

Dear Residents of Batavia Township and the Village of Batavia,

We, the Batavia Township Trustees, would like to inform you about a new housing development being proposed on the recently annexed property located between Clough Pike, Taylor Road, and East Bauman Lane. This development will be discussed at the Batavia Village Planning and Zoning Commission meeting on **September 17, 2024, at 7:00 p.m.** The meeting will occur at the Village Administration Building, 65 N. 2nd Street, Batavia, Ohio, 45103.

This project is the third development within the Village of Batavia to utilize a tax incentive program known as the Community Reinvestment Area (CRA). The CRA program offers tax abatements or reductions for homeowners in the designated areas. It is estimated that approximately 1,400 households will be part of these CRA communities.

While the CRA encourages new homeownership and growth, it also impacts funding for critical community services. Residents in these developments are required to make Payments In Lieu Of Taxes (PILOT). These PILOT payments go directly to the Village for their use, but the tax reductions affect essential services, including:

- Mental Retardation and Developmental Disabilities (MRDD)
- Local Senior Services
- Public Libraries
- Central Joint Fire-EMS District (CJFED)
- Local School Districts

The tax reductions from CRA developments result in a shortfall in funding for these services, which could burden the entire community in both Batavia Township and the Village of Batavia. As new tax levies are assessed, the financial responsibility for funding these services may increasingly fall on properties outside the CRA areas, leading to higher tax bills for current residents.

It's important to note that CRA is a legal, economic development tool in Ohio. Other incentives, such as Tax Increment Financing (TIF) and Rural Enterprise Zone (REZ) agreements, are also used in Batavia Township. However, the Township has been careful to implement these incentives to minimize the impact on local schools and essential services. For instance, Batavia Township has only one TIF in a multi-family development, and we ensured that CJFED would receive adequate funding from this project. Additionally, most of the Township's TIF and REZ projects are focused on industrial areas, supporting job creation and infrastructure development without creating new residential communities that place demands on local services.

Several Batavia Township communities—Vista Meadows, Lexington Run, Glenwood Trails, and Forest Glen—are part of County-managed TIF districts established in 2005. While these districts fully fund local school districts, they do not provide funding for other levied services such as CJFED.

The Batavia Township Trustees want to clarify that we do not support the proposed CRA development or any past, current, or future CRA projects in the Village of Batavia. Batavia Township Trustees, Zoning Commission, and Staff take pride in completing a rigorous review of all new developments to enhance our community. Still, our primary concern is the lack of funding for

vital services, including CJFED, local school districts (Batavia, CNE, and West Clermont), and other essential community programs. CJFED is a shared fire district, and we believe the responsibility for funding it should be equally shared across our community.

We encourage all residents to attend the **September 17th meeting at 7:00 p.m.** at the Village Administration Building, 65 N. Second Street, Batavia, Ohio 45103, to voice their concerns and support the services that sustain our community.

Thank you for your attention to this critical matter.

Sincerely,

Batavia Township Trustees

Rex Parsons, Randy Perry & James Sauls

Batavia Township Fiscal Officer

Jennifer Haley