

Brecksville-Broadview Heights City School District

Board of Education Meeting

July 14, 2026

Economic Development Tax Incentive Overview

Tax Year 2025 / Collection Year 2026



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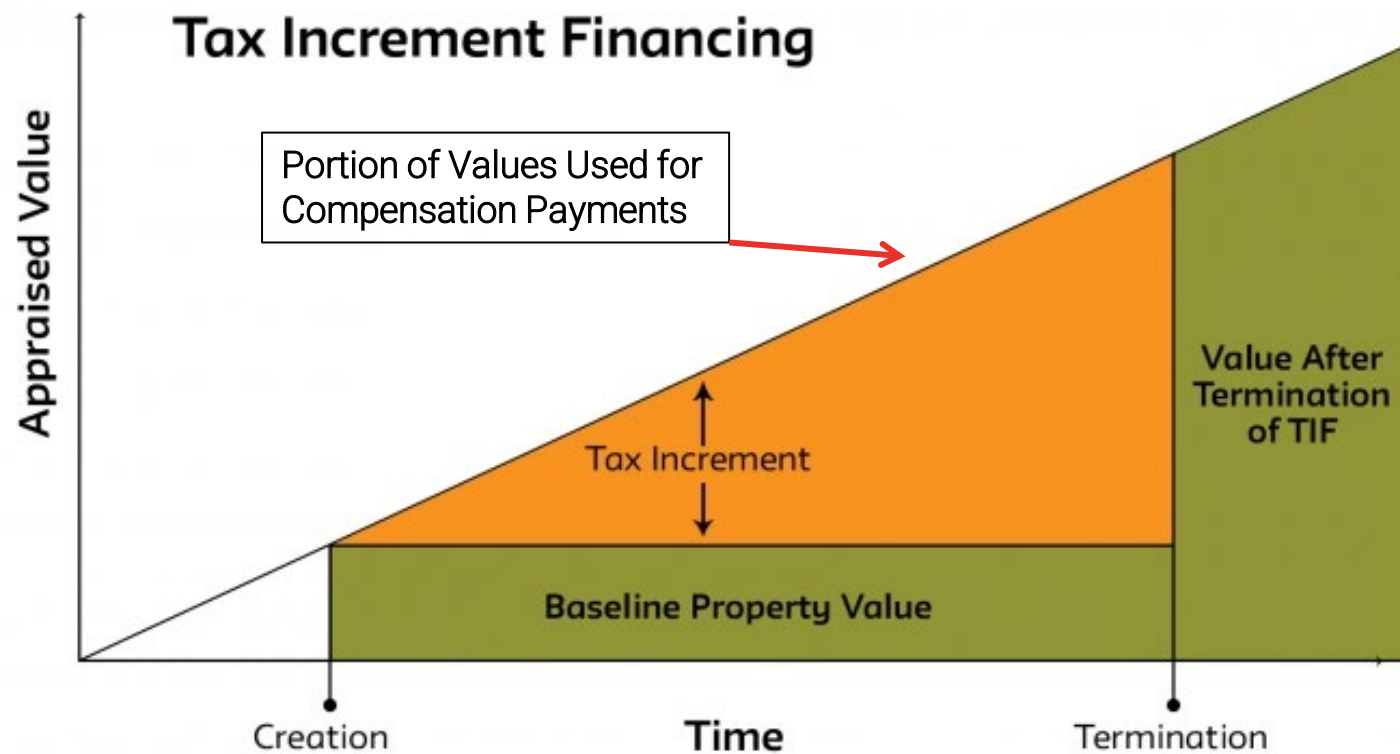
Tax Increment Financing (TIF) Agreements Summary Chart

	Ohio Law	City of Brecksville	City of Broadview Heights
<i>Without School Approval</i>			
Max % of taxes diverted	75%/100% ⁽¹⁾	100% ⁽²⁾	100%
Max years	10/30 ⁽¹⁾	30	30
Compensation Provided	---	100% make whole	100% make whole
<i>With School Approval</i>			
Max % of taxes diverted	100%	100%	N/A
Max years	30	30	N/A
Agreed to Compensation	---	25% ⁽³⁾	N/A

⁽¹⁾ Up to 100% and 30 years for Non-school TIF's (school are "made whole" for any diverted taxes)

⁽²⁾ Brecksville South End TIF Area first appearing on tax rolls second half of Collection Year 2025

⁽³⁾ 25% for millage prior to 1/1/2019 and 100% for all new millage after 1/1/2019

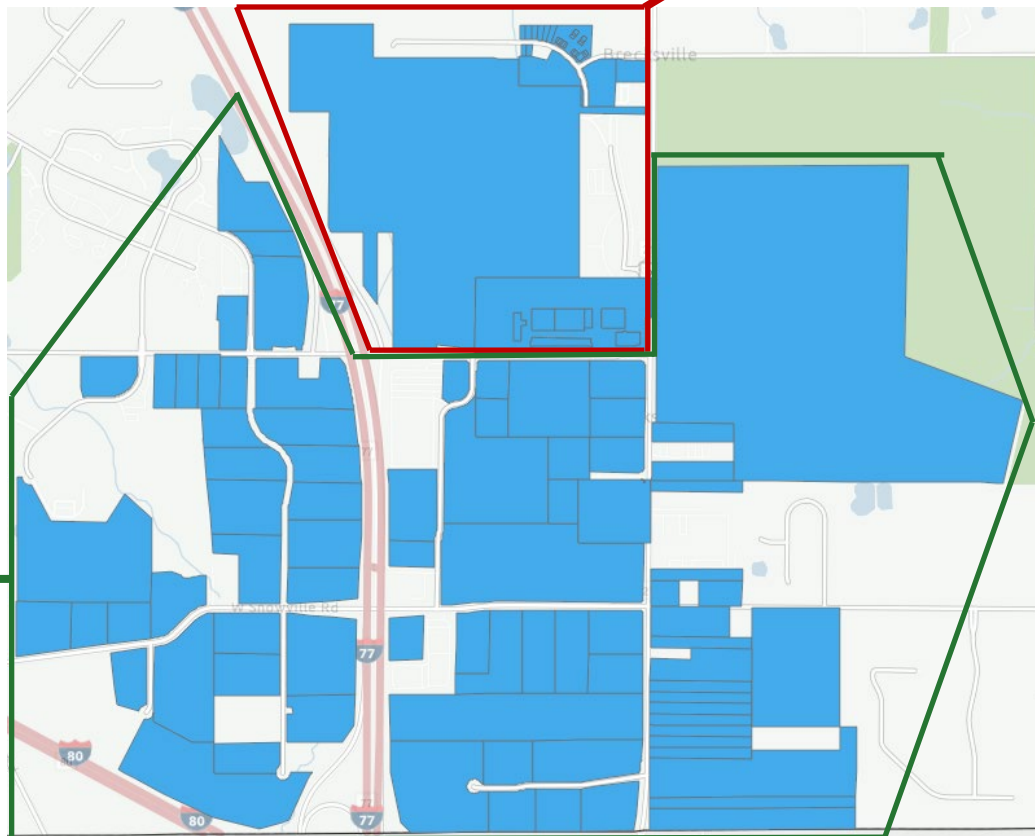


Source: Planning Tank. *Tax Increment Financing (TIF) | Public Financing | Types of TIF*.
<https://planningtank.com/finance/tax-increment-financing-tif-types-tif> (accessed 2018).

City of Brecksville

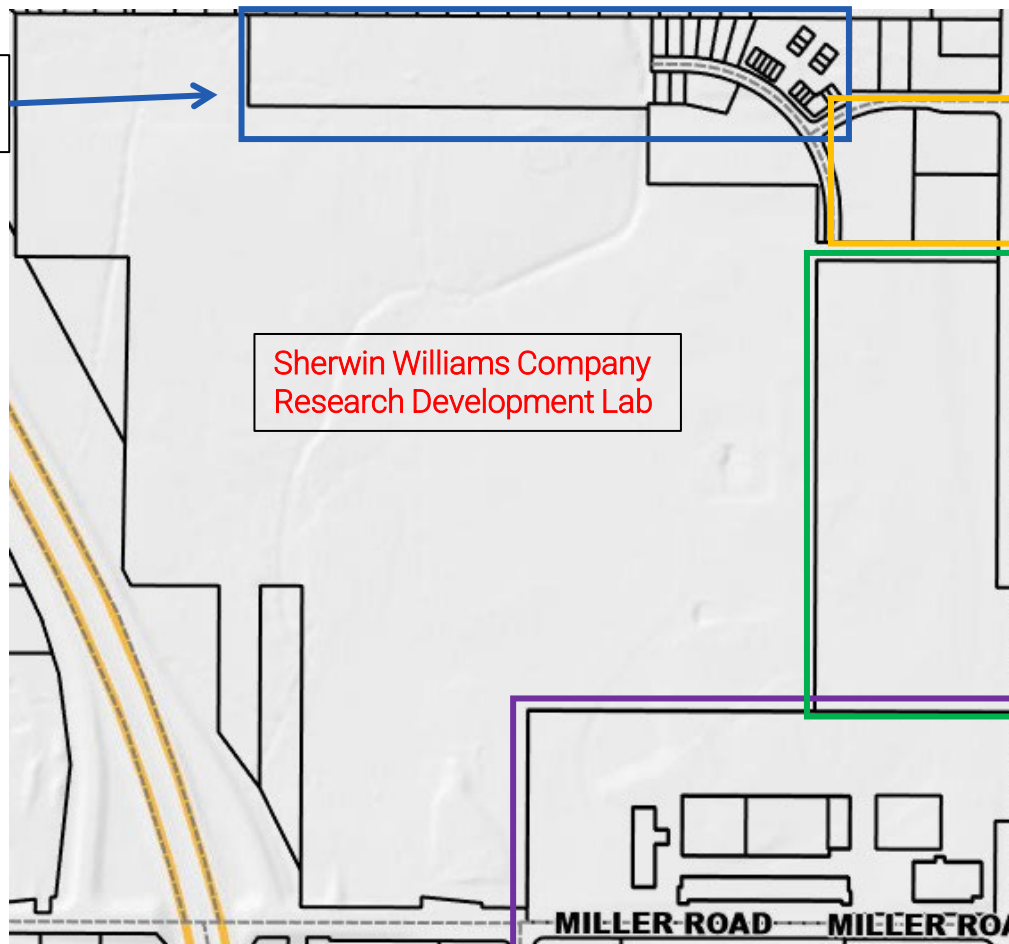
Valor Acres

Brecksville
South End



City of Brecksville – Valor Acres

Crowland Property (5347)
/ VA Phase III (Residential)



Sherwin Williams Company
Research Development Lab

Phase II - CIC Property /
VA North Residential

Phase II - CIC Property
Parcel 1 & 1B

Phase I - DiGeronimo
Property / VA (Mixed Use)

Current Compensation Payments – Valor Acres



Sherwin Williams

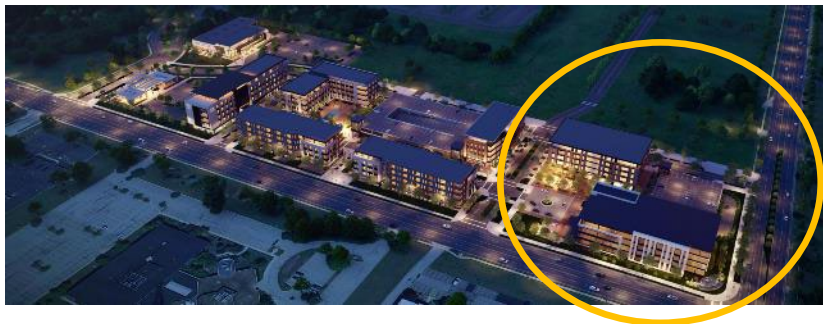
- Land value noted for development site

Crowland Property / VA Phase III

- 2 Story Homes and 3-Story Townhomes

Phase II - CIC Property

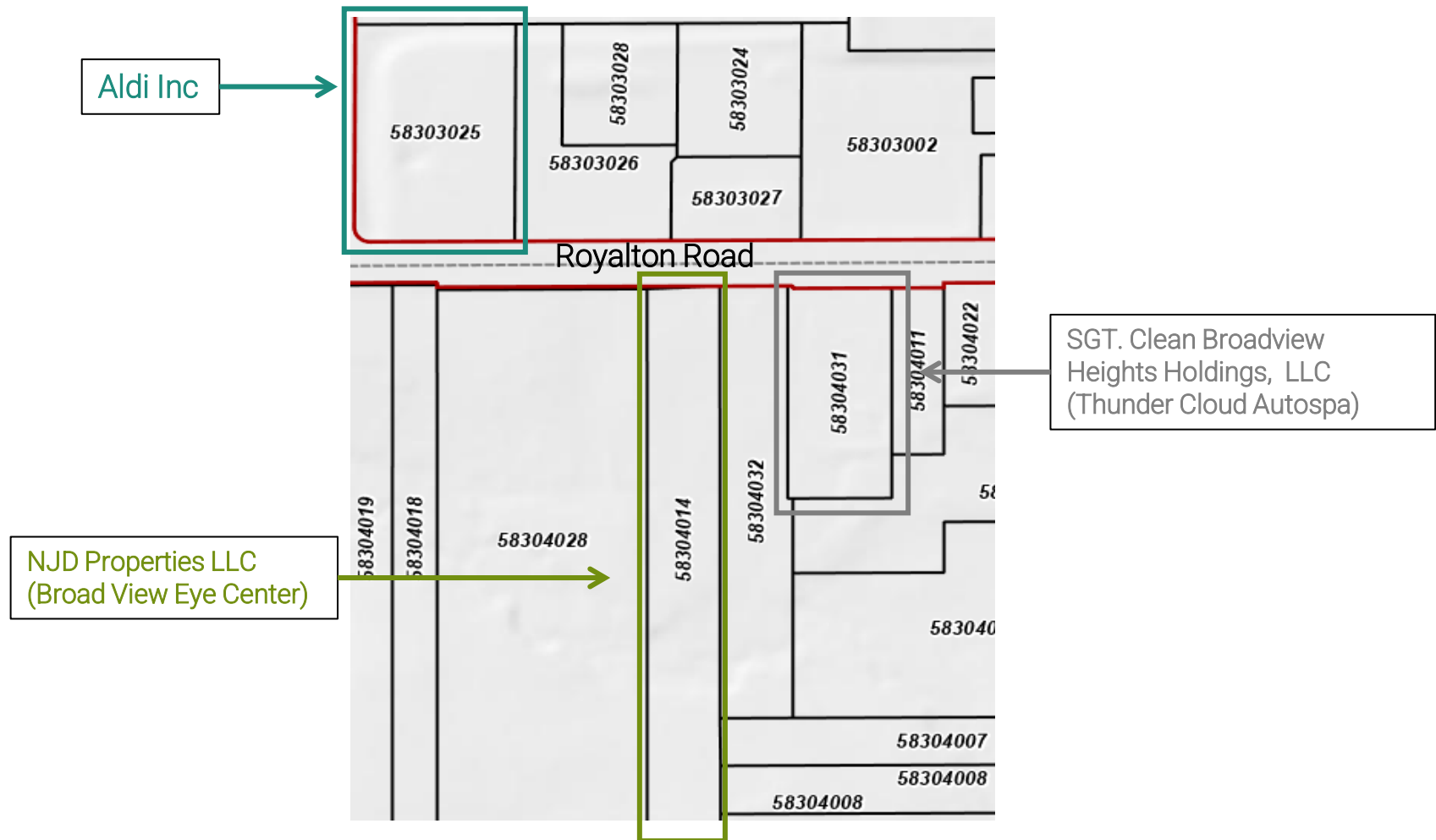
- Site improvements noted for Canvas at Valor Acres – Luxury Multifamily



Phase I - DiGeronimo Property / VA (Mixed Use)

- Site improvements and partial construction for DiGeronimo Companies headquarters and several mixed-use retail and office space

City of Broadview Heights



Current Market Values

Tax Year 2025 / Collection Year 2026

Project Area	Base Value	Increment (TIF) Values	Total Taxable Values ⁽¹⁾
<u>City of Brecksville – TIF Areas</u>			
Sherwin Williams	\$4,473,700	\$53,315,300	\$57,789,000
Phase I - DiGeronimo Property (Mixed Use)	1,412,200	9,027,300	10,439,500
Phase II - CIC Property	721,600	27,782,100	28,503,700
Crowland Property (Residential)	93,000	9,125,600	9,218,600
Brecksville South End (Commercial)	192,975,200	20,045,000	213,020,200
Brecksville South End (Residential)	499,700	35,500	535,200
Subtotal	\$200,175,400	\$119,330,800	\$319,506,200
<u>City of Broadview Heights – TIF Areas</u>			
Aldi, Inc.	\$830,400	\$2,359,000	\$3,189,400
NJD Properties, LLC	425,600	1,555,600	1,981,200
Sgt. Clean Broadview Hgts	697,000	1,254,300	1,951,300
Subtotal	\$1,953,000	\$5,168,900	\$7,121,900
Total	\$202,128,400	\$124,499,700	\$326,628,100

⁽¹⁾ Values do not include an exempted property / parcel values

Increment Value Change from Prior Tax Year

Project Area	TY 2024 Increment (TIF) Values	TY 2025 Increment (TIF) Values	Change in Values
<u>City of Brecksville – TIF Areas</u>			
Sherwin Williams	\$43,526,300	\$53,315,300	\$9,789,000
Phase I - DiGeronimo Property (Mixed Use)	1,719,300	9,027,300	7,308,000
Phase II - CIC Property	19,990,600	27,782,100	7,791,500
Crowland Property (Residential)	6,963,300	9,125,600	2,162,300
Brecksville South End (Commercial)	0	20,045,000	20,045,000
Brecksville South End (Residential)	0	35,500	35,500
Subtotal	\$72,199,500	\$119,330,800	\$47,131,300
<u>City of Broadview Heights – TIF Areas</u>			
Aldi, Inc.	\$2,359,000	\$2,359,000	\$0
NJD Properties, LLC	1,555,600	1,555,600	0
Sgt. Clean Broadview Hgts	1,254,300	1,254,300	0
Subtotal	\$5,168,900	\$5,168,900	\$0
Total	\$77,368,400	\$124,499,700	\$47,131,300

(1) Values do not include an exempted property / parcel values

Estimated Current Compensation Payment Calculation

	Brecksville				Broadview Heights	Total
Property Type	Commercial (Valor Acres)	Commercial (Non-School TIF)	Residential (Valor Acres)	Residential (Non-School TIF)	Commercial (Non-School TIF)	All
Increment Market Value	\$90,124,700	\$20,045,000	\$9,125,600	\$35,500	\$5,168,900	\$124,499,700
Increment Assessed Value (35%)	31,543,645	7,015,750	3,193,960	12,425	1,809,115	43,574,895
CY2026 Total effective millage (All Entities)	78.3608	78.3608	58.9127	58.9127	80.1568	
Total TIF Service Payments (All Mills)	2,471,784	549,759	188,165	732	145,013	3,355,453
% of School District Portion	25%	100%	25%	100%	100%	
School District Millage	44.8634	44.8634	31.1653	31.1653	44.8634	
Total Effective Millage (above)	78.3608	78.3608	58.9127	58.9127	80.1568	
Total CY2026 Anticipated School Compensation Payment*	\$353,789	\$314,751	\$24,885	\$387	\$81,163	\$774,975

* Compensation Formula = Service Payments x % of School District Portion x School District Millage / Total Effective Millage

Assumed Growth

- City of Brecksville Assumed Growth
 - Brecksville – South End
 - No growth assumptions are assumed at this time.
 - **Sherwin Williams**
 - Full Value of Research Facility expected for Collection Year (CY) 2027
 - Additional \$20,943,000 of County Auditor market value assumed in growth
 - Valor Acres
 - Commercial Property
 - **Phase I – DiGeronimo Property / VA (Mixed Use)**
 - About \$84,000,000 of additional County Auditor market value in growth assumed
 - Construction phased in from CY2027 through CY2030
 - Buildout assumptions delayed from prior year with CY2028 estimated as when construction to ramp up
 - Completion of DiGeronimo HQ and eight mixed use commercial buildings
 - **Phase II - CIC Property / VA North Residential**
 - Construction assumed to be substantially complete
 - No Additional multi-family construction assumed at this time
 - **CIC Property Parcel 1 & 1B**
 - No growth assumptions included at this time
 - Assumed that parcels are reserved for future commercial development
 - Residential Property
 - **Crowland Property (5347) / VA Phase III**
 - About \$16,200,000 of additional County Auditor market value in growth assumed
 - Constructions of Single-Family dwellings phased in from CY2028 through CY2030
 - Buildout assumptions delayed from prior year with CY2028 estimated as when construction to ramp up

On Going Steps

Continue dialog with City and Developers

- Determination of payment
 - Current payments received
 - Property Classifications
 - Future estimates
- Review Development
- Anticipated completion of phases
- Estimated build out timeline
- Current construction investment and estimated AV values

Monitor and Track

- Continue review and revise growth estimates in future reports
- Annually track and review development completion and values
- Annually track and review new tax incentive areas added
- Track and review service payments provided