



## Anderson Township

7850 Five Mile Road  
Anderson Township, Ohio 45230-2356

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AndersonTownship.org  
AndersonCenterEvents.org

### Township Trustees

Joshua S. Gerth  
Andrew S. Pappas  
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Kenneth G. Dietz

### Township Administrator

Vicky L. Earhart

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### Sheriff's District 5

Lt. Matthew Guy  
District Commander  
513.474.5770

### Law Director

Margaret W. Comey  
513.688.8433

November 26, 2018

The Honorable Joe Uecker, Chair  
The Honorable Steve Wilson, Vice Chair  
The Honorable Cecil Thomas, Ranking Minority Member  
Ohio Senate  
Local Government, Public Safety & Veterans Affairs Committee  
1 Capitol Square  
Columbus, OH 43215

RE: Proponent – Sub. House Bill 500  
Tax Increment Financing (TIFs) Enacted Prior to July 1994

Dear Sirs:

Thank you for this opportunity to provide written testimony in favor of Sub. House Bill 500 regarding Tax Increment Financing (TIF). My name is Vicky Earhart and I serve as Township Administrator for Anderson Township (Hamilton County, Ohio).

Almost 45,000 citizens reside in Anderson Township, a limited home rule urban township located on the eastern border of the City of Cincinnati. Over the years, TIFs have played a key role in shaping Anderson into one of the most desirable places to live and work in the Greater Cincinnati region. TIFs are crucial to providing funding for public infrastructure improvements which, in turn help to attract and retain businesses. I come before you today in support of Sub. House Bill 500 which would permit the use of those same TIF dollars for continued maintenance of the significant investment that has been made in public infrastructure.

In the mid-2000's, TIF funding was utilized to pay for a large portion of the demolition of an aging mall resulting in the newly developed Anderson Towne Center. Adjacent to this development, TIF dollars were utilized to fund Anderson Center, a multi-purpose facility which serves as a hub for both Township government services and as a multi-faceted venue for civic, arts, commerce, and communications organizations. Anderson Center and the revitalized shopping center sparked the rebirth of the heart of our community which benefitted from more than \$165 million in private and public investment within a half mile radius in the last two years (see attached). This infusion is one of the reasons why Anderson Township was named as one of the "WCPO Places to Watch in 2016."

Sub. House Bill 500 Proponent Testimony  
Vicky L. Earhart, Anderson Township Administrator  
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TIF dollars were also used to fund implementation of the award-winning Beechmont Corridor Plan which included traffic flow and safety improvements along Beechmont Avenue, the Township's primary retail corridor. Enhancement included landscaping, curbing, cross-access roadways between properties (known as Anderson Accessways), additional sidewalks, improved crosswalks, turning lanes and address number signage all of which made it safer and easier for customers to patronize local businesses.

The use of TIF funds has not been limited to our central core. In 2014, TIF dollars were used for demolition of the former River Downs Racetrack along our southern border making way for one of the state's seven racinos. Belterra Park Gaming and Entertainment Center, Coney Island, and Riverbend Music Center now form the central hub of Anderson's Ohio Riverfront Entertainment District. TIF revenues from Belterra Park are being used to enhance transportation and public infrastructure in the entertainment district fostering further economic development.

Neighborhood business districts have also benefitted from TIF dollars which have provided funding for transportation enhancements including additional turn lanes, improved driveways, utility consolidation, landscaping, stormwater improvements, and lighting. In addition, more than 20 miles of TIF-funded sidewalks have been installed along county roadways. This program known as Anderson Trails has connected neighborhoods to shopping, medical facilities, recreation, schools, and the library.

Anderson has successfully utilized TIFs to build a strong viable community with a high quality of life which inures to the benefit of all property owners. TIFs are crucial to providing funding for public infrastructure improvements which, in turn help to attract and retain businesses. Their effectiveness has been proven and is significant. Sub. House Bill 500 would ensure that the investments that have been made in public infrastructure improvements through TIFs are preserved by allowing the use of those same dollars for continued maintenance.

Thank you for the opportunity to comment. Please feel free to contact me at (513) 688-8400 or via email at [VEarhart@AndersonTownship.org](mailto:VEarhart@AndersonTownship.org) should you have any questions.

Sincerely,



Vicky L. Earhart  
Township Administrator

C: Joshua S. Gerth, Trustee President  
Andrew S. Pappas, Trustee Vice President  
Robin D. Stone, Trustee  
Kenneth G. Dietz, Fiscal Officer  
Margaret W. Comey, Law Director

# ANDERSON TOWNSHIP

\$165 Million in Center of Development

Towne Center Way Reconstruction

Hemmer Group  
Addition to  
Professional Center

Anderson Towne Center Redevelopment

Kroger Expansion

Shoppes at  
Anderson Towne  
Center

Skyline

Beechmont &  
Five Mile Continuous  
Flow Intersection

Mercy Anderson  
Patient Tower

Wolfangel Road Sidewalks

Wolfangel & Beechmont  
Improvements

Downtown  
Anderson  
Enhancements

Main Source  
Bank

ODOT Safety Improvements

AI Neyer  
Office  
Development

Anderson High  
School  
Renovation

Beechmont &  
Forest Sidewalks

Anderson  
Hills UMC

