Please note that related members or predecessor enterprises are not eligible for these incentives. Any purchase of used assets involved as part of an Enterprise Zone project must be an "arms-length" transaction.

Revised 10/14/2004

[HOME \(/ODSA/S/\)](#)

2024 EZ Zone Report

Report Number: LI-AR-171370

GENERAL ZONE INFORMATION

CRA#: City Of
Springfield

Name:

City of Springfield

County

Clark

1. Enterprise Zone Certification Date:

03/04/2024

2. State the population of the Enterprise Zone according to the most recent data (U.S. Census):

29,265

3. Chronologically list the date(s) the Enterprise Zone was formally amended and indicate those participating in the amendment:

5/9/1990, 4/12/1995, 3/4/202

4. Add to the following list any participating communities:

Community

Date added to zone

[+ Add Community](#)**5. Provide the contact information for the current Enterprise Zone Manager (these fields are required):**

First Name:

Kassie

Last Name:

Scott

Title:

Economic Developer

Organization Name:

City of Springfield, Ohi

Address Line 1:

76 E High Street

City:

Springfield

State:

OH

Zip:

45502

Phone:

937-244-7393

Email:

kscott@springfieldohio

ENTERPRISE ZONE AGREEMENT INFORMATION

1. The total number of Enterprise Zone Agreements entered into since certification of the zone:

3

2. The total number of Enterprise Zone Agreements in effect as of 12/31/2024:

7

3. The total number of enterprises:

a. Subject to Enterprise Zone Agreements:

7

b. Subject to Enterprise Zone Agreements that have expanded in the Zone:

0

4. Total number of Enterprise Zone Agreements approved by the applicable legislative authority(s) during the calendar year 2024:

1

5. Total number of Enterprise Zone Agreements executed during the calendar year 2024:

1

6. The total number of Enterprise Zone Agreements that:

a. Expired during the calendar year 2024:

b. Are scheduled to expire during the calendar year in which the report is submitted 2024:

7. The Tax Incentive Review Council (TIRC) Review for the calendar year 2024:

a. The total number of Enterprise Zone Agreements reviewed by the TIRC:

b. The total number of Enterprise Zone Agreements determined by the TIRC to be in compliance:

c. The total number of Enterprise Zone Agreements determined by the TIRC to be in non-compliance:

d. After formal review, the total number of Enterprise Zone Agreements that the TIRC made recommendations to the legislative authority(s):

e. The total number of Enterprise Zone Agreements that the legislative authority(s) did not follow the recommendations of the TIRC:

f. The total number of Enterprise Zone Agreements rescinded during the calendar year 2024:

g. The total number of Enterprise Zone Agreements modified during the calendar year 2024:

8. The total number of full-time permanent (FTP) jobs:

a. Retained attributed to Enterprise Zone Agreements:

b. Created as a result of the Enterprise Zone Agreements:

c. Subject to the Enterprise Zone Agreements:

1,657

9. The total number of enterprises subject to Enterprise Zone Agreements which closed or reduced employment at:

a. Another site within the state of Ohio for the primary purpose of locating at the Enterprise Zone Agreements specific location:

0

b. Any location outside of the state of Ohio for the primary purpose of locating at the Enterprise Zone Agreements' specific location:

0

10. The number of full-time permanent employees transferred and retained within Ohio by the business relocating pursuant to 9a above:

0

Community Authorized Representative Name

(Zone Manager or C.E.O. of local government)

* (required) First and Last Name:

Kassie Scott

* (required) Title:

Economic Development M

✕ Cancel

✎ Edit



Company: Sommer Enterprises, LLC/Del West

Previous Year TIRC Action:

Continue abatement.

Agreement Terms:

Start Date	2019
End Date	2030
Percentage	50%
Total Years	10

2024 Reporting Year – Project Performance:

	Agreement Terms	As of: December 31, 2024
Real Estate Investment Commitment	\$5,500,000	\$5,500,000
Retained Jobs	0	0
New Jobs	8	9
New Payroll	\$600,000	\$660,000
FTEs at Project Site	8	9

City Staff Recommendation:

City staff recommends continuing the abatement.

Site Visit Notes

Business Overview

- Del West reported strong revenue last year and is on target this year.
- Shipments are currently steady and expected to ramp up in late summer.

Workforce Update

- The facility currently employs 6 individuals.
- Hiring remains a challenge at the site.
 - Two recent hiring attempts were unsuccessful: one candidate was a no-show, and another failed to complete the drug screening.
- The company operates two shifts: 1st and 3rd.
- There is a need for workers with general manufacturing and CNC experience.
 - Starting wages are approximately \$23–\$24/hour.
 - It has been difficult to find candidates with experience in both skill areas.

City Request

- The company has requested the city's assistance in relocating a fire hydrant that is currently making docking difficult.
- The city is actively resolving the issue.



Department of Development

EZ COMPANY REPORT – 2024

Project still under construction? _____ Yes _____ No If yes, supply construction wages: _____

Enterprise Zone (EZ) Agreement Information/Company Commitments

1. Name the business(s) party to the EZ Agreement: *Sommer Enterprises, LLC*

SIC/NAICS: *336390*

2. Name the Local Governmental Jurisdiction(s) where the project is located:

County: *Clark*

City, Municipality, or Township: *Springfield*

Local School District: *Clark-Shawnee*

3. List the EZ Agreement:

a. Execution Date

11/22/19

b. Expiration Date

12/31/30

c. Amendment date(s) (please list all)

4. State the baseline total full-time permanent employment of the Enterprise:

a. At the facility prior to the EZ Agreement

(include total annual payroll):

Payroll: *\$0.00*

b. In Ohio prior to the EZ Agreement:

\$0.00

5. Did the Enterprise close or reduce employment at another site:

a. Within Ohio as a result of this agreement? (Y or N): _____ If yes, note community(s) and the number of full-time permanent jobs affected:

Community: *NA*

Jobs: _____

b. Outside Ohio as a result of this agreement? (Y or N): _____ If yes, note the state and number of full-time permanent jobs affected:

State: *NA*

Jobs: _____

6. Number of full-time permanent jobs committed to create and/or retain within the EZ Agreement:

Retain: *0.0*

Create: *8.0*

7. The estimated annual payroll attributed to the new and/or retained employees listed in question 6:

Retain Payroll: *\$0.00*

New Payroll: *\$600,000.00*

8. Note the job creation period in months outlined within the EZ Agreement: *12*

9. State the Enterprise's total project investment commitment, the total investment eligible, and granted exemption (if different from the total commitment) for tax exemptions as specified in the EZ Agreement:

Real Property:	\$1,000,000.00
Invested amount exempted:	\$1,000,000.00
Personal Property:	\$4,700,000.00
Invested amount exempted:	\$0.00

10. State the tax exemption rates and terms granted to the Enterprise under the EZ Agreement:

Real Property:	50.0 %	10.0 years
Personal Property:	0.0 %	0.0 years

Actual CRA Project Information as of December 31, 2024

11. State the total number of full-time permanent employees employed by the Enterprise within the state of Ohio as of 12/31/2024:

9.0

12. State the total number of full-time permanent employees employed by the Enterprise at the project site for the following categories:

a. As of December 31, 2024:	9.0
b. New jobs created attributed to the EZ Agreement:	9.0

13. State the number of full-time permanent employees retained by the company per the EZ Agreement. This number should NOT reflect a year-to-year retention.

9.0

14. Identify total actual annual payroll as of 12/31/2024 attributed to the new employment (12b) resulting from the EZ Agreement:

\$660,000.00

15. State the project investment level achieved from the signing of the EZ Agreement through December 31, 2024:

Real Property:	\$5,500,000.00
Personal Property:	\$ _____

16. Identify the taxes paid and foregone in calendar year 2024 with regard to project investments:

Real Property Taxes Paid:	\$4,803.00
Real Property Taxes Foregone:	\$3,310.00
Personal Property Taxes Paid:	\$ _____
Personal Property Taxes Foregone:	\$ _____

(tax savings from property listed on tax form 913EX)

17. Identify cumulative taxes paid and foregone at the project site over the term of the EZ Agreement through December 31, 2024:

Cumulative Real Property Taxes Paid:	\$14,108.00
Cumulative Real Property Taxes Foregone:	\$9,268.00
Cumulative Personal Property Taxes Paid:	\$ _____
Cumulative Personal Property Taxes Foregone:	\$ _____

18. State the type and total estimated value of any other incentives provided by the local authorities under the EZ Agreement: _____

Actual CRA Project Information as of December 31, 2024

19. Date of the most recent Tax Incentive Review Council (TIRC) review of this project: 06/24/24
20. TIRC recommendations from most recent compliance review: (circle one) *Continue*
21. Local government action/status on TIRC recommendation: *Continue*

All questions are vital to the success of the program evaluation. Please take time to answer these questions completely. If you have any questions please contact your local EZ Manager.

CERTIFICATION OF INFORMATION

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the EZ project as of December 31, 2024.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE:

Signature

Date

Typed Name/Title



Company: East College Professionals, LLC

Previous Year TIRC Action:

Continue abatement.

Agreement Terms:

Start Date	2019
End Date	2030
Percentage	60%
Total Years	10

2024 Reporting Year – Project Performance:

	Agreement Terms	As of: December 31, 2024
Real Estate Investment Commitment	\$415,000	\$2,250,000
Retained Jobs	17	17
New Jobs	5	8
New Payroll	\$250,000	\$250,000
FTEs at Project Site	22	23

City Staff Recommendation:

City staff recommends continuing the abatement.

Site Visit Notes

- Partners: Steve Stuckey, Andy Barlow, Nate Stuckey
- Space includes: accounting firm, financial services firm, law firm
- Operations in 33 states
- Client mix: 80% families/retail, 20% institutional
- Construction completed
- \$1.5 million invested into this space
- \$800k invested into the other space



Department of Development

EZ COMPANY REPORT – 2024

Project still under construction? *No* If yes, supply construction wages: _____

Enterprise Zone (EZ) Agreement Information/Company Commitments

1. Name the business(s) party to the EZ Agreement: *East College Professionals, LLC*

SIC/NAICS: *523930, 541211, 541110*

2. Name the Local Governmental Jurisdiction(s) where the project is located:

County: *Clark*

City, Municipality, or Township: *Springfield*

Local School District: *Springfield City
Schools*

3. List the EZ Agreement:

a. Execution Date *07/30/19*

b. Expiration Date *12/31/30*

c. Amendment date(s) (please list all) _____

4. State the baseline total full-time permanent employment of the Enterprise:

a. At the facility prior to the EZ Agreement

Payroll: *\$0.00*

(include total annual payroll):

b. In Ohio prior to the EZ Agreement: *\$2,500,000.00*

5. Did the Enterprise close or reduce employment at another site:

a. Within Ohio as a result of this agreement? (Y or N): _____ If yes, note community(s) and the number of full-time permanent jobs affected:

Community: *NA*

Jobs: _____

b. Outside Ohio as a result of this agreement? (Y or N): _____ If yes, note the state and number of full-time permanent jobs affected:

State: *NA*

Jobs: _____

6. Number of full-time permanent jobs committed to create and/or retain within the EZ Agreement:

Retain: *17.0*

Create: *6.0*

7. The estimated annual payroll attributed to the new and/or retained employees listed in question 6:

Retain Payroll: *\$2,500,000.00*

New Payroll: *\$250,000.00*

8. Note the job creation period in months outlined within the EZ Agreement: 12
9. State the Enterprise's total project investment commitment, the total investment eligible, and granted exemption (if different from the total commitment) for tax exemptions as specified in the EZ Agreement:

Real Property:	\$415,000.00
Invested amount exempted:	\$415,000.00
Personal Property:	_____
Invested amount exempted:	_____

10. State the tax exemption rates and terms granted to the Enterprise under the EZ Agreement:

Real Property:	60.0 %	10.0 years
Personal Property:	_____ %	_____ years

Actual CRA Project Information as of December 31, 2024

11. State the total number of full-time permanent employees employed by the Enterprise within the state of Ohio as of 12/31/2024: 23.0
12. State the total number of full-time permanent employees employed by the Enterprise at the project site for the following categories:
- | | |
|---|------|
| a. As of December 31, 2024: | 23.0 |
| b. New jobs created attributed to the EZ Agreement: | 8.0 |
13. State the number of full-time permanent employees retained by the company per the EZ Agreement. This number should NOT reflect a year-to-year retention. 17.0
14. Identify total actual annual payroll as of 12/31/2024 attributed to the new employment (12b) resulting from the EZ Agreement: \$250,000.00
15. State the project investment level achieved from the signing of the EZ Agreement through December 31, 2024:
- | | |
|--------------------|----------------|
| Real Property: | \$2,250,000.00 |
| Personal Property: | \$150,000.00 |
16. Identify the taxes paid and foregone in calendar year 2024 with regard to project investments:
- | | |
|--|-------------|
| Real Property Taxes Paid: | \$15,109.00 |
| Real Property Taxes Foregone: | \$2,844.00 |
| Personal Property Taxes Paid: | \$ _____ |
| Personal Property Taxes Foregone: | \$ _____ |
| (tax savings from property listed on tax form 913EX) | |
17. Identify cumulative taxes paid and foregone at the project site over the term of the EZ Agreement through December 31, 2024:
- | | |
|--|-------------|
| Cumulative Real Property Taxes Paid: | \$52,777.00 |
| Cumulative Real Property Taxes Foregone: | \$8,484.00 |
| Cumulative Personal Property Taxes Paid: | \$ _____ |

Cumulative Personal Property Taxes Foregone: \$ _____

18. State the type and total estimated value of any other incentives provided by the
local authorities under the EZ Agreement: _____

Actual CRA Project Information as of December 31, 2024

19. Date of the most recent Tax Incentive Review Council (TIRC) review of this project: 06/24/24
20. TIRC recommendations from most recent compliance review: (circle one) *Continue*
21. Local government action/status on TIRC recommendation: *Continue*

All questions are vital to the success of the program evaluation. Please take time to answer these questions completely. If you have any questions please contact your local EZ Manager.

CERTIFICATION OF INFORMATION

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the EZ project as of December 31, 2024.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE:

Signature

Date

Typed Name/Title



Company: New Method Packaging

Previous Year TIRC Action:
Continue abatement.

Agreement Terms:

Start Date	2018
End Date	2028
Percentage	60%
Total Years	10

2024 Reporting Year – Project Performance:

	Agreement Terms	As of: December 31, 2024
Real Estate Investment Commitment	\$1,800,000	\$1,200,000
Retained Jobs	25	25
New Jobs	4	16
New Payroll	\$110,000	\$464,000
FTEs at Project Site	29	46

City Staff Recommendation:

City staff recommends continuing the abatement.

Site Visit Notes

Company Background

- In Springfield since 1982
- Moved to current location in 2006 (enabled more workers and equipment)

Employment

- 46 employees (mostly full-time; few part-time; very few temps – they avoid using temps)

Revenue & Growth

- Annual revenue: \$16 million (steady year over year)
- 10% growth per year viewed as sustainable

Workforce

- Do not employ many Haitian workers; no noticeable decline in Haitian applicants

Hiring & Scheduling

- Hiring was worse in the past
- Operate on a 4x10 schedule (Mon-Thurs), which improves scheduling and makes pay competitive

Sprinkler System & Insurance

- Want to discuss sprinkler system plans with CBO
- Installing sprinklers to address business insurance cost increases (insurance costs up \$250K)
- Insurance flagged downstairs area; installing partial sprinkler system to address it

Future Investment

- Invested \$5 million since 2018
- Interested in connecting to the building next door if growth continues



**Department of
Development**

EZ COMPANY REPORT – 2024

Project still under construction? _____ Yes _____ No If yes, supply construction wages: _____

Enterprise Zone (EZ) Agreement Information/Company Commitments

1. Name the business(s) party to the EZ Agreement: *New Method Packaging, LLC*

SIC/NAICS: *322211*

2. Name the Local Governmental Jurisdiction(s) where the project is located:

County: *Clark*

City, Municipality, or Township: *Springfield*

Local School District: *Springfield City
Schools*

3. List the EZ Agreement:

a. Execution Date *03/27/18*

b. Expiration Date *12/31/28*

c. Amendment date(s) (please list all) _____

4. State the baseline total full-time permanent employment of the Enterprise:

a. At the facility prior to the EZ Agreement

Payroll: *\$1,000,000.00*

(include total annual payroll):

b. In Ohio prior to the EZ Agreement: *\$25.00*

5. Did the Enterprise close or reduce employment at another site:

a. Within Ohio as a result of this agreement? (Y or N): _____ If yes, note community(s) and the number of full-time permanent jobs affected:

Community: *NA*

Jobs: _____

b. Outside Ohio as a result of this agreement? (Y or N): _____ If yes, note the state and number of full-time permanent jobs affected:

State: *NA*

Jobs: _____

6. Number of full-time permanent jobs committed to create and/or retain within the EZ Agreement:

Retain: *25.0*

Create: *4.0*

7. The estimated annual payroll attributed to the new and/or retained employees listed in question 6:

Retain Payroll: *\$1,000,000.00*

New Payroll: *\$110,000.00*

8. Note the job creation period in months outlined within the EZ Agreement: 35
9. State the Enterprise's total project investment commitment, the total investment eligible, and granted exemption (if different from the total commitment) for tax exemptions as specified in the EZ Agreement:

Real Property:	\$1,800,000.00
Invested amount exempted:	\$1,000,000.00
Personal Property:	_____
Invested amount exempted:	_____

10. State the tax exemption rates and terms granted to the Enterprise under the EZ Agreement:

Real Property:	60.0 %	10.0 years
Personal Property:	_____ %	_____ years

Actual CRA Project Information as of December 31, 2024

11. State the total number of full-time permanent employees employed by the Enterprise within the state of Ohio as of 12/31/2024: 48.0
12. State the total number of full-time permanent employees employed by the Enterprise at the project site for the following categories:
- | | |
|---|------|
| a. As of December 31, 2024: | 46.0 |
| b. New jobs created attributed to the EZ Agreement: | 16.0 |
13. State the number of full-time permanent employees retained by the company per the EZ Agreement. This number should NOT reflect a year-to-year retention. 25.0
14. Identify total actual annual payroll as of 12/31/2024 attributed to the new employment (12b) resulting from the EZ Agreement: \$464,000.00
15. State the project investment level achieved from the signing of the EZ Agreement through December 31, 2024:
- | | |
|--------------------|----------------|
| Real Property: | \$1,200,000.00 |
| Personal Property: | \$ _____ |
16. Identify the taxes paid and foregone in calendar year 2024 with regard to project investments:
- | | |
|-----------------------------------|-------------|
| Real Property Taxes Paid: | \$13,734.00 |
| Real Property Taxes Foregone: | \$6,993.00 |
| Personal Property Taxes Paid: | \$ _____ |
| Personal Property Taxes Foregone: | \$ _____ |
- (tax savings from property listed on tax form 913EX)
17. Identify cumulative taxes paid and foregone at the project site over the term of the EZ Agreement through December 31, 2024:
- | | |
|--|-------------|
| Cumulative Real Property Taxes Paid: | \$81,766.00 |
| Cumulative Real Property Taxes Foregone: | \$41,630.00 |
| Cumulative Personal Property Taxes Paid: | \$ _____ |

Cumulative Personal Property Taxes Foregone: \$ _____

18. State the type and total estimated value of any other incentives provided by the local authorities under the EZ Agreement: _____

Actual CRA Project Information as of December 31, 2024

19. Date of the most recent Tax Incentive Review Council (TIRC) review of this project: 06/24/24
20. TIRC recommendations from most recent compliance review: (circle one) *Continue*
21. Local government action/status on TIRC recommendation: *Continue*

All questions are vital to the success of the program evaluation. Please take time to answer these questions completely. If you have any questions please contact your local EZ Manager.

CERTIFICATION OF INFORMATION

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the EZ project as of December 31, 2024.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE:

Signature

Date

Typed Name/Title



Company: Topre America Corporation

Previous Year TIRC Action:
Continue abatement.

Agreement Terms:

Start Date	2017
End Date	2033
Percentage	75%
Total Years	15

2024 Reporting Year – Project Performance:

	Agreement Terms	As of: December 31, 2024
Real Estate Investment Commitment	\$22,000,000	\$96,984,346
Retained Jobs	0	0
New Jobs	85	1,124
New Payroll	\$3,447,600	\$29,581,464
FTEs at Project Site	85	1,124

City Staff Recommendation:

City staff recommends continuing the abatement.

Site Visit Notes

Construction Update

- Hot stamp construction is underway; outer shell was completed last Thursday/Friday.
- No known soil challenges so far, though prior builds experienced some.

Business Strength

- Facility remains strong due to proximity to Honda and Toyota, a reliable and diverse employee base, and varied product lines (EV, gas, hybrid).
- Positive relationship with the city government noted as a contributing factor.

Workforce & Turnover

- Overall turnover is normal, slightly higher than ideal but typical.
- Approximately 5-10% of workforce are temporary employees; majority are full-time hires.



Department of Development

EZ COMPANY REPORT – 2024

Project still under construction? _____ Yes _____ No If yes, supply construction wages: _____

Enterprise Zone (EZ) Agreement Information/Company Commitments

1. Name the business(s) party to the EZ Agreement: *Topre America Corporation*

SIC/NAICS: *336370*

2. Name the Local Governmental Jurisdiction(s) where the project is located:

County: *Clark*

City, Municipality, or Township: *Springfield*

Local School District: *Springfield City
Schools*

3. List the EZ Agreement:

a. Execution Date *05/16/17*

b. Expiration Date *12/31/33*

c. Amendment date(s) (please list all) _____

4. State the baseline total full-time permanent employment of the Enterprise:

a. At the facility prior to the EZ Agreement

Payroll: *\$0.00*

(include total annual payroll):

b. In Ohio prior to the EZ Agreement: *\$0.00*

5. Did the Enterprise close or reduce employment at another site:

a. Within Ohio as a result of this agreement? (Y or N): _____ If yes, note community(s) and the number of full-time permanent jobs affected:

Community: *NA*

Jobs: _____

b. Outside Ohio as a result of this agreement? (Y or N): _____ If yes, note the state and number of full-time permanent jobs affected:

State: *NA*

Jobs: _____

6. Number of full-time permanent jobs committed to create and/or retain within the EZ Agreement:

Retain: _____

Create: *85.0*

7. The estimated annual payroll attributed to the new and/or retained employees listed in question 6:

Retain Payroll: _____

New Payroll: *\$3,447,600.00*

8. Note the job creation period in months outlined within the EZ Agreement: 36
9. State the Enterprise's total project investment commitment, the total investment eligible, and granted exemption (if different from the total commitment) for tax exemptions as specified in the EZ Agreement:

Real Property: \$22,000,000.00

Invested amount exempted: _____

Personal Property: _____

Invested amount exempted: _____

10. State the tax exemption rates and terms granted to the Enterprise under the EZ Agreement:

Real Property: 75.0 % 15.0 years

Personal Property: _____ % _____ years

Actual CRA Project Information as of December 31, 2024

11. State the total number of full-time permanent employees employed by the Enterprise within the state of Ohio as of 12/31/2024: 1124.0
12. State the total number of full-time permanent employees employed by the Enterprise at the project site for the following categories:
- a. As of December 31, 2024: 1124.0
- b. New jobs created attributed to the EZ Agreement: 1124.0
13. State the number of full-time permanent employees retained by the company per the EZ Agreement. This number should NOT reflect a year-to-year retention. _____
14. Identify total actual annual payroll as of 12/31/2024 attributed to the new employment (12b) resulting from the EZ Agreement: \$29,581,464.00
15. State the project investment level achieved from the signing of the EZ Agreement through December 31, 2024:
- Real Property: \$96,984,346.00
- Personal Property: \$100,239,692.00
16. Identify the taxes paid and foregone in calendar year 2024 with regard to project investments:
- Real Property Taxes Paid: \$142,860.00
- Real Property Taxes Foregone: \$386,038.00
- Personal Property Taxes Paid: \$ _____
- Personal Property Taxes Foregone: \$ _____
- (tax savings from property listed on tax form 913EX)
17. Identify cumulative taxes paid and foregone at the project site over the term of the EZ Agreement through December 31, 2024:
- Cumulative Real Property Taxes Paid: \$816,180.00
- Cumulative Real Property Taxes Foregone: \$1,531,210.00
- Cumulative Personal Property Taxes Paid: \$ _____

Cumulative Personal Property Taxes Foregone: \$ _____

18. State the type and total estimated value of any other incentives provided by the
local authorities under the EZ Agreement: _____

Actual CRA Project Information as of December 31, 2024

19. Date of the most recent Tax Incentive Review Council (TIRC) review of this project: 06/24/24
20. TIRC recommendations from most recent compliance review: (circle one) *Continue*
21. Local government action/status on TIRC recommendation: *Continue*

All questions are vital to the success of the program evaluation. Please take time to answer these questions completely. If you have any questions please contact your local EZ Manager.

CERTIFICATION OF INFORMATION

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the EZ project as of December 31, 2024.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE:

Signature

Date

Typed Name/Title



Company: NTPRD

Previous Year TIRC Action:
Continue abatement.

Agreement Terms:

Start Date	2013
End Date	2030
Percentage	100%
Total Years	15

2024 Reporting Year – Project Performance:

	Agreement Terms	As of: December 31, 2024
Real Estate Investment Commitment	\$6,677,342	\$6,979,322
Retained Jobs	0	0
New Jobs	3	4
New Payroll	\$165,000	\$208,345
FTEs at Project Site	3	4

City Staff Recommendation:

City staff recommends continuing the abatement.



Department of Development

EZ COMPANY REPORT – 2024

Project still under construction? _____ Yes _____ No If yes, supply construction wages: _____

Enterprise Zone (EZ) Agreement Information/Company Commitments

1. Name the business(s) party to the EZ Agreement: *National Trail Parks and Recreation District*

SIC/NAICS: _____

2. Name the Local Governmental Jurisdiction(s) where the project is located:

County: *Clark*

City, Municipality, or Township: *Springfield*

Local School District: *Springfield City*

3. List the EZ Agreement:

a. Execution Date

08/21/13

b. Expiration Date

12/31/30

c. Amendment date(s) (please list all)

4. State the baseline total full-time permanent employment of the Enterprise:

a. At the facility prior to the EZ Agreement

Payroll: *\$0.00*

(include total annual payroll):

b. In Ohio prior to the EZ Agreement:

\$0.00

5. Did the Enterprise close or reduce employment at another site:

a. Within Ohio as a result of this agreement? (Y or N): _____ If yes, note community(s) and the number of full-time permanent jobs affected:

Community: *NA*

Jobs: _____

b. Outside Ohio as a result of this agreement? (Y or N): _____ If yes, note the state and number of full-time permanent jobs affected:

State: *NA*

Jobs: _____

6. Number of full-time permanent jobs committed to create and/or retain within the EZ Agreement:

Retain: *0.0*

Create: *3.0*

7. The estimated annual payroll attributed to the new and/or retained employees listed in question 6:

Retain Payroll: *\$0.00*

New Payroll: *\$165,000.00*

8. Note the job creation period in months outlined within the EZ Agreement: *12*

9. State the Enterprise's total project investment commitment, the total investment eligible, and granted exemption (if different from the total commitment) for tax exemptions as specified in the EZ Agreement:

Real Property:	\$6,677,342.00
Invested amount exempted:	\$6,677,342.00
Personal Property:	\$301,980.00
Invested amount exempted:	_____

10. State the tax exemption rates and terms granted to the Enterprise under the EZ Agreement:

Real Property:	100.0 %	15.0 years
Personal Property:	_____ %	_____ years

Actual CRA Project Information as of December 31, 2024

11. State the total number of full-time permanent employees employed by the Enterprise within the state of Ohio as of 12/31/2024:

26.0

12. State the total number of full-time permanent employees employed by the Enterprise at the project site for the following categories:

a. As of December 31, 2024:	4.0
b. New jobs created attributed to the EZ Agreement:	4.0

13. State the number of full-time permanent employees retained by the company per the EZ Agreement. This number should NOT reflect a year-to-year retention.

0.0

14. Identify total actual annual payroll as of 12/31/2024 attributed to the new employment (12b) resulting from the EZ Agreement:

\$208,345.00

15. State the project investment level achieved from the signing of the EZ Agreement through December 31, 2024:

Real Property:	\$ _____
Personal Property:	\$ _____

16. Identify the taxes paid and foregone in calendar year 2024 with regard to project investments:

Real Property Taxes Paid:	\$0.00
Real Property Taxes Foregone:	\$60,761.00
Personal Property Taxes Paid:	\$ _____
Personal Property Taxes Foregone:	\$ _____

(tax savings from property listed on tax form 913EX)

17. Identify cumulative taxes paid and foregone at the project site over the term of the EZ Agreement through December 31, 2024:

Cumulative Real Property Taxes Paid:	\$0.00
Cumulative Real Property Taxes Foregone:	\$683,148.00
Cumulative Personal Property Taxes Paid:	\$ _____
Cumulative Personal Property Taxes Foregone:	\$ _____

18. State the type and total estimated value of any other incentives provided by the local authorities under the EZ Agreement: _____

Actual CRA Project Information as of December 31, 2024

19. Date of the most recent Tax Incentive Review Council (TIRC) review of this project: 06/24/24

20. TIRC recommendations from most recent compliance review: (circle one) *Continue*

21. Local government action/status on TIRC recommendation: *Continue*

All questions are vital to the success of the program evaluation. Please take time to answer these questions completely. If you have any questions please contact your local EZ Manager.

CERTIFICATION OF INFORMATION

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the EZ project as of December 31, 2024.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE:

Signature Date

Typed Name/Title



Company: Gabriel Brothers, Inc

Previous Year TIRC Action:
Continue abatement.

Agreement Terms:

Start Date	2021
End Date	2037
Percentage	100%
Total Years	15

2024 Reporting Year – Project Performance:

	Agreement Terms	As of: December 31, 2024
Real Estate Investment Commitment	\$65,000,000	\$56,640,000
Retained Jobs	0	0
New Jobs Created due to EZ	833	827
New Payroll	\$27,700,000	\$8,116,796
FTEs at Project Site as of 2024	833	451

City Staff Recommendation:

City staff recommends continuing the abatement.

Site Visit Notes

General Observations

- Compared to similar facilities in other states, this site is slightly behind in efficiency, though this is expected due to the standard learning curve.
- Across most Gabe's facilities, 42% of associates have five or more years of tenure.

Facility Overview

- The location is well-staffed with over 300 employees:
 - Mostly full-time
 - 12 part-time
 - No temporary staff
- Gabe's reports no staffing challenges at this site.

Workforce and Training

- 22 employees (primarily Haitian and Venezuelan) are currently enrolled in English classes provided onsite by Clark State.

Compensation and Retention

- Starting wage is \$15/hour; technical roles earn slightly more.
- Performance-based raises are used to improve retention and are given quickly when warranted.
- Average wage across the facility is \$16.50/hour.
- Roughly 100 employees have logged 18–24 months of service.
- Most supervisors are promoted from within.

Transportation

- Approximately a dozen employees utilize local bus routes.
- Gabe's is open to collaborating with the City as it transitions to a new micro-transit model.

Expansion Plans

- Gabe's is interested in expanding operations into Texas, leveraging rail logistics.
- The Springfield facility is positioned to support westward growth.
- There are 469 sq. ft. available for expansion on the west end of the building, though development is expected to be several years out.

Partnership with the City

- Gabe's reported a positive experience with the City's Building Department during the facility build-out. Believes this is a strong selling point for future developments.



Department of Development

EZ COMPANY REPORT – 2024

Project still under construction? _____ Yes _____ No If yes, supply construction wages: _____

Enterprise Zone (EZ) Agreement Information/Company Commitments

1. Name the business(s) party to the EZ Agreement: *Gabriel Brothers, Inc.*

SIC/NAICS: *452319*

2. Name the Local Governmental Jurisdiction(s) where the project is located:

County: *Clark*

City, Municipality, or Township: *Springfield*

Local School District: *Clark-Shawnee*
LSD

3. List the EZ Agreement:

a. Execution Date *10/29/21*

b. Expiration Date *12/31/37*

c. Amendment date(s) (please list all) _____

4. State the baseline total full-time permanent employment of the Enterprise:

a. At the facility prior to the EZ Agreement

Payroll: *\$0.00*

(include total annual payroll):

b. In Ohio prior to the EZ Agreement:

\$12,934,131.00

5. Did the Enterprise close or reduce employment at another site:

a. Within Ohio as a result of this agreement? (Y or N): _____ If yes, note community(s) and the number of full-time permanent jobs affected:

Community: *N/A*

Jobs: *0.0*

b. Outside Ohio as a result of this agreement? (Y or N): _____ If yes, note the state and number of full-time permanent jobs affected:

State: *N/A*

Jobs: *0.0*

6. Number of full-time permanent jobs committed to create and/or retain within the EZ Agreement:

Retain: *0.0*

Create: *833.0*

7. The estimated annual payroll attributed to the new and/or retained employees listed in question 6:

Retain Payroll: *\$0.00*

New Payroll: *\$27,700,000.00*

8. Note the job creation period in months outlined within the EZ Agreement: 60
9. State the Enterprise's total project investment commitment, the total investment eligible, and granted exemption (if different from the total commitment) for tax exemptions as specified in the EZ Agreement:

Real Property:	\$38,000,000.00
Invested amount exempted:	\$38,000,000.00
Personal Property:	\$28,500,000.00
Invested amount exempted:	\$0.00

10. State the tax exemption rates and terms granted to the Enterprise under the EZ Agreement:

Real Property:	100.0 %	15.0 years
Personal Property:	_____ %	_____ years

Actual CRA Project Information as of December 31, 2024

11. State the total number of full-time permanent employees employed by the Enterprise within the state of Ohio as of 12/31/2024: 582.0
12. State the total number of full-time permanent employees employed by the Enterprise at the project site for the following categories:
- | | |
|---|-------|
| a. As of December 31, 2024: | 451.0 |
| b. New jobs created attributed to the EZ Agreement: | 827.0 |

13. State the number of full-time permanent employees retained by the company per the EZ Agreement. This number should NOT reflect a year-to-year retention. 0.0

14. Identify total actual annual payroll as of 12/31/2024 attributed to the new employment (12b) resulting from the EZ Agreement: \$8,116,796.00

15. State the project investment level achieved from the signing of the EZ Agreement through December 31, 2024:
- | | |
|--------------------|-----------------|
| Real Property: | \$56,400,000.00 |
| Personal Property: | \$34,598,775.00 |

16. Identify the taxes paid and foregone in calendar year 2024 with regard to project investments:

Real Property Taxes Paid:	\$156,477.00
Real Property Taxes Foregone:	\$745,835.00
Personal Property Taxes Paid:	\$ _____
Personal Property Taxes Foregone:	\$ _____
(tax savings from property listed on tax form 913EX)	

17. Identify cumulative taxes paid and foregone at the project site over the term of the EZ Agreement through December 31, 2024:

Cumulative Real Property Taxes Paid:	\$309,506.00
Cumulative Real Property Taxes Foregone:	\$1,473,359.00
Cumulative Personal Property Taxes Paid:	\$ _____

Cumulative Personal Property Taxes Foregone: \$ _____

18. State the type and total estimated value of any other incentives provided by the
local authorities under the EZ Agreement: _____

Actual CRA Project Information as of December 31, 2024

19. Date of the most recent Tax Incentive Review Council (TIRC) review of this project: *06/24/24*
20. TIRC recommendations from most recent compliance review: (circle one) *Continue*
21. Local government action/status on TIRC recommendation: *Continue*

All questions are vital to the success of the program evaluation. Please take time to answer these questions completely. If you have any questions please contact your local EZ Manager.

CERTIFICATION OF INFORMATION

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the EZ project as of December 31, 2024.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE:

Signature

Date

Typed Name/Title

Commercial CRA



[HOME \(/ODSA/S/\)](#)

2024 CRA Zone Report

Report Number: LI-AR-170624

GENERAL ZONE INFORMATION

Zone: Springfield
Revitalization CRA

Name:
Springfield

County
Clark

1. CRA Certification Date:

06/27/2022

2. State the population of the CRA according to the most recent data (U.S. Census):

50,150

3. The total number of CRA Zones:

1

4. Provide the contact information for the current CRA Manager (these fields are required):

First Name:
Kassie

Last Name:
Scott

Title:
Economic Development Manager

Organization Name:
City of Springfield

Address Line 1:

City:

76 E High St

Springfield

State:

OH

Zip:

45502

Phone:

(937) 324-7300

Email:

kscott@springfield

CRA AGREEMENT INFORMATION

1. The total number of CRA Agreements entered into since certification of the zone:

3

2. The total number of CRA Agreements in effect as of 12/31/2024:

5

3. The total number of enterprises:

a. Subject to CRA Agreements : (including both operating companies and developer/lessor investors receiving tax benefits):

5

b. Subject to CRA Agreements that have expanded in the Area:

0

4. Total number of CRA Agreements approved by the applicable legislative authority(s) during the calendar year 2024:

0

5. Total number of CRA Agreements executed during the calendar year 2024:

0

6. The total number of CRA Agreements that:

a. Expired during the calendar year 2024:

1

b. Are scheduled to expire during the calendar year in which the report is submitted:

0

c. The total amount of taxes exempted under agreements:

\$25,185.00

7. The Tax Incentive Review Council (TIRC) Review for the calendar year 2024:

a. The total number of
CRA Agreements re-
viewed by the TIRC:

3

b. The total number of
CRA Agreements de-
termined by the TIRC to
be in compliance:

3

c. The total number of
CRA Agreements de-
termined by the TIRC to
be in non-compliance:

0

List the CRA Agreements determined to be in non-compliance:

COMPANY NAME	VALUE OF EXEMPTED PROPERTY	ESTIMATED JOBS CREATED	ACTUAL JOBS CREATED	ESTIMATED JOBS PAYROLL	ACTUAL JOBS PAYROLL
Add New Line					

d. After formal review, the total number of CRA Agreements that the TIRC made recommen-
dations to the legislative authority(s):

3

e. The total number of CRA Agreements that the legislative authority(s) did not follow the rec-
ommendations of the TIRC:

f. The total number of CRA Agreements rescinded during the calendar year 2024:

g. The total number of CRA Agreements modified during the calendar year 2024:

8. The total number of full-time permanent (FTP) jobs:

a. Retained attributed to CRA Agreements:

b. Created as a result of the CRA Agreements:

c. Committed in the CRA Agreements:

9. The total number of enterprises subject to CRA Agreements which closed or reduced employment at:

a. Another site within the state of Ohio for the primary purpose of locating at the CRA Agreements specific location:

b. Any location outside of the state of Ohio for the primary purpose of locating at the CRA Agreements' specific location:

c. The number of full-time permanent employees transferred and retained within Ohio by the business relocating pursuant to 9a above:

0

*10. Upload a copy of the most recent CRA map for this area. Make sure that the boundaries are clearly marked and road/street/landmarks delineating the boundaries are available for reference:

 Upload FilesSpringfield CRA.png(/sfc/servlet.shepherd/document/download/069eq00000VLFdNAAX)

11. Upload a copy of any CRA Agreements entered into during the reporting year:

 Upload Files

Community Authorized Representative Name:

(Housing Officer)

* (required) First and Last Name:

Kassie Scott

* (required) Title:

Economic Development M

✕ Cancel

 Edit

1. 1767 Appian Way
2. 130 & 330 S Burnett
3. 2 Center St
4. 6 N Center St
5. 8 N Center St
6. 10 N Center St
7. 12 N Center St
8. 20 N Center St
9. 24 N Center St
10. 26 N Center St
11. 28 N Center St
12. 30 N Center St
13. 40 N Center St
14. 42 N Center St
15. 44 N Center St
16. 48 N Center St
17. 50 N Center St
18. 401 S Center
19. 814-816 S Center St
20. 724 Clifton
21. 734 Clifton
22. 800 Clifton
23. 804 Clifton
24. 810 Clifton
25. 822 Clifton
26. 824 Clifton
27. 1214 Clifton
28. 1220 Clifton
29. 1420 Clifton
30. 1888 Clifton
31. 1890 Clifton
32. 1892 Clifton
33. 711-763 Drexel
34. 380 Englewood Rd
35. 391 Englewood Rd
36. 399 Englewood Rd
37. 355 E Grand
38. 427 E Grand
39. 505 E Grand
40. 731 E High St
41. 1102 Innisfallen Ave
42. 1109 Linden
43. 1208 Linden
44. 1117 Linden

45. 1219 Linden
46. 721 E McCreight Ave
47. 725 E McCreight Ave
48. 729 E McCreight Ave
49. 733 E McCreight Ave
50. 737 E McCreight Ave
51. 1 Mill Run Pl
52. 3 Mill Run Pl
53. 5 Mill Run Pl
54. 7 Mill Run Pl
55. 9 Mill Run Pl
56. 11 Mill Run Pl
57. 21 Mill Run Pl
58. 23 Mill Run Pl
59. 25 Mill Run Pl
60. 27 Mill Run Pl
61. 29 Mill Run Pl
62. 31 Mill Run Pl
63. 41 Mill Run Pl
64. 43 Mill Run Pl
65. 45 Mill Run Pl
66. 47 Mill Run Pl
67. 115-117 W Mulberry
68. 720 E Northern Ave
69. 728 E Northern Ave
70. 732 E Northern Ave
71. 736 E Northern Ave
72. 1710 Northpoint Ln
73. 1718 Northpoint Ln
74. 1572 Oakland Ave
75. 308 Rice
76. 1121 Rodgers Dr
77. 1125 Rodgers Dr
78. 1129 Rodgers Dr
79. 301 E Rose
80. 722-724 Rubsam St
81. 138-140 E Southern
82. 147 E Southern
83. 35-37 W Southern
84. 228 N Western
85. 1124 Winton Pl

TIF

ORDINANCE NO. 25-70

Amending Ordinance No. 22-190 regarding the Sycamore Ridge Tax Increment Financing Incentive District and providing for compensation payments; and declaring an emergency therein.

...oooOOOooo...

WHEREAS, pursuant to ORC Sections 5709.40, 5709.42 and 5709.43 (collectively, the "TIF Act"), this Commission adopted Ordinance No. 22-190 on June 7, 2022 (the "2022 TIF Ordinance") creating the Sycamore Ridge Tax Increment Financing Incentive Districts declaring improvements to real property to be a public purpose, exempt those improvements from real property taxation, and require owners of the real property to make service payments in lieu of taxes in an amount equal to such exempted taxes; and

WHEREAS, this Commission desires to amend the 2022 TIF Ordinance, including Exhibit A thereof to establish nine Sycamore Ridge Incentive Districts, as opposed to five, (each an "Incentive District" and collectively the "Incentive Districts") pursuant to the TIF Act and on the same Parcels identified in and subject to the 2022 TIF Ordinance; and

WHEREAS, the City and the Board of Education of the Clark-Shawnee Local School District negotiated a School Compensation Agreement, as defined below; and

WHEREAS, it is necessary that this Ordinance become effective immediately in order to avoid delay with the project, which creates an emergency to preserve the public peace, health, safety and property necessitating the immediate effectiveness of this Ordinance; NOW, THEREFORE:

BE IT ORDAINED by the City Commission of The City of Springfield, Ohio, at least four of its members concurring:

Section 1. Incentive District Findings and Determinations. This Commission hereby: (i) accepts and confirms that each Incentive District is less than 300 acres in size and enclosed by a contiguous boundary, (ii) finds and determines that the City sent written notice of the public hearing regarding this ordinance by first class mail to each owner of real property within each proposed Incentive District at least 30 days prior to such hearing, which notice included a map of the proposed Incentive District as well as the overlay area required by ORC Section 5709.40(C)(2), (iii) finds and determines that this Commission has not received a request from the owner of any real property within any proposed Incentive District to exclude that owner's property from the Incentive District, (iv) finds and determines that notice of this ordinance has been delivered to the (A) Boards of Education of the Clark-Shawnee Local School District and the Springfield-Clark Career Technology Center and (B) the Clark County Board of County Commissioners, in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83, (v) finds and determines that the City has not received an objection to this ordinance from the Boards of Education of the Springfield-Clark Career Technology Center or the Clark County Board of County Commissioners within the time periods prescribed in ORC Section 5709.40, and (vi) finds

and determines the City has negotiated a school compensation agreement with the Clark-Shawnee Local School District, and a copy of which is on file with the Clerk of the City Commission (the "School Compensation Agreement"). Pursuant to the TIF Act, this Commission amends the Incentive Districts, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A attached hereto, and the Exhibit A to the 2022 TIF Ordinance is hereby amended and restated to read as the Exhibit A attached hereto.

Section 2. Amendment to Section 6 of 2022 TIF Ordinance. Section 6 of the 2022 TIF Ordinance is hereby amended and restated to read as follows:

Section 6. Distribution of Funds. Pursuant to the TIF Act, during years 1-30 of the Incentive District Life for each Incentive District, the County Treasurer is requested to distribute all Service Payments and Property Tax Rollback Payments to the City, for further deposit into the TIF Fund.

Pursuant to the TIF Act, during years 1-10 of the Incentive District Life for each Incentive District, the City shall use all such amounts deposited into the TIF Fund as follows:

- a. To pay each of the Clark-Shawnee Local School District and the Springfield-Clark Career Technology Center any amounts due pursuant to the School Compensation Agreement.
- b. For payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

Pursuant to the TIF Act, during years 11-30 of the Incentive District Life for each Incentive District, the City shall use all such amounts deposited into the TIF Fund as follows:

- a. To pay each of the Clark-Shawnee Local School District and the Springfield-Clark Career Technology Center, an amount equal to the amount the school district would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance.
- b. For payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions.

Section 3. 2022 TIF Ordinance in Full Force and Effect. Except as provided herein, all other provisions of the 2022 TIF Ordinance shall remain in full force and effect.

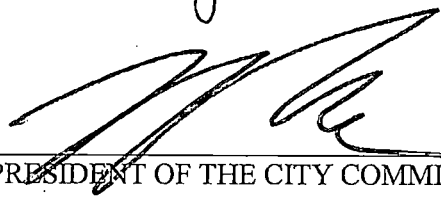
Section 4. School Compensation Agreement. The School Compensation Agreement in substantially the form on file with the Clerk of the City Commission is hereby approved. The City Manager, for and in the name of the City, is hereby authorized to execute and deliver the School Compensation Agreement in substantially that form, together with any completions, changes or amendments thereto as the City Manager and the Law Director may approve as being in the best interest of or not substantially adverse to the City. The approval of those completions, changes or amendments, and the character of those completions, changes or amendments as being in the best interest of or not being substantially adverse to the City, will be evidenced conclusively by the City Manager's execution of the School Compensation Agreement and the Law Director's approval of the School Compensation Agreement as to form.

Section 5. Further Authorizations. This Commission hereby authorizes and directs the Clerk of the City Commission or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Department of Development and to make such arrangements as are necessary and proper for collection of the Service Payments. This Commission authorizes the City Manager, Finance Director, and Law Director to perform all acts and execute all documents they consider necessary to implement this ordinance and to comply with all relevant local, state and federal legal requirements.

Section 6. Open Meetings. This Commission finds and determines that all formal actions of this Commission and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Commission or any of its committees, and that all deliberations of this Commission and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

Section 7. Effective Date. That by reason of the emergency set forth and defined in the preamble hereto, this Ordinance shall take effect and be in force immediately.

PASSED this 25th day of February, A.D., 2025.


PRESIDENT OF THE CITY COMMISSION


CLERK OF THE CITY COMMISSION

I do hereby certify that the foregoing Ordinance No. 25- 70 was duly published in the *Springfield News-Sun* on Friday, February 28 2025.


CLERK OF THE CITY COMMISSION

EXHIBIT A

IDENTIFICATION AND MAPS OF THE INCENTIVE DISTRICTS

The shaded areas on the following maps identify the Incentive Districts

SYCAMORE RIDGE

ISSUE:	
PRELIMINARY PLAN	
DATE	
NOVEMBER 1, 2022	
JOB NO.:	758340
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE

SHEET NO. 25-70

ORDINANCE NO. 24.95

Declaring the improvement to certain parcels within the City's downtown area to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments; and specifying the public infrastructure improvements that directly benefit the exempt parcels.

...oooOOOooo...

WHEREAS, Ohio Revised Code ("ORC") Sections 5709.40, 5709.42, and 5709.43 (collectively, the "TIF Act") authorize this Commission, by ordinance, to declare the improvement to parcels of real property located within the City to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify the purposes for which money in that fund will be expended; and

WHEREAS, the City desires to implement a tax increment financing program on the Parcels (as defined in Section 1) pursuant to the TIF Act to enable the City to make public infrastructure improvements that will directly benefit the Parcels within the City's downtown area; and

WHEREAS, notice of this proposed ordinance has been delivered to the Boards of Education of the Springfield City School District and the Springfield-Clark Career Technology Center in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83; NOW, THEREFORE:

BE IT ORDAINED by the Commission of Tthe City of Springfield, Ohio:

Section 1. Parcels. The real property subject to this ordinance is identified and depicted on Exhibit A (as currently or subsequently configured, the "*Parcels*", with each individual parcel a "*Parcel*").

Section 2. Public Infrastructure Improvements. This Commission designates the public infrastructure improvements described in Exhibit B (the "*Public Infrastructure Improvements*") and any other together with any public infrastructure improvements hereafter designated by ordinance as public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

Section 3. Exemption. This Commission hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the "*Improvement*" as defined in ORC 5709.40(A)) is hereby declared to be a public purpose

and will be exempt from taxation for a period commencing for tax year 2025 and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Act. The exemption granted by this Section 3 is subordinate to any exemptions granted pursuant to ORC Section 3735.65 et. seq., 5709.52 or 5709.61 et. seq.

Section 4. Service Payments. As provided in ORC Section 5709.42, the owner of each Parcel is hereby required to make service payments in lieu of taxes with respect to the Improvement allocable to each Parcel to the County Treasurer of Clark County, Ohio (the "*County Treasurer*") on or before the final dates for payment of real property taxes. The service payments in lieu of taxes will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and collected against that Improvement if it were not exempt from taxation pursuant to Section 3, including any penalties and interest (collectively, the "*Service Payments*"). The Service Payments, and any other payments with respect to each Improvement that are received in connection with the reduction required by ORC Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "*Property Tax Rollback Payments*"), will be deposited and distributed in accordance with Section 6.

Section 5. TIF Fund. This Commission establishes, pursuant to and in accordance with the provisions of ORC Section 5709.43, the Downtown Municipal Public Improvement Tax Increment Equivalent Fund (the "*TIF Fund*"), into which the Service Payments and Property Tax Rollback Payments collected with respect to the Parcels and received by the City will be deposited. The TIF Fund will be maintained in the custody of the City. The City may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Act and this ordinance (as it may be amended). The TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with ORC Section 5709.43.

Section 6. Distributions; Payment of Costs. Pursuant to the TIF Act, the County Treasurer is requested to distribute the Service Payments and the Property Tax Rollback Payments as follows:

a. first, to the Springfield City School District and the Springfield-Clark Career Technology Center, each in an amount equal to the amount the respective school district would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance, and

b. second, to the City, for deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes

or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

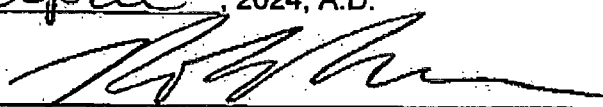
All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions. The City shall make any distributions to the extent not made by the County Treasurer.

Section 7. Further Authorizations. This Commission hereby authorizes and directs the Clerk of City Commission or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Department of Development and to make such arrangements as are necessary and proper for collection of the Service Payments. This Commission authorizes the City Manager, Finance Director, and Law Director to perform all acts and execute all documents they consider necessary to implement this ordinance.

Section 8. Open Meetings. This Commission finds and determines that all formal actions of this Commission and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Commission or any of its committees, and that all deliberations of this Commission and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

Section 9. Effective Date. This ordinance shall take effect and be in force from and after fourteen (14) days from the date of its passage.

PASSED this 9th day of April, 2024, A.D.


PRESIDENT OF THE CITY COMMISSION


CLERK OF THE CITY COMMISSION

I do hereby certify that the foregoing Ordinance No. 24-95 was duly published in the *Springfield News-Sun* on Friday, April 12, 2024.


CLERK OF THE CITY COMMISSION

EXHIBIT A
IDENTIFICATION AND MAP OF THE PARCELS

The following map specifically identifies and depicts the Parcels (highlighted in blue) and constitutes part of this Exhibit A.

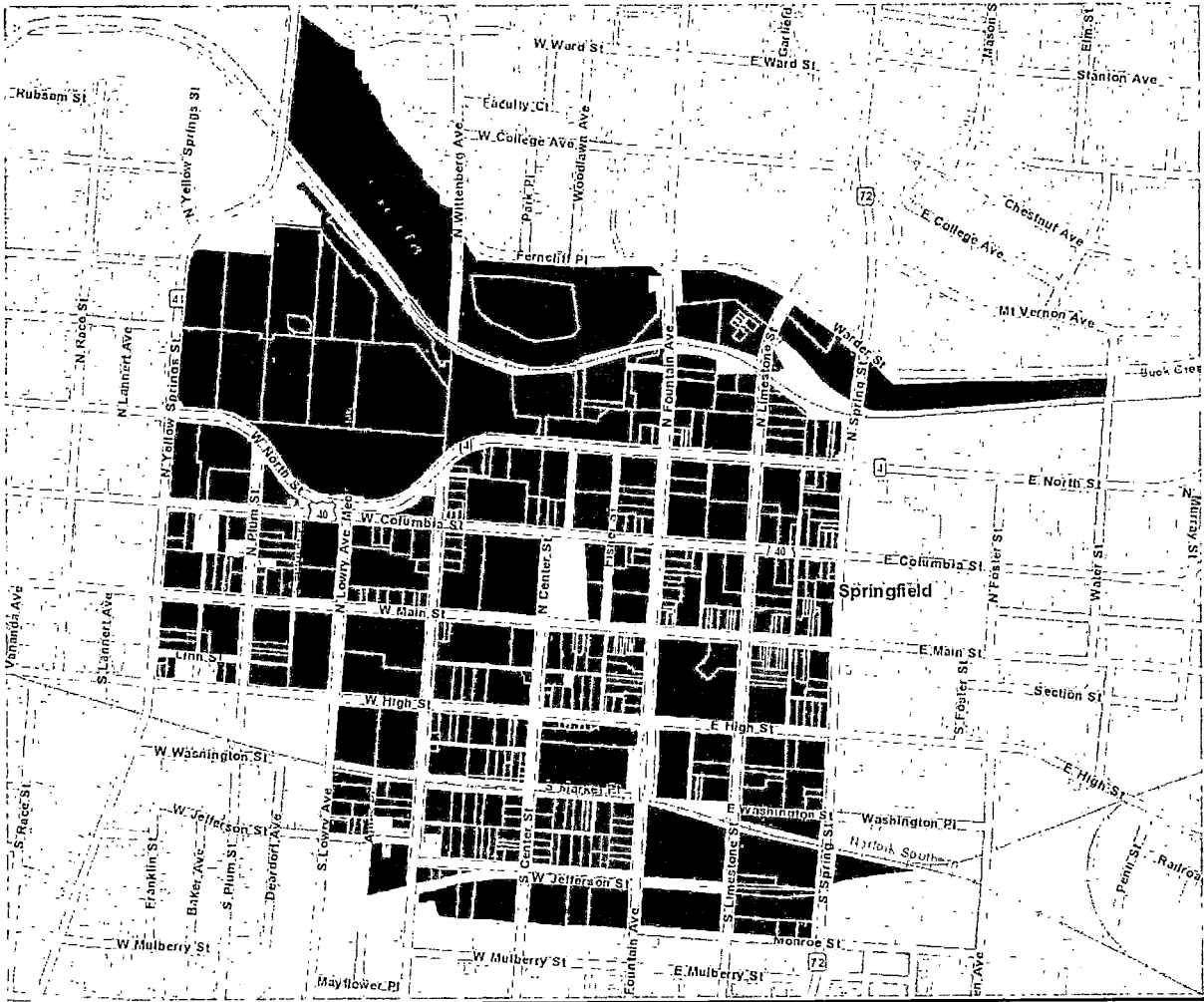


EXHIBIT B
PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any "public infrastructure improvement" defined under ORC 5709.40(A)(8) and that directly benefits the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC 133.15(B)):

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto.
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto, including, without limitation, those necessary or convenient for the improvements described in "Roadways" above.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of the private improvements on the Parcels or the Public Infrastructure Improvements, and the construction of public health facilities.
- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to those associated with improvements described in "Roadways" above.
- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare.
- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto.

- **Bikeways.** Construction, reconstruction, extension, improving, widening, or grading bikeways that are part of the City's bikeway network.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in "Roadways" above.
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research.
- **Professional Services.** Engineering, consulting, legal, administrative (including, without limitation, annual City TIF administrative fees), and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

ORDINANCE NO. 23-338

CREATING THE MELODY PARKS TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICT; AND PROVIDING FOR COMPENSATION PAYMENTS

WHEREAS, this Commission desires to facilitate the development of a residential development consisting of approximately 700 single-family homes within the City in order to increase available housing options within the City (the "Project"); and

WHEREAS, in order to develop the Project, it is necessary to construct certain public infrastructure improvements; and

WHEREAS, this Commission, pursuant to ORC Sections 5709.40, 5709.42 and 5709.43 (collectively, the "TIF Act"), is authorized to declare improvements to real property to be a public purpose, exempt those improvements from real property taxation, and require owners of the real property to make service payments in lieu of taxes in an amount equal to such exempted taxes; and

WHEREAS, to facilitate the development of the Project and pay the associated costs of the necessary public infrastructure improvements from service payments in lieu of taxes, this Commission has determined to create the Melody Parks Incentive District #1, Melody Parks Incentive District #2, Melody Parks Incentive District #3, Melody Parks Incentive District #4, Melody Parks Incentive District #5, Melody Parks Incentive District #6, Melody Parks Incentive District #7, Melody Parks Incentive District #8, Melody Parks Incentive District #9, Melody Parks Incentive District #10, Melody Parks Incentive District #11, Melody Parks Incentive District #12 (each an "Incentive District" and collectively the "Incentive Districts") pursuant to the TIF Act, the boundaries of which shall be coextensive with the boundaries of, and will include, the parcels of real property within each Incentive District specifically identified and depicted in Exhibit A attached hereto (as currently or subsequently configured, the "Parcels", with each of those parcels referred to herein individually as a "Parcel"); and

WHEREAS, notice of this proposed ordinance has been delivered to the Boards of Education of the Clark-Shawnee Local School District and the Springfield-Clark Career Technology Center in accordance with and within the time periods prescribed in ORC 5709.40 and 5709.83; and

NOW THEREFORE, BE IT ORDAINED by the Commission of the City of Springfield, Ohio:

Section 1. Incentive District Findings and Determinations; Creation of Incentive Districts. This Commission hereby: (i) adopts the Economic Development Plan for the Incentive Districts that is included as Exhibit A to the Infrastructure Agreement (Melody Parks Project) dated as of June 6, 2023 by and between the City and Forty Partners, LLC (the "Infrastructure Agreement"), which is now on file with the Clerk of the City Commission, (ii) accepts and adopts the City Engineer's certification to this Commission and the City Engineer's findings set forth therein (a) that the public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the Incentive Districts as evidenced by the Economic Development Plan, and (b) that the Incentive Districts are less than 300 acres in size and enclosed by a contiguous boundary, (iii) finds and determines that the Project will place additional demand on the Public Infrastructure Improvements, (iv) finds and determines that the City sent written notice of the public hearing regarding this ordinance by first class mail to each owner of real property within each proposed Incentive District at least 30 days prior to such hearing, which notice included a map of the proposed Incentive District as well as the overlay area required by ORC Section 5709.40(C)(2), (v) finds and determines that this Commission has not received a request from the owner of any real property within any proposed Incentive District to exclude that owner's property from the Incentive District, (vi) finds and determines that notice of this ordinance has been delivered to the (A) Boards of Education of the Clark-Shawnee Local School District and the Springfield-Clark Career Technology Center and (B) the Clark County Board of County Commissioners, in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83, and (vii) finds and determines that the City has not received an objection to this ordinance from any of the Boards of Education of the Clark-Shawnee Local School District and the Springfield-Clark Career Technology Center or the Clark County Board of County Commissioners within the time periods prescribed in ORC Section 5709.40. This Commission further finds that the sum of the taxable value of real property in the Incentive District for tax year 2022 and the taxable value of all real property in the City that would have been taxable in tax year 2022 were it not for the fact that the property was in an existing incentive district and therefore exempt from taxation, does not exceed twenty-five percent of the taxable value of real property within the City for tax year 2022. Pursuant to the TIF Act, this Commission creates the Incentive Districts, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A attached hereto.

Section 2. Public Infrastructure Improvements. This Commission designates the following public infrastructure improvements, together with any public infrastructure improvements hereafter designated by ordinance, as public infrastructure improvements made, to be made or in the process of being made by the City that benefit or serve, or that once made will benefit or serve, the Parcels in each Incentive District (the "Public Infrastructure Improvements"): roadway improvements, water system improvements, sanitary sewer improvements, storm drainage improvements, pedestrian sidewalks, street lights, gas facilities, electrical facilities, and all appurtenances thereto, as further described in the Infrastructure Agreement. The costs of the improvements include but are not limited to, those costs listed in ORC Section 133.15(B).

Section 3. Life of Incentive Districts; Authorization of Tax Exemption. The life of each Incentive District commences with the first tax year that begins after the effective date of this ordinance and in which an Improvement attributable to a new structure would first appear on the tax list and duplicate of real and public utility property for any Parcel within the Incentive District were it not for the exemption granted in this ordinance and ends on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Act (the "Incentive District Life").

Pursuant to and in accordance with the provisions of ORC Section 5709.40(C), this Commission hereby declares that the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the "Improvement," as defined in ORC Section 5709.40(A)) is a public purpose and 100% exempt from taxation for the Incentive District Life for the applicable Incentive District.

Section 4. Service Payments and Property Tax Rollback Payments. Pursuant to ORC Section 5709.42, the owner of each Parcel is hereby required to make annual service payments in lieu of taxes with respect to the Improvement to that Parcel to the Clark County Treasurer (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established for real property taxes (collectively, the "Service Payments"), will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not exempt from taxation pursuant to Section 3 of this ordinance. The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by ORC Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), will be deposited and distributed in accordance with Section 6 of this ordinance. The real property tax exemption granted and the payment obligations of this ordinance are subject and subordinate to any tax exemption applicable to the Improvement under ORC Sections 3735.65 through 3735.70.

Section 5. TIF Fund. This Commission hereby establishes the Melody Parks Incentive District Municipal Public Improvement Tax Increment Equivalent Fund (the "TIF Fund"), with a separate account for each Incentive District therein. The TIF Fund shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 6 of this ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of each Parcel and so deposited pursuant to the TIF Act shall be used solely for the purposes authorized in the TIF Act and this ordinance (as it may be amended or supplemented). The TIF Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund shall be dissolved and any incidental surplus funds remaining therein transferred to the City's General Fund, all in accordance with the TIF Act.

Section 6. Distribution of Funds. Pursuant to the TIF Act, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments as follows:

a. To each of the Clark-Shawnee Local School District and the Springfield-Clark Career Technology Center, an amount equal to the amount the school district would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance.

b. To the City, all remaining amounts for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

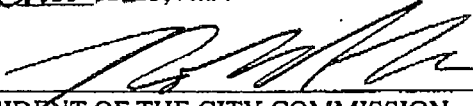
All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions. The City shall make any distributions to the extent not made by the County Treasurer.

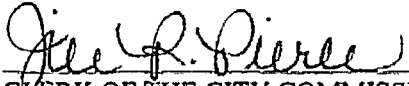
Section 7. Further Authorizations. This Commission hereby authorizes and directs the Clerk of City Commission or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Department of Development and to make such arrangements as are necessary and proper for collection of the Service Payments. This Commission authorizes the City Manager, Finance Director, and Law Director to perform all acts and execute all documents they consider necessary to implement this ordinance and to comply with all relevant local, state and federal legal requirements.

Section 9. Open Meetings. This Commission finds and determines that all formal actions of this Commission and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Commission or any of its committees, and that all deliberations of this Commission and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

Section 10. Effective Date. This ordinance shall take effect and be in force from and after fourteen (14) days from the date of its passage.

PASSED this 6th day of November, 2023, A.D.

Acting 
PRESIDENT OF THE CITY COMMISSION


CLERK OF THE CITY COMMISSION

I do hereby certify that the foregoing Ordinance No. 23- 338 was duly published in the
Springfield News-Sun on Thurs., Nov 9, 2023.

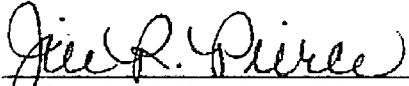
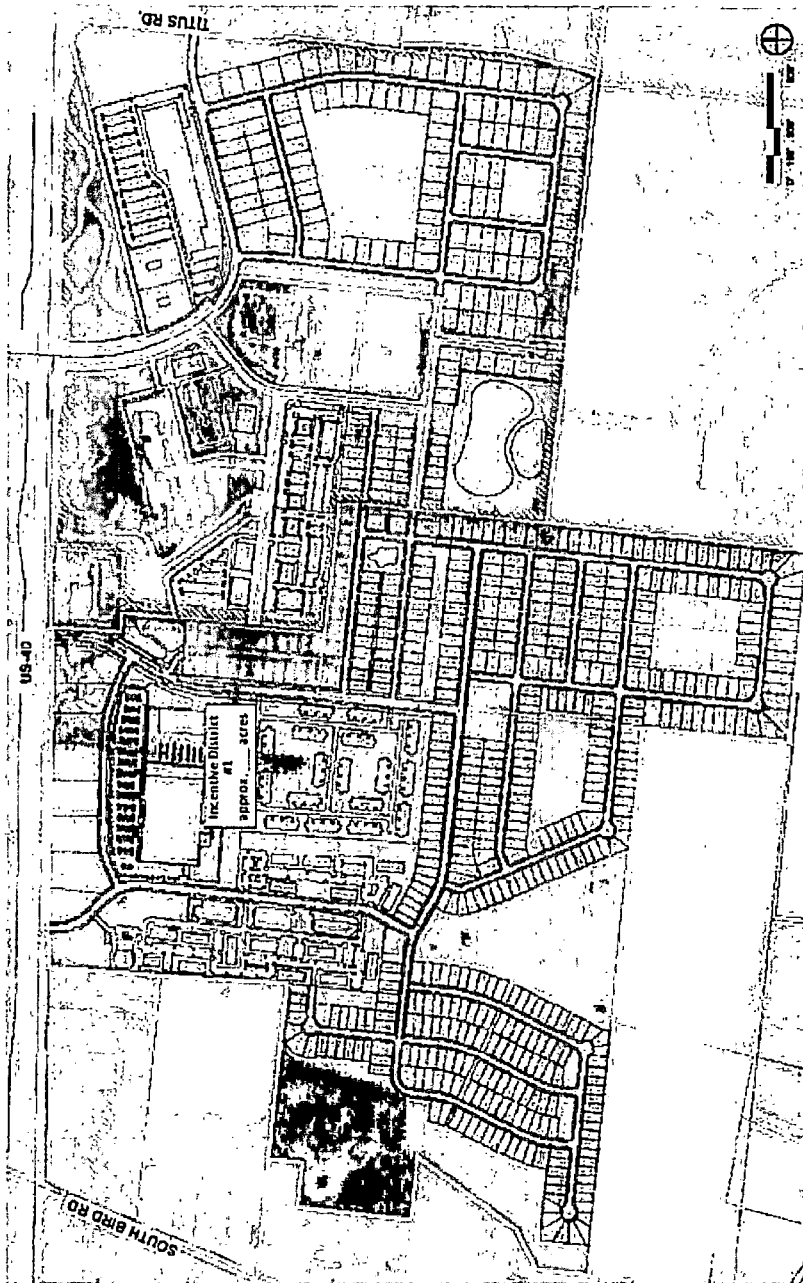

CLERK OF THE CITY COMMISSION

EXHIBIT A

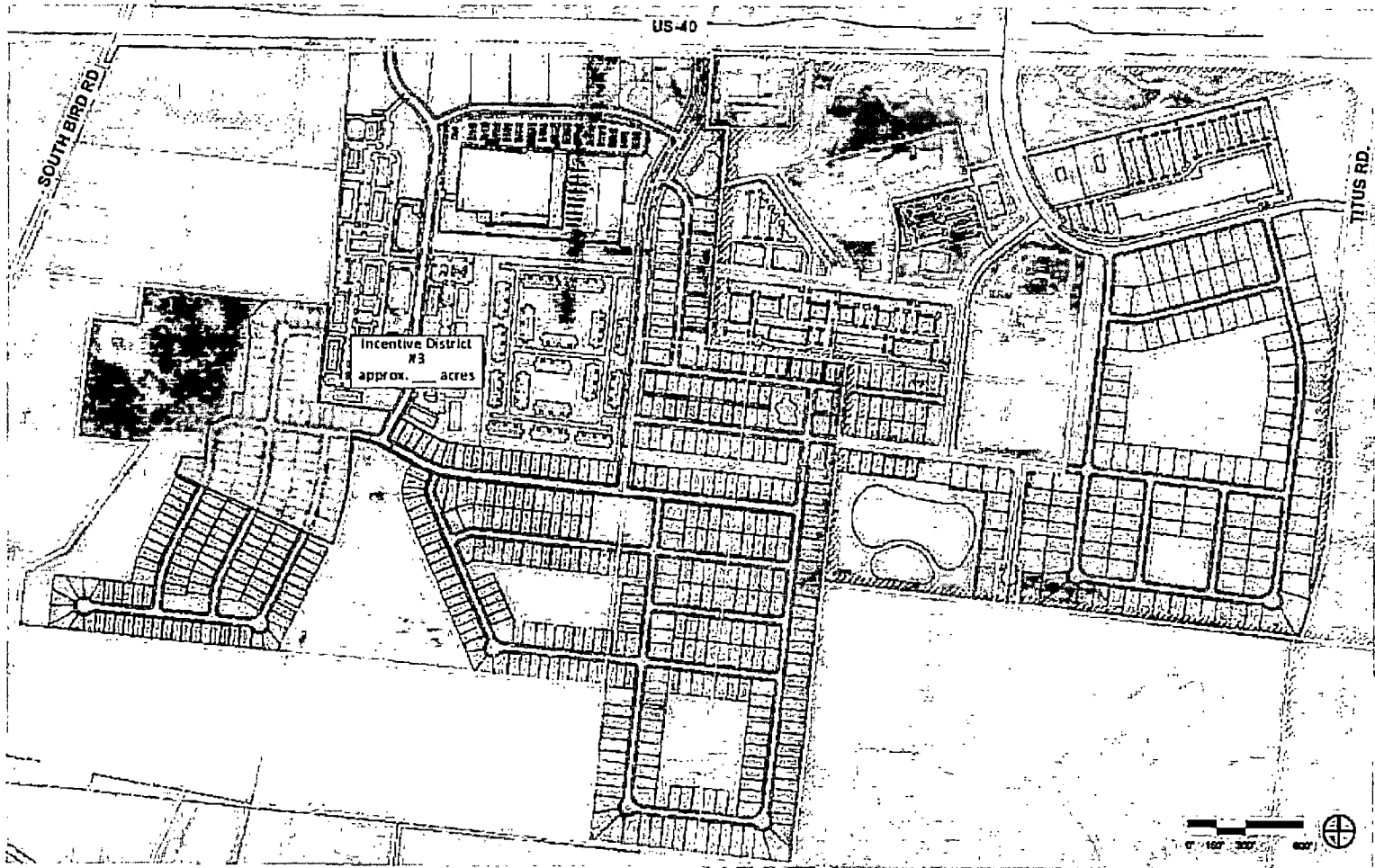
IDENTIFICATION AND MAPS OF THE INCENTIVE DISTRICTS

The shaded areas (in green) on the following maps identify the Incentive Districts

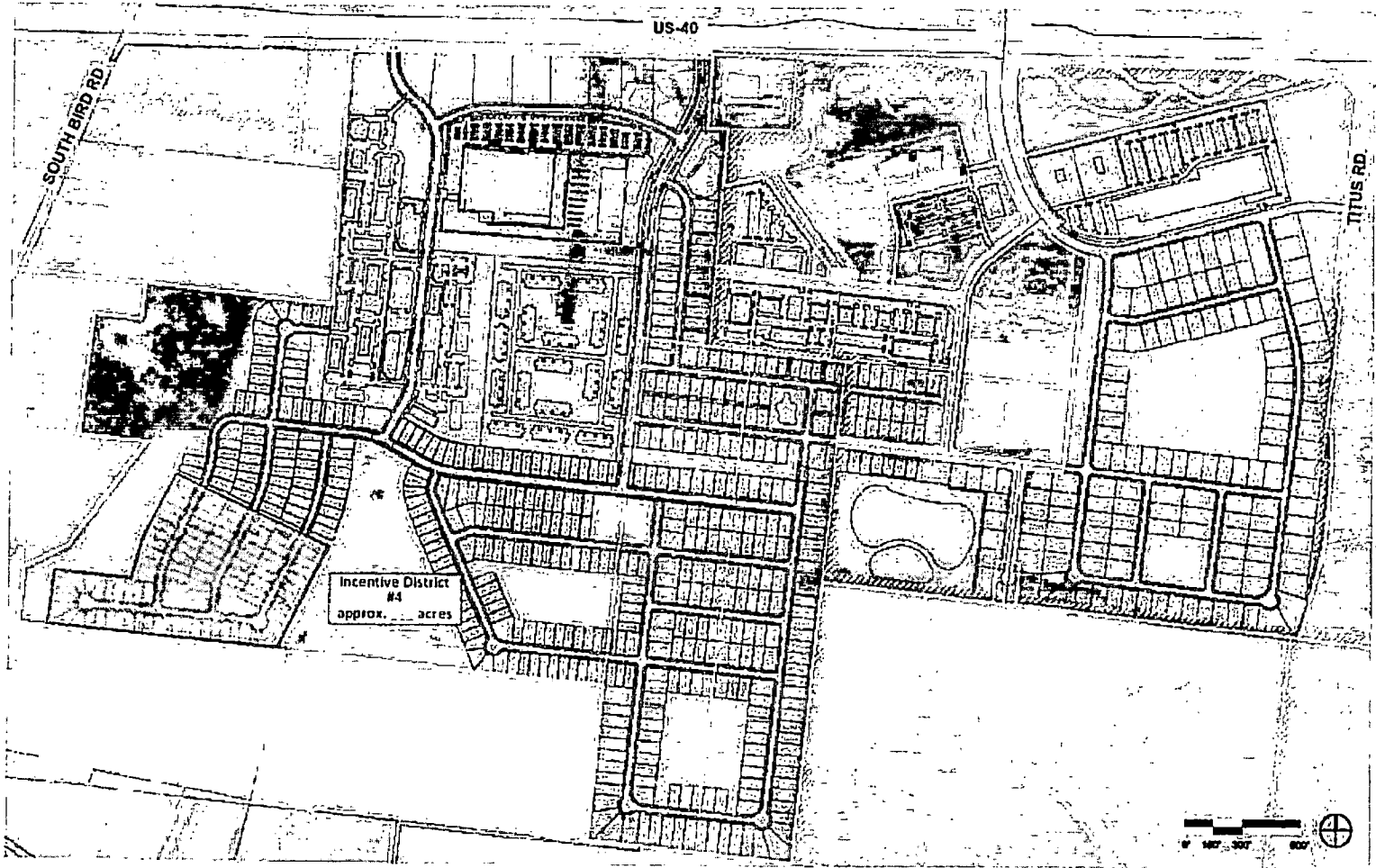




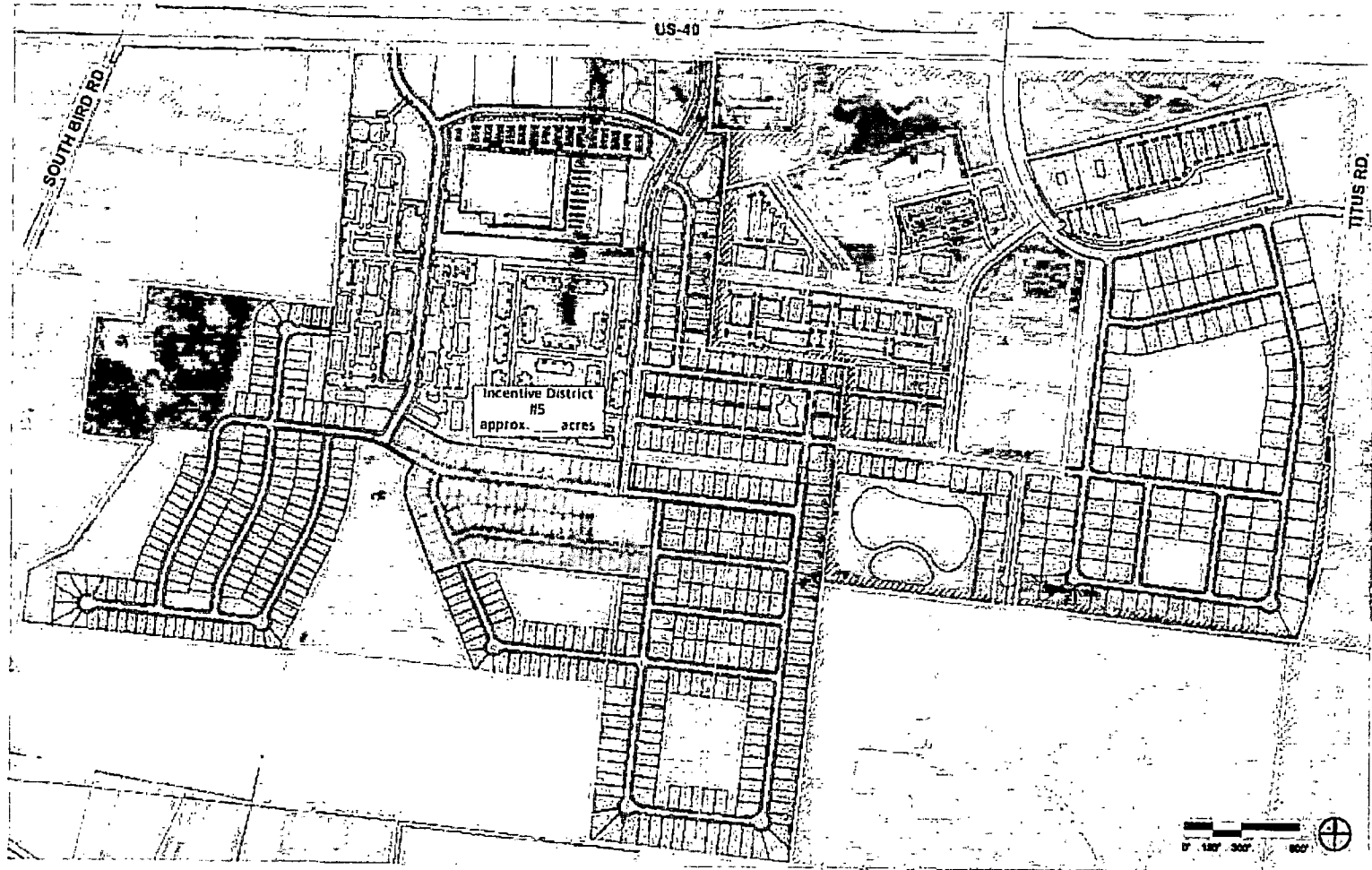
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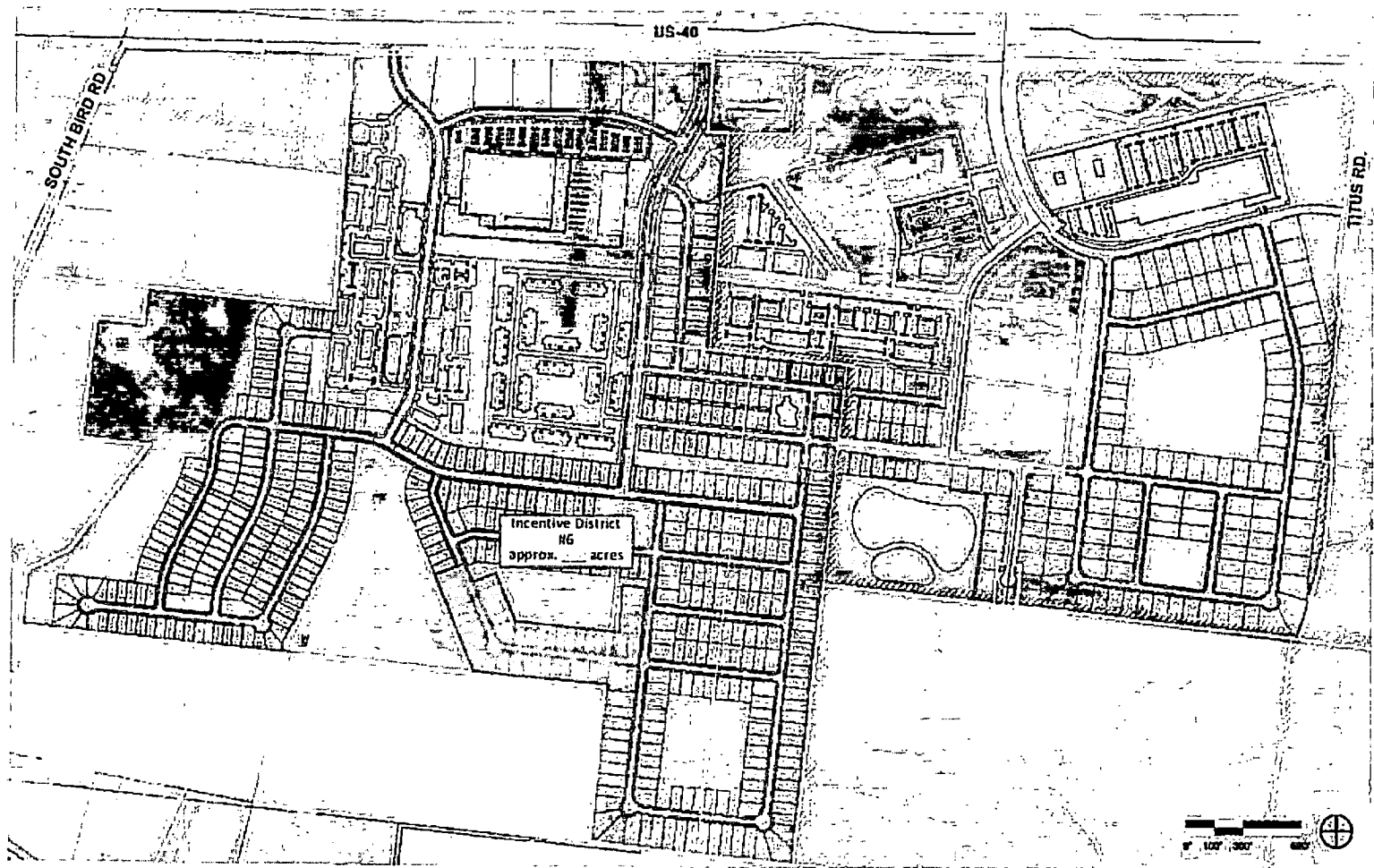
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A-4

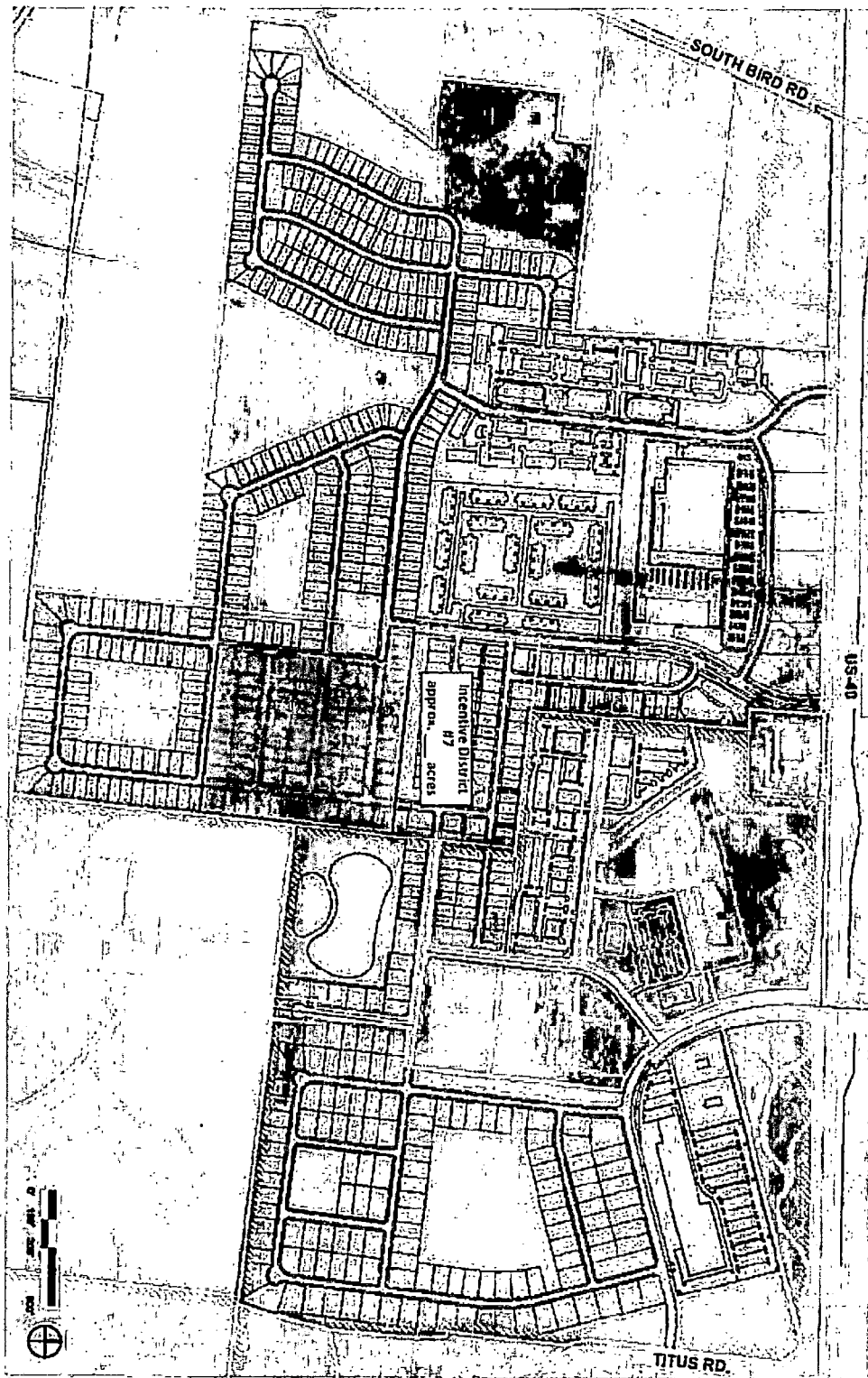


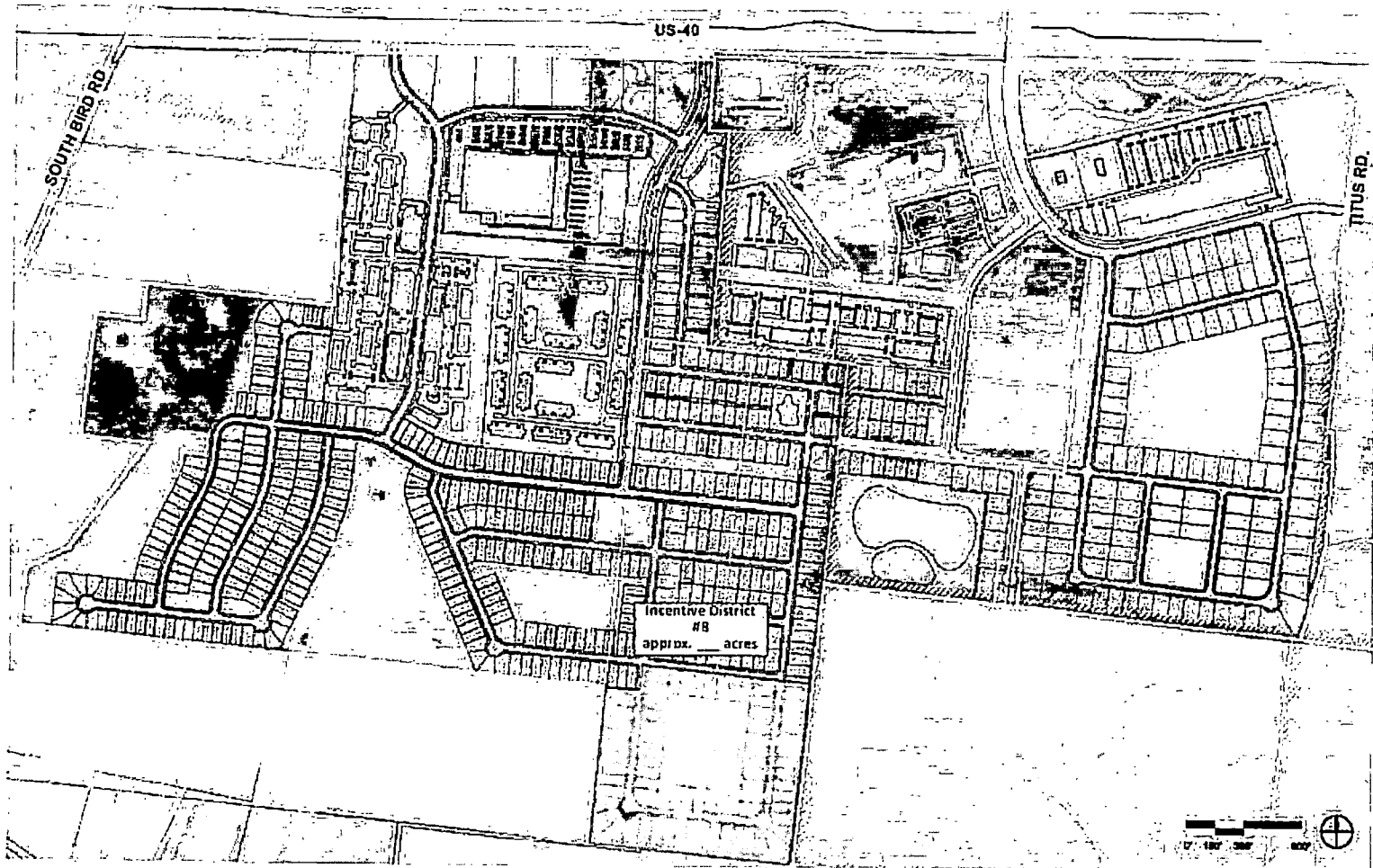
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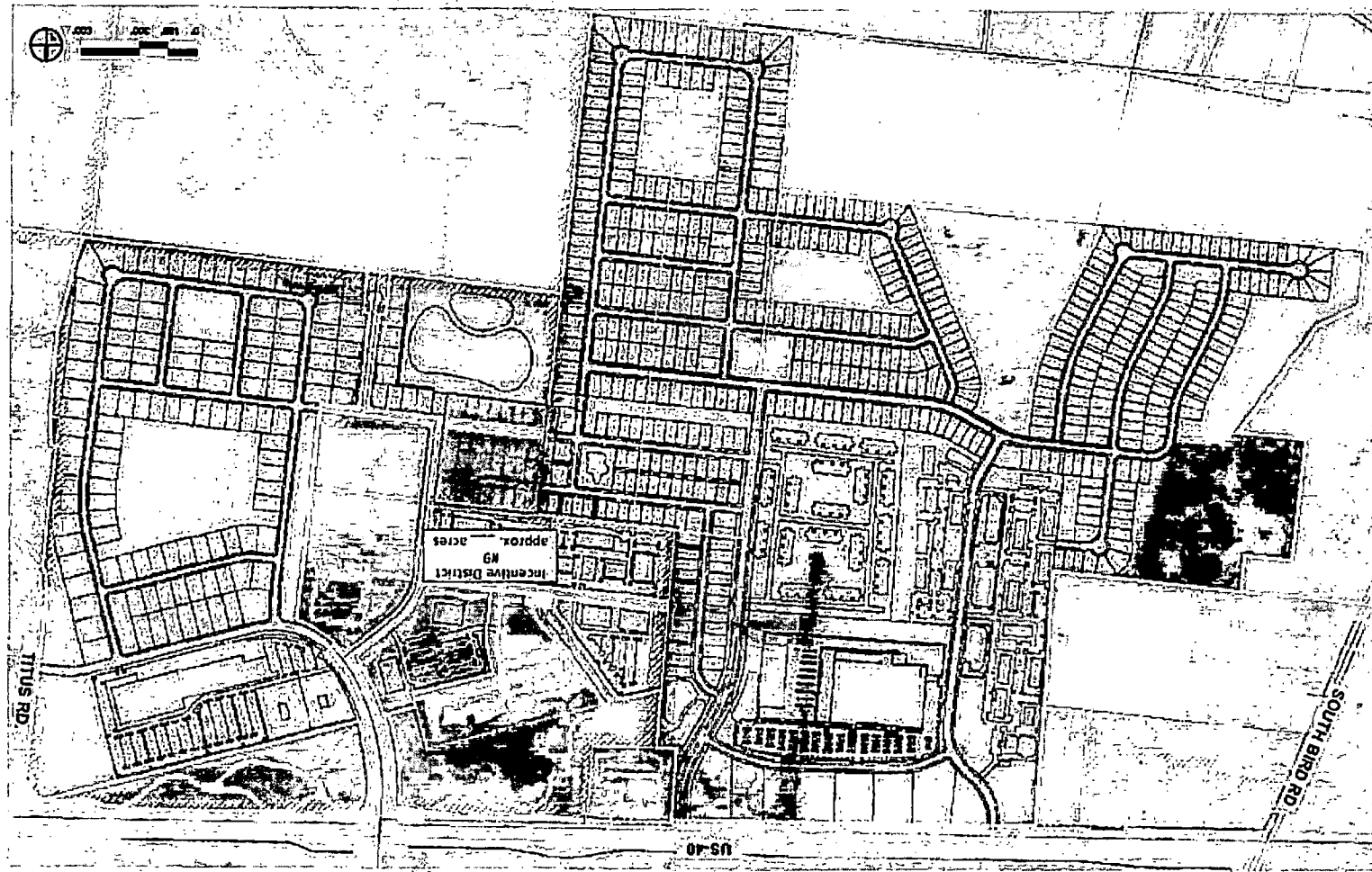
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A-7



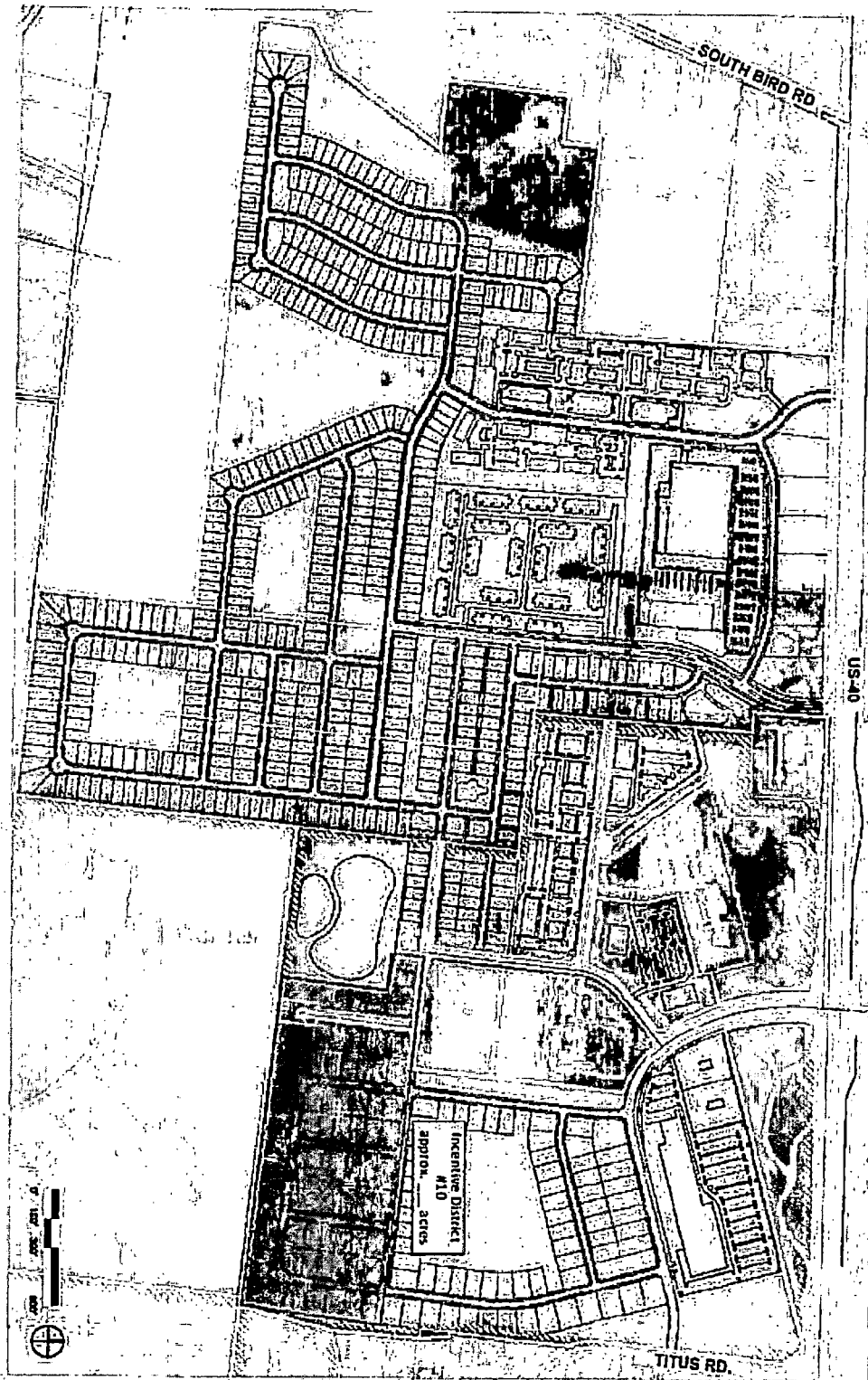


A-8

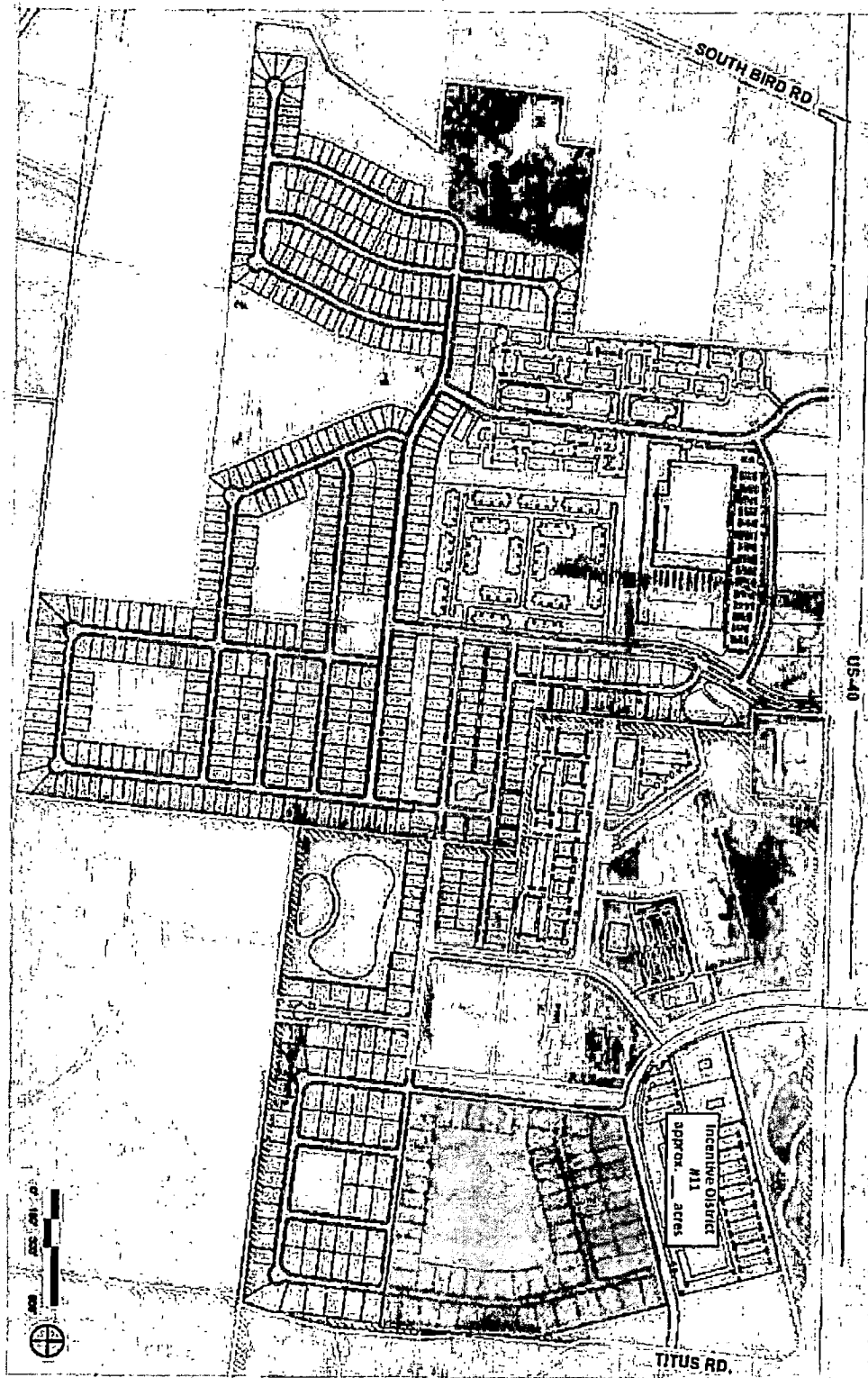


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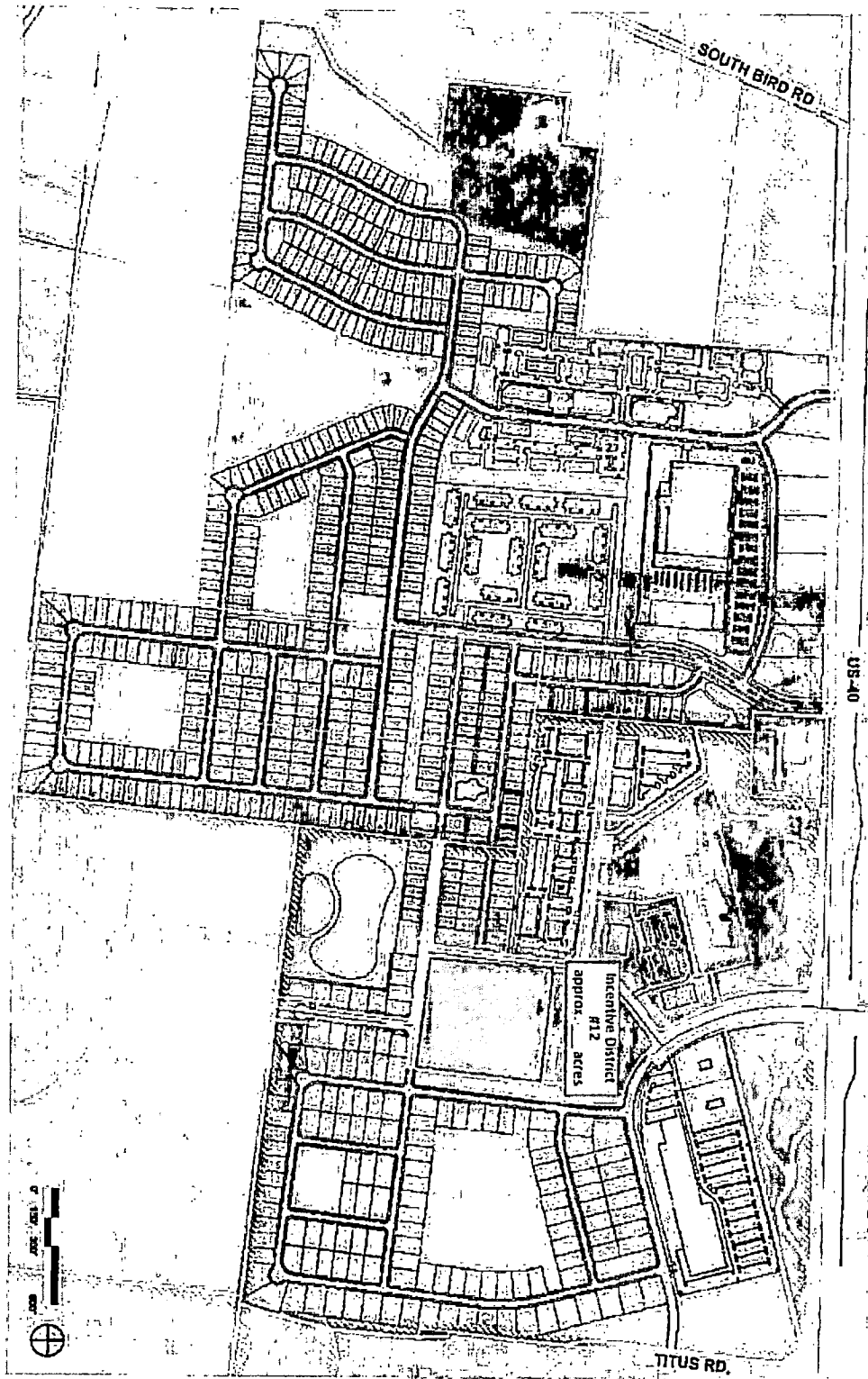
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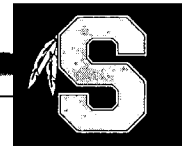
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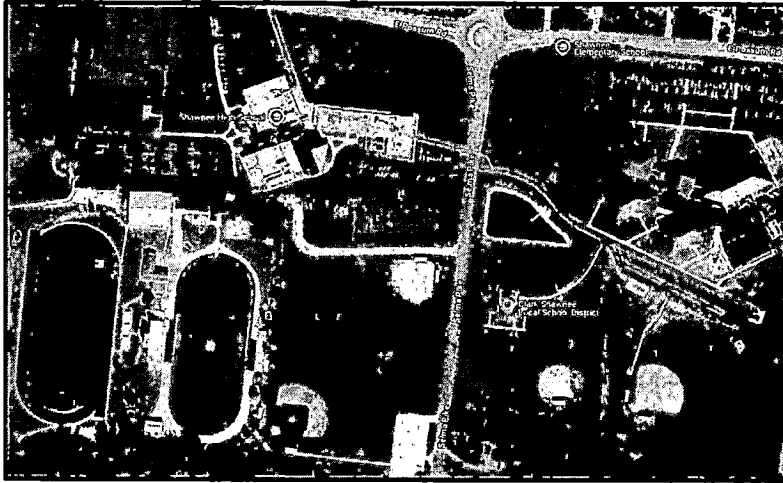
A-12



Facility Update



Clark Shawnee Local School

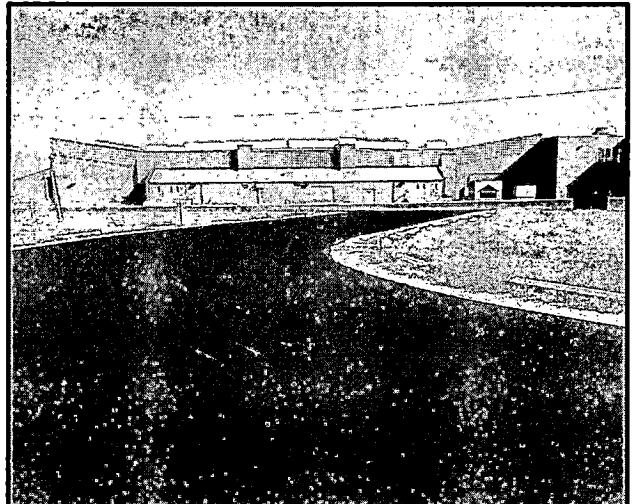


- Student Drive
- Stadium Project
- Elementary Parking Lot
- Board Office Parking Lot
- LED Exterior lights MS/HS

Facility Update

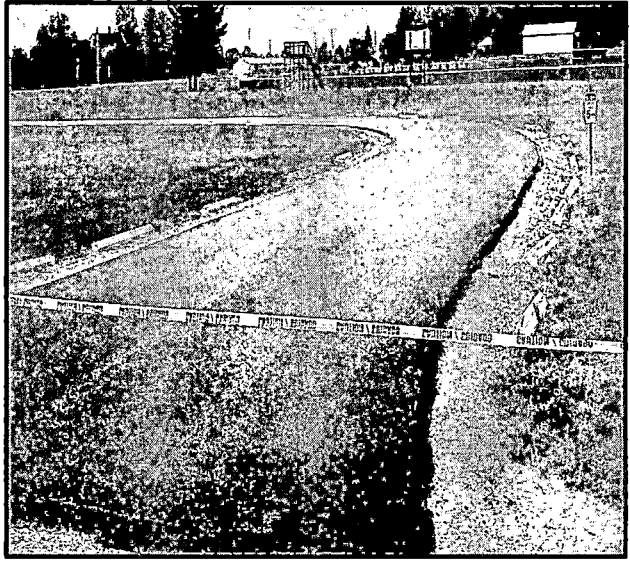


Student Drive



Clark-Shawnee Local Schools

Facility Update

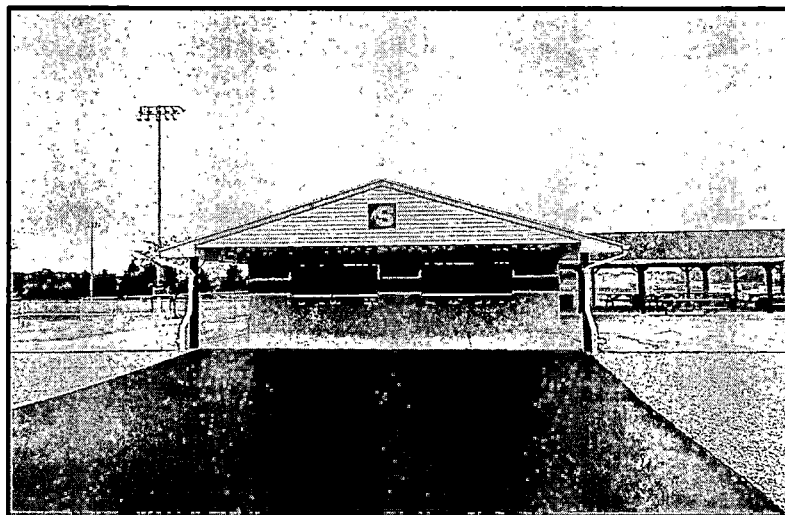


Clark-Shawnee Local Schools

Facility Update



Stadium Project

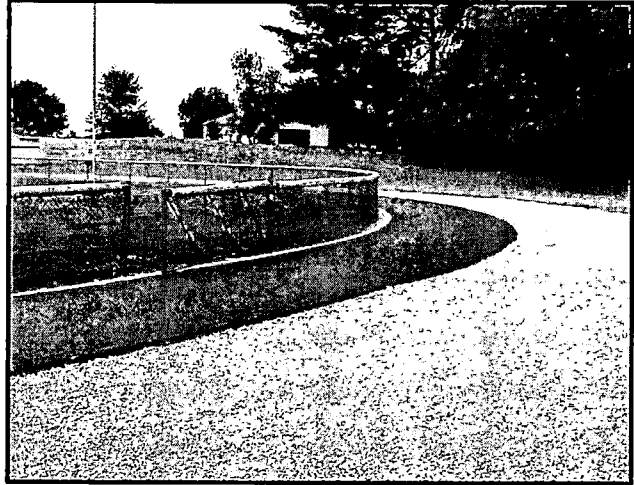


Clark-Shawnee Local Schools

Facility Update



Stadium Project

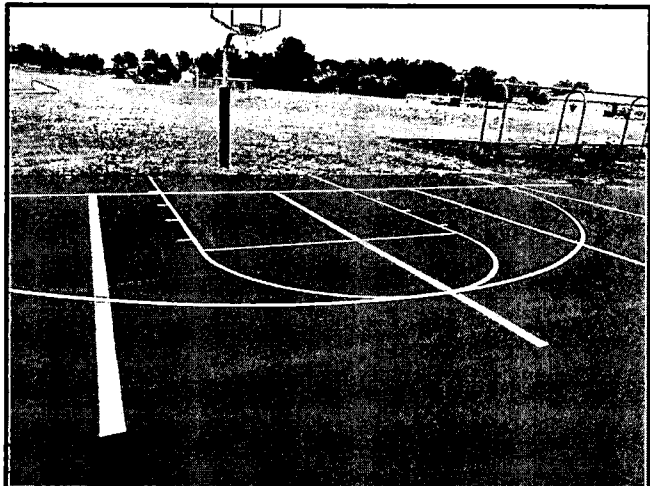
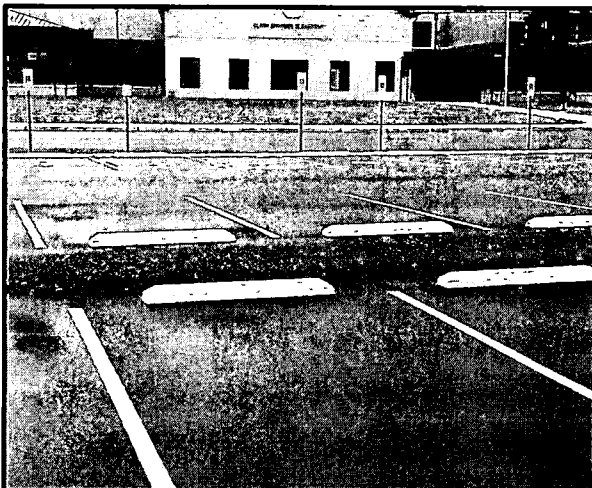


Clark-Shawnee Local Schools

Facility Update



Elementary Parking lot

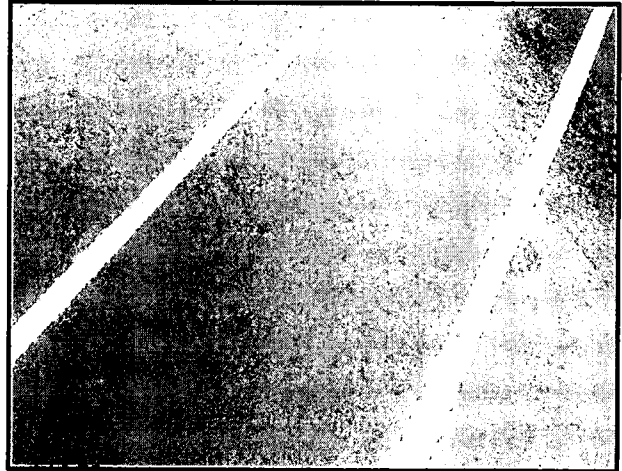
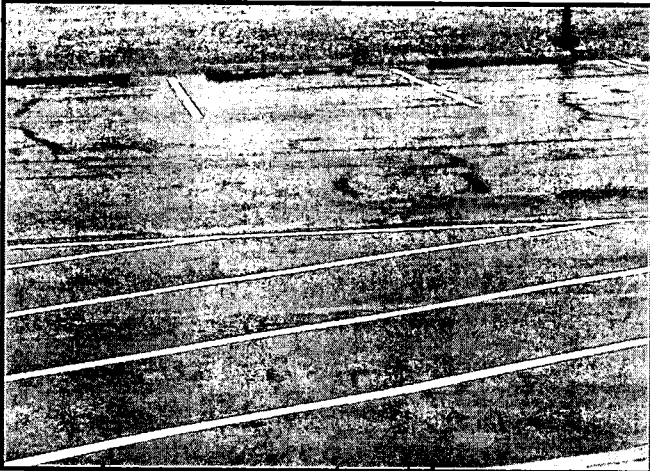


Clark-Shawnee Local Schools

Facility Update



Board Office Parking lot

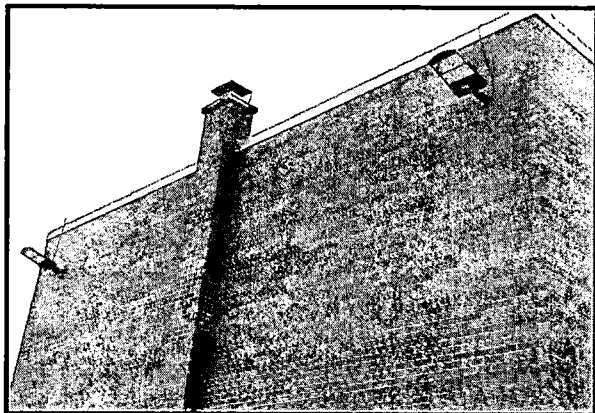
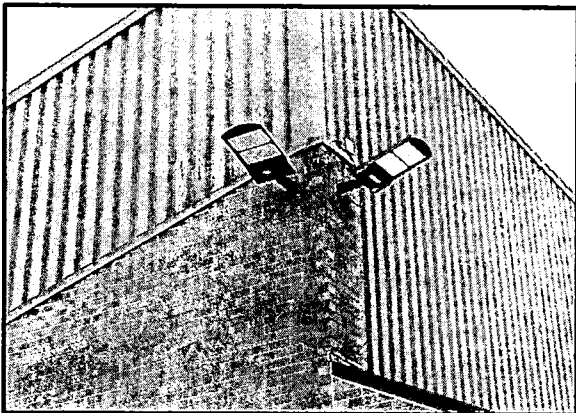


Clark-Shawnee Local Schools

Facility Update



MS/HS Exterior Lighting



Facility Update



Summer Projects

Complete:

- Student Drive Asphalt
- Complete Asphalt Loop around Football Field
- LED Exterior Lighting MS/HS
- Double Seal Coat and Stripe- Elementary Building
- Double Seal Coat and Stripe- Board Office

Upcoming:

- Crack Fill at the HS/MS Building- August 2025
- Elementary Playground Project- July 2026

**** SAFETY & SECURITY FILM (BOTH BUILDINGS) ****

District Grade Card



Overall Rating
**** PRELIMINARY ****
4 Stars

Achievement
Component Rating
4 Stars

Gap Closing
Component Rating
5 Stars

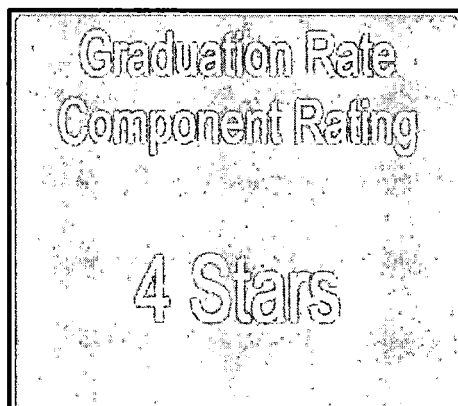
Graduation Rate
Component Rating
4 Stars

Early Literacy
Component Rating
3 Stars

College, Career, Workforce
and Military Readiness
Component Rating
4 Stars



District Grade Card



4 Year
Graduation Rate
(2023-24)

95.2%

5 Year
Graduation Rate
(2022-2023)

97.5%

District Grade Card



Graduation Component

4 Year
Graduation Rate

60%

5 Year
Graduation Rate

40%



District Grade Card

***4 YEAR Graduation Component***

4 Year Graduation Rate 60% Weight	→	Total Number of <u>Graduates</u> in the 2023-24 Cohort	→	$\frac{139}{146}$
		Total Number of students in the 2023-24 Cohort		$\frac{139}{146}$

$$\underline{95.2\% \text{ -4 Year Graduation Rate}} \times \underline{60\%} = \boxed{57.12\%}$$

Cohort set the fiscal year that student enters the 9th grade- Will not change.....

District Grade Card

***Graduation Component***

4 Year
Graduation Rate
(2023-2024)



139

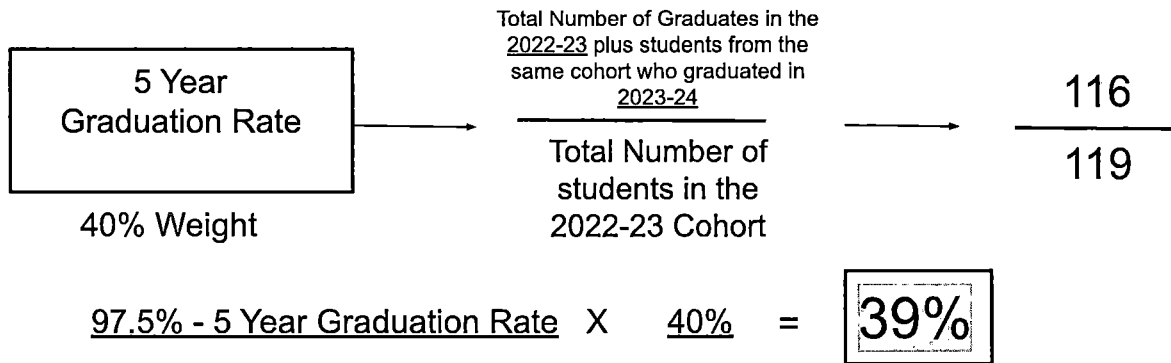
146

- 4- Students un-enrolled at 18
 2- Student W/D with no follow up
 1- Student with disability continuing to grade 23^(5 Year)

District Grade Card



5 Year Graduation Component

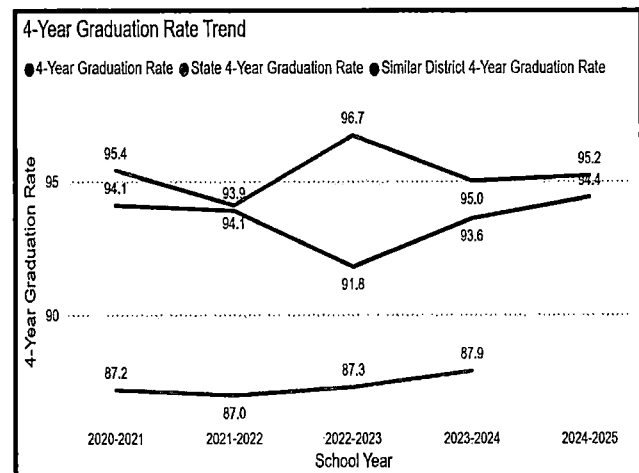
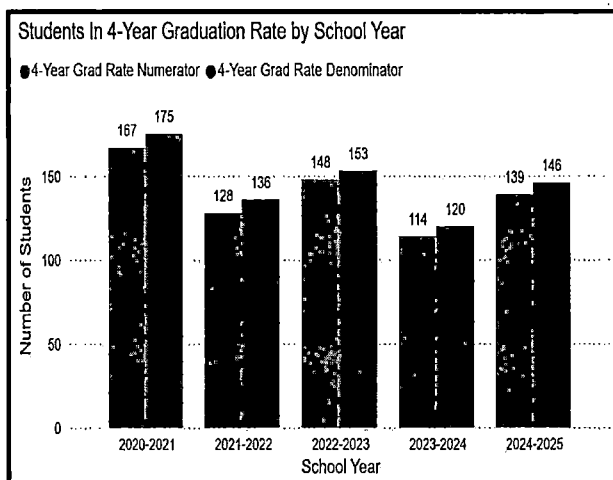


Cohort set the fiscal year that student enters the 9th grade- Will not change.....

District Grade Card



Graduation Component



District Grade Card

*Graduation 4 STARS..*

4 Year Percentage

$$139 / 146 = 95.2\%$$

60% Weight

57.1%

5 Year Percentage

$$116 / 119 = 97.5\%$$

40% Weight

39%

96.1%

District Grade Card

*Graduation 4 STARS..*

Rating	Percent to Points Conversion	
	Points	Percent
5 Stars	5.00	>= 99.125% to 100%
	4.75	>= 98.25% to < 99.125%
	4.50	>= 97.375% to < 98.25%
	4.25	>= 96.5% to < 97.375%
4 Stars	4.00	>= 95.75% to < 96.5%
	3.75	>= 95% to < 95.75%
	3.50	>= 94.25% to < 95%
	3.25	>= 93.5% to < 94.25%
3 Stars	3.00	>= 92.625% to < 93.5%
	2.75	>= 91.75% to < 92.625%
	2.50	>= 90.875% to < 91.75%
	2.25	>= 90% to < 90.875%
2 Stars	2.00	>= 88.5% to < 90%
	1.75	>= 87% to < 88.5%
	1.50	>= 85.5% to < 87%
	1.25	>= 84% to < 85.5%
1 Star	1.00	>= 83% to < 84%
	0.75	>= 82% to < 83%
	0.50	>= 81% to < 82%
	0.00	< 81%

96.1%

4 STAR

District Grade Card



Looking ahead

4 Year Graduation Rate
(2024-25)

136/141
96.5%

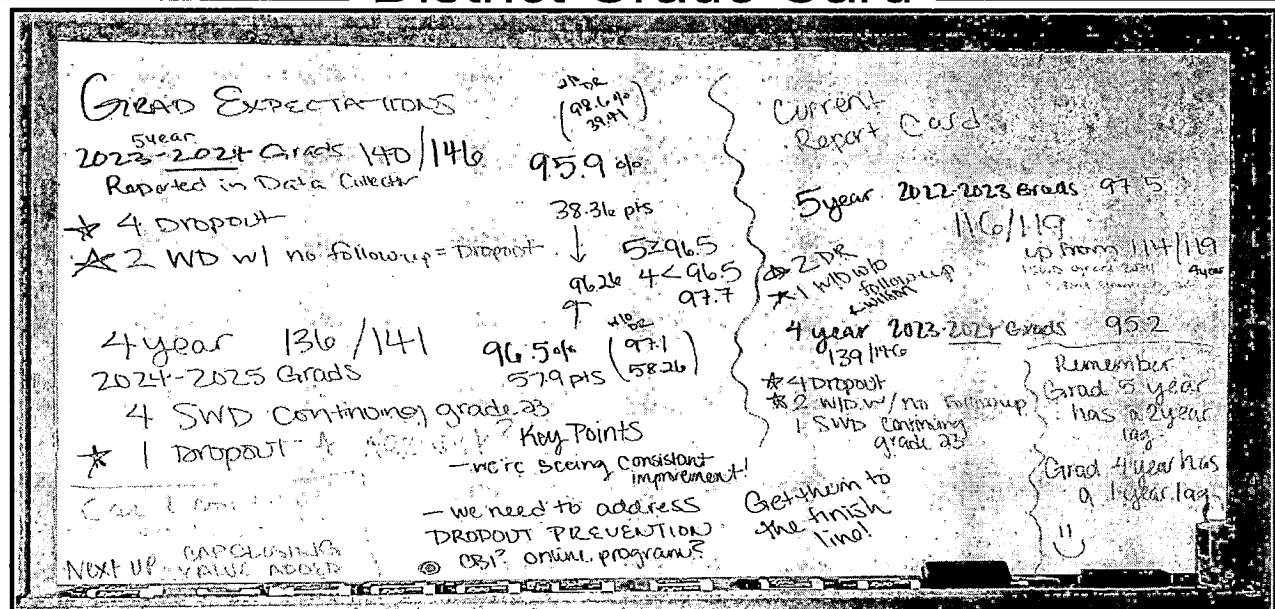
Grade Card
2025-26

96.26

5 Year Graduation Rate
(2023-24)

140/146
95.9%

District Grade Card



Saving Lives, Building Trust:

A Narrative of Transformation in Three Ohio School Districts

When three Ohio districts—Springfield City School District, Beavercreek City Schools, and Princeton City Schools—decided to adopt Gaggle Safety Management, they took a decisive step toward safeguarding their students in an era of unprecedented challenges. Each district faced unique obstacles in student safety and well-being that ultimately called for a proactive, comprehensive solution that only Gaggle could provide.

FAST FACTS

Beavercreek City Schools



Paul Otten, Superintendent
11 Schools
8,000 students

Princeton City Schools



Elgin Card, Superintendent
11 Schools
5,940 students

Springfield City School District



Dr. Robert Hill, Superintendent
17 schools
7,217 students

FACING THE CHALLENGES

Before Gaggle, traditional safety measures left critical gaps. In each district, educators and administrators struggled with systems that couldn't capture the full spectrum of student distress.

Beavercreek City Schools:

Administrators wrestled with the dual pressures of early crisis detection and the ever-present concern of liability. "Every alert was a double-edged sword,"

explained Superintendent Paul Otten. "We needed a solution that could pinpoint genuine distress without overwhelming our team with false alarms." This tension underscored a deep need for a more discerning tool.

Princeton City Schools:

Monitoring was reactive at best. Superintendent Elgin Card recalled, "Before Gaggle, our existing filters just didn't capture the full picture of what our

kids were experiencing. We knew something had to change.” Missed signals meant that warning signs often went unnoticed until a crisis was unavoidable.

Springfield City School District:

Deep-rooted community challenges and high poverty rates compounded daily struggles. Educators found that behavioral and emotional issues were intricately linked to external hardships—nuances that existing protocols failed to address.

“Our traditional systems couldn’t keep up with the complex realities our students faced.”

DR. ROBERT HILL, SUPERINTENDENT

THE TURNING POINT

Gaggle emerged as a critical catalyst these districts needed to spark meaningful change. Its innovative real-time monitoring and intuitive dashboard offered a new way to see and respond to student distress.

For Beavercreek, Gaggle’s precise filtering turned alerts into actionable intelligence.

“Once we saw Gaggle’s ability to zero in on real warning signs—even during off-hours—we realized proactive intervention was far less risky than inaction.”

PAUL OTTEN, SUPERINTENDENT

In Princeton, a single, timely alert changed everything. Superintendent Card recalled a critical moment when a rapid notification allowed him to intervene in a matter of seconds, averting a potential crisis. “That moment reinforced our belief that every second counts,” he said.

Springfield’s staff found that Gaggle not only highlighted issues early but also provided the

context needed to support students before problems escalated. Dr. Hill reflected, “Gaggle gave us the clarity to act swiftly, turning our uncertainty into informed, life-affirming decisions.”

A NEW CULTURE OF TRUST AND CARE

The introduction of Gaggle did more than enhance safety protocols—it transformed the entire culture of these districts. Communication became open and continuous, creating a shared commitment among teachers, counselors, and administrators.

In Springfield, regular staff meetings now include discussions on early warning signs and strategic interventions, building a collaborative network of care. Meanwhile, in Beavercreek, what began as concern over liability evolved into trust in a system that supports both students and educators. “We now see every alert as a chance to reach out, rather than a burden,” said Otten.

At Princeton City Schools, Gaggle has built a stronger bridge between home and school. “Parents and educators alike feel that we’re all in this together,” Superintendent Card observed, highlighting how this new approach has fostered a community where proactive care is the norm.

IMPACTING LIVES EVERY DAY

The real measure of Gaggle’s success is seen in the life-changing interventions that have since become part of each district’s story.

In Springfield, advanced alerting enabled counselors to act before distress escalated, building a robust safety net that nurtures student resilience. At Beavercreek, the platform’s rapid response—sometimes activated in the middle of the night—has already made all the difference in averting potential crises.

Princeton’s experience is marked by continuous

learning and improvement. Every alert has become an opportunity to refine protocols and deepen the district's commitment to student well-being.

"Gaggle doesn't just help in a crisis—it helps us build a community that cares."

ELGIN CARD, SUPERINTENDENT

A CALL TO ACTION

For superintendents in Ohio and beyond, the message from these three districts is clear. Gaggle is more than a monitoring tool—it's a partner in creating a safe, supportive learning environment.

"Even if you save one life, it's worth every dollar and every minute," affirmed Dr. Hill. With lives changed and trust built on a foundation of proactive care, these leaders invite others to join them in redefining what student safety looks like in today's schools.

Learn more about how Gaggle can transform student safety in your district at gaggle.net.

Safety Management



Content Analysis

Machine learning technology analyzes content in students' school-issued, blocks potentially harmful content, and highlights concerning content.



Expert Review

Concerning content is reviewed by **Gaggle safety experts** in order to verify the content, understand the context, and determine the level of severity



Rapid Response

In severe situations, district-appointed contacts are **immediately notified** by phone, even after standard business hours



Gaggle's mission is simple yet profound: empower educators to proactively safeguard students' well-being with innovative, real-time monitoring and a human-centric approach to intervention. As these Ohio districts have discovered, when it comes to protecting students, there is no substitute for vigilance, trust, and an unwavering commitment to care.

Learn more about the benefits of Gaggle Safety Management.

2025-2026

PROPOSED EDITS

Clark-Shawnee Local District Calendar

M T W TH F

August, 2025

				1
4	5	6	7	8
11	12	13	14	<15
<18	[19]	[20]	<u>21</u>	22
25	26	27	28	29

September, 2025

1	2	3	4	5
8	9	10	11	12
15	16	17	18	[19]
22	23	24	25	26
29	30			

October, 2025

		1	2	3
6	7	8	9	10
13	14	15	16	◇[17]
20	21	22	23	24
27	28	29	30	31

November, 2025

3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28

December, 2025

1	2	3	4	5
8	9	10	11	12
15	16	17	18	◇19
22	23	24	25	26
29	30	31		

First Grading Period- Aug. 21 – Oct. 17

1st quarter – 39 days

Aug. 15-18	Teacher Workdays
Aug. 19-20	In-Service Days
Aug. 21	First Day of School for Students
Sept. 1	Labor Day (No School)
Sept. 19	In-Service Day
Oct. 17	In-Service Day

Second Grading Period- Oct. 21 – Dec. 19

2nd quarter – 39 days 1st semester- 78 days

Oct. 20	Fall Break
Nov. 24-25	Conf. Make-up Day-No School
Nov. 26-28	Thanksgiving Break
Dec. 19	Early Release Day
Dec. 19	End of 1 st Semester
Dec. 22-Jan. 2	Christmas Break

Third Grading Period- Jan. 5 – March 13

3rd quarter – 46 days

Jan. 19	MLK Day (No School)
Feb. 13	In-Service Day
Feb. 16	Presidents' Day (No School)
March 13	In-Service Day

Fourth Grading Period- March 16 – May 28

4th quarter – 47 days 2nd semester- 93 days

Mar. 30- Apr. 6	Spring Break
May 25	Memorial Day (No School)
May 28	Last Student Day/Early Release
May 29	Teacher workday

—	First/Last Day for Student
◇	End of Grading Period
[]	In-Service Day (No School for Students)
o	Early Release Day
□	No School
<	Teacher Workday – no school for students

M T W TH F

January, 2026

			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

February, 2026

2	3	4	5	6
9	10	11	12	[13]
16	17	18	19	20
23	24	25	26	27

March, 2026

2	3	4	5	6
9	10	11	12	◇[13]
16	17	18	19	20
23	24	25	26	27
30	31			

April, 2026

		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

May, 2026

				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	o28	<29

June, 2026

1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26

If ten calamity days are used, time may be made up by adding days to the end of the school year.

171 Instruction Days
6 In-Service Days
2 Conf. Days
3 Teacher Workdays
182 Total Days

Memorandum of Understanding
between the
Clark-Shawnee Local Board of Education
and the
Clark-Shawnee Local Education Association

This Memorandum of Understanding is entered into on this 24th day of July, 2025 ("Effective Date") by and between the Clark-Shawnee Local Board of Education ("Board") and the Clark-Shawnee Local Education Association ("CSLEA") (collectively, "Parties") for the purpose of documenting mutual agreement to a one-time exception to the application of the reduction in force language found in Article 24, Reduction in Force, of the Contractual Agreement(s) with respect to the position of Elementary Strings within the District's music department, with such reduction in force being effective with the 2025-2026 contract year.

WHEREAS, the Board and CSLEA are Parties to Contractual Agreement(s) effective July 1, 2025 through June 30, 2028 ("Agreement"); and

WHEREAS, the provisions of Article 24, Reduction in Force, of the Agreement provide, in pertinent part: "[b]argaining unit employees shall be placed on lists for each teaching field for which they are presently licensed/certified to teach. Each teaching field list shall be populated first by bargaining unit employees who hold continuing contract status with the District; then by bargaining unit employees on limited contract status with the District. In determining order of placement on each teaching field list within contract status, order shall be determined based upon individual bargaining unit employee performance as evidenced

by the results of the bargaining unit employee evaluation process in accordance with this Agreement. In the event two (2) or more bargaining unit employees have equal performance, order on the teaching field list will be determined by seniority. For the purposes of this Article, bargaining unit employees who are evaluated as "Skilled" and "Accomplished" are deemed to have equal performance. When implementing reductions within each teaching field affected, bargaining unit employees who hold limited contracts who are lowest on the teaching field list for the teaching field affected shall be reduced first; followed by bargaining unit employees who hold continuing contract status with the District;" and

WHEREAS, for financial reasons effective with the 2025-2026 contract year, the Superintendent has determined the need to implement a partial reduction in force in the area of licensure of Music (Ohio professional teacher license code120050); and

WHEREAS, specifically, the Superintendent has determined that a partial reduction in force from .82 to .50 of the Elementary Strings position will have the least detrimental educational impact on students effective with the 2025-2026 contract year; and

WHEREAS, the bargaining unit employee who holds the Elementary Strings position is not the bargaining unit employee whose limited contract is lowest on the teaching field list for the teaching field of Music (Ohio professional teacher license code120050) such that, in accordance with the provisions of

Article 24 of the Agreement, the Elementary Strings position would not be reduced first; and

WHEREAS, the CSLEA acknowledges the need, for financial reasons, to implement the partial reduction in force of the Elementary Strings position, and agrees that the partial reduction in force of the Elementary Strings position will have the least detrimental educational impact on students in the District; and

WHEREAS, the Parties see a mutual benefit in permitting the Board to partially reduce in force the Elementary Strings position, instead of the bargaining unit employee whose limited contract is lowest on the teaching field list for the teaching field of Music (Ohio professional teacher license code 120050);

NOW THEREFORE BE IT RESOLVED that the Parties mutually agree that effective with the 2025-2026 contract year, the Board shall be authorized to implement a partial reduction in force of the Elementary Strings position from .82 to .50 FTE, notwithstanding the provisions of Article 24, Reduction in Force, applicable to which bargaining unit employee and which position are subject to reduction in force within the teaching field of Music (Ohio professional teacher license code 120050) of the Agreement;

BE IT FURTHER RESOLVED that the Parties further acknowledge and agree that no other provisions of Article 24, Reduction in Force, or any other provisions of the Agreement, are impacted in any way by the terms of this Memorandum of Understanding ("MOU");

BE IT FURTHER RESOLVED that the Parties acknowledge and agree that the terms of this Memorandum of Understanding ("MOU") are situational as

applied to the Board's determination of the need to implement reduction in force for financial reasons within the District's music department only, effective with the 2025-2026 contract year, and as such the Parties acknowledge and agree that the terms of this MOU are non-precedent setting and do not create or establish any form or basis of past practice between the Parties as to the subject matters addressed in this MOU;

BE IT FURTHER RESOLVED that the Parties agree that this Memorandum of Understanding and its terms will expire upon expiration of the Agreement;

The Parties each affirm that the terms of this Memorandum of Understanding were agreed to voluntarily and that the terms of this Memorandum of Understanding constitute the entire scope of understanding between the Parties as to the subject matters addressed herein. The terms of this MOU shall be binding upon the Parties upon execution and proper approval by the Parties.

CLARK-SHAWNEE LOCAL
BOARD OF EDUCATION

CLARK-SHAWNEE LOCAL
EDUCATION ASSOCIATION

DATE

DATE
