

# **Valley View Joint Economic Development District Economic Development Plan**

## **Introduction**

The purpose of this plan, established pursuant to Ohio Revised Code Section 715.72, is to set forth the objectives and strategies for the economic development of the Valley View Joint Economic Development District (“JEDD”). This plan is intended to serve as a framework for District efforts to facilitate economic development in German Township, Jackson Township, the City of Germantown and the Village of Farmersville (together the “Contracting Parties”).

## **Background**

Currently, the Valley View Local School District (the “School District”) has separate educational and administrative buildings in different locations. However, the School District is planning to consolidate their educational and administrative facilities onto one campus in German Township.

The School District educates approximately 2,000 students residing in the City of Germantown, the Village of Farmersville, German Township and Jackson Township. A staff of 150 in five separate buildings located in three different jurisdictions currently educates the students.

The district’s primary, intermediate and junior high buildings do not have conducive learning environments in which to teach students. Lack of climate control, security, ADA accessibility and technology are all placing a hardship on the students and staff. The Ohio Facilities Construction Commission has labeled three of the district’s buildings “Poor”. The high school building the youngest of the buildings will require minor renovations to maintain a high quality educational environment.

The School District is an established school district in Montgomery County. To meet the needs of the district’s students and to address the concerns of the aging buildings used to educate the students, the School Board has held numerous meeting to select the best option to replace their existing aging school buildings. After much discussion and deliberation, the district has decided to relocate all of the educational facilities to one site in German Township. The school district recently received community approval for their construction plan with the passage a bond levy. The levy was approved in April, 2020.

The JEDD area encompasses 114.496 acres in German Township. Development is expected to include the new school facilities and future development of complementary businesses within the JEDD.

## **Values and Goals for the Future**

The City of Germantown, Village of Farmersville, German Township and Jackson Township have developed the proposed JEDD to facilitate and encourage the future growth and economic vitality of all communities within the Valley View School District. The future

of the community starts with the successful education and development of the students within the community. A priority of the JEDD, upon formation, will be to generate financial resources necessary to provide appropriate governmental services and public infrastructure in support of the new school facilities and related development. The JEDD will distribute income tax revenues equitably to preserve and provide needed infrastructure and community services to support the School District and other businesses within the JEDD.

***Values:***

- To maintain vibrant communities within the School District, the participating jurisdictions have identified the following values to guide economic development initiatives for the JEDD:
- A safe and secure community
- Educational excellence that provides life-long learning opportunities
- A vibrant and balanced economy
- Social, cultural, economic, and spiritual diversity within an atmosphere of mutual respect,
- Infrastructure that supports community growth and a broad range of recreational, cultural and intellectual opportunities

***Goals as Related to Economic Development:***

- To maintain and expand community services and infrastructure to insure a high quality of life
- To promote existing businesses and expand the number and kinds of high quality companies
- To encourage and promote businesses within the JEDD that will be compatible with the educational and related functions of the School District

***Economic Development Priorities:***

- To support the best educational opportunities and experiences in the School District
- Encourage development that will create and retain jobs throughout the JEDD
- Encourage development in the JEDD that will provide support services to the School District and surrounding communities
- Increase the tax base through the attraction of more commercial investment

To encourage economic development throughout the JEDD, each participating jurisdiction must continue to provide necessary infrastructure and community services. Maintenance of and improvements to infrastructure are required for the upkeep of existing systems, while planning for the future requires supporting the development of long-term infrastructure plans and community service needs. The proposed services, facilities and improvements set forth in the attached Schedule A and the tax revenues described in the attached Schedule B (and the expenditure thereof) will have a direct benefit to the businesses within the JEDD boundaries.

**Schedule A**  
**Schedule for New, Expanded, or Additional Services, Facilities, and**  
**Improvements**

The Contracting Parties support the construction of a comprehensive consolidated Valley View School District campus in German Township and related development. The JEDD will work with the county, the state and the Contracting Parties to facilitate the provision of the following new, expanded, and additional services, facilities, and improvements:

Capital improvements and long-term maintenance of roadways, sidewalks, intersections, signage and other public infrastructure within and adjacent to the JEDD boundaries;

Capital improvements and long-term maintenance of water systems and other public utility infrastructure within and adjacent to the JEDD boundaries;

Emergency and safety services to respond to the needs of the increased number of students and staff located at a single site;

Traffic management systems and services to allow for efficient and safe flow of vehicular and pedestrian traffic to and from and within the JEDD; and

Encouragement of economic development, job creation, and commercial development to create and retain jobs.

The JEDD expects this Economic Development Plan to be integrated into and complementary to the economic development planning for the entire area of the Contracting Parties, and is expected to provide the stimulus for the economic enhancement of German Township and to maintain and create jobs and economic opportunities for the residents of the Contracting Parties.

## **Schedule B**

### **Schedule for Collection of Income Taxes**

The Board of the JEDD will levy an income tax within the JEDD in accordance with Ohio Revised Code Section 715.72 on all employee wages earned within the JEDD and all net profits of all businesses earned within the JEDD.

For each fiscal year during which the Contract is effective, the Board shall levy the income tax on employee wages earned within the District and on net profits of businesses earned with the District at a rate equal to the rate determined pursuant to Section 10 of the Contract.

The Income Tax Rate shall initially be established at the Germantown income tax rate of one and one half percent (1.5%) through December 31, 2024, and at a rate of 1.25% thereafter, in accordance with Section 715.72(F) of the Revised Code. This income tax shall go into effect within 60 days of the adoption of a resolution adopted by the JEDD Board, as provided therein. The rate of the income tax shall change from time to time so that it is not more than the highest rate of the municipal income tax levied by Germantown or Farmersville, which is still a Contracting Party; no action by the Board shall be required to effect a change to reduce such rate in order to be in compliance with these provisions. The Board may by resolution adopt any other changes to the income tax rate, so long as such changes are in compliance with Section 715.72(F) of the Revised Code.

The Board may establish procedures by which the income tax levied on employee wages earned within the JEDD is to be collected from employees employed within the JEDD or withheld by businesses located within the JEDD, and the Board shall establish procedures by which the income tax on net profits of businesses earned within the JEDD is to be collected from one or more businesses located within the JEDD. Such procedures may provide for the payment of withholding or estimated taxes by those employees or businesses and the reconciliation of income taxes paid on net profits of businesses between fiscal years.

The Board shall enter into an income tax collection and distribution administrator agreement with one of the municipal contracting parties to administer, collect and enforce the income tax on behalf of the Board in accordance with the Contract and the administrator agreement. The administrator agreement shall provide that such municipal party is responsible for the receipt, safeguarding, investment and distribution of the income taxes collected within the JEDD.

The resolution levying the income tax within the JEDD shall provide that an amount equal to not less than twenty-one percent (21%) of the amount of the income tax collected (*i.e.* all amounts collected from the levy of the income tax each year) be set aside for long-term maintenance of the JEDD through December 31, 2024 and commencing January 1, 2025 an amount equal to not less than six percent (6%) of the amount of the income tax collected shall be set aside for long-term maintenance of the JEDD; the income tax administrator shall receive annually a service fee equal to four (4%) percent of gross income tax revenues collected for that period; and an amount equal to between two percent (2%) and ten (10%) percent of the gross income tax revenue, as determined from time to time by the Board, shall be placed into an escrow

fund to pay refunds, and in general to balance accounts and the balance of the income tax revenues shall be distributed among the Contracting Parties as follows:

German Township	35%
Jackson Township	10%
Village of Farmersville	20%
City of Germantown	35%