



City of Independence, Ohio

"THE HEART OF CUYAHOGA COUNTY"

6800 BRECKSVILLE ROAD

INDEPENDENCE, OHIO 44131

(216) 524-4131

MEMORANDUM

To: Mayor Gregory P. Kurtz
Members of Council

From: Finance Director Vernon Blaze

Date: Friday, March 12, 2021

Re: Finance Department Updates

Municipal Income Tax Revenue (MITR)

March's MITR has been tabulated, and it's almost equal to March of 2020's total as follows:

<u>March</u>	<u>MITR</u>
2021	\$2,624,634
2020	\$2,636,888
2019	\$2,359,345
2018	\$2,194,939
2017	\$2,098,553
2016	\$3,108,258

The very large Net Profit distribution received in February this year (Over \$500,000) allowed First Quarter 2021 MITR to be a record for the First Quarter as follows:

<u>1st Quarter</u>	<u>MITR</u>
2021	\$8,611,573
2020	\$8,545,370
2019	\$7,987,634
2018	\$8,005,856
2017	\$7,247,183
2016	\$7,670,436

However, even that very large Net Profit distribution in February did not result in the last five months MITR total being the highest for that five-month time period. That fact continues to highlight the current "flat" trend of MITR when looking at a longer term horizon than just a single month or quarter.

Following are the last five months' MITR for the last six similar time periods:



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Municipal Income Tax Revenue (MITR) Continued

<u>November – March</u>	<u>MITR</u>
2020/2021	\$13,779,543
2019/2020	\$13,845,355
2018/2019	\$13,077,819
2017/2018	\$12,743,853
2016/2017	\$11,965,810
2015/2016	\$12,494,200

Tax Increment Financing (TIF) Revenue

The Finance Office has received the final settlement statement for the First-Half 2021 Property Tax Distributions, including the TIF portions. Following are the last few years' TIF Revenue totals as well as the First-Half 2021 TIF Revenue:

<u>TIF District/Property</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>1st Half 2021</u>
NW Quadrant	645,245	409,253	312,538	131,388
SW Quadrant	144,865	133,570	84,516	120,638
NE Quadrant	221,456	356,927	309,383	148,278
SE Quadrant	92,519	89,737	111,704	76,784
Selig Drive	374,825	353,945	362,606	195,334
PV Quadrant	13,660	126,823	117,657	86,471
Gateway	46,487	51,688	52,953	28,526
Hillside & 21	25,369	26,036	22,370	16,186
Chestnut Woods II	65,024	71,929	80,213	46,571
Cavs	199,204	181,171	185,605	99,984
Chestnut Woods III	35,794	35,189	34,080	17,557
Chestnut Woods IV	28,117	55,972	51,920	29,180
Home 2 Suites	63,772	81,621	83,792	45,397
Springhill Suites	72,523	93,201	111,811	62,114
Cloverleaf	- 11,652	469	717	2,394
Involta	0	57,067	24,815	54,428
Vista Springs	0	0	56,018	64,175
Top Golf	0	0	0	54,306
Total TIF Revenue	\$2,017,207	\$2,124,598	\$2,002,698	\$1,279,710



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Tax Increment Financing (TIF) Revenue Continued

The steady and material decline in the NW Quadrant TIF Revenue during all four years noted and the steady decline in the SW Quadrant TIF Revenue from 2018 – 2020 will be analyzed for the reason(s) for the declines.

Closing Advice from Jim Rohn (Entrepreneur, Author, Motivational Speaker)

- *“A lot of people don’t do well simply because they major in minor things.*
- *Most people get caught in the thick of thin things.*
- *To be successful, you can’t surround yourself with low-frequency people for long periods of time.*
- *Your days must consistently be spent on high-quality activities, things you value deeply.*
- *Success requires balancing the essential (spiritual, relational, financial, physical) things in your life and removing everything else.”*
 - This is definitely not about being busy all the time though, as the physical aspect of life requires sleep, rest, relaxation and various forms of “re-charging”