



TROTWOOD

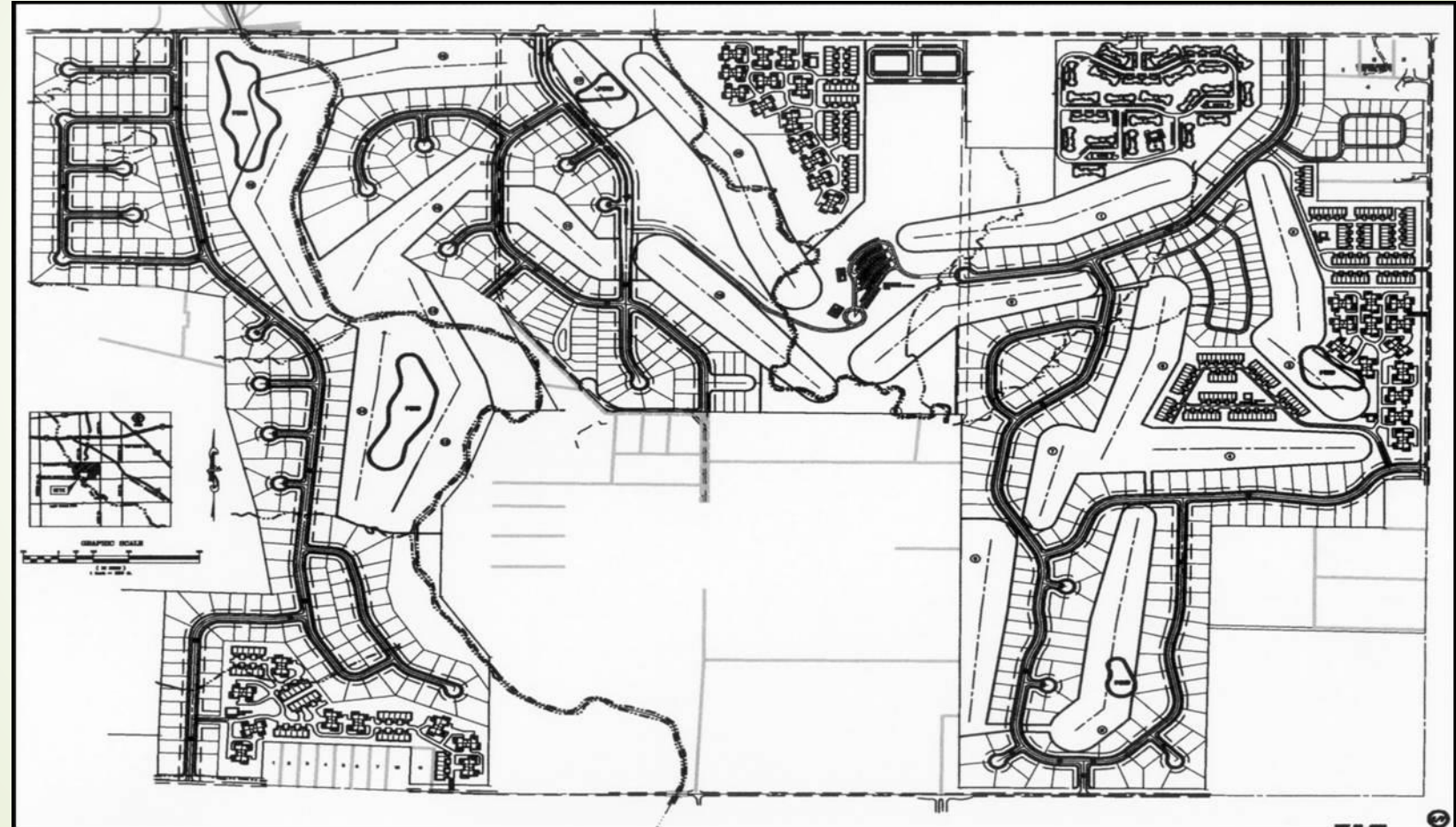
CITY COUNCIL WORK SESSION



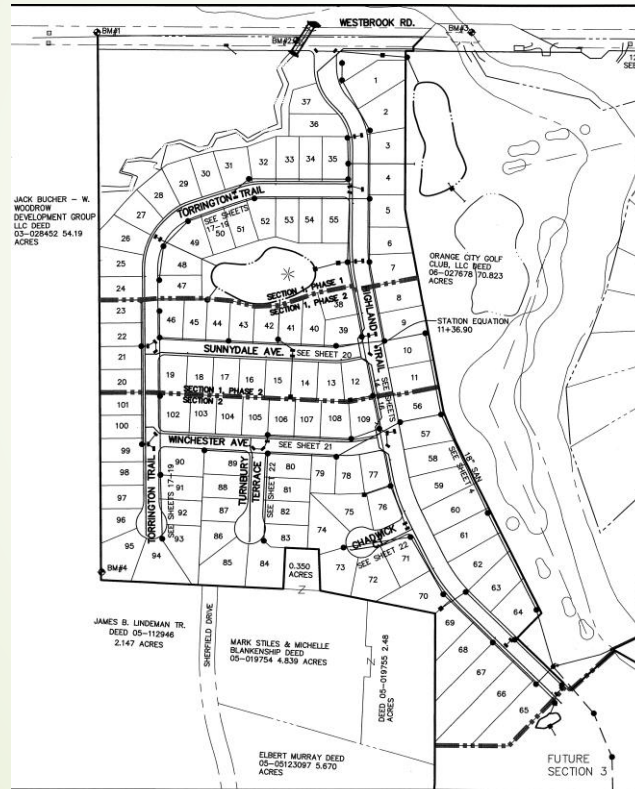
Presenter: Lance Oakes with DDC Management

2/21/17

MOSS CREEK OVERALL LAYOUT



MOSS CREEK OUR SECTION LAYOUT



- Approximately 75 Acres
- Currently Approved for 157 Single Family Lots
- Currently the Lots have a 75 foot or greater lot frontage
- Road Widening on West Brook Rd.
- Lift Station



WHY Is This Important to Trotwood?

- The proposed development is important to the City of Trotwood because it will:
 - Introduce mid to upper mid-range, market rate, housing opportunities
 - Generate an expanded workforce capable of attracting a wider range of job generating companies
 - Expand the customer base of existing and potentially new service related companies
 - Expand the tax base by producing new, housing based, revenue
 - Building out an existing neighborhood of the City

HOME ELEVATIONS



Cottage Elevations



HOME ELEVATIONS



Traditional Elevations





What We Are Proposing

- 1. Lot Size/Density

- 55 foot lot frontages

- 2. Building Requirements

- Square Footage
 - 2-story – 1400 square foot minimum
 - Ranch – 1,200 square foot minimum
 - No other material requirements

- 3. Tax Incremental Financing (TIF)

- Need to develop a Public/Private Venture by way of TIF for Moss Creek
 - TIF will allow lot prices to be reasonable, and will provide for an acceptable absorption in the marketplace



TIF TERMS



- Different from the current Approved TIF on the Property
- Developer will invest the funds for construction and other costs
 - Similar to the Brantwood Subdivision in the City of Riverside
- Developer will be reimbursed for the costs spent per the ORC (Ohio Revised Code) sections 5709.40(A)(7) and 133.15(B)
- 30 years or until paid back at 5% interest Rate
- Will include the city, county, and school portion of tax dollars
 - However, we understand that maintenance of the roads is a concern of the City and will look and see what portion of the city's tax dollars can be split between the developer and City to help alleviate this concern.
- Need the City of Trotwood's support in discussions with the Northmont School District over their portion of the property tax dollars



QUESTIONS?