



**Nicole Condrey, Mayor**

City of Middletown Ohio

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20 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:

Serving our citizens as the Mayor of Middletown in counties of Butler and Warren, I write to you in support of House Bill 187 and the testimony our Vice Mayor Nenni will provide in person today. Every household, business, and government entity is freshly aware of the economic impacts of a volatile market, finding it difficult to budget and plan for spending. As a result, we tighten our purses and buckle in for the unknown. Our homeowners—the backbone of municipal budgets in the great state of Ohio—are already buckling down further in anticipation of unsustainable property value increases. We are feeling the impact of these impending tax increases in the local economy, which is already suffering.

While we celebrate increases in property values over time as it indicates prosperity, we cannot celebrate spikes in the market and associated spikes in taxes. We are at a volatile moment as a city—on the brink of returning to our prosperous roots. Property valuation increases of 42% would undoubtedly cripple Middletown's ability to turn the corner on progress.

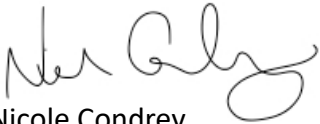
Many homeowners who moved to Middletown from outside did so because of low property values and have become the instrumental individuals pushing forward revitalization in our city, as they have the precious funds available to rehabilitate. Their funds cannot be tied up in a catastrophic tax increase, or we will halt our forward movement.

Sitting at 53% homeownership compared to the national average of 66%, Middletown CANNOT afford to lose more homeowners. With gigantic increased property valuations, our housing stock is destined to be bought out by large rental companies. Separately, many of our elderly will foreclose on their homes, which all-too-often results in demolition of an aging housing stock that would otherwise be energetically renovated by the next generation. Vacant lot infill has

proven economically unviable for builders. As a city, county, and state, we cannot afford to demolish any more homes.

I am grateful for your time and energy on this topic and support the proposed means by which House Bill 187 can soften the volatility of property valuation increases in Ohio and assist Middletown and other cities with continuing to revitalize and bring prosperity to our great state.

Blue Skies over Ohio,

A handwritten signature in black ink, appearing to read "Nicole Condrey". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Condrey".

Nicole Condrey  
Mayor, City of Middletown