



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

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***TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**MINUTES: Regular Session – March 21, 2017**

The Board met in regular session pursuant to adjournment of the March 14, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the March 14, 2017 meeting were read and approved.

- 17-0418      A resolution was adopted to hire Candy Massie as a Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 17-0419      A resolution was adopted to appoint Cindy Maloney to the Warren County Board of Developmental Disabilities. Vote: Unanimous
- 17-0420      A resolution was adopted to accept resignation, due to retirement, of Denise Tewmey, Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division, effective March 31, 2017. Vote: Unanimous
- 17-0421      A resolution was adopted to authorize participation in Ohio Department of Transportation Cooperative Purchasing Program. Vote: Unanimous
- 17-0422      A resolution was adopted to authorize request for proposals for printing and mailing services for Water and Sewer Utility Bills. Vote: Unanimous
- 17-0423      A resolution was adopted to set public hearing to consider variance and appeal of conditions required for an access permit of Gilligan Oil Company in Deerfield Township. Vote: Unanimous

- 17-0424 A resolution was adopted to enter into contract with W E Smith Construction for the Pence- Jones Road Bridge #238-0.14 Rehabilitation Project. Vote: Unanimous
- 17-0425 A resolution was adopted to approve agreement for Warren County Facilities Management Department to be a worksite for the Southwest Ohio Council of Governments, a Subcontractor to Easter Seals Tristate, for the WIOA Youth Work Experience Program. Vote: Unanimous
- 17-0426 A resolution was adopted to accept Tax Incentive Review Council recommendations for 2016 Enterprise Zone Program. Vote: Unanimous
- 17-0427 A resolution was adopted to approve agreement and addendum with Foundations for Living-Department of Mental Health as a child placement and service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 17-0428 A resolution was adopted to approve agreement and addendum with Specialized Alternatives for Families & Youth of Ohio, Inc, (SAFY) as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 17-0429 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D)(1). Vote: Unanimous
- 17-0430 A resolution was adopted to approve voucher add on. Vote: Unanimous
- 17-0431 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-0432 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-0433 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 17-0434 A resolution was adopted to approve an operational transfer from Motor Vehicle Fund #202 into State OPWC Loan Fund #360. Vote: Unanimous
- 17-0435 A resolution was adopted to approve an operating transfer from Sewer Revenue Fund 580 into Fund No. 575. Vote: Unanimous
- 17-0436 A resolution was adopted to approve supplemental appropriation into Sheriff's Office Fund #285. Vote: Unanimous



- 17-0437 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Community Based Corrections Smart Ohio Pilot Program Fund #289. Vote: Unanimous
- 17-0438 A resolution was adopted to approve supplemental appropriation into Property and Casualty Insurance Fund #637. Vote: Unanimous
- 17-0439 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #101-1110 into Common Pleas Adult Probation Fund #101-1223. Vote: Unanimous
- 17-0440 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #101-1110 into Juvenile Court Fund #101-1240. Vote: Unanimous
- 17-0441 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into County Court Probation Fund #101-1283. Vote: Unanimous
- 17-0442 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 17-0443 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #101-1220. Vote: Unanimous
- 17-0444 A resolution was adopted to approve appropriation adjustment within OhioMeansJobs Warren County Fund #258. Vote: Unanimous
- 17-0445 A resolution was adopted to approve appropriation adjustment within Miami Valley Gaming TIF Fund #485-3120. Vote: Unanimous
- 17-0446 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #492. Vote: Unanimous
- 17-0447 A resolution was adopted to approve appropriation adjustments within the Water Revenue Fund No. 510. Vote: Unanimous
- 17-0448 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-0449 A resolution was adopted to authorize County Administrator to sign Union Agreements on behalf of the Warren County Sheriff's Office and Warren County Deputy Sheriff's Benevolent Association. Vote: Unanimous
- 17-0450 A resolution was adopted to authorize County Administrator to sign Union Agreements on behalf of the Warren County Sheriff's Office and Warren County Deputy Sheriff's Benevolent Association. Vote: Unanimous

- 17-0451 A resolution was adopted to authorize County Administrator to sign Union Agreements on behalf of the Warren County Sheriff's Office and Warren County Deputy Sheriff's Benevolent Association. Vote: Unanimous
- 17-0452 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, March 23, 2017. Vote: Unanimous
- 17-0453 A resolution was adopted to approve and authorize President of the Board to enter into a Transfer Agreement with Otterbein Homes relative to the multi-purpose fields parcel within the Union Village Development in Turtlecreek Township. Vote: Unanimous
- 17-0454 A resolution was adopted finding that the creation of the Community Authority of Union Village, a New Community Authority pursuant to Chapter 349 of the Ohio Revised Code, will be conducive to the public health, safety, convenience, and welfare and is intended to result in the development of a new community; declaring the authority to be organized and a body politic and corporate; defining the boundary of the Authority's New Community District; providing the method of selecting the Authority's Board of Trustees; fixing the surety for those trustees; and authorizing related matters. Vote: Unanimous
- 17-0455 A resolution was adopted to approve and enter into a Software and Implementation Services Contract with Tyler Technologies, Inc. on behalf of the Warren County Auditor. Vote: Unanimous
- 17-0456 A resolution was adopted to amend the Warren County Prevention Retention and Contingency Plan for the Warren County Department of Human Services. Vote: Unanimous

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DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

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On motion, bids were closed at 9:00 a.m. this 21<sup>st</sup> day of March and the following bids were received, opened, and read aloud for the 20 Mile & Harveysburg Storage Tanks Painting Project for the Warren County Water and Sewer Department:

	<u>Landen Tower</u>	<u>20 Mile Tower</u>	<u>Harveysburg Tower</u>	<u>Combined</u>
Clearcreek Coatings Dayton, Ohio	\$25,000.00	\$300,760.00	\$139,680.00	\$465,440.00
Currens Construction Svcs., LLC Harrodsburg, KY	\$21,900.00	\$331,950.00	\$177,040.00	\$530,890.00
D & M Painting Corp. Washington, PA	\$18,200.00	\$215,100.00	\$131,120.00	\$364,420.00
H2O Towers LLC Lake Wales, FL	\$9,500.00			
LC United Painting Co. Sterling Heights, MI	\$27,000.00	\$350,000.00	\$131,500.00	\$508,500.00
Worldwide Industries Butler, PA	\$35,400.00	\$222,020.00	\$117,230.00	\$374,650.00

Chris Brausch, Warren County Sanitary Engineer will review bids for a recommendation at a later date.

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PUBLIC HEARING  
DETERMINING SUFFICIENCY OF THE PETITION FOR ESTABLISHMENT OF THE  
COMMUNITY AUTHORITY OF UNION VILLAGE  
AS A NEW COMMUNITY AUTHORITY

The Board met this 21<sup>st</sup> day of March 2017, in the Commissioners Meeting Room to consider, pursuant to Chapter 349 of the Ohio Revised Code, a petition for the establishment of the Community Authority of Union Village to govern a proposed new community district that was filed with this Board on February 13, 2017.

Commissioner Young requested Tina Osborne, Clerk of Commissioner to state the required procedure matters into the record as follows:

- The Petition for Organization of a New Community Authority along with five exhibits was filed February 13, 2017.



- The submitted petition contains the signature of the City of Mason.
- On March 20, 2017, the Tax Map Department of the County Engineer determined the legal description and maps included in the petition to be accurate.
- The resolution to set today's public hearing was adopted on February 21, 2017.
- The proof of publication advertising this public hearing for three (3) consecutive weeks was received March 20, 2017.

Jill Wilson, President and CEO of Otterbein Homes, stated that the New Community Authority (NCA) is a unique economic development tool for their large amount of land. She stated that the NCA will allow the levying of a community charge for the residents which will allow payment to Turtlecreek Township for their services that are being lost through the Tax Increment Financing (TIF).

Commissioner Young explained a few of the things that a NCA allows.

Commissioner Grossmann requested Mrs. Wilson to explain why the NCA will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community.

Mrs. Wilson stated that the charges levied through the NCA will be used to pay for things such as emergency services, police protection, new schools or even a new fire station.

Jonathan Sams, Turtlecreek Township Trustee, stated he was present in support of the NCA. He stated that this will allow the township to be reimbursed the funds lost by the creation of the TIF. He stated that this is a unique development and provides a good future definition of how the township should develop on this side of Route 741. He then reviewed some of the items that were addressed in the creation of the TIF such as stormwater systems funding.

Commissioner Jones stated that the challenge with rural townships is the ability to pre-plan and provide for infrastructure. She then commended Turtlecreek Township for their ability to determine the destiny of the township through planning.

Commission Young stated his appreciation to Otterbein Homes for their forethought in the development of their property. He stated that they could have chosen to sell off the property piece by piece to various developers but they chose to create their own village.

Matt Nolan, County Auditor, stated this is an exciting and complicated project.

Neil Tunison, County Engineer, stated his concurrence with Mr. Nolan's comments.

Upon further discussion, the Board resolved, (Resolution #17-0454) to adopt a resolution finding that the creation of the New Community Authority of Union Village will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community; declare the authority to be organized and a body of politic and corporate; defining the boundary of the Authority's New Community District; providing the Method of

Selecting the Authority's Board of Trustees; Fixing the Surety for those Trustees'; and authorizing other related matters.

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Matt Nolan, County Auditor, was present for a work session relative to the Request for Proposals issued for a new accounting and payroll system.

Mr. Nolan stated that a needs assessment study completed last year, provided that a new accounting and payroll system is a top priority. He stated that the current system was created in 1986 and has done well for Warren County but it is now time to change. He stated he proposes the system to be paperless by next year.

Mr. Nolan stated that a review committee was established that included Auditor's Office staff, the County Administrator, and various users of the system throughout the county. He stated that the committee has evaluated the submitted proposal and determined Tyler Technologies is the company to be their selection.

Mr. Nolan stated that Tyler Technologies presented the lowest proposal as well due to their desire to be in Warren County. He then stated that the new system is being used by many other counties within the State of Ohio and it would take approximately 18 months to fully implement the new program.

There was discussion relative to the inefficiency of the current system as well as the time/personnel savings that will be provided through the new system

Upon further discussion, the Board resolved (Resolution #17-0455) to enter into a software and implementation services contract, with Tyler Technologies, Inc. on behalf of the Warren County Auditor.

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Lauren Cavanaugh, Human Services Director, was present for a work session to discuss the Prevention, Retention and Contingency Plan relative to public assistance and present proposed changes to the plan.

Mrs. Cavanaugh explained the benefits that are provided within the plan and the sole purpose of the plan being the ability to give needed benefits to working families in order to retain employment rather than revert back to public assistance.



Mrs. Cavanaugh then presented the proposed amendments to the plan that included three months of transitions benefits for the newly employed to provide incentive for families to gain employment.

Commissioner Jones stated the proposed amendments provide opportunity to stream families off of public assistance.

Commissioner Young stated his opinion that the concept of paying people to work is ridiculous however he understands that it is easier to do nothing and receive benefits than to work.

Commissioner Jones stated her concern for the children that are in these families through no fault of their own and the need to be critical of those choosing not to work or better themselves rather than the working poor.

Commissioner Grossmann stated his concurrence that the amendments are needed to help families off of public assistance.

Upon further discussion, the Board resolved (Resolution #17-0456) to approve amendments to the Warren County Prevention Retention and Contingency Plan for the Warren County Department of Human Services.

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Phil Smith, Warren County Convention and Visitors Bureau (CVB), was present for a work session to discuss the proposed Warren County Sports Park at Union Village Project.

Mr. Smith presented the attached project summary and question and answer sheet and provided a brief overview of the proposed facility.

The Board questioned the proximity of the Voice of America Park to the new site.

Ben Huffman, CVB Sports Marketing Director, stated that they looked heavily into the Voice of America Park and stated the following reasons why this project will work:

1. They can work together with the other park to host bigger events
2. Voice of America Park is only available to the Butler County CVB for six weeks per year

Commissioner Jones stated as a soccer mom, the fields at Voice of America are not ideal. She stated they are working on improvements but they know their limitations.

Mr. Huffman stated that the CVB has outgrown their current facilities and there is a need. He then stated that he has no doubt that the proposed complex will be sold out every weekend from opening on March 1 to close on November 1.



There was discussion relative to the proposed 1% increase in the lodgings tax.

Mr. Smith stated there is a reason that every hotel in Warren County except one endorsed the increase. He then reviewed the location of the hotels as it relates to the sports complex and stated with the proposed location, 98% of Warren County's hotels will be within an eight mile radius.

Commissioner Grossmann discussed his concern with this tax would also be placed on patrons of the hotels that are not here for sports.

Commissioner Young stated that he was elected to represent the citizens of Warren County, not those outside of the county. He then likened the tax to the current sales tax stating that people choose to purchase items within Warren County and pay our sales tax, even if they reside outside of the county.

Tiffany Zindel, County Administrator, requested discussion relative to the proposed budget for the project and the need to set the years for collection of the tax increase.

Mr. Smith stated they are estimating an approximate \$15 million borrow for twenty years.

Jonathan Sams, attorney for the CVB, stated that pursuant to the legislation relative to the authority to levy the additional 1% increase, Warren County will own the facility and the CVB will lease the property.

There was discussion relative to the ancillary businesses that would develop because of the increase in travel from the sport complex.

Larry Hollingshead, CVB Board member, stated that his son played on a travel hockey team in Atlanta. He stated his opinion that Warren County is doing a good job of being a holistic environment and hopes to create good memories for future generation like he has with his son. He then stated that the economy has benefited tremendously because of the sport complex in Carmel, Indiana.

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Tiffany Zindel, County Administrator, presented the request from David Fornshell, County Prosecutor, for consideration of an increase in the mileage reimbursement rate for witnesses within the Warren County Common Pleas, County and Municipal Courts.

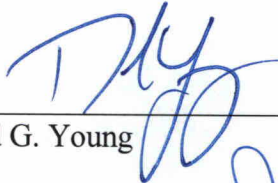
Mrs. Zindel stated that the current rate is \$.10 per mile and recommended the Board consider increasing the rate to \$.50 per mile, consistent with the current county employee reimbursement rate.

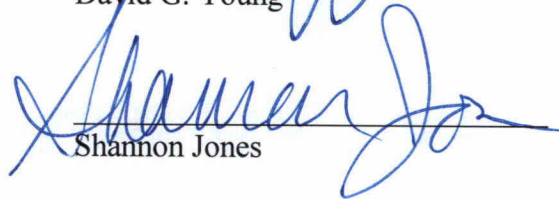
Upon discussion, the Board stated their agreement and Mrs. Zindel informed the Board she will submit the resolution for approval at the next meeting.

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Upon motion the meeting was adjourned.

  
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Tom Grossmann, President

  
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David G. Young

  
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Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on March 21, 2017, in compliance with Section 121.22 O.R.C.

  
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Tina Osborne, Clerk  
Board of County Commissioners  
Warren County, Ohio





## Warren County Sports Park at Union Village PROJECT SUMMARY & Q&A

Warren County Convention & Visitors Bureau

- Project Details:** An outdoor sports complex consisting of baseball/softball fields, multi-sport fields (soccer, lacrosse, etc.), in the center of Warren County for the sole purpose of sports tourism
- Where:** On approximately 109 acres of land at Union Village (on St. 741, north of St. Rt. 63, south of Greentree Road, across from Armco Park, in Turtlecreek Township)
- Who:** The Warren County Convention & Visitors Bureau (WCCVB), a private, non-profit 501(c)6 corporation, is leading the effort. It will operate the complex, and take sole responsibility for the financial risk.
- Cost:**
- Approximately \$15 million (design and construction estimates still in progress)
- Financing:**
- Facility will be financed via the WC Port Authority
  - Facility operations will be self-sustaining, as verified by financing agent
  - Debt service will be facilitated through a 1% increase in the County lodging tax (enabling legislation signed into law on June 30, 2015; resolution of BOCC required and pending)
- WHY:**
- To **lower the tax burden** for WC residents: more visitor spending = lower taxes for residents
  - To create **jobs**: more visitor spending = more jobs for residents
  - To generate more:
    - **shoppers** on Warren County main streets
    - **diners** in Warren County restaurants
    - **visitors** to Warren County attractions, and
    - **guests** in Warren County hotels
  - To allow the hosting of new sporting events and the expansion of existing events\*\*:
    - Direct: Annually losing 10+ events (\$17.3+ million in econ. impact & 31,000+ room nights)
    - Created: Existing events can't expand (and sell out earlier each year)
    - Assisted: Existing events can't expand (one \$1.6 million econ. impact event is turning away 60+ teams each year due to lack of field space)
  - To grow tourism by breaking three "bottlenecks":
    - *Facility Bottleneck* ----- there aren't enough facilities in WC for the available business;
    - *Calendar Bottleneck* ----- existing facilities are only available for 5-6 months of the year & this project will allow events 12 months of the year;
    - *Geographical Bottleneck*----- existing facilities are in Southern WC: this project will spread the economic benefits of sports tourism to Central & Northern WC.
- Research:** The WCCVB has conducted numerous studies, the latest from Crossroads Consulting of Tampa, Florida. This study reviewed the sports tourism business, similar facilities across the nation, and Warren County as a destination. It determined the following:

<i>Visitors:</i>	New Annual Visitors (athletes and their families) .....	696,300
<i>Economic Impact:</i>	New Annual Revenue Fueled by Visitor Spending in the Area .....	\$ 54,362,000
	New Jobs Throughout the Community .....	730
	Personal Earnings .....	\$ 18,885,000
<i>Gov. Fiscal Impact:</i>	Warren County Cities, Towns, Townships .....Via Incremental Municipal Lodging Taxes ....	\$ 207,760
	Warren County .....Via Incremental Sales Taxes .....	\$ 280,000
	State of Ohio .....Via Incremental Sales Taxes .....	\$ <u>1,613,000</u>
	Total <u>Annual</u> Governmental Impact .....	\$ 2,100,760

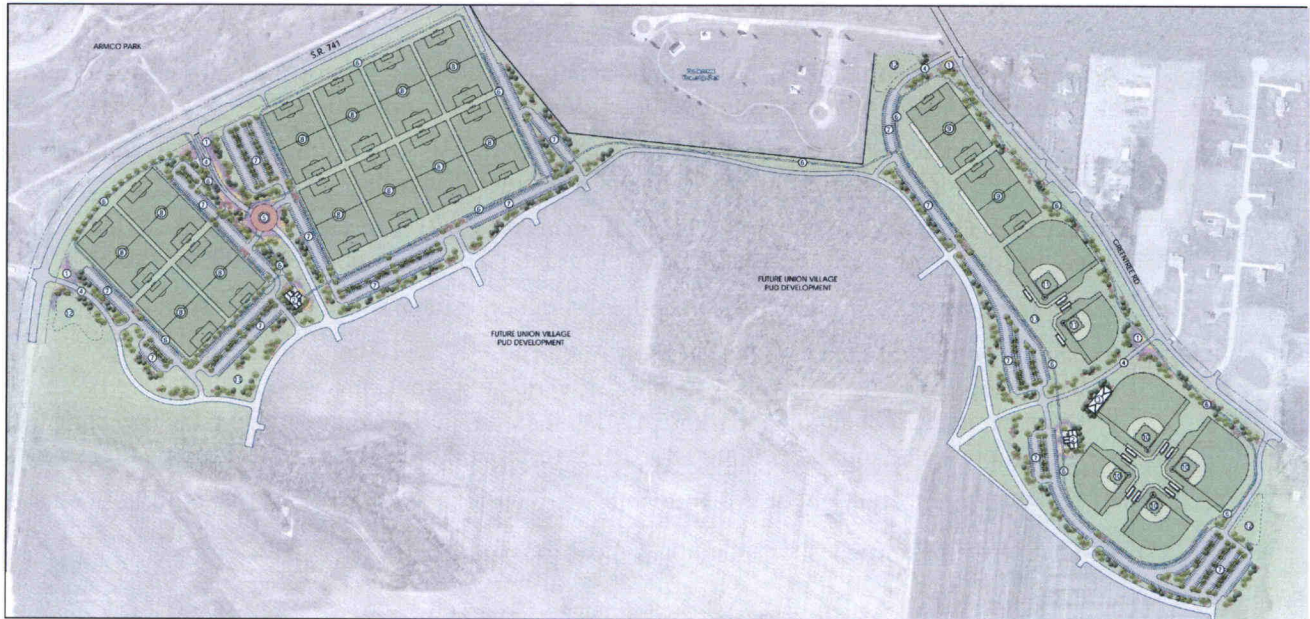
\*\* The WCCVB works with three types of events:

Direct Sale: WCCVB sells an event on coming to Warren County

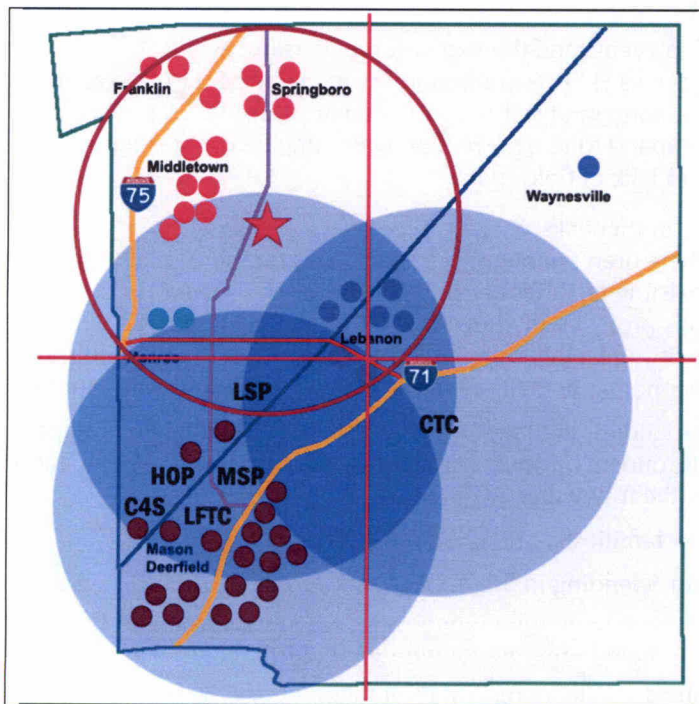
Assisted: They're coming and WCCVB assists them (and promotes local businesses)

Created: WCCVB creates the event, owns and operates it

**Current Design (as of January 1, 2017):**



**Location & Proximity**



Purple Circles:	Eight-mile radius around most-used WC Sports venue locations
Red Circle:	Eight-mile radius around proposed WC Sports Park location
Dots:	Hotel locations
Currently:	30% of hotels are outside a purple radius
With new facility:	98% of WC hotels will be within eight miles of a facility
Result:	More of Warren County will benefit from sports tourism



## Why Hotels Support It

Hotels gain an entity designed to bring them business while maintaining their competitive tax rates:

	County	County Lodging Tax	State Sales Tax	Highest Municipal Tax in County	Total
Current Tax Rates In SW Ohio:	Hamilton	6.50%	6.75%	4.00%	17.25%
	Preble	3.00%	7.25%	6.00%	16.25%
	Clark	3.00%	7.25%	6.00%	16.25%
	Butler	3.00%	6.50%	6.00%	15.50%
	Montgomery	3.00%	7.25%	3.00%	13.25%
	Clinton	3.00%	7.25%	3.00%	13.25%
	Clermont	3.00%	6.75%	3.00%	12.75%
	Greene	3.00%	6.75%	3.00%	12.75%
	<b>Warren</b>	3.00%	6.75%	3.00%	<b>12.75%</b>
After 1% Enacted:	Hamilton	6.50%	6.75%	4.00%	17.25%
	Preble	3.00%	7.25%	6.00%	16.25%
	Clark	3.00%	7.25%	6.00%	16.25%
	Butler	3.00%	6.50%	6.00%	15.50%
	<b>Warren</b>	4.00%	6.75%	3.00%	<b>13.75%</b>
	Montgomery	3.00%	7.25%	3.00%	13.25%
	Clinton	3.00%	7.25%	3.00%	13.25%
	Clermont	3.00%	6.75%	3.00%	12.75%
	Greene	3.00%	6.75%	3.00%	12.75%

Source: Ohio Department of Taxation

Note: There will be some hotels in opposition:

- 93% in support or not opposed<sup>1</sup>; 6% oppose<sup>2</sup>

<sup>1</sup> Goal was 65%; Percentage of support was even higher in 2011– five supportive hotels have closed since, including Warren County’s third-largest hotel (Kings Island Resort).

<sup>2</sup> Opposition is mainly from hotels which don’t expect to gain sports travel business. However, those hotels will benefit from compression (as availability in other hotels decreases, guests will need to stay somewhere, which means even non-supportive hotels will gain guests and/or raise their average daily rate).

## Helps Hotels When They Need Extra Help

Occupancy of WC Hotels

JAN	38%	JUL	73%	Averages	
FEB	44%	AUG	68%		For Year
MAR	50%	SEP	54%	Jun-Aug	70%
APR	57%	OCT	57%	Mar-May	55%
MAY	59%	NOV	44%	Sep-Nov	52%
JUN	69%	DEC	38%		

Source: Smith Travel Research, 2013

## OHLA Doesn’t Oppose Increase

The 1% increase is not opposed by the Ohio Hotel & Lodging Association (Joe Savarise, Executive Director; 614-461-6462). This is the hoteliers association and the OHLA supports the increase because their members support it. (OHLA recently joined litigation to stop a lodging tax increase in Northern Ohio; They won.)

## Q&A

### Political & Financial

1. Why are the Commissioners getting into the sports business? Is this the role of government?
2. Why can't a private company do this?
3. Doesn't Warren County have enough parks? Isn't WC struggling to pay for the parks it already has?
4. If it fails, will the taxpayers be forced to bail it out?
5. Why doesn't the County stop collecting all lodging taxes?
6. Why doesn't the County start using lodging taxes for roads and police?
7. Is it fair that the legislature passed a law solely for Warren County?
8. Why isn't there a local referendum on the 1% increase in lodging tax?
9. Can the WCCVB sign individual contracts with the hotels rather than raising the lodging tax?
10. Does the WCCVB really know there will be new jobs or any economic impact?

### Location:

1. Is this sports park in the right location?
2. Will another County benefit because of the location?
3. Will this park be able to compete with Voice of America Park?

### Political & Financial:

1. Q: Why are the Commissioners getting into the sports business? Is this the role of government?  
A: The BOCC is not getting into the sports business. The WCCVB is building and operating this sports park, not the BOCC. The WCCVB is a private, independent<sup>1</sup>, non-profit corporation, with more than a dozen years of experience in the sports marketing business. It is neither controlled nor financed by the BOCC.
2. Q: Why can't a private company do this?  
A: The WCCVB is a private, non-profit corporation, which operates independently from County government<sup>1</sup>. The WCCVB is a "private company with a public purpose:" economic growth of Warren County through tourism. It is the ideal private company to do this project. Other sports parks owned by private companies (e.g. Disney's Wide World of Sports in Orlando, Ripken Sports Experience in Myrtle Beach, the Spooky Nook Sports Facility in Pennsylvania) have on-site restaurants and hotels to capture as much visitor spending as possible. The WC Sports Park is designed to push that spending onto the Main Streets of Warren County communities.
3. Q: Doesn't Warren County have enough parks?  
A: This project is not a new Warren County park, and the WC Park Board will not be responsible for this park.
4. Q: If it fails, will the taxpayers be forced to bail it out?  
A: No. The debt will be unassignable to the BOCC. The debt and the financial operation of the WC Sports Park will be the sole responsibility of the WCCVB.
5. Q: Why doesn't Warren County stop collecting all lodging taxes?  
A: Because doing so will raise the tax burden on WC residents.

Nationally, lodging tax is ubiquitous<sup>2</sup>, and it is lower in Warren County than many places – lower even than the counties surrounding Warren County<sup>3</sup>. Ending County lodging tax would provide no strategic advantage. It would only prevent the WCCVB from existing, and since the WCCVB exists to market the County the elimination of the WCCVB would mean fewer visitors, less visitor spending, less sales taxes generated by visitor spending, and higher taxes on local residents<sup>4</sup>.

6. Q: Why doesn't the County start using lodging taxes for roads and police?  
A: It can't. Ohio law requires county lodging taxes be used to fund a CVB<sup>5</sup>. But visitor spending generates higher sales taxes, which are used for fire, police, etc.



7. Q: Is it fair that the legislature passed a law solely for Warren County?  
A: Yes because that is the required procedure. Every county in Ohio may charge a baseline of 3% in county lodging tax, and any increase must be approved on a case-by-case by the Ohio Legislature. Since 1980, 13 counties have sought and received such an increase from the Legislature<sup>5</sup>. Warren County followed the same precedent and procedure and, on June 30, 2015, became the 14<sup>th</sup> county in Ohio to receive approval for an increase<sup>6</sup>.
8. Q: Why isn't there a local referendum on the 1% increase in lodging tax?  
A: A local referendum is neither required nor appropriate due to these reasons:
1. Generally, local residents won't pay the increase – it'll be paid by visitors;
  2. Those most effected by the increase – the hoteliers – overwhelming support it; they were the first to be approached about the concept, and 93% of them either support or don't oppose it;
  3. There's no legal requirement or precedent for a local referendum on a county lodging tax increase in Ohio history;
  4. A referendum was specifically discussed and dismissed as unnecessary and unprecedented by members of the Ohio Legislature during the legislative process;
  5. There will be a daily referendum on the issue – every guest who checks into a WC hotel will make the choice to pay the 1% increase; it's a voluntary consumption tax and hotel guests can choose not to pay it (by staying in another county, staying with a friend, etc.).
9. Q: Can the WCCVB sign individual contracts with the hotels rather than raising the lodging tax?  
A: No. Individual contracts with hotels are neither appropriate nor possible as such contracts could be considered collusion and also could invite legal challenges as the Ohio Legislature has jurisdiction over fees charged to transient guests.
10. Q: Does the WCCVB really know there will be new jobs or any economic impact?  
A: Yes. The WCCVB has commissioned three different studies on this issue and all have come to the same conclusion: a destination sports facility in Warren County will be self-sustaining, will have a large economic impact, and will create jobs. These studies examined the overall strength and stability of the amateur sports market, the performance of similar facilities around the U.S., the desirability of Warren County as a destination, and the capability of the WCCVB to operate a facility.

Location:

1. Q: Is this sports park in the right location?  
A: Yes. It is five to eight miles from major interstate highways (I-71 & I-75) and it is within eight miles of most WC hotels. Surveys show parents who travel to sporting events with their children prefer to play at a venue that is approximately 10 miles from the host hotel.
2. Q: Will traveling athletes stay in Warren County hotels?  
A: Yes. In order to use the facility, traveling athletes and their families will be required to stay in Warren County hotels.
3. Q: Will this park be able to compete with Voice of America Park?  
A: Yes. The amateur sports market gets bigger every year, and VOA can't handle all the events available in that market. Additionally, the proximity of VOA to Warren County means the WCCVB and the Butler County Visitors Bureau (BCVB) can work together to co-host events at both facilities. In fact, the WCCVB and the BCVB have been co-hosting events since the BCVB's inception in 2007.

Sources:

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| 1. Ohio Attorney General Opinion 99-028                  | 5. ORC Section 5739.09                   |
| 2. Destination Marketing Association International       | 6. ORC Section 5739.09 (8)(a)(b)         |
| 3. Ohio Department of Taxation                           | 7. Smith vs. Maharry, U.S. Supreme Court |
| 4. 2015 State of the County, Warren County BOCC (page 3) |  |

**Warren County Commissioner Dave Young on this project and the 1% lodging tax increase**

(Transcript from State of the County remarks, March 9, 2016):

*"Tourism is our No. 1 industry. It creates thousands of jobs and generates millions in tax dollars that stay within the County. This tax revenue is used by governments to offset the burdens placed on our residents. This allows governments to keep taxes relatively low compared to the relatively high level of services that we actually provide.*

*"The Warren County Regional Sports Complex (will produce) multiple tournaments...700,000 visitors...thousands of hotel night stays...millions in tourist dollars being spent inside of the County. And they will come. We have a proven track record in this County of attracting millions of tourists to this County, and this is just one more thing that will indeed bring them in.*

*"The financing of this project will be done by the Warren County Port Authority, and the bonds will not be an obligation to the Warren County taxpayers. By definition, these bonds, the financing for the sports complex, will in no way, no how, no shape, be an obligation of the taxpayers of this County. If this project fails, who takes the risk? The bond holders. Period, end of story.*

*"So, in fact, this new sports complex is not paid for by the Warren County taxpayers, nor will it ever be a burden to them. It will only benefit us by generating millions in new taxes and ease the burden on our residents.*

*"Everybody wins. Kids from across the entire nation will have a new venue to come to, and when they're not playing, guess what they're going to do? They're going to go to The Beach and Kings Island. How good is that? That's what we in the business world call a "competitive advantage". That's why people will come here.*

*"The hotels win, with hundreds of thousands of new customers, and the citizens of Warren County win because of outside citizens coming into this County and willfully spending money here, that's going to go to offsetting the cost of doing government here in Warren County."*