



Joint Economic Development District (JEDD)

- A JEDD is designed to encourage cooperation among local communities to enhance development opportunities, mutually benefitting the economic vitality of each area.
- A township and its municipal partner may enter into a JEDD contract to facilitate economic development, to create or preserve jobs and employment opportunities, and to improve the economic welfare of residents in the area.
- Townships are generally not permitted to collect income tax. The JEDD, however, provides the ability for a Township to diversify its revenues in the form of income taxes within specified geographic boundaries.
- Collection of an income tax from only those employed in the JEDD District offers township officials a new funding source that will provide services to township residents.
- Income tax can only be assessed on those who work within the JEDD boundaries and on corporate earnings generated within the JEDD boundaries. Income tax cannot be assessed and collected from township residents, unless they work inside the JEDD boundaries.
- A JEDD allows townships to be just as competitive as municipalities when attracting businesses that achieve their development goals.
- Income tax revenue generated by the JEDD is shared with municipal partners based upon percentages negotiated in the JEDD Agreement.



West Chester Administration
Executive Summary

Joint Economic Development District – 1

*Property Owner – Duke Realty
JEDD-1 Partners – West Chester Township,
City of Fairfield
City of Springdale*

- The proposed negotiated JEDD agreement calls for the levy of a 1.0% income tax on individual earnings, as well as business net profits derived from businesses and employees within the JEDD boundaries only. The City of Fairfield will administer and collect the income tax.
- A Board of Directors will be established to govern the District. The Board will be comprised of three members; one representing West Chester, one representing the municipalities and one member will be selected by the Township and municipal partners.
- The proposed JEDD agreement anticipates a voluntary JEDD, petitioned by the property owner Duke Realty.
- Approximately 43 acres of land located generally at the Northwest corner of Union Centre Boulevard and Cincinnati Dayton Road will be included in the JEDD boundary which is currently zoned for use as part of the Central Business District.
- The JEDD will be in effect for 40 years with three 5-year renewal options, for a total of 55 years.
- The gross JEDD revenues are estimated to be \$1.4 million annually.
- All eligible Butler County cities were invited to submit partnership proposals. The City of Fairfield was selected based upon its competitive financial proposal.
- For the first 10 years, West Chester will receive 83% of the net JEDD revenues annually, The City of Springdale will receive 7% and the City of Fairfield will receive 10% and an administrative fee to collect the taxes.

- After the initial 10 years, West Chester will receive 90% of the net revenues and The City of Fairfield will receive 10% and an administrative fee to collect the taxes.
- West Chester is protected from annexation by municipal partners as long as the cities are party to the JEDD Contract, due to an anti-annexation clause and agreement.
- The JEDD Contract and income tax adopted by the JEDD Board of Directors will automatically terminate in the event the Township incorporates and adopts an income tax.
- Lakota Local Schools will receive more than \$3.85 million over 15 years (based on current levy and term of lease) as a result of successful execution of the Enterprise Zone Agreement and the JEDD Contract. If GE Aviation decided to locate elsewhere, Lakota would have received \$0.