

**Minutes of the Oberlin City Work Session**

Held in Council Chambers

February 4, 2013

6:00 p.m.

Presiding Officer Rimbart called the Work Session to order at 6:13 p.m. The purpose of the work session was to hear and discuss a Review of General Fund Revenue Options.

Members Present: Bryan Burgess, Scott Broadwell, Aaron Mucciolo, Sharon Soucy, Elizabeth Meadows, Ronnie Rimbart

Members Absent: Charles Peterson

City Staff Present: Belinda Anderson, Clerk of Council; Eric Norenberg, City Manager; and Sal Talarico Finance Director

Council heard a report from City Manager Eric Norenberg and City Finance Director Sal Talarico which reviewed the General Fund Revenue options for the City of Oberlin. Key points discussed included:

- Why are we here?
- General Fund
- Property Taxes
- Income Taxes
- JVS Annexation
- Storm Water Utility
- Assessments
- PILOT
- Levy Calendar

(PowerPoint presentation attached)

Following the presentation and Q & A discussion, the Finance Director and City Manager asked that Council provide feedback as to which of the options they would like them to focus on.

Members of Council agreed with sentiments of the Finance Director that this was an important issue that needed to be addressed. Broadwell said the City was fortunate that it didn't have to make a decision right away and could rely on its reserves for a short time. He felt a great deal of information had been presented to Council that would require time to mull over and he looked forward to having more work sessions as time went on.

Rimbart asked if there was a timeline that administration had in place for Council to make its decision? Norenberg remarked that the critical dates were the ones that were reviewed by the Finance Director in terms of levies. In the future, he felt that it would be helpful to hear from Council on what items they would like to see prioritized. Once they have an idea of which items Council would like to address, then

he and the Finance Director would be able to ascertain how those items should be compiled and then presented to the residents of Oberlin.

Norenberg noted that any conversation that they have about generating additional revenue needs to be balanced by making sure that the City has done everything they can in terms of expenditure control as well.

Soucy asked if it were accurate to say that the City was falling in the red by approximately one million dollars? Talarico concurred that the projected figure of one million dollars was correct for 2013. This included the \$200,000 that they were using from the income tax capital improvement fund. He noted that if Council wanted to restore those dollars for capital improvement then that amount would be around \$1.2 million dollars and then if they added inflation then that amount would go up to \$1.5 million dollars.

Mucciolo asked if a chart could be created that would compare all of the options reviewed during the presentation. Talarico remarked that they will still need to get the numbers from the assessments but once that is received they will look at creating a chart.

Burgess voiced his support of the assessments over additional income taxes. He realized that additional income taxes will be necessary in the near future but he would like to make sure that they have exhausted other possibilities.

Rimbert suggested that all Council members review the material and in the near future come together to provide administration with some direction.

Craig Reed, audience member visiting from California, voiced support for having the college pay property taxes to help alleviate some of the financial struggles that the City was experiencing. He stated that in an effort to foster a better town/gown relationship it would be in the best interest of Oberlin College to offer financial support much like other colleges have in the past such as Stanford University in Silicon Valley and Carnegie Mellon in Pittsburgh. Furthermore, he raised concerns for instituting assessments on residents that he felt certain it would lead to more people leaving Oberlin and relocating to communities that were more affordable to live in. In closing, he commended members of Council for valiantly fighting for the College to do the right thing, recalling a time when he was a student in the 70's where City Council was thought of as Oberlin College's Board of Trustees.

Aliza Weidenbaum, 99 South Cedar Street asked if the slide pertaining to the Property taxes (collected to help offset the cost of refuse collection) could be reviewed once more? Talarico explained that of the total property taxes being collected, 49% goes to the schools, 20% goes to the County, and 15% goes to the City, and of that 15% (42% of that amount goes to the General fund and 31% of that amount goes to the Refuse fund). Weidenbaum said that she would support taking the 31% and allocating those funds to a different account (i.e., General Fund, Pension, etc...) so that residents would have an incentive to make less refuse. Talarico remarked that the 31% generated about \$362,000/yr., furthermore, he explained that what she was proposing could be done, but according to state law it would require that the current levy expire and that the voters support a new levy for the General fund. Talarico remarked that it could be done sooner than the expiration of the current levy, but it would be cleaner if they waited for the current levy to expire.

Rimbert urged Ms. Weidenbaum and Oberlin residents to contact Finance Director Talarico if additional information was needed.

Angela Wu, 143 East College Street, Executive Director of Zion CDC, commended Council for thinking of creative ways to accommodate some of the revenue issues that the City is experiencing. She said that

she would like to agree with sentiments from Mr. Reed that there are some other possibilities (in lieu of assessments) in terms of grants and other ways to address storm water management issues, especially in the Southern part of Oberlin. She remarked that many residents had approached her about receiving funding through Zion CDC for storm water management issues and since they don't offer that service she has been seeking other grant funding alternatives such as CDBG funds to see if this would be possible. In addition, she has spoken with several local and county entities with regards to GIS mapping and from her research has concluded that there are opportunities to save money and also address the issue if they continue to be creative with the resources that they have. She asked that Council and administration continue to work with Zion CDC in that regard and also with other organizations. She also raised some concerns on rumors surrounding the potential use of General Fund monies to contract with consultants who will advise the City on how an assessment can be executed. She felt that using skilled resident volunteers could be very valuable in terms of public relations, cost, and resident buy in. Furthermore, she asked that Council remain transparent in its future plans surrounding storm water management, so that they could actually justify the need for assessments if they were going to take place. Lastly, she encouraged the City to be entrepreneurial in thinking about ways to raise money to support its revenue shortfall and at the same time benefit some of the institutions whose assistance they were seeking. She closed by thanking Council for its time and for addressing this very important issue.

Being that there was no further business to come before Council the meeting adjourned at 7:49 p.m.

Attest:

BELINDA B. ANDERSON, CMC
CLERK OF COUNCIL

RONNIE J. RIMBERT
PRESIDENT OF COUNCIL

Approved: 02/19/2013

Posted: 02/20/2013



City of Oberlin

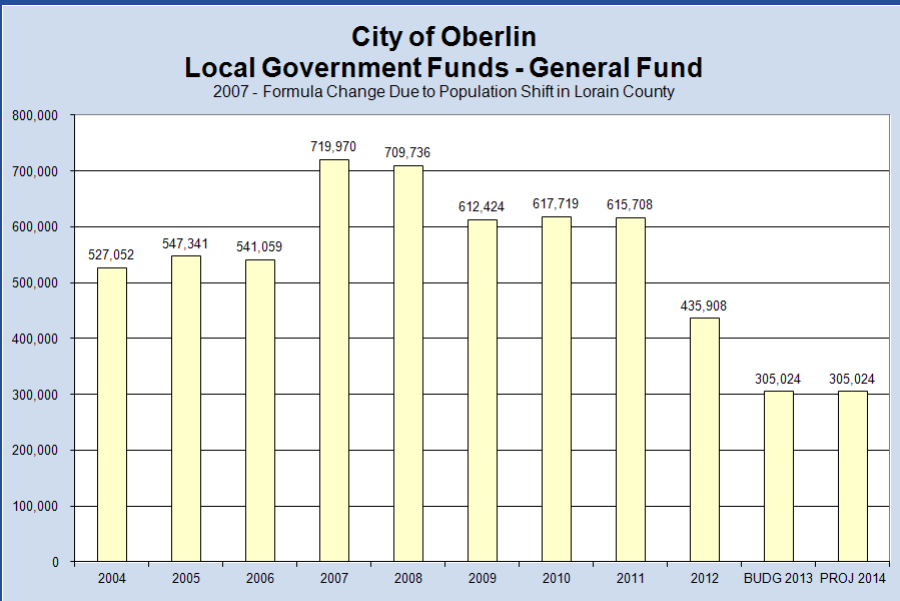
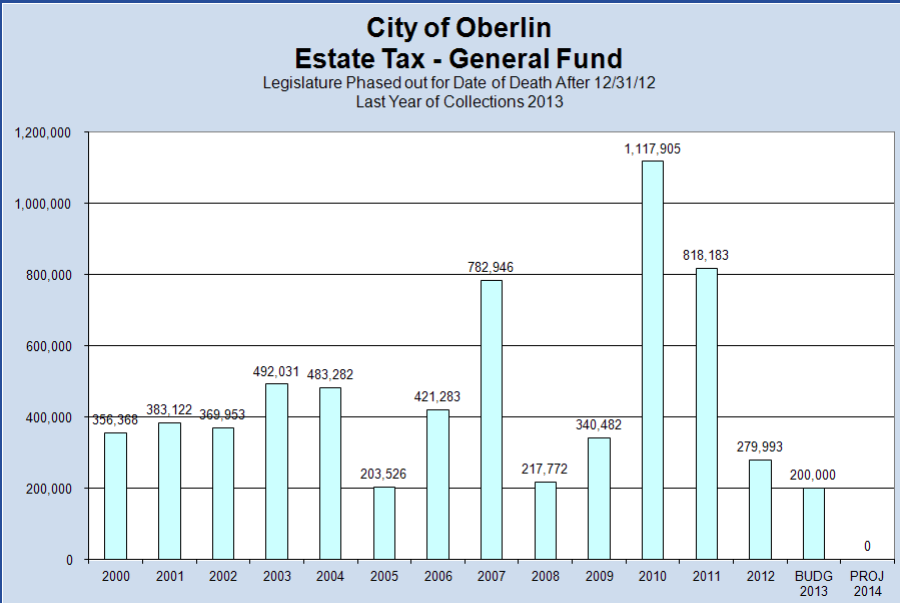
City of Oberlin

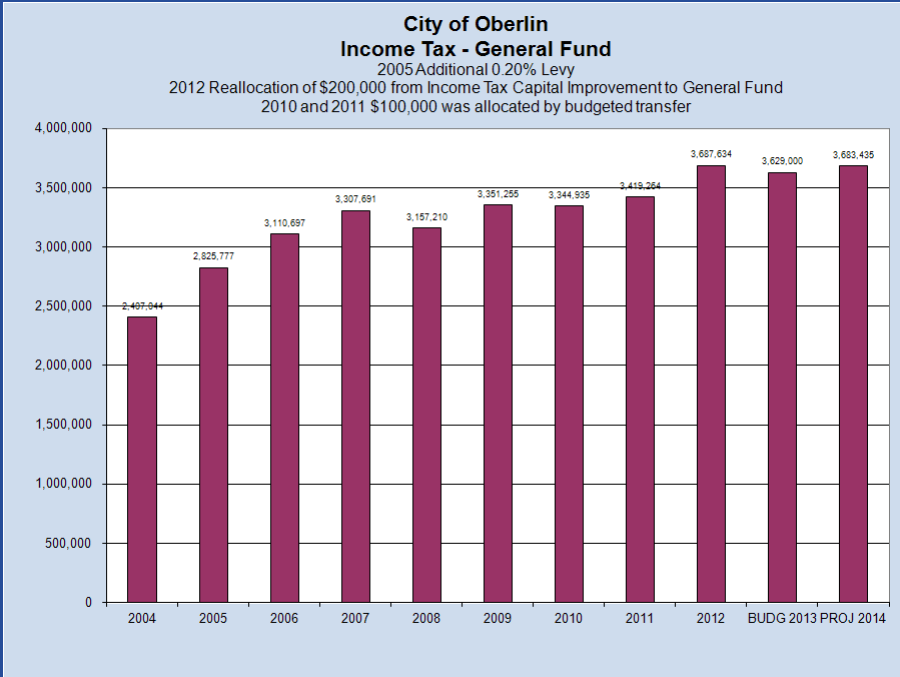
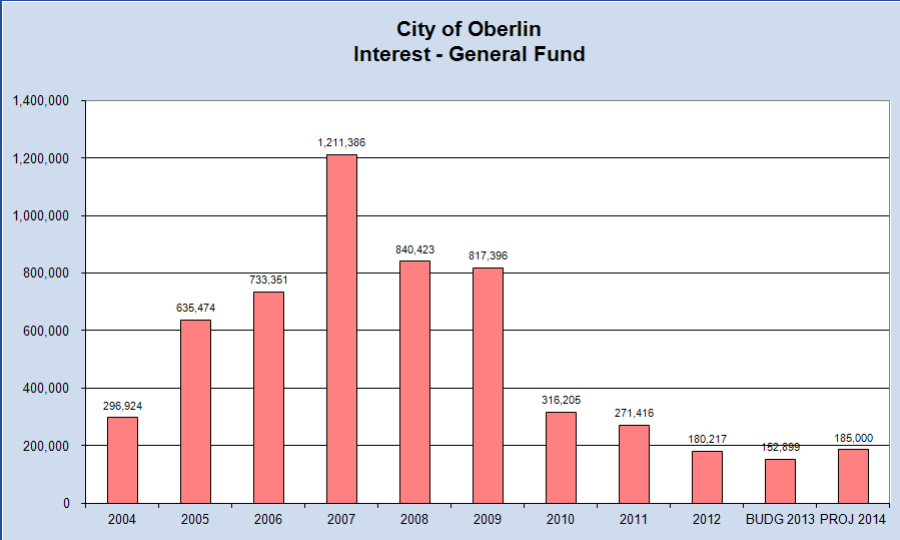


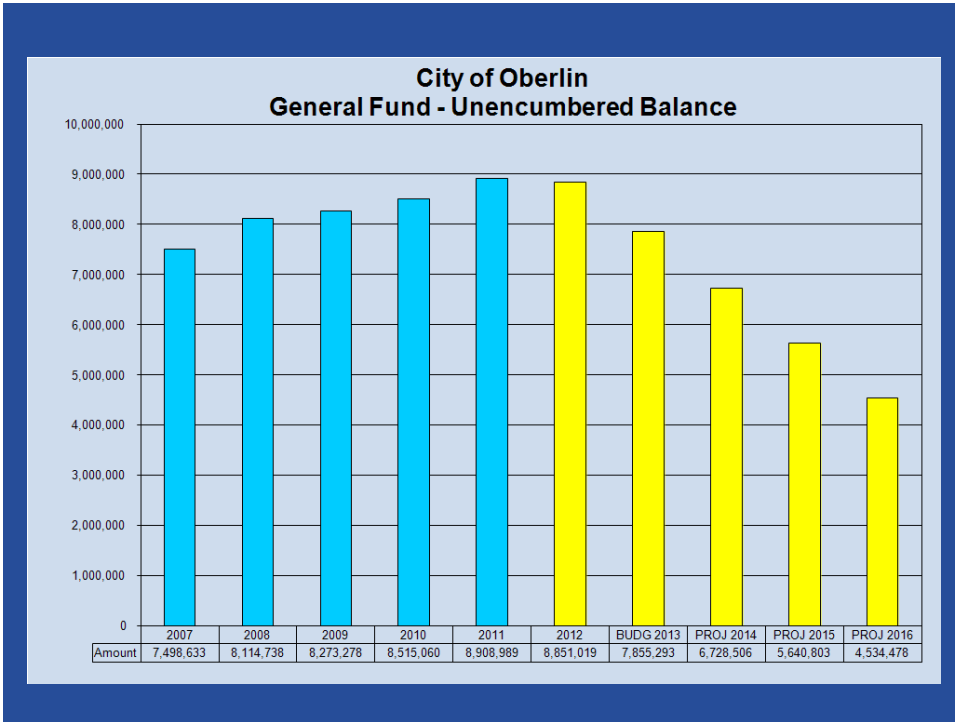
2013 Revenue Options
February 4, 2013

Why are we here?

- State legislature eliminated the Estate Tax without any substitution for local governments
- State legislature reduced the local government fund distribution
- Interest rates continue to languish – the Federal Reserve has not indicated when that may change
- The overall economy has been very slow to recover from the recession



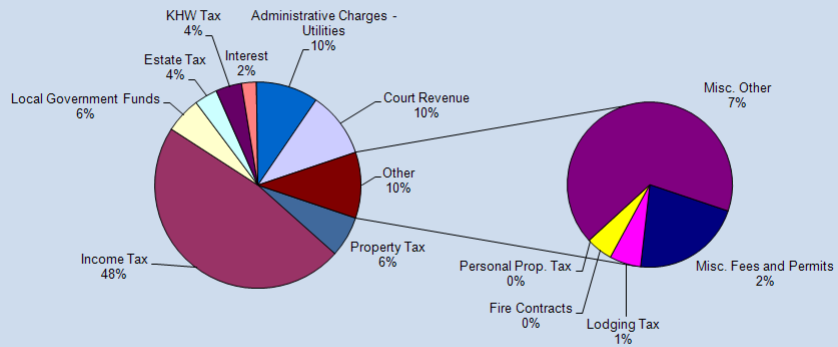




Focus of this Work Session

The General Fund

City of Oberlin
2012 Revenue Sources for the General Fund



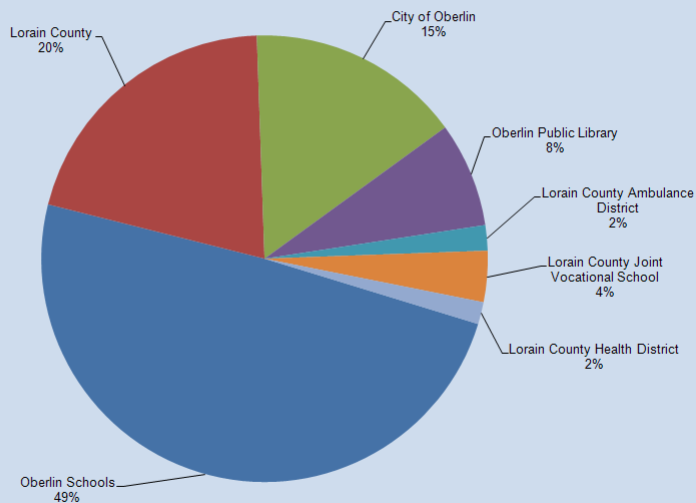
Property Taxes

How property taxes breakout for an Oberlin resident

Schools	49%
County	20%
City	15%
Library	8%
Other	8%

City of Oberlin Property Tax Calculation Residential/Agricultural Collection Years as Noted Tax Years are Year Prior to Collection Year				
		Collection Year 2012		Collection Year 2013
Appraisal Value		\$100,000		\$100,000
Factor for Determining Assessed Value	x	0.35	x	0.35
Assessed Value		35,000		35,000
Oberlin Tax Rate (for all Gov. units)	x	0.058658777	x	0.062604557
Tax Levied		2,053		2,191
Rollback from the State - 10% of Tax Levied	-	205	-	219
Rollback for owner occupied - 2.5% of Tax Levied	-	51	-	55
Approximate Net Taxes Due	=	\$1,796	=	\$1,917
Increase from Previous Year		\$154		\$121
Monthly Increase		\$13		\$10
Breakdown by Governmental Unit	Percent	Amount	Percent	Amount
Oberlin Schools	49.15%	\$883	49.19%	\$943
Lorain County	20.84%	374	20.53%	394
City of Oberlin	16.60%	298	15.56%	298
Oberlin Public Library	8.09%	145	7.59%	145
Lorain County Ambulance District	0.00%	0	1.84%	35
Lorain County Joint Vocational School	3.61%	65	3.70%	71
Lorain County Health District	1.70%	31	1.60%	31
	100.00%	\$1,796	100.00%	\$1,917
CITY OF OBERLIN BREAKDOWN				
General Fund	41.68%	\$124	41.68%	\$124
Health District Fees	1.44%	4	1.44%	4
Police Pensions	18.40%	55	18.40%	55
Refuse	30.80%	92	30.80%	92
Fire Pensions	7.60%	23	7.60%	23
Library Bond	0.00%	0	0.00%	0
	100.00%	\$298	100.00%	\$298

Oberlin Property Taxes by Governmental Unit
Residential/Agricultural - Tax Year 2012 Collection 2013



How are the city's property taxes used

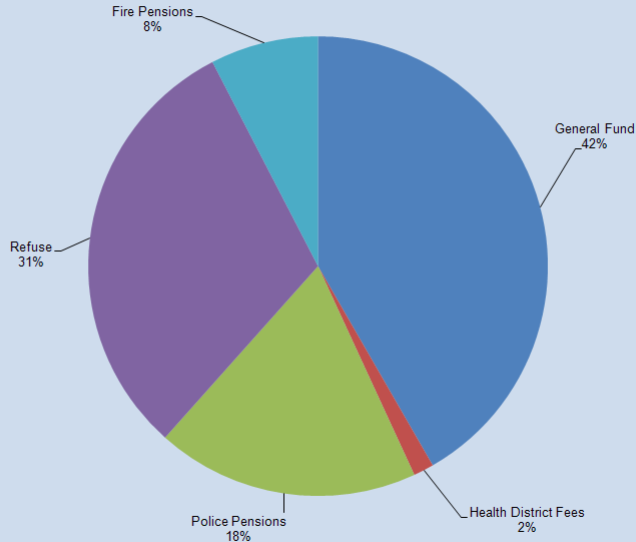
General Fund	42%
Refuse	31%
Police Pensions	18%
Fire Pensions	8%
Health District	1%

City of Oberlin Property Tax Calculation Residential/Agricultural Collection Years as Noted Tax Years are Year Prior to Collection Year				
		Collection Year 2012		Collection Year 2013
Appraisal Value		\$100,000		\$100,000
Factor for Determining Assessed Value	x	0.35	x	0.35
Assessed Value		35,000		35,000
Oberlin Tax Rate (for all Gov. units)	x	0.058658777	x	0.062604557
Tax Levied		2,053		2,191
Rollback from the State - 10% of Tax Levied	-	205	-	219
Rollback for owner occupied - 2.5% of Tax Levied	-	51	-	55
Approximate Net Taxes Due	=	\$1,796	=	\$1,917
Increase from Previous Year		\$154		\$121
Monthly Increase		\$13		\$10
Breakdown by Governmental Unit	Percent	Amount	Percent	Amount
Oberlin Schools	49.15%	\$883	49.19%	\$943
Lorain County	20.84%	374	20.53%	394
City of Oberlin	16.60%	298	15.56%	298
Oberlin Public Library	8.09%	145	7.59%	145
Lorain County Ambulance District	0.90%	0	1.84%	35
Lorain County Joint Vocational School	3.61%	65	3.70%	71
Lorain County Health District	1.70%	31	1.60%	31
	100.00%	\$1,796	100.00%	\$1,917
CITY OF OBERLIN BREAKDOWN				
General Fund	41.68%	\$124	41.68%	\$124
Health District Fees	1.44%	4	1.44%	4
Police Pensions	18.48%	55	18.48%	55
Refuse	30.80%	92	30.80%	92
Fire Pensions	7.60%	23	7.60%	23
Library Bond	0.00%	0	0.00%	0
	100.00%	\$298	100.00%	\$298

City of Oberlin Voted Property Tax Levies and Inside Millage Summary										
Purpose	Original Millage	Current Yr 2012/2013 Effective Residential Millage	Current Yr 2012/2013 Effective Other Millage	Last Replaced or New	Tax Years	Collection Years	Years of Levy Duration	Last Request was for	Fund #	2013 Estimated Proceeds
Voted (Outside Mills)										
Fire Pensions (1)	0.740000	0.740000	0.740000	✓ 2011	2011 - Ongoing	2012 - Ongoing	Ongoing	Charter Mills	413	\$89,378.00
Police Pensions (1)	1.800000	1.800000	1.800000	✓ 2011	2011 - Ongoing	2012 - Ongoing	Ongoing	Charter Mills	412	217,406.00
Refuse Collection	3.000000	3.000000	2.985489	✓ 2011	2011 to 2015	2012 to 2016	5	Replacement	703	362,343.00
General Fund	1.200000	1.200000	1.194195	✓ 2011	2011 to 2015	2012 to 2016	5	Replacement	111	144,937.00
Total Voted (Outside Mills)	6.740000	6.740000	6.719684							814,064.00
Non-Voted (Inside Mills)										
General Fund (2)	3.00	3.00	3.00	n/a	n/a	n/a	Ongoing	Inside Millage	111	362,343.00
Total Non-Voted (Outside Mills)	3.00	3.00	3.00							362,343.00
Total - Voted and Non-Voted	9.740000	9.740000	9.719684							\$1,176,407.00

(1) Police and Fire Charter Mills are not to exceed 1.8 mills and 0.8 mills respectively, the full amount was levied for Police and 0.74 for Fire.
(2) Our original Inside Millage (3.03) was reduced beginning in 2012 due to State Law requiring minimum inside millage going to the School District.

Oberlin City Property Taxes by Purpose Residential/Agricultural - Tax Year 2012 Collection 2013



How do we compare?

Lorain County
Cities, Villages & Townships
Total Millage - Schools, County, City, etc.
Rank By Effective Millage - Current Rate Without any New Levies
* Based on 2012 Tax Rates - Taxes Collected in 2013

1 = highest
34 = lowest

DISTRICT NO.	TAXING DISTRICT	Rank by Res/Agri	RES/AGRI	Rank by Com/Ind	COM/IND
61	SHEFFIELD TWP/CLEARVIEW LSD	1	71.833801	7	68.063377
64	SHEFFIELD LAKE CITY/SHEFFIELD LK CSD	2	70.646162	5	71.558610
50	NO RIDGEVILLE CITY/NO RIDGEVILLE CSD	3	67.914628	8	64.908849
31	ELYRIA TWP/ELYRIA CSD	4	66.899501	4	72.222270
10	AVON CITY/AVON LSD	5	65.295715	11	61.505877
11	AVON LAKE CITY/AVON LAKE CSD	6	65.052598	3	74.851558
65	SHEFFIELD VILLAGE/SHEFFIELD LAKE CSD	7	64.714494	10	62.905573
33	ELYRIA CITY/ELYRIA CSD	8	64.219501	6	69.643701
42	LORAIN CITY/LORAIN CSD	9	63.524757	2	77.792641
16	VERMILION CITY/VERMILION LSD	10	62.666345	1	85.296942
60	OBERLIN CITY/OBERLIN CSD	11	62.604557	12	60.282015
20	KIPTON VILL/FIRELANDS LSD	12	62.291818	9	62.906160
25	COLUMBIA TWP/COLUMBIA LSD	13	60.925688	13	59.167755
12	BRIGHTON TWP/WELLINGTON EVSD	14	59.502395	14	56.405696
67	WELLINGTON VILL/WELLINGTON EVSD	15	58.775005	15	55.656388
66	WELLINGTON TWP/WELLINGTON EVSD	16	57.155005	17	54.036388
19	CAMDEN TWP/FIRELANDS LSD	17	56.098601	16	54.788913
35	GRAFTON TWP/MIDVIEW LSD	18	55.712365	22	51.979630
41	LAGRANGE VILL/KEYSTONE LSD	19	54.921038	19	52.737902
46	PENFIELD TWP/KEYSTONE LSD	20	54.517032	18	52.883791
28	EATON TWP/MIDVIEW LSD	21	54.024889	27	50.318053
37	HENRIETTA TWP/FIRELANDS LSD	22	54.000979	20	52.620122
1	AMHERST TWP/FIRELANDS LSD	23	53.692920	21	52.228350
36	GRAFTON VILL/MIDVIEW LSD	24	52.984889	32	49.499123
47	PITTSFIELD TWP/KEYSTONE LSD	25	52.816136	23	51.764798
6	AMHERST CITY/FIRELANDS LSD	26	52.498657	25	51.006966
54	ROCHESTER VILL/NEW LONDON LSD	27	52.317968	24	51.237918
40	LAGRANGE TWP/KEYSTONE LSD	28	52.247032	26	50.395464
59	SO. AMH VILL/FIRELANDS LSD	29	51.380979	29	50.000122
21	CARLSLE TWP/KEYSTONE LSD	30	51.333620	30	49.905869
13	BROWHELM TWP/FIRELANDS LSD	31	51.270979	31	49.899122
39	HUNTINGTON TWP/BLACK RIVER LSD	32	50.520371	28	50.260753
51	ROCHESTER TWP/NEW LONDON LSD	33	49.244203	33	49.032703
56	NEW RUSSIA TWP/KEYSTONE LSD	34	48.787032	34	47.280197

How would a tax levy affect an Oberlin property owner?

■ Value of Home	\$100,000
■ Millage amount	1 Mill
■ Cost Per Year	\$31
■ Cost Per Month	\$2.60
■ How much would it generate annually	\$112,000

Income Taxes

How do Income Taxes breakout

CITY OF OBERLIN Income Tax Levy Breakdown						
	Rate	Original Start	Current Start	Current Expires(d)	# Years	2013 Estimated Proceeds
General Fund	1.00%	7/1/1967	7/1/1967	n/a	Ongoing	2,857,000.00
General Fund	0.20%	1/1/2005	1/1/2010	12/31/2014	5	572,000.00
(1) Capital	0.50%	1/1/1984	1/1/2003	n/a	Ongoing	1,429,000.00
Capital	0.20%	1/1/2009	1/1/2009	12/31/2018	10	572,000.00
Total	1.90%					5,430,000.00

(1) This levy became permanent on January 1, 2004, previously it was on a 5-year renewal cycle.
Currently \$200,000 of this levy helps support the General Fund

How do we compare?

Taxpayer that lives in:	Rate	Credit Allowed	Max Credit	Total Muni Tax Rate (1)
LORAIN	2.50%	100.00%	2.50%	2.50%
SHEFFIELD	2.00%	100.00%	2.00%	2.00%
OBERLIN	1.90%	100.00%	1.90%	1.90%
ELYRIA	1.75%	100.00%	1.75%	1.75%
AVON	1.75%	100.00%	1.50%	2.00%
GRAFTON	1.50%	100.00%	1.50%	1.75%
SHEFFIELD LAKE	1.50%	50.00%	1.00%	2.75%
AMHERST	1.50%	66.67%	1.00%	2.58%
AVON LAKE	1.50%	100.00%	1.50%	1.75%
LAGRANGE	1.50%	100.00%	1.50%	1.75%
VERMILION (2)	1.00%	50.00%	1.00%	2.25%
NORTH RIDGEVILLE	1.00%	10.00%	1.00%	2.65%
WELLINGTON	1.00%	0.00%	1.00%	2.75%
S. AMHERST	1.00%	50.00%	0.50%	2.50%

(1) As an example, this column calculates the total municipal taxes the resident of the respective community pays through withholdings (to the city where they work, outside of their resident city, that has a 1.75% tax rate), and direct payments to their resident city. Those in boxes indicate a higher total municipal tax rate than a City of Oberlin resident would pay.

State Income Tax Review

	2004	2005	2006	2007	2008	2009 *	2010	2011	2012
OHIO TAXABLE INCOME AFTER ADJUSTMENTS & EXEMPTIONS (LINE 5):									
\$25,000	\$668.65	\$640.60	\$612.50	\$584.40	\$556.30	\$556.30	\$552.60	\$520.63	\$513.29
\$50,000	\$1,857.30	\$1,779.40	\$1,701.35	\$1,623.25	\$1,545.20	\$1,545.20	\$1,539.34	\$1,454.67	\$1,442.35
\$75,000	\$3,157.55	\$3,025.15	\$2,892.35	\$2,759.75	\$2,626.95	\$2,626.95	\$2,621.09	\$2,481.92	\$2,469.60
*2009 state tax same as 2008									
\$25,000									(\$155.00)
\$50,000									(\$415.00)
\$75,000									(\$688.00)
Difference between 2004 and 2012									
\$25,000									0.6%
\$50,000									0.8%
\$75,000									0.9%

So what does this mean? Let's take a look at the \$50,000 income earner. She paid \$415 less in state income tax in 2012 compared to 2004. If you translate the \$415 to an additional municipal income tax that would equal 0.8%. Therefore she could pay 2.7% (instead of 1.9%) in city tax and still be paying approximately the same amount of state and city tax (combined) as she did in 2004.

How much would be generated if we eliminated the credit?

\$284,000 for the General Fund – this would affect only city residents (total collections \$450,000).

Example:

If a resident works in Amherst, their employer would withhold 1.5% then they would need to pay to their home city, Oberlin, an additional 1.9% for a total of 3.4%

Increasing the Income Tax Rate

From 1.90% to:

- 2.10%
- 2.25%
- 2.50%

Additional Amount Raised

- \$ 630,000
- \$1,105,000
- \$1,900,000

- At a rate of 2.25%, an Oberlin resident that works in town and makes \$50,000 a year would pay an additional \$175/year
- For the same resident if they worked in Elyria instead of Oberlin, the additional tax would be the same, here is how it would be calculated: their employer would withhold 1.75% and remit it to Elyria, then they would need to pay to Oberlin an additional 0.35% more than they pay now, for a total of 0.50%. That would be \$250 instead of \$75 they currently pay, for a net increase of \$175.
- Most affected would be non-residents working in town

Property & Income Taxes

Property Tax Additional 1 mill

- Generate \$112,000 (if this seems low, it is largely due to high percentage, 47%, of exempt property)
- Cost for a home appraised at \$100,000 is \$31/year
- Cost for commercial property appraised at \$100,000 is \$35/year
- Affects city property owners

Income Tax Additional 0.35%

- Generate \$1,105,000 annually
- Cost based on taxable income of \$50,000 is \$175/year
- Mostly affects non-residents

JVS Annexation

Challenges to Annexation

- Members of the JVS Board are appointed by respective districts resulting in the possibility of significant turnover each year. This may result in limited institutional memory or continuity.
- JVS representatives have questioned both the legal validity of the 1971 agreement and the ability of one board to obligate a future board to take action such as annexation.

Annexation - continued

- JVS representatives are concerned that agreeing to be annexed will be seen as a voluntary decision that imposes city income tax on employees and by doing so the employees will seek to have the JVS make the employees whole.

Financial Impacts to the city of Oberlin – JVS Annexation

Estimated Additional Annual Income Tax	\$254,000
Electric Revenue Loss	\$0.00
Water Revenue Loss	\$23,000
Wastewater Revenue Loss	\$21,000
Revenue Sharing Payment to Pittsfield Township	\$46,000
Net Proceeds to the City	\$163,000
Net Proceeds to the General Fund	\$115,000 to \$208,000 (1)

(1) \$115,000 if the tax were distributed 1.2% (63%) to the general fund and 0.70% (37%) Income Tax Capital Improvement Fund, and the entire payment to Pittsfield is paid from the general fund OR as much as \$208,000 if Council chose to direct all income tax revenue from the annexation to the general fund.

Note: The additional revenue noted does not address any potential additional costs of servicing the newly annexed area, i.e., police and fire protection, street repair, etc.

Storm Water Utility

Storm Water Utility

A storm water utility is a technical, financial and legal structure that the City could put in place to establish a dedicated funding stream for storm water management.

Storm water utilities are funded by a user fee proportionate to the contribution of storm water runoff from each property.

Storm Water Utility

- Costs associated with storm water management are currently paid from the City's Income Tax Capital Improvement Fund and from the General Fund.
- The City's 10-year average annual cost for capital projects is about \$105,000/yr. A preliminary estimate of the City's O&M costs suggests that annual storm water-related expenses are on the order of \$150,000/yr.
- Implementation of a storm water utility would provide a mechanism to move these expenses from the Income Tax Capital and General Funds to a new Storm Water Enterprise Fund.

Exempt Property Assessments based on Valuation

Oberlin Exempt Property

City of Oberlin			Oberlin College Exempt			All Other Exempt		
Special Calculation								
Commercial/Industrial								
Tax Years are Year Prior to Collection Year								
		Collection Year 2013			Collection Year 2013			
Appraisal Value		\$201,685,610			\$75,822,830			
Factor for Determining Assessed Value	x	0.35			x	0.35		
Assessed Value		70,589,964			26,537,991			
Oberlin Tax Rate (for all Gov. units)	x	0.060282015			x	0.060282015		
Approximate Taxes Due	=	\$4,255,305			=	\$1,599,764		
Breakdown by Governmental Unit	Rate	Percent	Amount	Rate	Percent	Amount		
Oberlin Schools	0.029165668	48.38%	\$2,058,803	0.029165668	48.38%	\$773,998		
Lorain County	0.012519299	20.77%	883,737	0.012519299	20.77%	332,237		
City of Oberlin	0.009719684	16.12%	686,112	0.009719684	16.12%	257,941		
Oberlin Public Library	0.004742708	7.87%	334,788	0.004742708	7.87%	125,862		
Lorain County Ambulance District	0.001150000	1.91%	81,178	0.001150000	1.91%	30,519		
Lorain County Joint Vocational School	0.002031195	3.37%	143,382	0.002031195	3.37%	53,904		
Lorain County Health District	0.000953461	1.58%	67,305	0.000953461	1.58%	25,303		
	0.060282015	100.00%	\$4,255,305	0.060282015	100.00%	\$1,599,764		
CITY OF OBERLIN BREAKDOWN								
General Fund	0.004054195	41.71%	\$286,185	0.004054195	41.71%	\$107,590		
Health District Fees	0.000140000	1.44%	9,883	0.000140000	1.44%	3,715		
Police Pensions	0.001800000	18.52%	127,062	0.001800000	18.52%	47,768		
Refuse	0.002985489	30.72%	210,746	0.002985489	30.72%	79,229		
Fire Pensions	0.000740000	7.61%	52,237	0.000740000	7.61%	19,638		
Library Bond	0.000000000	0.00%	0	0.000000000	0.00%	0		
	0.009719684	100.00%	\$686,112	0.009719684	100.00%	\$257,941		

Estimated Assessments based on Property Value

Annual Assessment - % of Market Value	0.34%	0.15%	0.08%
Oberlin College - Exempt Property			
Market Value for Exempt Property	201,685,610	201,685,610	201,685,610
Estimated Assessment	686,112	302,528	161,348
Other Exempt Property			
Market Value	75,822,830	75,822,830	75,822,830
Estimated Assessment	257,941	113,734	60,658
ALL Oberlin Properties - Exempt & Non-Exempt			
Market Value	637,900,660	637,900,660	637,900,660
Estimated Assessment	2,170,067	956,851	510,321
Sample Property			
Market Value	100,000	100,000	100,000
Estimated Assessment *	340	150	80
* Approximate Tax Levy Mills - IF All Properties were taxable			
Residential	11	5	3
Commercial	10	4	2

These Estimates are based on a database file from the county, before an assessment would be implemented the data would need to be verified to total county property values used for tax billing to ensure all records are included.

Estimated Assessments based on Front Footage

Annual Assessment - per front footage	\$ 215.00	\$ 8.00	\$ 5.00
Oberlin College - Exempt Property			
Front Footage	3,193	3,193	3,193
Estimated Assessment	686,495	25,544	15,965
Other Exempt Property			
Front Footage		1,420	1,420
Estimated Assessment		11,360	7,100
ALL Oberlin Properties - Exempt & Non-Exempt			
Front Footage		141,396	141,396
Estimated Assessment		1,131,168	706,980
Sample Property			
Front Footage		70	70
Estimated Assessment		560	350

These Estimates are based on a database file from the county, before an assessment would be implemented the data would need to be verified to total county engineering/GIS records to ensure footage data is complete.

PILOT Payment In Lieu of Taxes

PILOT = Payment in lieu of taxes

- PILOT payments are voluntary
- In Boston, a PILOT program was negotiated with non-profit institutions based on real estate value:
 - Smaller institutions are exempt
 - Credits are calculated for community service and property taxes paid
 - Program to be phased in over 5 Years
 - PILOT payments contribute ~ 25% of city budget

PILOT - continued

- Last spring, City representatives met with Oberlin College, Kendal and Mercy Allen leadership to discuss City finances / needs
- Locally, a PILOT could take other forms:
 - Example: An annual fee per student (2,800 x \$250 = \$700,000)
- Without a voluntary "PILOT", fees, charges or assessments can help fund services and operations that benefit all properties

Election Summary

Elections - City, Schools and Library

Type	Purpose	Generates Annually	Rate	Term Years	May 2013	Nov 2013	May 2014	Nov 2014	May 2015	Nov 2015	March 2016	Nov 2016	May 2017	Nov 2017	May 2018	Nov 2018
City	Council Elections	n/a	n/a	2	X											
Schools	Property-Bond	Capital Construction	?	?	X											
City	Income Tax	General Fund Operating	572,000	0.20%	5	X	X	X								
Library	Property		1.5 mil	5	X	X	X									
City	Council Elections	n/a	n/a	2					X							
City	Property	Refuse Collections	362,000	3 mil	5				X	X	X					
City	Property	General Fund Operating	145,000	1.2 mil	5				X	X	X					
Schools	Property	Permanent Improv	2 mil						X	X	X					
Schools	Property	Emergency	\$940,000						X	X	X					
Library	Property		3.25 mil	5					X	X	X					
City	Council Elections	n/a	n/a	2											X	
Schools	Income Tax		0.75%									X	X	X		
Schools	Property	Education Tech	1.3 mil									X	X	X		
City	Income Tax	Capital & Operating	572,000	0.20%	10										X	X

Note 1: At some point Council can consider transitioning the General Fund and Refuse Levies to Charter Millage as was done with the, Police and Fire Pension Levies.

Note 2: Primary Elections are normally in May with the exception of presidential election years, those are 2016, 2020, 2024,...in those years they have been moved up to March.

Note 3: Elections for City Income Tax levies can be on the ballot anytime prior to expiration, i.e. 1, 2, 3 years ahead, on the other hand the earliest city property tax levies can go on the ballot is the November prior to the last year of collections.

Levy Schedule

- The next levy to plan for is the General Fund Income Tax Operating Levy
- 0.20% Expires at the end of 2014 and generates \$572,000/yr
- Planning to renew should start at the end of 2012, allowing for 4 elections prior to expiration

Levy Notes

- Should Council agree to add the General Fund Levy and the Refuse Collection Levy to the Charter as Charter Millage we will need to follow the amendment process outlined in the Charter.
- Charter Amendments can only be made at a General Election (November).
- Primary Elections are normally in May with the exception of presidential election years, those are 2012, 2016, 2020,...in those years they have been moved up to March.
- Elections for City Income Tax levies can be on the ballot anytime prior to expiration, i.e. 1, 2, 3 years ahead, on the other hand the earliest City property tax levies can go on the ballot is the November prior to the last year of the levy collections.

City of Oberlin - Levy Election History - 1990 to Current										
Election Date	Type	Purpose	Property Mills	Income Tax Percent	Result	For	Against	Percentage For	Percentage Against	
11/2/2010	Charter Millage	Police & Fire Pensions - Permanent, Max. 1.8 Police, 0.80 Fire	2.60		Approved	1,615	1,096	59.57%	40.43%	
11/2/2010	Replacement	Collection & Disposal of Garbage & Refuse	3.00		Approved	2,010	785	71.91%	28.09%	
11/2/2010	Replacement	Current Expenses	1.20		Approved	1,929	840	69.66%	30.34%	
5/4/2010	Replacement	Fire Pensions	0.60		Approved	1,010	249	80.22%	19.78%	
11/3/2009	New	Oberlin Public Library - Current Expenses	1.50		Approved	2,017	978	67.35%	32.65%	
5/5/2009	Continue	Operating and Capital - 5 year		0.20%	Approved	414	94	81.50%	18.50%	
11/4/2008	Continue/New Purpose	Capital and Operating - 10 year		0.20%	Approved	2,481	1,748	58.67%	41.33%	
5/2/2006	Replacement	Police Pensions	1.60		Approved	978	279	77.80%	22.20%	
5/2/2006	Replacement	Collection & Disposal of Garbage & Refuse	3.00		Approved	1,005	260	79.45%	20.55%	
5/2/2006	Replacement	Current Expenses	1.20		Approved	956	301	76.05%	23.95%	
11/8/2005	Replace/Increase	Oberlin Public Library - Current Expenses	3.25		Approved	2,110	1,087	66.00%	34.00%	
5/3/2005	Replacement	Fire Pensions	0.60		Approved	429	80	84.28%	15.72%	
11/2/2004	Continue/New Purpose	Operating and Capital - 5 year		0.20%	Approved	2,601	1,516	63.18%	36.82%	
11/5/2002	Continue/Permanent	Capital and Operating - Permanent		0.50%	Approved	1,336	895	59.88%	40.12%	
5/8/2001	Replacement	Current Expenses	1.20		Approved	1,031	347	74.82%	25.18%	
5/8/2001	Replacement	Police Pensions	1.60		Approved	991	324	75.36%	24.64%	
5/8/2001	Replace/Combine	Collection & Disposal of Garbage & Refuse - combined 2.3 & 0.70	3.00		Approved	1,052	331	76.07%	23.93%	
11/7/2000	Replacement	Oberlin Public Library - Current Expenses	3.00		Approved	3,213	1,122	74.12%	25.88%	
3/7/2000	Renewal	Fire Pensions	0.60		Approved	961	305	75.91%	24.09%	
3/7/2000	Renewal	Police Pensions	0.30		Approved	927	340	73.16%	26.84%	
11/2/1999	New	Recreational Facilities & Associated Improvements		0.20%	Approved	1,341	345	79.54%	20.46%	
11/3/1998	New	Wastewater Treatment Plant Improvements & Debt Retirement		0.20%	Approved	1,503	695	68.38%	31.62%	
5/5/1998	Continue	Capital and Operating		0.50%	Approved	778	393	66.44%	33.56%	
3/19/1996	Renewal	Collection & Disposal of Garbage & Refuse	0.70		Approved	810	250	76.42%	23.58%	
3/19/1996	Renewal	Collection & Disposal of Garbage & Refuse	2.30		Approved	860	220	79.63%	20.37%	
3/19/1996	Renewal	Police Pensions	0.70		Approved	793	274	74.32%	25.68%	
3/19/1996	Renewal	Police Pensions	0.90		Approved	832	255	76.54%	23.46%	
3/19/1996	Renewal	Current Expenses	1.20		Approved	838	256	76.60%	23.40%	
11/7/1995	Renewal	Oberlin Public Library - Current Expenses	3.00		Approved	1,713	659	72.22%	27.78%	
5/2/1995	Renewal	Fire Pensions	0.60		Approved	668	176	79.15%	20.85%	
5/2/1995	Renewal	Police Pensions	0.30		Approved	659	184	78.17%	21.83%	
5/4/1993	Continue	Capital & Operating		0.50%	Approved	470	225	67.63%	32.37%	
5/7/1991	New	Oberlin Public Library - Current Expenses	3.00		Approved	786	356	68.83%	31.17%	
5/7/1991	Renewal	Collection & Disposal of Garbage & Refuse	0.70		Approved	797	322	71.22%	28.78%	
5/7/1991	Renewal	Collection & Disposal of Garbage & Refuse	2.30		Approved	846	305	73.50%	26.50%	
5/7/1991	Renewal	Police Pensions	0.70		Approved	772	352	68.68%	31.32%	
5/7/1991	Renewal	Police Pensions	0.90		Approved	807	334	70.73%	29.27%	
5/7/1991	Renewal	Current Expenses	1.20		Approved	790	357	68.88%	31.12%	
5/8/1990	Renewal	Fire Pensions	0.60		Approved	541	159	77.29%	22.71%	
5/8/1990	Renewal	Police Pensions	0.30		Approved	534	168	76.07%	23.93%	
Note: The votes for the Oberlin Public Library Operating levy shows more total votes than the other levies - the library voting district includes the area outside the city boundaries (including township area) which follows the larger school district boundary.										

Questions and Comments

- Questions from City Council /discussion
- Questions and comments from audience
- Agreement regarding next steps

Summary / Next Steps

- Revenue
 - Property Taxes
 - Income Taxes
 - JVS Annexation
 - Storm Water Utility
 - Assessments
 - PILOT
- Expenditures
- Timetable

END