

EMERGENCY

JWF

- 2026

AMENDING Ordinance Nos. 411-2002, 412-2002, 413-2002, 414-2002, 415-2002, 416-2002, 417-2002, 418-2002, 419-2002, 420-2002, 421-2002, 408-2005, 409-2005, 410-2005, 411-2005, 412-2005, 413-2005, 414-2005, 415-2005, and 416-2005, each as may have been amended previously, to extend the term of the City’s tax increment financing districts (the “TIF Districts”) for an additional fifteen years pursuant to Ohio Revised Code Section 5709.40(L).

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Section 5709.40(C), the City created a total of twenty tax increment financing incentive districts (the “TIF Districts”) in 2002 and 2005, as more particularly identified on Attachment A hereto (as may have been amended from time to time, “the Original TIF District Ordinances”); and

WHEREAS, per the Original TIF District Ordinances, Council has declared “improvement[s]” (as defined in R.C. Section 5709.40(A)(4)), to parcels within the TIF Districts to serve a public purpose and be exempt from real property taxation, but has required owners of such properties to make payments in lieu of taxes (PILOTs) on such improvements in the amount of the taxes that would have been payable if the improvements had not been exempted from taxation, all in accordance with R.C. Sections 5709.40 and 5709.42; and

WHEREAS, the Original TIF District Ordinances provide that 100 percent of improvements to parcels within the TIF Districts shall be exempt from real property taxation for the life of each TIF District; and

WHEREAS, pursuant to R.C. Section 5709.40(L), the City is authorized to extend the life of the TIF Districts for an additional fifteen years; and

WHEREAS, the TIF Districts are all located within the Cincinnati City School District and the City has entered into a Tax Incentive Agreement with the Board of Education of the Cincinnati City School District (the “Board of Education”); and

WHEREAS, the Board of Education, pursuant to the Tax Incentive Agreement with the City, approved exemptions of 100 percent for periods not to exceed thirty years and waived any statutory notification requirements for tax increment districts; and

WHEREAS, the Board of Education, by a Resolution dated November 10, 2025, has agreed to an additional fifteen-year extension to the life of the TIF Districts pursuant to R.C. Section 5709.40(L), on the condition that the City and the Board of Education negotiate an amendment to the existing Tax Incentive Agreement providing for mutually agreeable compensation to the Board of Education; and

WHEREAS, the Board of Education and the City amended the existing Tax Incentive Agreement providing for mutually agreeable compensation to the Board of Education on December 11, 2025; and

WHEREAS, although the Board of Education has waived its right to receive the statutory notice required by R.C. Section 5709.40(L)(2), the City delivered notice to the Board of Education of the City's intent to extend the term of the TIF Districts for an additional fifteen years on January 21, 2026; and

WHEREAS, the City also provided a notice compliant with the requirements of R.C. Section 5709.83 to Hamilton County at least fourteen days prior to the date of this Ordinance, as required by R.C. Section 5709.40(L)(4); and

WHEREAS, Council desires to extend the TIF Districts established by the Original TIF District Ordinances by fifteen years, as permitted by R.C. Section 5709.40(L), as it is in the best interests of the City; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That Council amends Ordinance Nos. 411-2002, 412-2002, 413-2002, 414-2002, 415-2002, 416-2002, 417-2002, 418-2002, 419-2002, 420-2002, 421-2002, 408-2005, 409-2005, 410-2005, 411-2005, 412-2005, 413-2005, 414-2005, 415-2005, and 416-2005 ("the Original TIF District Ordinances"), pursuant to Ohio Revised Code Section 5709.40(L), to extend the exemption from real property taxation on "improvement[s]" (as defined in R.C. Section 5709.40(A)(4)), for an additional fifteen years, measured from the end of the applicable exemption period of the TIF Districts as determined by the Original TIF District Ordinances.

Section 2. Except as otherwise amended by this Ordinance, all other provisions of the Original TIF District Ordinances, including the requirement that owners of parcels in the TIF Districts make annual service payments in lieu of real property taxes to the Hamilton County Treasurer, as provided for in Ohio Revised Code Section 5709.42, shall remain in effect.

Section 3. That the proper City officials are authorized to do all things necessary and proper to carry out the terms of Sections 1 and 2.

Section 4. That this ordinance shall be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall, subject to the terms of Article II, Section 6 of the Charter, be effective immediately. The reason for the emergency is

the need to efficiently and promptly secure extension for the TIF Districts so that the public infrastructure improvements and housing renovations may continue to be furthered for the benefit of Cincinnati residents.

Passed: _____, 2026

Aftab Pureval, Mayor

Attest: _____

Clerk
4913-6116-6421, v. 9