
Monica Nenni, Vice Mayor

City of Middletown Ohio
1 Donham Plaza
Middletown, Ohio 45044
(513) 594-1036
monican@cityofmiddletown.org

20th June 2023

Ways & Means Committee

House of Representatives
Ohio State Capitol
1 Capitol Square
Columbus, Ohio 43215

Honorable Members of the Ohio House of Representatives Ways and Means Committee,

Thank you for allowing me the opportunity to address you here today. My name is Monica Nenni and I am currently serving the City of Middletown Ohio as their Vice Mayor. I am here to represent the financial interest and wellbeing of our citizens in support of House Bill 187, which I believe has the potential to protect not just valuations of property in our city but also our local economy.

Middletonians are a hopeful people despite the economic decline they have already endured with the loss of industry and blue collar jobs in the last 30 to 40 years. This is why they have consistently put their faith in the next generation through the funding efforts of our school system with the approval of special levies, causing us to reach the 20mill floor. This means that as property values increase, the tax rates stay the same.

If our citizens were to see a 42% increase across the board in property valuations, the effects could be catastrophic. We are not a wealthy city by any stretch. A large subset of our citizens are part of an aging population, many of whom worked diligently to own their own homes, but who are on a fixed income. We are also a working class community, many of whom live paycheck to paycheck and simply couldn't afford the drastic increase in rental rates that would surely follow. Talking with my neighbors and friends about these imminent effects, there is a lot of fear for the future.

As a third generation small business owner myself, I rely heavily upon the financial stability of our community to support my company and to keep my staff gainfully employed. When you can't afford the rent because increases in

property tax have been passed along and your employees now need higher pay to cover their increased costs at home and your customers no longer have the same amount of disposable income to spend with you, the outlook isn't great.

And it's not a "what-if" scenario we're talking about, people will lose their homes and businesses if something isn't done to help balance the fluctuations in the real estate market with the realistic valuation of property. With an already exacerbated homeless population in Middletown, there is also a worry that some of our most vulnerable citizens could even wind up on the streets and in need of even more services and assistance. In addition to all of the economic struggles we already face, we just don't have the resources to manage this kind of setback. Our journey has always been an uphill climb, but a potential 42% increase in property values would undoubtedly create disproportionate and undue hardship in my city.

For these reasons, I reiterate my support and the support of my fellow citizens of Middletown for House Bill 187 and believe that a three year look back will further support communities and citizens like mine across the State of Ohio.

Thank you for your time and consideration.

Sincerely,

Monica Nenni

Vice Mayor, City of Middletown