

## **Ashville New Community Authority (NCA) Information Summary**

On November 20, 2023, the Village Council of the Village of Ashville (the “Village”) will consider establishing the Ashville New Community Authority (the “NCA”) under Chapter 349 of the Ohio Revised Code (the “Act”). The NCA, if approved, will be charged with supporting sensible growth in the Village. Like many neighboring communities, the Village will rely on the NCA to finance public infrastructure improvements that are necessary for continued, high-quality development. The proposed terms of the NCA are as follows, below.

Properties seeking development approval must apply to join the NCA. Village staff and their counsel are available to assist property owners with the application process, which will outline development plans and the anticipated use of NCA charge millage, described below.

After Village Council and NCA approval of an application, the Village and the property owner will record a document on the affected real property, known as a “supplemental declaration,” that sets forth the following (which can also be detailed in a term sheet, upon request):

- Each property in the NCA is subject to a ten-mill (10) “charge” that is collected like a real property tax and is based on assessed valuation. One mill produces \$1.00 in taxes per every \$1,000 in assessed valuation. Assessed valuation is (35%) of the true value of the property, as determined by the Pickaway County Auditor. Therefore, ten mills (10) generally will produce \$350.00 annually for each \$100,000 of true value.
- Revenue produced by the charge will be used as follows:
  - Payment of all NCA administrative costs, including costs of the Village in support of the NCA which are directly invoiced by one or more authorized vendors of the Village, or directly by the Village, to the NCA, in an amount not to exceed a total amount approved by the NCA pursuant to its annual budget.
  - The balance, after payment of all Authority administrative costs:
    - If residential, 20% will be provided to the Teays Valley Local School District, which serves the applicable property, to pay for costs of the NCA Development Plan, such as Land Acquisition, Land Development, Community Facilities, and the Provision of District Services (each as is defined in a Petition to Establish the NCA and by Ohio Revised Code Chapter 349).
    - If non-residential, 10% will be provided to the Teays Valley Local School District, which serves the applicable property, to pay for costs of the NCA Development Plan, such as Land Acquisition, Land Development, Community Facilities, and the Provision of District Services (each as is defined in a Petition to Establish the NCA and by Ohio Revised Code Chapter 349).
    - If residential, 80% will be provided to the Village to pay costs of the Development Plan, such as Land Acquisition, Land Development, Community Facilities, and the Provision of District Services.
    - If non-residential, 90% will be provided to the Village to pay costs of the Development Plan, such as Land Acquisition, Land Development, Community Facilities, and the Provision of District Services.
- In addition, each property owner may request additional charge millage. Increases in charge millage will be reviewed by the Village and the NCA at the time of the application.