



Perkins Township Board of Trustees

Timothy Coleman, Jeffrey Ferrell, James Lang

December 5, 2022

Honorable Theresa Gavarone, Chair and
Members of the Senate Local Government & Elections Committee

Re: Sub. House Bill 501

This letter is being sent to advise you of Perkins Township's support of the passage of Substitute House Bill 501. This Bill includes a variety of proposed updates/ changes to the Revised Code. Those proposed changes will benefit Ohio Townships in a number of important ways.

Please be advised that Perkins Township is especially interested in the addition of statutory power that would be conferred to Townships related to Tax Increment Financing. As you are aware, local governments are at the center of efforts to promote economic growth and employment opportunities for our residents. Tax Increment Financing does not eliminate property tax collected for a property but simply allows for some of the collected property tax to be used as an economic development tool to entice economic development and investment/ reinvestment in our communities.

The use of an economic development tool such as Tax Increment Financing is particularly important for communities when dealing with new development projects and is very important when dealing with the redevelopment of industrial and commercial properties many of which are currently vacant, unused or underused, or in a deteriorated condition. Many Ohio communities have properties that need to be redeveloped or repurposed including Perkins Township.

It is noted for your information that a large 125 acre site with a one million plus square foot building is located within Perkins Township. That property was once the site of a General Motors (GM) parts plant that was subsequently sold to an independent automobile parts manufacturer but production at that plant ceased a number of years ago. When operated by GM, this plant had over 3,000 employees and it played a significant role in the prosperity of the overall community. Despite the earnest efforts of local and State officials, this property remains vacant and unproductive. Other Ohio Townships face similar challenges when seeking the redevelopment or reuse of such industrial or commercial properties.

The Revised Code now provides for two (2) forms of Tax Increment Financing that are available to incorporated local political subdivisions and one that is available to Townships. The Revised Code provides that Tax Increment Financing can be used in any local political subdivision for public infrastructure improvements or the demolition of private property in order to foster economic development. The second type is available to incorporated subdivisions, including villages and small cities, that provides for the financing of those types of improvements as well as the use of Tax Increment Financing proceeds for private property redevelopment. The latter is particularly important when addressing the redevelopment of unused, underused or derelict industrial or commercial properties. Incorporated political subdivisions as well as Ohio Townships have properties that can benefit from the use of both types of Tax Increment Financing thereby returning property to a productive state that eliminates deteriorated or blighted structures, benefits the local and school tax base, and provides important employment opportunities for our constituents.

One of the proposals contained in the Bill now under consideration by your Committee would enable Townships to be able to use the same economic development tools that incorporated subdivisions have available to them related to Tax Increment Financing. The availability of all types of Tax Increment Financing options for Townships would significantly assist in our ongoing community and economic development efforts, and would undoubtedly also benefit other large, urbanized Ohio Townships.

In conclusion, Perkins Township appreciates your careful consideration of Substitute HB 501 and respectfully seeks your support of the approval of the same.

Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,



Gary Boyle, AICP
Township Administrator

cc: H. Fought, Executive Director, Ohio Township Association
Perkins Township Board of Trustees
A. Byington, Township Community Development Director