

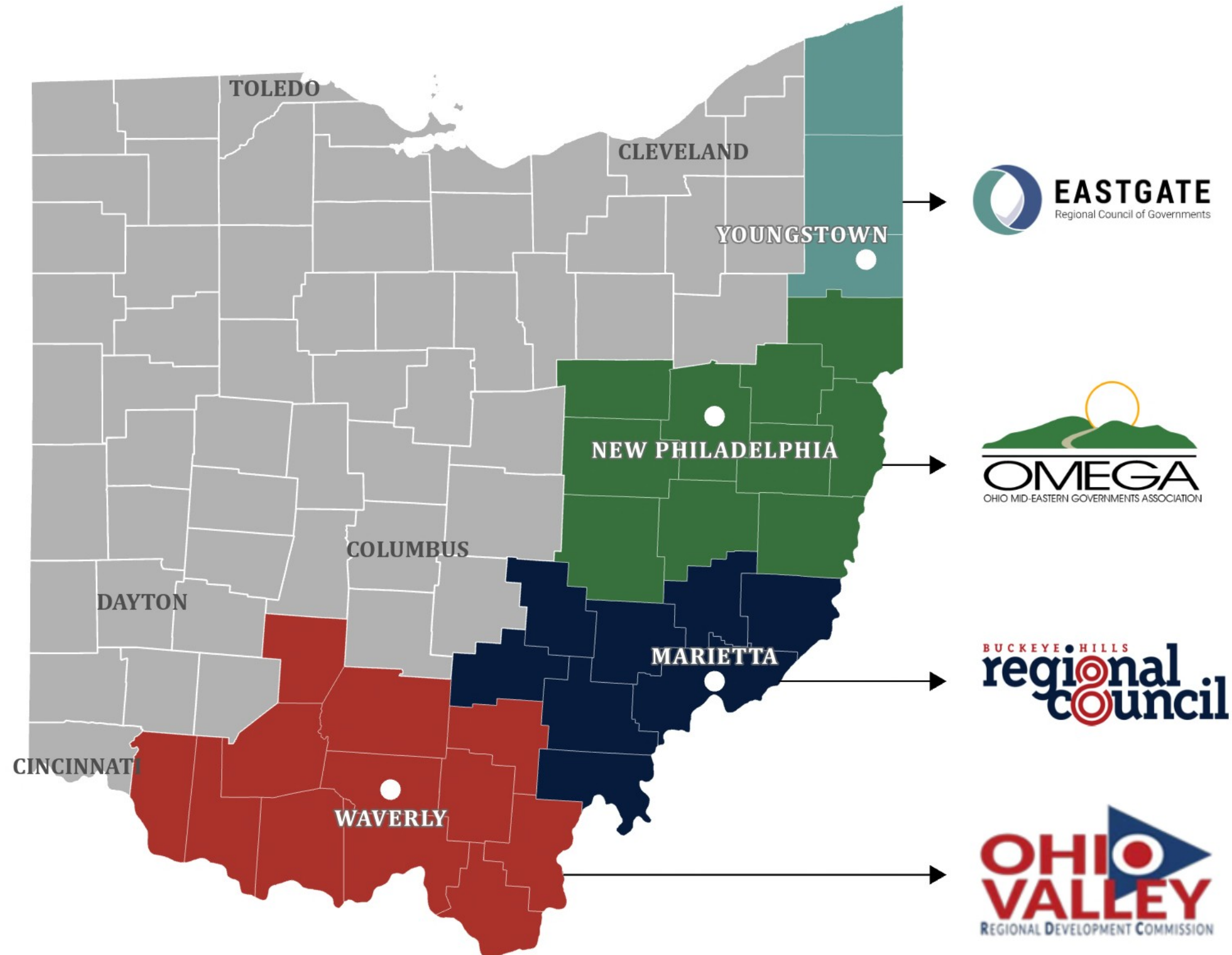


“I Want to Build”
Can You Find \$\$ for Me?

BUCKEYE • HILLS
**regional
council**

Chasity Schmelzenbach
Executive Director

SERVING AN EIGHT-COUNTY REGION OF SOUTHEAST OHIO





WHAT WE DO

- advocate for the needs of the region to legislators
- communicate with state and federal programs
- convene groups based on interest and sector
- design comprehensive strategic plans for the region
- promote the general health and welfare of our residents
- provide a forum for discussion, learning, and evaluation



OUR GOAL

is to improve the quality of life for residents
in Southeast Ohio by strengthening the social
and economic climate of the region



DIVISIONS



**Aging
& Health**



Home Care



**Community
Development**



Planning



PLANNING and COMMUNITY DEVELOPMENT



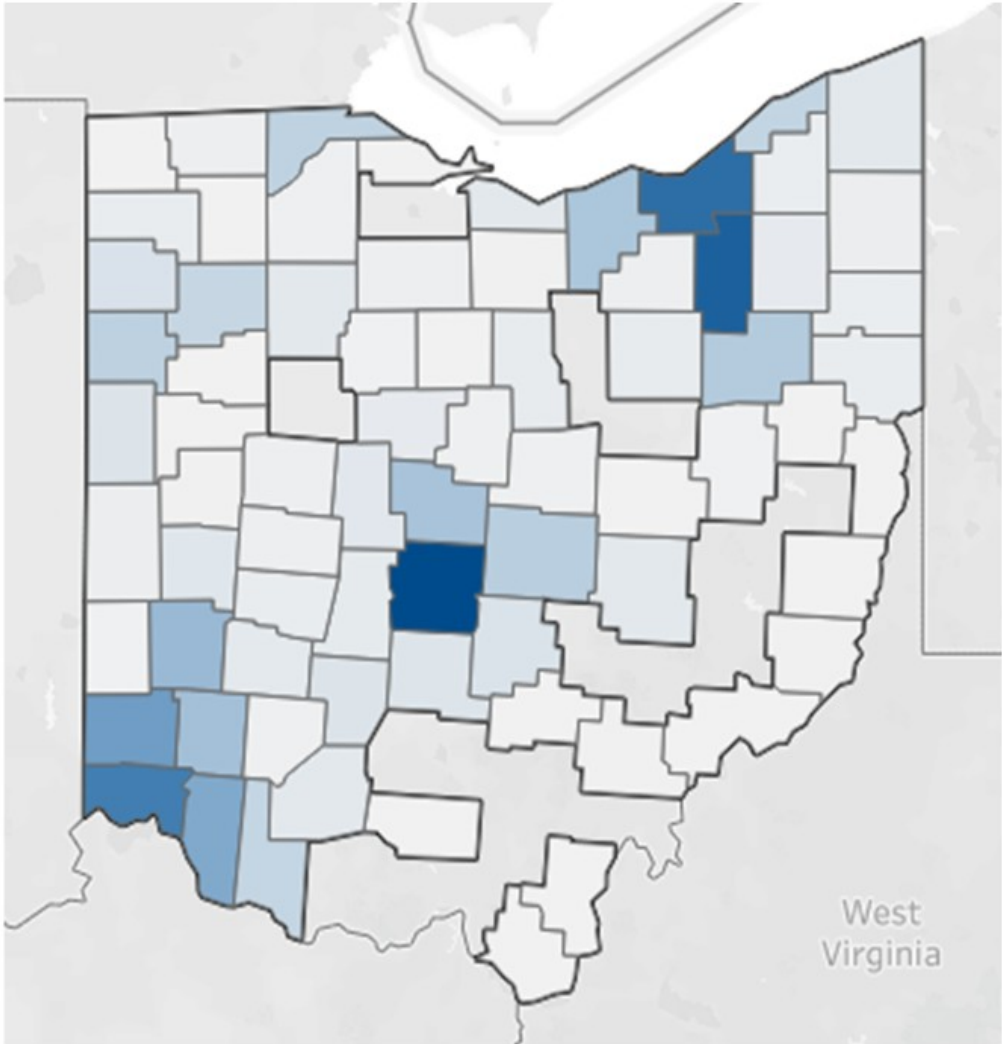


INFRASTRUCTURE

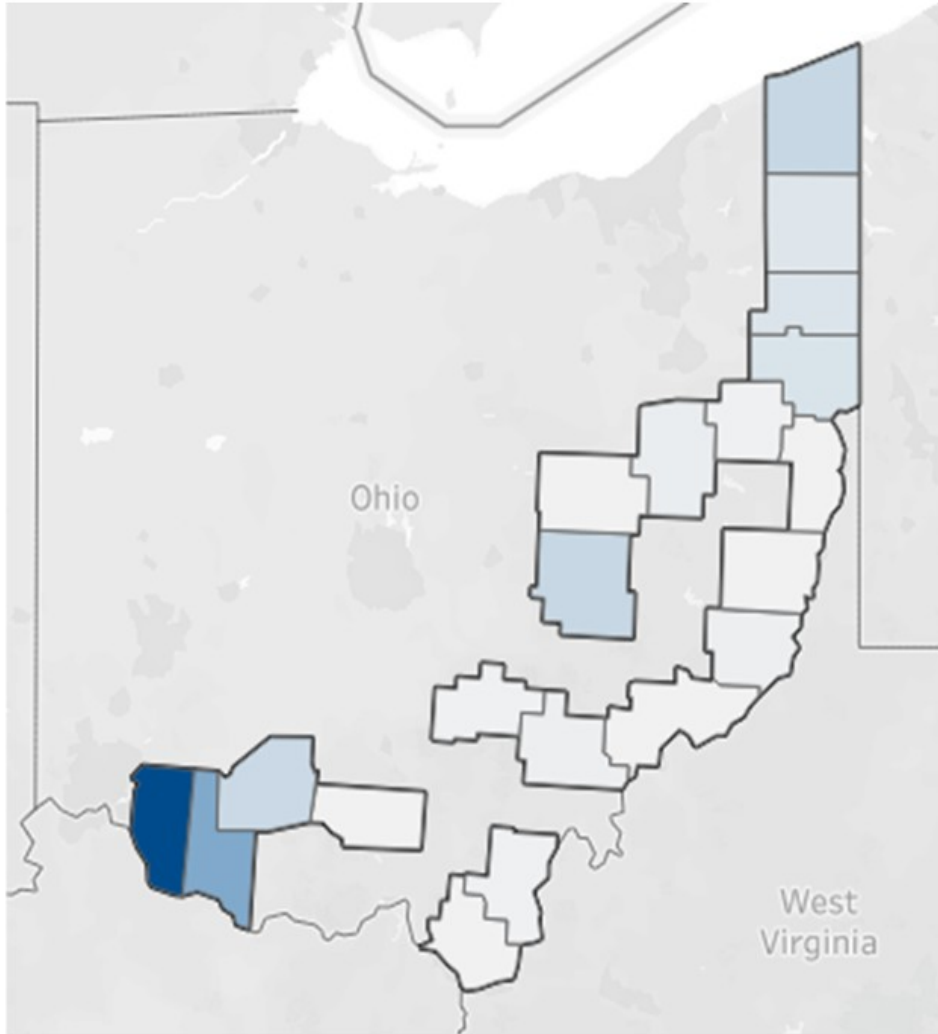
- Do you do community planning?
- Do you map your infrastructure?
- Do you map the community assets?

Source: Ohio Department of Development
[https://analytics.das.ohio.gov/t/DOPPUB/
views/DSA-LocalTaxIncentives-TIF/DSATIF](https://analytics.das.ohio.gov/t/DOPPUB/views/DSA-LocalTaxIncentives-TIF/DSATIF)

TIF Locations



All Active TIFs in Ohio



All Active TIFs in the 32 Appalachian Counties of Ohio

JEDD/JEDZ LOCATIONS	ACTIVE JEDD/JEDZ	% OF JEDD/JEDZ
32 Appalachian Counties	26	18%
Outside Appalachia	116	82%
TOTAL	142	100%

Opportunity Zones

Legend



Opportunity Zone 2.0 Eligible Tracts



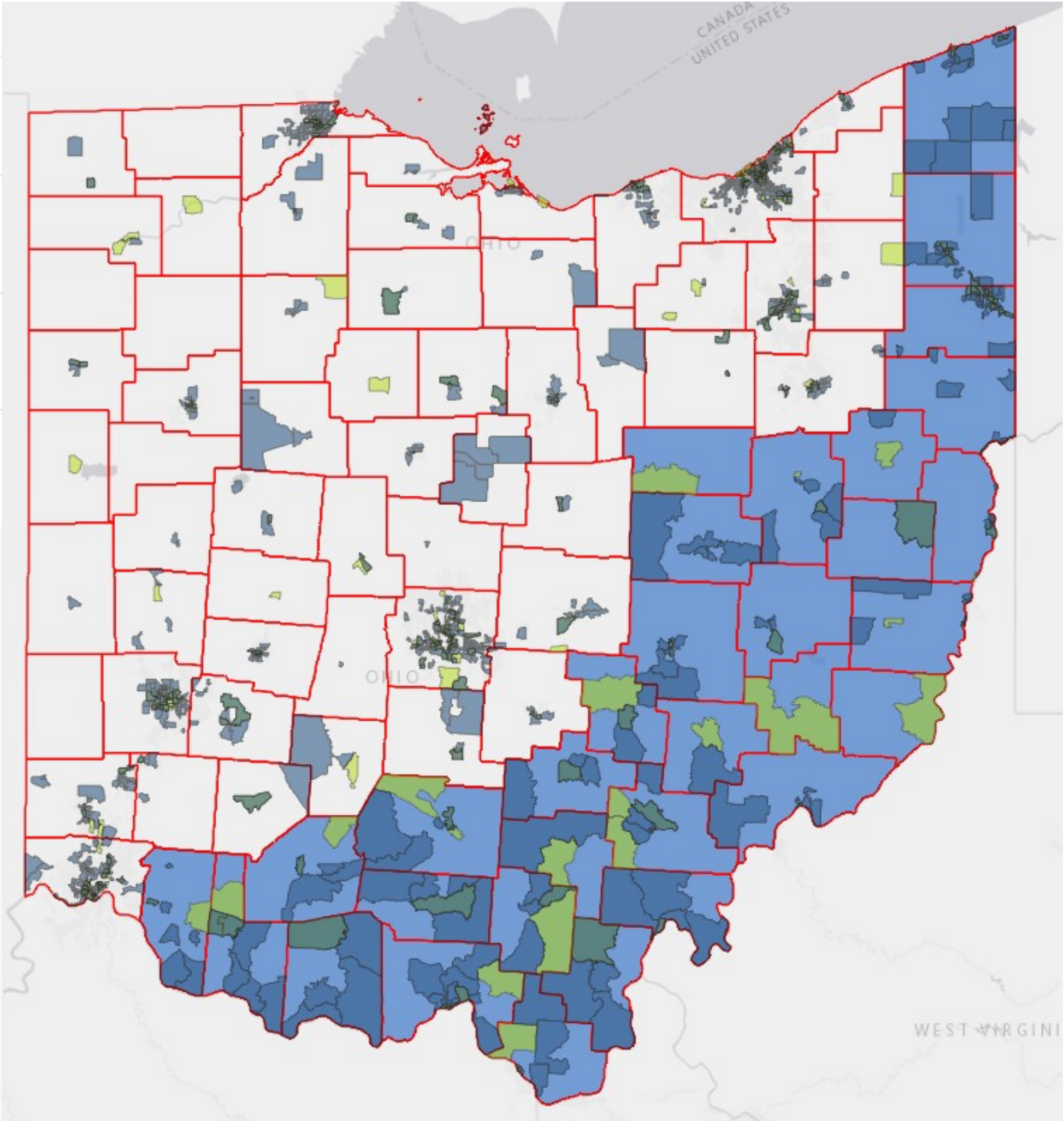
Opportunity Zone 1.0 Current Tracts



Ohio County Boundaries



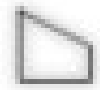
Ohio Designated Appalachian Counties



Broadband

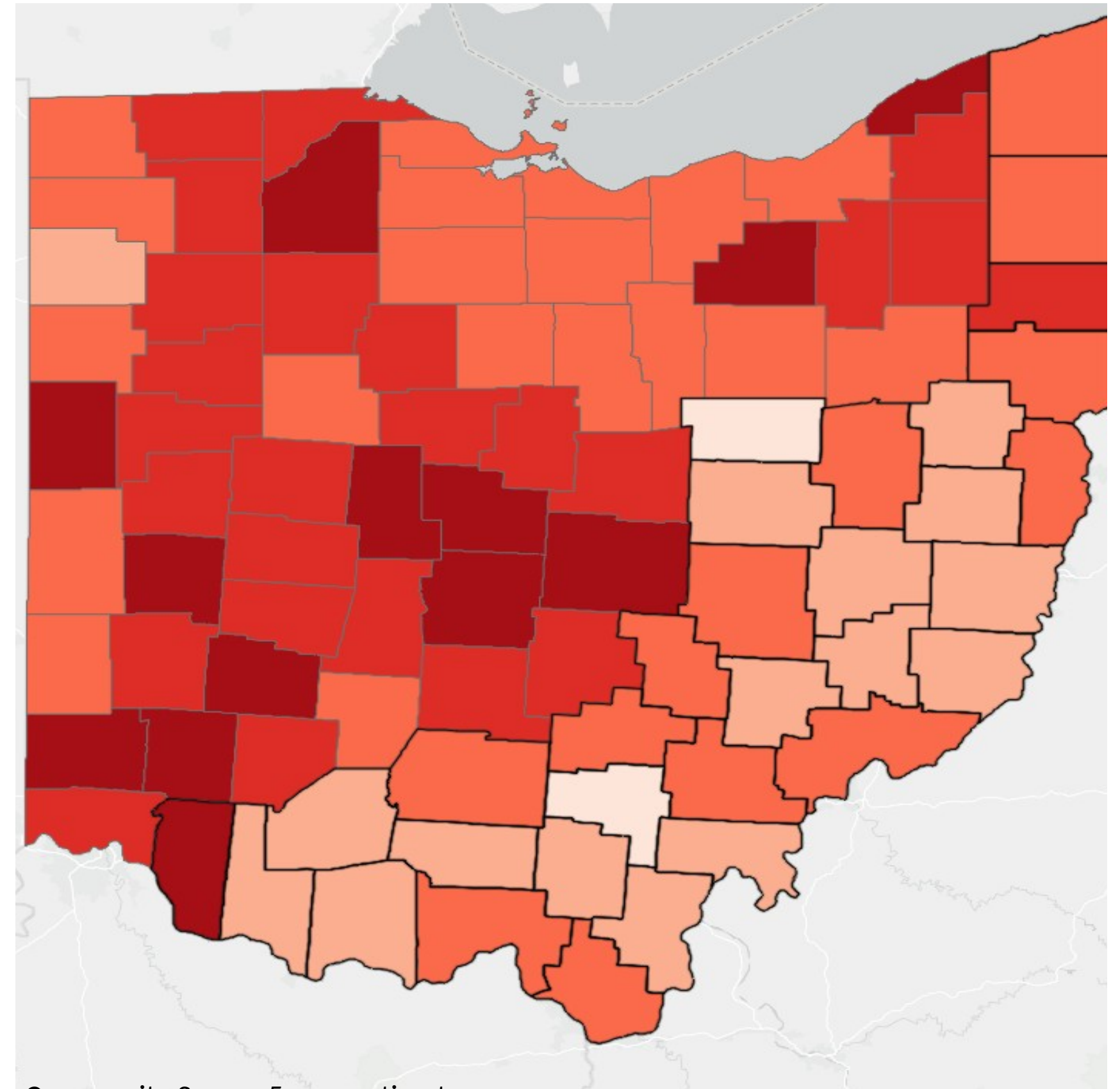
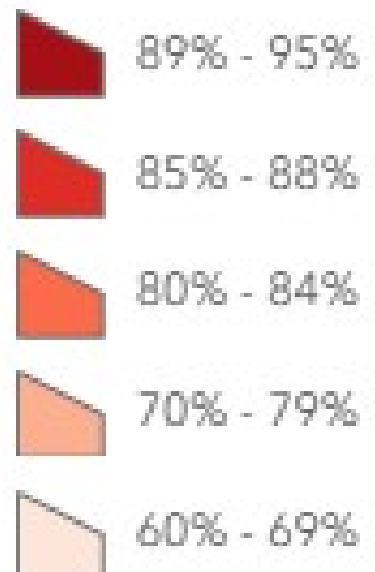
Legend

arc_counties



Broadband Access (2023)

Broadband Access

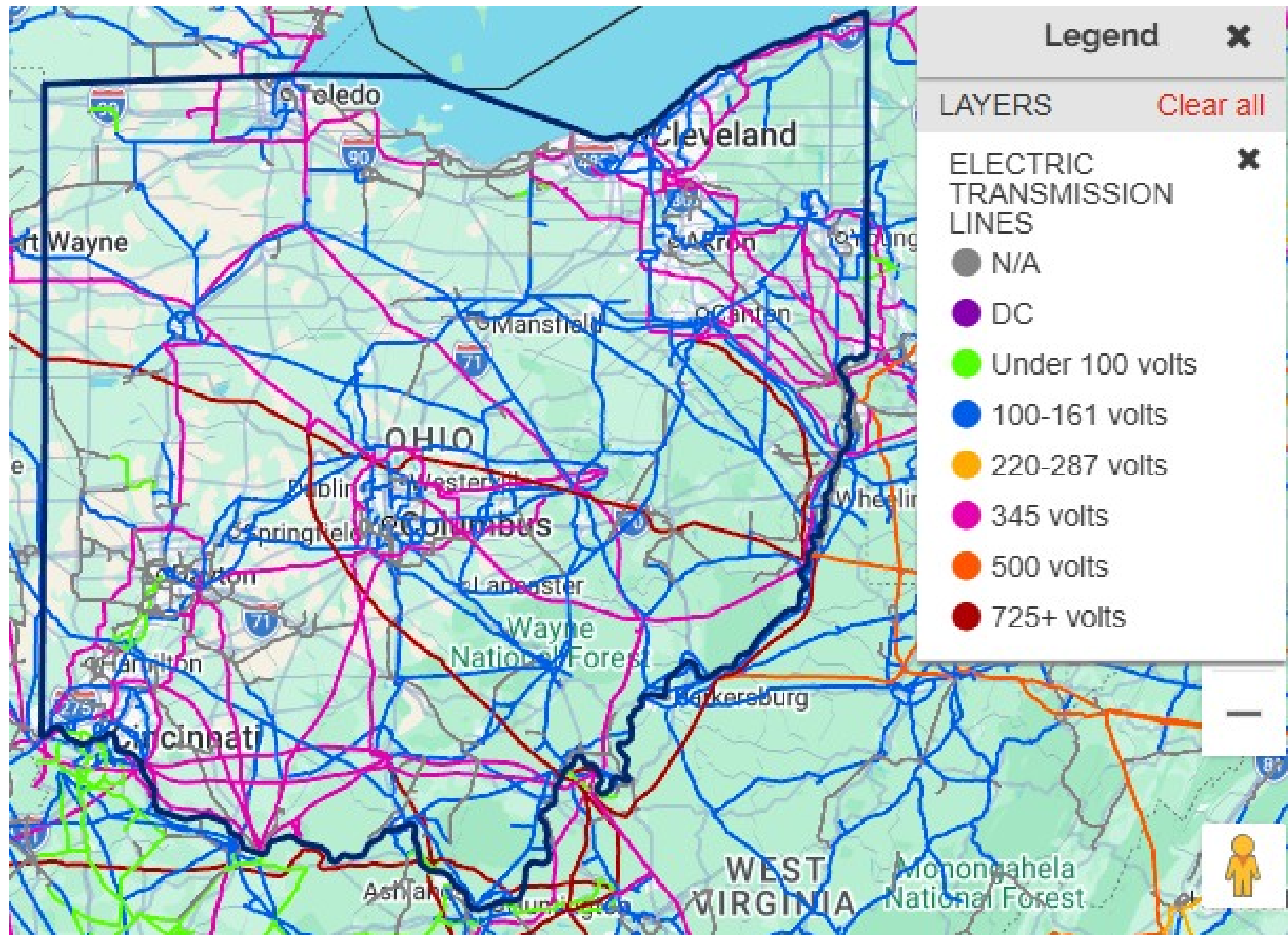


Source: US Census American Community Survey 5-year estimates

Electric Transmission Lines

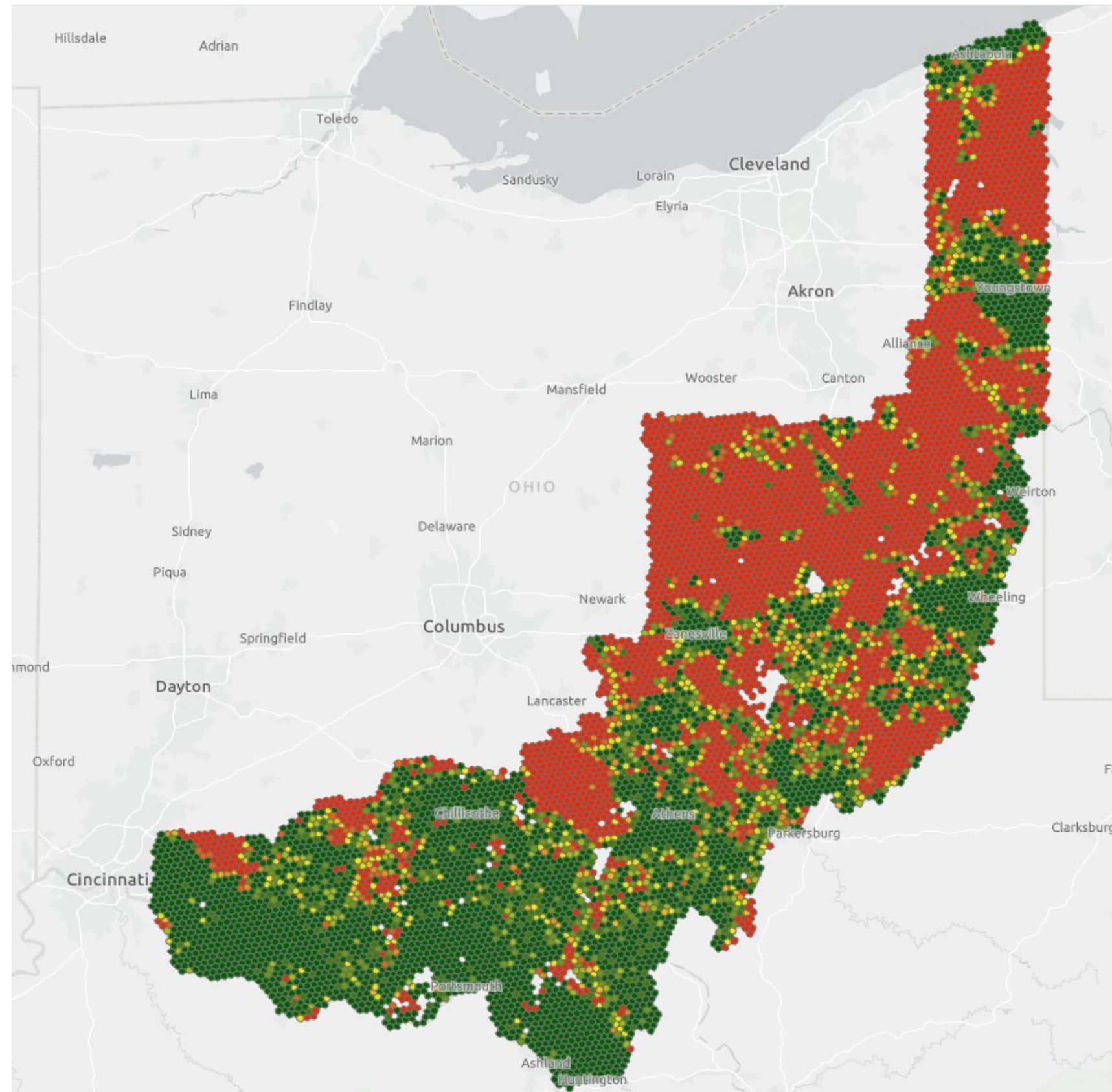
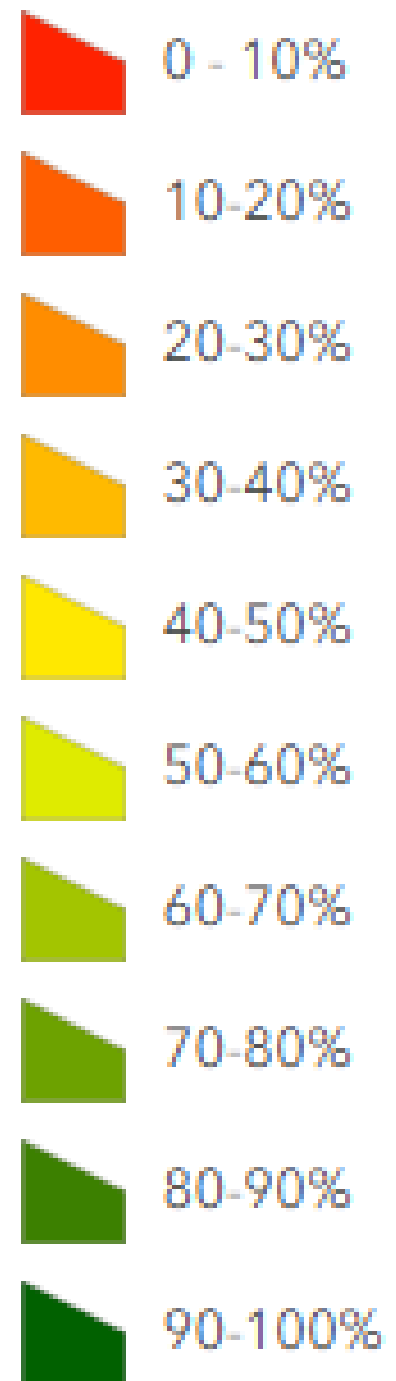
Source: JobsOhio

<https://properties.zoomprospector.com/OHIO>



Water Access

With Water Access Percent



Source: Appalachia Ohio Drinking Water Accessibility Initiative Summary Report: <https://www.mayorspartnership.org/drinking-water-report>

SUCCESS

What About.....

Childcare

Service Businesses

Visitors

HOUSING ⚡



So Many Things !!!!!

**How Do We
Cover It All?**



Housing Tools?

TIF

JEDD/JEDZ

Opportunity Zones 2.0

New Community Authority

Under [Ohio Revised Code Chapter 349](#), a **New Community Authority (NCA)** is a public-private tool used to finance and construct major community infrastructure. It operates as an independent, quasi-governmental political subdivision within a defined district, allowing developers and local governments to share the costs of new facilities without raising existing municipal taxes.

Local Cash

Federal Grant Dollars

State Grant Dollars

Public Private Partnership

Philanthropy

Bonding/Tax Incentive

CAPITAL STACK APPROACH



Five Years Infrastructure Project Roadmap with Planning and Financing



This slide is 100% editable. Adapt it to your needs and capture your audience's attention.

Funding and Implementation Schedule
Capital Stack Schedule – Environmental Review-
Planning Development - Shovel Ready -
Construction



What it Funds: NCAs can own, maintain, and finance vital infrastructure such as roads, sidewalks, water/sewer lines, public plazas, parks, and community buildings.

Funding Mechanism: The governing board can levy “community development charges”. These are typically small fees added to retail receipts (similar to a sales tax), or annual uniform fees/assessments on commercial and residential property within the specific NCA district

Board Governance: The authority is managed by a board of trustees. State law requires it to be split evenly between representatives appointed by the developer and those appointed by the local government, which ensures public oversight

Limitations on Power: Under Ohio Revised Code Section 349.05, an NCA cannot override local zoning or subdivision regulations, nor can it provide police or fire protection unless those services are entirely unavailable from the local municipality.



<https://www.ohio.edu/news/magazine/interactive/ridges-map/>



THE RIDGES NEW COMMUNITY AUTHORITY

GOVERNING MEMBERS

City of Athens Appoints 4 Members-Developer Appoints 3 Members

Assemble Research

- IMPLAN Economic Impact Study
- Housing Study
- Cost Analysis (Major Buildings)

Master Plan Design

- ARC Funds to Assist
- Community Input
- Feasible Plan

MASTER PLAN

7-10 Year Plan

\$200+ Million Direct Investment

\$180+ Million Expected

Generation

Impacts to Athens City & County
& 6 Surrounding Counties

**Total Economic Impact \$330+
Million**

41 Total Structures

629,000 SF of Space

Planned Improvements

- **265 Housing Units**

- Single Family
- Town Homes
- Multi-Family
- Lofts

- **7 Commercial Buildings (20,000SF each)**

- Offices
- Co-Working
- Business Incubators and Accelerators
- R&D Spaces/Innovation Centers



EASTGATE

Regional Council of Governments

Kathy M. Zook

Appalachian Regional Commission
Program Manager

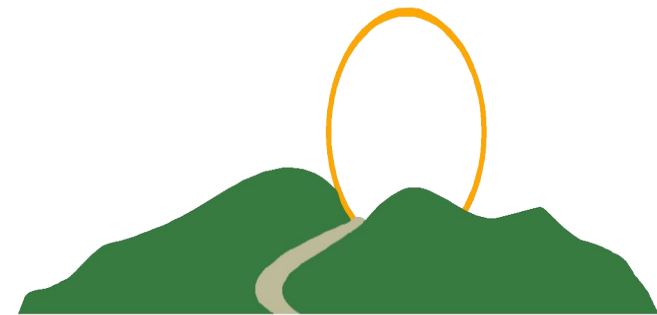
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QUESTIONS???



OMEGA

OHIO MID-EASTERN GOVERNMENTS ASSOCIATION

Ohio Mid-Eastern Governments Association

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