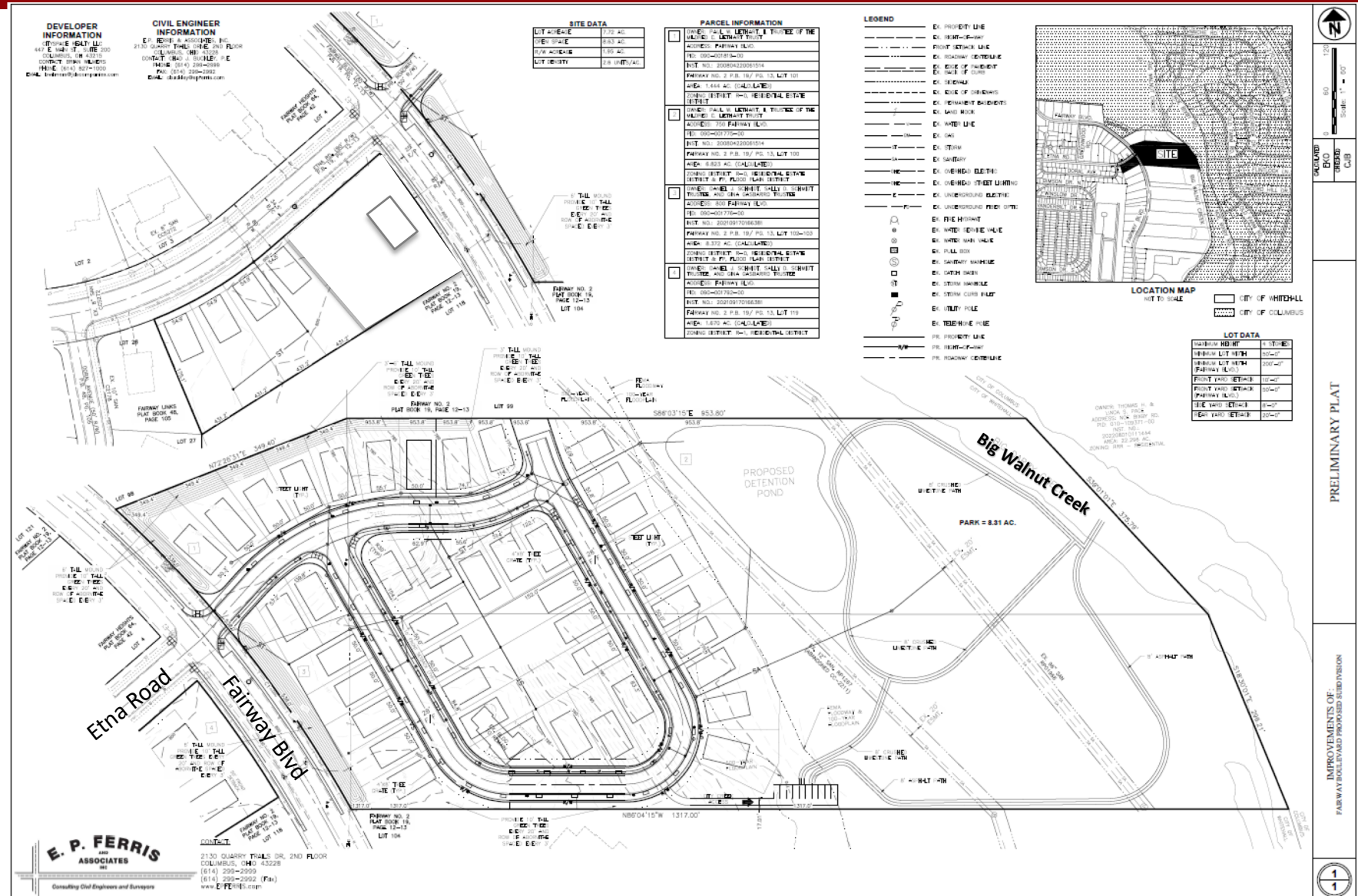




City of  
**WHITEHALL**  
Opportunity is Here

**Fairway Cliffs**  
**City Council Presentation October 24, 2023**

# Fairway Cliffs SITE OVERVIEW



City of  
**WHITEHALL**  
Opportunity is Here

# Fairway Cliffs SITE OVERVIEW



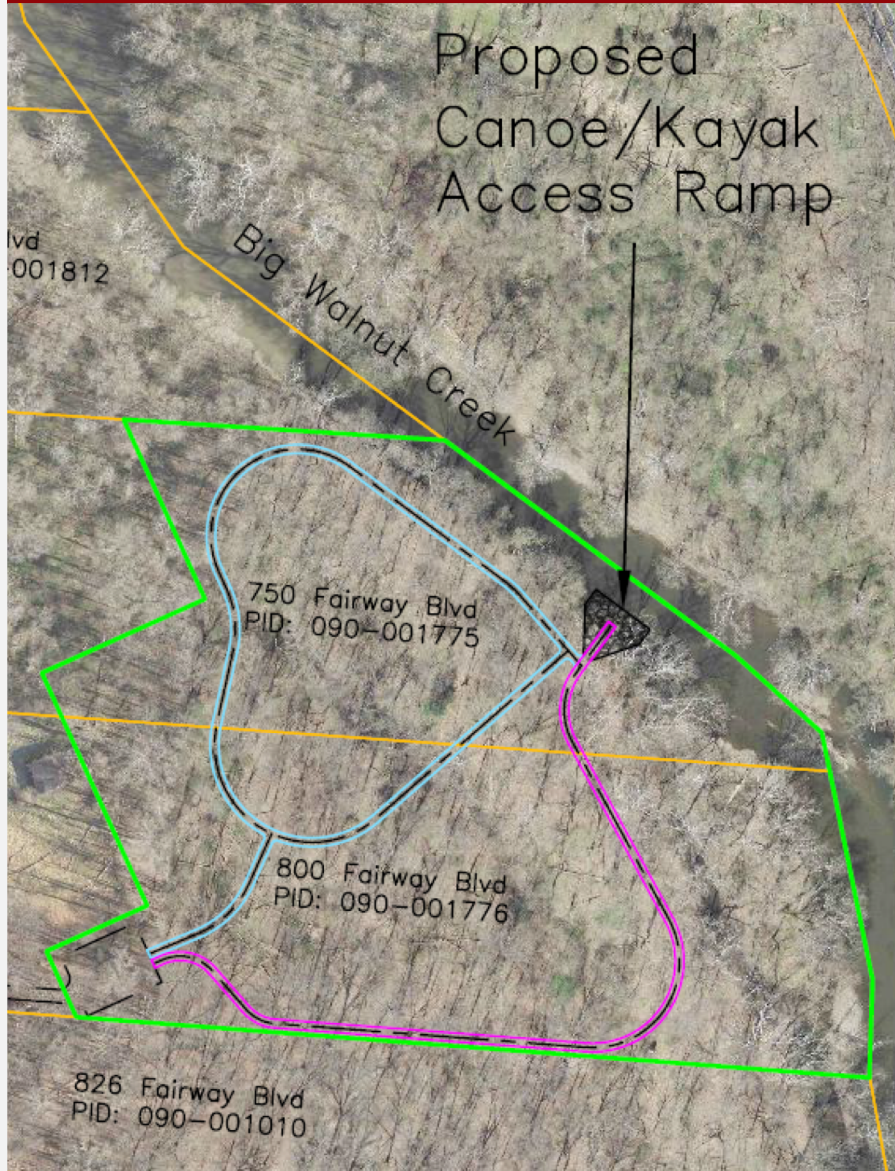
- 22.5 +/- acres at the intersection of Etna Road and Fairway Blvd
- City to acquire roughly 8 acres for a new nature park
- The remaining 14.5 acres (split between a 13 acre site and a 1.5 acre site) will be developed with 46 new single family homes





# Fairway Cliffs

## New Public Park & Nature Preserve



- City had applied for and received a grant for \$760,000 from the Ohio Public Works Commission (OPWC) for the development of new public park.
- The acquired land is required to be placed in a permanent conservation easement.
- The Parks and Recreation Department will introduce low-impact programming to generate appropriate traffic and interest including group walks, bird watching and creek programs.



City of

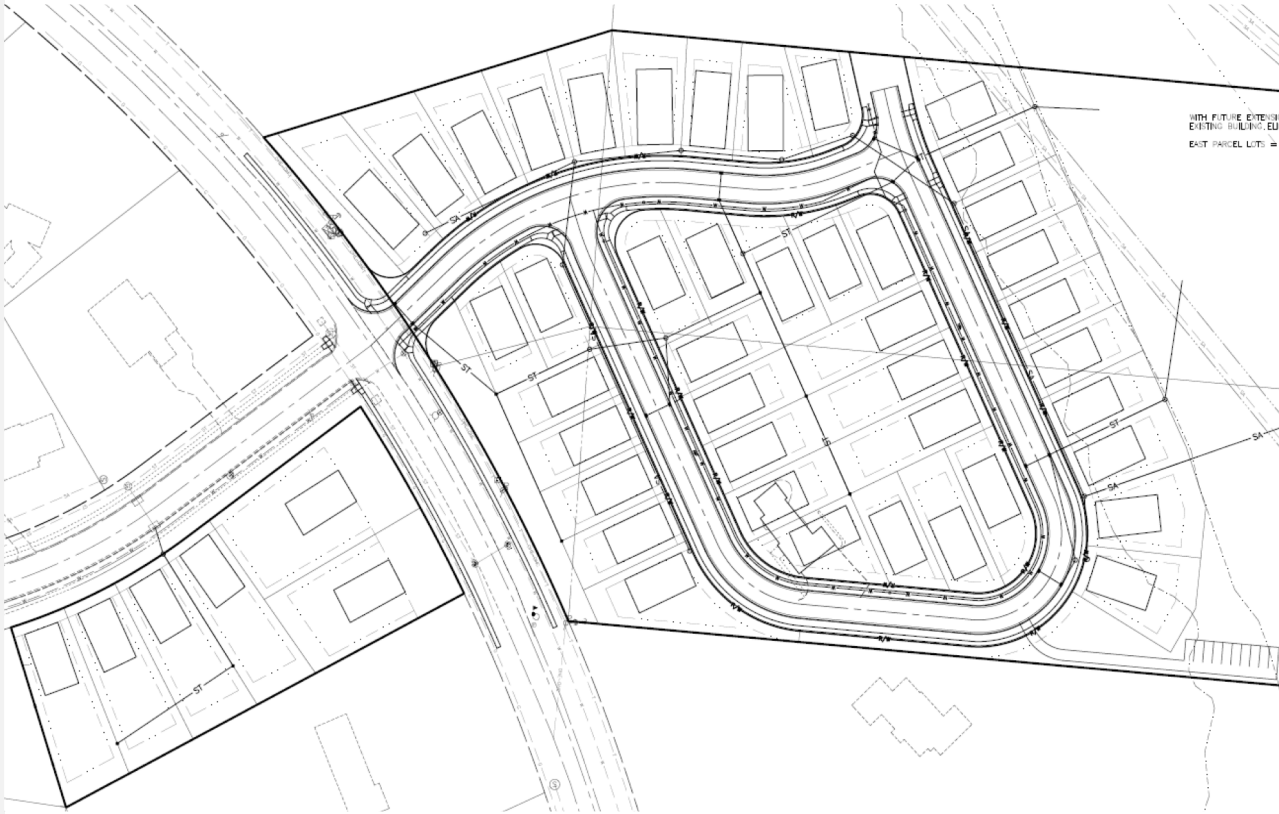
**WHITEHALL**

Opportunity is Here



# Fairway Cliffs

## RESEDENTIAL DEVELOPMENT OVERVIEW



- All 46 new single family homes will be built in accordance with the following:
- Deed restricted design guidelines created specifically for this project.
- Under the governance of a home owners association.
- Minimum square footages, exterior building materials, driveway surface, etc.
- All required infrastructure will be built to City standards, including 8 foot wide sidewalks with integrated tree planters.



# Fairway Cliffs PUBLIC INCENTIVES

## Property Tax Abatement

### **Terms: 15-Year, 100% Real Property Tax Abatement**

The equivalent of the property taxes offset by the abatement will be collected by the New Community Authority, by way of a special assessment, as described below.

## New Community Authority (NCA)

*A New Community Authority is an independent governing body with a board of trustees. NCAs are established to fund public infrastructure improvements.*

### **Terms: 15-Year Special Assessment Equivalent to Real Property Tax**

For the first 15 years (during the property tax abatement), the NCA will capture an amount equivalent to the abated property tax through a special assessment. The funds collected will pay for public infrastructure, fund a home owners association (HOA) and provide for payments (in place of property taxes) to Whitehall City Schools the City of Whitehall. After the abatement ends, the NCA will add a small millage to the homeowners property taxes to fund the HOA moving forward.

<b>Total Collected By NCA Annually</b>	\$469,713
<b>Payment to Developer*</b>	\$343,775
<b>Payment to City</b>	\$33,538
<b>Payment to Whitehall City School District**</b>	\$67,200
<b>Payment to HOA</b>	\$25,000

*\*To reimburse for public infrastructure.*

*\*\*Throughout Whitehall, WCS averages 0.46 students per household. With 47 homes, this annual payment will cover the local per pupil cost (\$3,200) for 21 students.*

## Tax Increment Financing (TIF)

### **Terms: 30-Year, Non-School TIF**

Once the abatement ends at Year 16, the property taxes would be accumulated in a TIF fund. This fund would be used to maintain the public infrastructure in both the housing development and new community park.



City of

**WHITEHALL**

Opportunity is Here



# Fairway Cliffs

## PUBLIC INCENTIVES

### Property Tax Summary

	Current Value and Property Taxes Tax Year 2022			
	800 Fairway	750 Fairway	Southwest Parcel	Total Current
Appraised Value	\$517,000	\$518,200	\$88,400	\$1,123,600
Taxable Value	\$180,960	\$181,380	\$30,940	\$393,280
Total Property Taxes	\$10,589	\$10,460	\$1,810	\$22,859
School (62.3%)	\$6,597	\$6,511	\$1,127	\$14,235
City (7.14%)	\$756	\$753	\$129	\$1,638



# Fairway Cliffs



City of  
**WHITEHALL**  
Opportunity is Here



# Fairway Cliffs



City of  
**WHITEHALL**  
Opportunity is Here