



Christopher E. C. Smitherman
Cincinnati Vice Mayor

July 31, 2020

MOTION

The Property Tax Working Group (PTWG) was created by motion on September 5, 2018 to study trends related to property taxes. Especially important were, rising property taxes in areas experiencing significant levels of development, helping senior citizens remain in their homes and communities, and reporting on best practices of other cities and states. (Please see the attach motion and vote by Cincinnati City Council).

The Property Tax Working Group had its final meeting on Thursday, July 23, 2020. This group was Chaired by Carol Gibbs, President/CEO Mt. Auburn Community Development Corporation (MACDC) and Vice Mayor Christopher Smitherman. The idea for the PTWG was the brainchild of Mrs. Carol Gibbs.

Recommendation		
NEW CONSTRUCTION Criteria	Cap	Term
New Construction	\$200,000	10 yr
New Construction - LEED Silver	\$300,000	12 yr
New Construction - LEED Gold	\$400,000	12 yr
New Construction - LEED Platinum	\$500,000	15 yr
REMODEL Criteria	Cap	Term
Remodel	\$275,000	10 yr
Remodel – HERS	\$300,000	12 yr
Remodel - LEED Silver	\$400,000	12 yr
Remodel - LEED Gold	\$500,000	15 yr
Remodel - LEED Platinum	\$650,000	15 yr
Historic Restoration (pre-1920 building)	\$750,000	15 yr
BONUS Criteria (for New Construction and Remodel)	Add't Cap	Add't Term
Visitability	\$100,000	0 yr

COMMITTEES

Chair: Law & Public Safety • Committees: Economic Growth & Zoning • Neighborhoods

City of Cincinnati



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Christopher E. C. Smitherman
Cincinnati Vice Mayor

WE MOVE that the above Tax Abatement Caps be approved by Cincinnati City Council. A previous Cincinnati City Council removed ^{SOME} all caps for tax abatements when the national, regional, and local economy was very different than today.

Vice Mayor Christopher Smitherman

* Amended on floor of EGZ Committee 9-1-2020

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Christopher E. C. Smitherman
Cincinnati Vice Mayor

201801401

September 5, 2018

MOTION

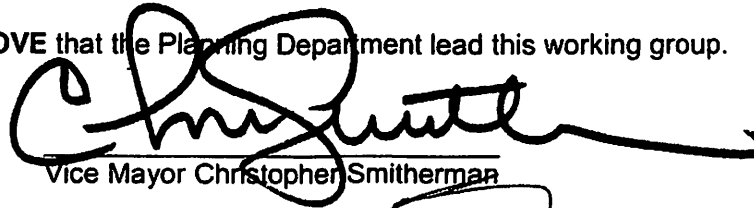
WE MOVE that the lobbyist for the City of Cincinnati provide a procedural framework for City Council and the Property Tax Project working group to amend Ohio state laws governing property taxes to ensure that property owners, specifically legacy residents and senior citizens on fixed incomes, who reside in developing neighborhoods and whose property taxes are increasing as a result have a greater opportunity to remain in their homes.

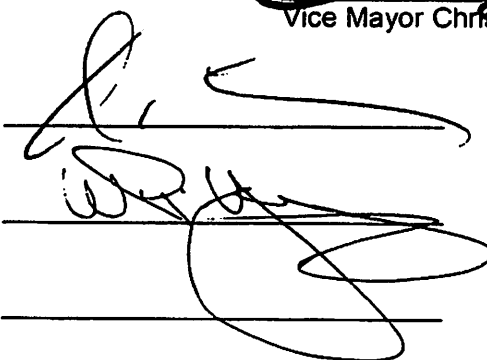
WE FURTHER MOVE that a working group be created to study trends related to property taxes, especially the issue of rising property taxes in areas experiencing significant levels of development; to make recommendations to City Council aimed at helping to keep senior citizens in their homes and communities; and to report on best practices in other cities and states facing similar challenges.

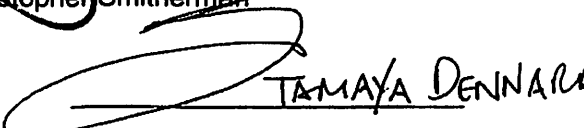
WE FURTHER MOVE that the working group include members from: the African-American Chamber of Commerce; the Board of Realtors; the Cincinnati Neighborhood Business Districts United; the Community Action Agency; the Community Development Corporations Association of Greater Cincinnati; the Council on Aging; the Baptist Ministers Conference; the Hamilton County Auditor/representative; the Homebuilders Association; Invest in Neighborhoods; representatives of Allied Construction Industries; the United Way; the University of Cincinnati's Real Estate Program and the DAAP School of Planning; and the Urban League.

WE FURTHER MOVE that the working group review the City's Tax Abatement Program.

WE FURTHER MOVE that the Planning Department lead this working group.


Vice Mayor Christopher Smitherman




TAMAYA DENNARD

{00267017-1}

COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



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Item #: 201801401 [Get Documents](#)

Calendar Date: 10/03/2018

Sponsors: BUDGET AND FINANCE COMMITTEE

Status/Recommendation: ADOPT

Description: MOTION, submitted by Vice Mayor Smitherman and Councilmembers Mann, Dennard and Young WE MOVE that the lobbyist for the City of Cincinnati provide a procedural framework for City Council and the Property Tax Project working group to amend Ohio state laws governing property taxes to ensure that property owners, specifically legacy residents and senior citizens on fixed incomes, who reside in developing neighborhoods and whose property taxes are increasing as a result have a greater opportunity to remain in their homes. WE FURTHER MOVE that a working group be created to study trends related to property taxes, especially the issue of rising property taxes in areas experiencing significant levels of development; to make recommendations to City Council aimed at helping to keep senior citizens in their homes and communities; and to report on best practices in other cities and states facing similar challenges. WE FURTHER MOVE that the working group include members from: the African-American Chamber of Commerce; the Board of Realtors; the Cincinnati Neighborhood Business Districts United; the Community Action Agency; the Community Development Corporations Association of Greater Cincinnati; the Council on Aging; the Baptist Ministers Conference; the Hamilton County Auditor/representative; the Homebuilders Association; Invest in Neighborhoods; representatives of Allied Construction Industries; the United Way; the University of Cincinnati's Real Estate Program and the DAAAP School of Planning; and the Urban League. WE FURTHER MOVE that the working group review the City's Tax Abatement Program. WE FURTHER MOVE that the Planning Department lead this working group.

Final Disposition: ADOPTED

Votes:		<u>Final</u>
	MR. SMITHERMAN	A
	MR. YOUNG	Y
	MS. DENNARD	Y
	MR. LANDSMAN	Y
	MR. MANN	Y
	MS. MURRAY	Y
	MR. PASTOR	Y
	MR. SEELBACH	Y
	MR. SITTENFELD	Y
		10/03/2018

Referral: CLOSED - Law Department
Meeting Date: 09/10/2018 Due: 09/17/2018 Closed: 10/26/2018

Return To: BUDGET AND FINANCE COMMITTEE
Manager's Direction: PREPARE REPORT

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Christopher E. C. Smitherman
Cincinnati Vice Mayor

201900467

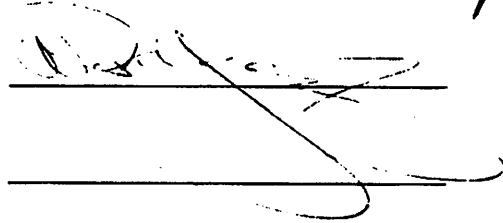
March 15, 2019

MOTION

WE MOVE that the Property Tax Project working group also include members from: Cincinnati Public Schools; Greater Cincinnati Chinese Chamber of Commerce; Hamilton County Treasurer; Hispanic Chamber Cincinnati USA; Homeownership Center of Greater Cincinnati; Housing Opportunities Made Equal (HOME); Indian American Chamber of Commerce; Legal Aid Society; Local Initiatives Support Corporation (LISC); and The Port.



Vice Mayor Christopher Smitherman



STATEMENT

This motion is an addendum to Motion #201801401 dated October 3, 2018, in order to add additional members to the Property Tax Project working group.

COMMITTEES

Chair: Law & Public Safety • Committees: Budget & Finance • Economic Growth & Zoning • Neighborhoods



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Item #:	201900467	Get Documents
Calendar Date:	04/03/2019	
Sponsors:	BUDGET AND FINANCE COMMITTEE	
Status/Recommendation:	ADOPT	
Description:	MOTION, submitted by Vice Mayor Smitherman and Councilmember Young, WE MOVE that the Property Tax Project working group also include members from: Cincinnati Public Schools; Greater Cincinnati Chinese Chamber of Commerce; Hamilton County Treasurer; Hispanic Chamber Cincinnati USA; Homeownership Center of Greater Cincinnati; Housing Opportunities Made Equal (HOME); Indian American Chamber of Commerce; Legal Aid Society; Local Initiatives Support Corporation (LISC); and The Port. (STATEMENT ATTACHED)	
Final Disposition:	ADOPTED	
Votes:		<u>Final</u>
	MR. MANN	Y
	MS. MURRAY	Y
	MR. PASTOR	Y
	MR. SEELBACH	Y
	MR. SITTENFELD	Y
	MR. SMITHERMAN	Y
	MR. YOUNG	Y
	MS. DENNARD	Y
	MR. LANDSMAN	Y
		04/03/2019
After Action:	CLOSED - City Planning	
	Type: Status Report to Administration	
	Description: MOVE that the Property Tax Project working group also include members from: Cincinnati Public Schools; Greater Cincinnati Chinese Chamber of Commerce; Hamilton County Treasurer; Hispanic Chamber Cincinnati	
	Assigned: 04/03/2019	Due: 05/03/2019 Completed: 07/31/2019
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