

CRA Tax Abatement Incentive

APPLICATION for Businesses

CITY OF TROTWOOD, OHIO

CRA HOUSING REVIEW COMMITTEE

Administered by: Trotwood CIC

CRA Housing Officer: Chad Downing, Trotwood CIC Executive Director



**TROTWOOD COMMUNITY
IMPROVEMENT CORPORATION**

CRA Tax Abatement

The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption program benefiting property owners who renovate existing or construct new buildings.

This application is specifically for businesses rehabilitating or building new **commercial/industrial facilities**, where new improvement value will be generated as a result of the improvements. The real estate tax abatement applies only to the increase in value as a result of the improvements—*it does not eliminate all of the taxes, as the “baseline” value will remain.* This abatement program is available throughout the entire City of Trotwood.

“We are excited about the opportunity to offer tax abatement to help our residents. This is another tool designed to stimulate revitalization, attract new residents, and galvanize development.”

Quincy E. Pope Sr., Trotwood City Manager

This application should be submitted prior to the work starting. According to Ohio Revised Code, the maximum abatement terms permitted are 100% abatement for 15 years. For any requests above 50%, the Trotwood-Madison School District will also be required to approve the abatement.

All abatement agreements will be tied to the scope of the investment/project, creation of living-wage jobs, and overall benefit to the City of Trotwood and its residents.

The designated Housing Officer for the CRA Housing Review committee, which oversees the CRA Tax Abatement process, is the Executive Director of the Trotwood Community Improvement Corporation.

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the
CITY OF TROTWOOD located in the County of **MONTGOMERY** and
(property owner).

Section 1.

- a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Enterprise Name	TPN Golf Properties, llc
Contact Person	Ted Lambert
Address	1 Club Dive, Clayton, Ohio 45315
Telephone Number	888-877-9653 937-620-7190

- b. Project site:

Address	Same
Contact Person	
Telephone Number	

Section 2.

- a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Golf Clubhouse and course renovation

- b. List primary 6 digit North American Industry Classification System (NAICS) # 713910
Business may list other relevant SIC numbers. _____

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: _____

- d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Limited Liability Corporation

Section 3.

Name of principal owner(s) or officers of the business.

Name	Position/Title
Ted Lambert	Managing Partner
Steve Lambert	Owner

Section 4.

a. State the enterprise's current employment level at the proposed project site: _____
Currently no employees at site

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes ___ No X

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:
NA

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):
No current employees

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:
NA

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?
15-20 Full Time Employees

Section 5.

Does the Property Owner owe:

Any delinquent taxes to the State of Ohio or a political subdivision of the state?
Yes X No ___

* Awaiting offset from Amended tax returns due to National Disaster

Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No X

Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?
Yes ___ No X

If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

Section 6.

Project Description: New construction of golf clubhouse for golf services, Food &, Beverage, Banquets and Wedding Venue and Restrooms. Course improvements
Include maintenance barn renovation, drainage, irrigation repair and replacement,
Pond expansion and bunker renovation.

Section 7.

Project will begin May 1, 20 22 and be completed December 31, 20 22 provided a tax exemption is provided.

Section 8.

a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

5-10 Full time employees (30 hours per week or 130 hours pef month)

15-30 Part time employees (less than 30 hours per week)

b. State the time frame of this projected hiring: 4 mo- 1 yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

May 1 - September 1 All golf related position including part time and full time. F&B banquets and Wedding staff added throughout calendar year based on event bookings.

Section 9.

a. Estimate the amount of annual payroll such new employees will add \$ 300,000 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ 0

Section 10.

An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A.	Acquisition of Buildings/Property	\$ 0
B.	Additions/New Construction	\$ 400,000
C.	Improvements to existing buildings	\$ 50,000
D.	Machinery & Equipment	\$ 350,000
E.	Furniture & Fixtures:	\$ 100,000
F.	Inventory	\$ 100,000
G.	Total NEW Project Investment	\$ 1,000,000

Section 11.

a. Business requests the following tax exemption incentives: 50 % for 15 years covering real as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible):

The golf course is a critical amenity to the future development within Moss Creek. It serves as a benefit to the Trotwood community for recreation and job creation. The tax base is simply too high to operate successfully and compete with other tax exempt facilities such as Meadowbrook.

Submission of this application expressly authorizes the CITY OF TROTWOOD to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

TPN Golf Properties, llc

Name of Property Owner

4/26/2022

Date

Signature

Ted Lambert, Managing Partner

Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.