

**RESOLUTION NO. 21 , 2024**

**A RESOLUTION TO ADOPT THE RECOMMENDATION OF THE  
MONTGOMERY TAX INCENTIVE REVIEW COUNCIL WITH RESPECT TO  
THE COMPLIANCE OF ALL TAX INCREMENT FINANCING DISTRICTS  
WITHIN THE CITY OF MONTGOMERY**

**WHEREAS**, the Council of the City of Montgomery, Ohio has approved tax increment financing districts to encourage economic development of certain properties within the City limits; and

**WHEREAS**, the Montgomery Tax Incentive Review Council meets annually to review these districts for compliance with payments in lieu of real estate taxes and other requirements as set forth in the legislation which created the districts; and

**WHEREAS**, ORC Section 5709.85 requires, annually, that the recommendations of Tax Incentive Review Councils to be adopted by the legislative authority of the political subdivision in which the district is located, and such legislation forwarded to the Ohio Department of Development.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** The Council of the City of Montgomery, Ohio, having received the 2024 report of the Montgomery Tax Incentive Review Council, hereby adopts the recommendation of that Council, a copy of which is attached hereto, with respect to the compliance of each tax increment financing district within the corporate limits of the City of Montgomery.

**SECTION 2.** This Resolution shall be in full force and effect from and after its passage.

PASSED: September 4, 2024

ATTEST: Connie M. Gaylor  
Connie M. Gaylor, Clerk of Council

Ron Messer  
Ronald G. Messer, Mayor

APPROVED AS TO FORM:

Terrence M. Donnellon  
Terrence M. Donnellon, Law Director

Montgomery Tax Incentive Review Council  
August 15, 2024  
Minutes

Present: Beth Weber, Hamilton County Auditor's Office, Chairman  
Brian Riblet, Montgomery City Manager  
Maura Gray, Montgomery Finance Director  
Brian Rabe, Great Oaks  
Terry Donnellon, Montgomery Law Director

The meeting of the Montgomery Tax Incentive Review Council was called to order at 3:08 p.m. by Chairman Beth Weber.

The August 22, 2023, meeting minutes were approved as submitted, with a motion by Brian Rabe, seconded by Maura Gray, with all concurring.

The Council reviewed the following TIF Districts in place in the City of Montgomery:

1. Montgomery Triangle Development
2. Vintage Club, Phase One
3. Vintage Club, Phase Two
4. Montgomery Quarter

Brian Rabe made a motion to find all TIF Districts to be in compliance with all requirements of the TIF legislation, and this was seconded by Brian Riblet, with all concurring.

Under Other Business, Brian Riblet discussed the City's progress regarding the Montgomery Quarter and provided an update on Vintage Club. Brian Riblet also discussed the Comprehensive Community Plan currently underway.

Beth Weber thanked the City, on behalf of Auditor Jessica Miranda, for its continued efforts towards driving positive economic development in the City of Montgomery.

There being no further business to discuss, Beth Weber made a motion to adjourn, seconded by Brian Riblet, with all concurring. The Tax Incentive Review Council meeting was adjourned at 3:20 p.m.

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Secretary

City of Montgomery  
Tax Incentive Review Council

AGENDA

Thursday, August 15, 2023, at 3:00 p.m.  
City Hall Council Chambers

1. Call to order
2. Approval of Minutes of August 23, 2023
3. Review of outstanding tax incentive financing districts operating within the City of Montgomery:
  - a. Montgomery Triangle Development
  - b. Vintage Club Phase One
  - c. Vintage Club Phase Two
  - d. Montgomery Quarter
4. Approval of Annual TIF Financial Report
5. Other Business
6. Adjournment

March 29, 2024

TO: Brian K. Riblet, City Manager

FROM: Maura Gray, Finance Director

SUBJECT: Tax Increment Financing Report FYE 2023

Please find attached a schedule of activities which details the amounts received and spent, both year-to-date and cumulative, for the four Tax Increment Financing projects in the City. The annual reports for the following TIF's have been electronically submitted to the Ohio Department of Development:

- Vintage Club (TIF Value Tax Year 2023 **\$137,363,851**)
- Vintage Club II (TIF Value Tax Year 2023 **\$13,592,500**)
- Triangle/Gateway (TIF Value Tax Year 2023 **\$5,884,280**)
- Montgomery Quarter (TIF Value Tax Year 2023 **\$38,849,351**)

Total combined TIF value is **\$195,689,980**. Copies of each report are attached for your information.

An aggregate recap of all activities both year to date and cumulative are presented below:

Amount of service payments and other sources deposited into TIF funds in 2023:

Service Payments	3,167,365
<b>Service Payments and Other Sources</b>	<b>3,291,875</b>

Expenditures of funds from tax increment equivalent funds in 2023:

School Payments & Infrastructure Improvements	3,476,864
<b>Total Expenditures</b>	<b>4,820,043</b>

Please let me know if you would like any additional information.

c: Kevin Chesar, Community Development Director  
Connie Gaylor, Administrative Coordinator

**City of Montgomery**  
**Summary of Assessed Value of TIF Projects**  
**For Tax Year 2023**

		2023	
Project Name	Project #	Total TIF Assessed	
Montgomery Quarter	90270	\$	13,597,273
Total TIF Values (Assessed Values)		\$	13,597,273
Total Value		\$	38,849,351
Vintage Club Phase I	90086	\$	48,077,348
Total TIF Values (Assessed Values)		\$	48,077,348
Total Value		\$	137,363,851
Vintage Club Phase II	90220	\$	4,757,375
Total TIF Values (Assessed Values)		\$	4,757,375
Total Value		\$	13,592,500
Total Value Vintage Club TIF Phase I and II		\$	150,956,351
Triangle/Gateway	90080	\$	278,667
Triangle/Gateway	90108	\$	1,780,832
Total TIF Values (Assessed Values)		\$	2,059,498
Total Value		\$	5,884,280
Total Combined TIF Value		\$	195,689,980



## Department of Development

TIFF REPORT – 2023

- 1 and 2. Name of Local Jurisdiction and County: *CITY OF MONTGOMERY Hamilton*
3. Jurisdiction that created the TIF ("County", "Municipal", or "Township"): *Municipal*
4. TIF type ("Parcel TIF or "Incentive District TIF"): *Incentive District TIF*
5. Date Created (mm/dd/yy): *10/19/05*
6. Identify Affected School District(s): *SYCAMORE*
7. Project Information/Name: *TRIANGLE TIF*
8. Type of Project: *Commercial* (C=Commercial, I=Industrial, M=Mixed Use, R=Residential)
9. Type of Public Improvements: *ROADWAY IMPROVEMENTS, PEDESTRIAN WALKWAY, PUBLIC SPACE, GREENSPACE ENHANCEMENT*
10. Exemption %: *100.0* Exemption Term: *20.0*
11. Project Investment:
- |                                    | Real Property         | Personal Property (if applicable) |
|------------------------------------|-----------------------|-----------------------------------|
| Projected (at time of legislation) | <i>\$6,500,000.00</i> | _____                             |
| Actual (as of 12/31/2023)          | <i>\$5,884,280.00</i> | _____                             |
12. Employment Information:
- |                                    | Retained | Created |
|------------------------------------|----------|---------|
| Projected (at time of legislation) | _____    | _____   |
| Actual (as of 12/31/2023)          | _____    | _____   |
13. Dollar amount of service payments deposited into the TIF's tax increment equivalent fund:
- In Calendar Year 2023 *\$185,779.00* Cumulative (through 12/31/2023) *\$2,464,617.00*
- Year first payment made *2006*
14. Expenditures of money from the tax increment equivalent fund for the public infrastructure associated with the TIF
- In Calendar Year 2023 *\$83,968.00* Cumulative (through 12/31/2023) *\$3,031,595.00*
- Year first expense made *2009*
15. Date of most recent Tax Incentive Review Council (TIRC): *08/23/23*
16. TIRC recommendation (e.g.: compliance, non-compliance, etc.): *COMPLIANCE*

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 TIF project as of December 31, 2023.

*Maura Gray*

Signature of Authorized Representative

*Finance Director 3/28/24*

Title

Date

*Maura Gray*

Printed name of Authorized Representative



## Department of Development

TIFF REPORT – 2023

- 1 and 2. Name of Local Jurisdiction and County: *CITY OF MONTGOMERY Hamilton*
3. Jurisdiction that created the TIF ("County", "Municipal", or "Township"): *Municipal*
4. TIF type ("Parcel TIF or "Incentive District TIF"): *Incentive District TIF*
5. Date Created (mm/dd/yy): *07/23/14*
6. Identify Affected School District(s): *SYCAMORE*
7. Project Information/Name: *VINTAGE CLUB PH 1 TIF*
8. Type of Project: *Mixed* (C=Commercial, I=Industrial, M=Mixed Use, R=Residential)
9. Type of Public Improvements: *PARKING FACILITIES, GREEN SPACE, ROADWAY IMPROVEMNTS, PUBLIC UTILITIES*
10. Exemption %: *100.0* Exemption Term: *30.0*
11. Project Investment:
- |                                    | Real Property           | Personal Property (if applicable) |
|------------------------------------|-------------------------|-----------------------------------|
| Projected (at time of legislation) | <i>\$211,660,825.00</i> |                                   |
| Actual (as of 12/31/2023)          | <i>\$137,363,851.00</i> |                                   |
12. Employment Information:
- |                                    | Retained | Created |
|------------------------------------|----------|---------|
| Projected (at time of legislation) |          |         |
| Actual (as of 12/31/2023)          |          |         |
13. Dollar amount of service payments deposited into the TIF's tax increment equivalent fund:
- In Calendar Year 2023 *\$2,620,781.00* Cumulative (through 12/31/2023) *\$27,293,892.00*
- Year first payment made *2016*
14. Expenditures of money from the tax increment equivalent fund for the public infrastructure associated with the TIF
- In Calendar Year 2023 *\$105,189.00* Cumulative (through 12/31/2023) *\$15,615,656.00*
- Year first expense made *2014*
15. Date of most recent Tax Incentive Review Council (TIRC): *08/23/23*
16. TIRC recommendation (e.g.: compliance, non-compliance, etc.): *COMPLIANCE*

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 TIF project as of December 31, 2023.

*Maura Gray*  
Signature of Authorized Representative

*Finance Director 3/28/24*  
Title Date

*Maura Gray*  
Printed name of Authorized Representative





## Department of Development

TIFF REPORT - 2023

- 1 and 2. Name of Local Jurisdiction and County: *CITY OF MONTGOMERY Hamilton*
3. Jurisdiction that created the TIF ("County", "Municipal", or "Township"): *Municipal*
4. TIF type ("Parcel TIF or "Incentive District TIF"): *Incentive District TIF*
5. Date Created (mm/dd/yy): *05/23/18*
6. Identify Affected School District(s): *SYCAMORE*
7. Project Information/Name: *VINTAGE CLUB PH2 NORTH TIF*
8. Type of Project: *Mixed* (C=Commercial, I=Industrial, M=Mixed Use, R=Residential)
9. Type of Public Improvements: *PARKING FACILITIES, GREENSPACE, ROADWAY IMPROVEMNTS, UTILITIES*
10. Exemption %: *100.0* Exemption Term: *30.0*
11. Project Investment:
- |                                    | Real Property          | Personal Property (if applicable) |
|------------------------------------|------------------------|-----------------------------------|
| Projected (at time of legislation) | <i>\$24,154,536.00</i> |                                   |
| Actual (as of 12/31/2023)          | <i>\$13,592,500.00</i> |                                   |
12. Employment Information:
- |                                    | Retained | Created |
|------------------------------------|----------|---------|
| Projected (at time of legislation) |          |         |
| Actual (as of 12/31/2023)          |          |         |
13. Dollar amount of service payments deposited into the TIF's tax increment equivalent fund:
- In Calendar Year 2023 *\$360,805.00* Cumulative (through 12/31/2023) *\$1,108,366.00*
- Year first payment made *2022*
14. Expenditures of money from the tax increment equivalent fund for the public infrastructure associated with the TIF
- In Calendar Year 2023 *\$464,776.00* Cumulative (through 12/31/2023) *\$5,132,008.00*
- Year first expense made *2018*
15. Date of most recent Tax Incentive Review Council (TIRC): *08/23/23*
16. TIRC recommendation (e.g.: compliance, non-compliance, etc.): *COMPLIANCE*

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 TIF project as of December 31, 2023.

*Maura Gray*  
Signature of Authorized Representative

*Finance Director* *3/28/24*  
Title Date

*Maura Gray*  
Printed name of Authorized Representative



## Department of Development

TIFF REPORT – 2023

- 1 and 2. Name of Local Jurisdiction and County: *CITY OF MONTGOMERY Hamilton*
3. Jurisdiction that created the TIF ("County", "Municipal", or "Township"): *Municipal*
4. TIF type ("Parcel TIF or "Incentive District TIF"): *Incentive District TIF*
5. Date Created (mm/dd/yy): *08/07/19*
6. Identify Affected School District(s): *SYCAMORE*
7. Project Information/Name: *MONTGOMERY QUARTER PH1 TIF*
8. Type of Project: *Mixed* (C=Commercial, I=Industrial, M=Mixed Use, R=Residential)
9. Type of Public Improvements: *PARKING FACILITIES, GREENSPACE, ROADWAY IMPROVEMENTS, UTILITIES*
10. Exemption %: *100.0* Exemption Term: *30.0*
11. Project Investment: Real Property Personal Property (if applicable)
- |                                    |                        |       |
|------------------------------------|------------------------|-------|
| Projected (at time of legislation) | <i>\$65,388,400.00</i> | _____ |
| Actual (as of 12/31/2023)          | <i>\$38,849,351.00</i> | _____ |
12. Employment Information: Retained Created
- |                                    |       |       |
|------------------------------------|-------|-------|
| Projected (at time of legislation) | _____ | _____ |
| Actual (as of 12/31/2023)          | _____ | _____ |
13. Dollar amount of service payments deposited into the TIF's tax increment equivalent fund:
- |                         |               |                                 |       |
|-------------------------|---------------|---------------------------------|-------|
| In Calendar Year 2023   | <i>\$0.00</i> | Cumulative (through 12/31/2023) | _____ |
| Year first payment made | _____         |                                 |       |
14. Expenditures of money from the tax increment equivalent fund for the public infrastructure associated with the TIF
- |                         |                       |                                 |                        |
|-------------------------|-----------------------|---------------------------------|------------------------|
| In Calendar Year 2023   | <i>\$1,339,813.00</i> | Cumulative (through 12/31/2023) | <i>\$27,443,016.00</i> |
| Year first expense made | <i>2020</i>           |                                 |                        |
15. Date of most recent Tax Incentive Review Council (TIRC): *08/23/23*
16. TIRC recommendation (e.g.: compliance, non-compliance, etc.): *COMPLIANCE*

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 TIF project as of December 31, 2023.

*Maura Gray*

Signature of Authorized Representative

*Finance Director 3/28/24*

Title

Date

*Maura Gray*

Printed name of Authorized Representative

City of Montgomery  
Annual TIF Report Summary for Fiscal Year 2023  
3/29/2024

Fund	TIF Name	Description	Term	Commencement Date	Termination Date	2023 Service Payments	CUMMULATIVE
329	MQ	Montgomery Quarter	30	8/17/2019	8/17/2049		-
4661	TRIANGLE	Subdivision Lots 1,2, &3	20	10/19/2005	10/19/2025	185,779.00	2,464,617.00
331	VC I	Vintage Club Phase I	30	9/6/2006	9/6/2036	2,620,781.00	27,293,892.00
332	VC II	Vintasge Club Phase II	30	5/23/2018	5/23/2048	360,805.00	1,108,366.00
TOTAL						<b>3,167,365.00</b>	<b>30,866,875.00</b>