

## **JOINT ECONOMIC DEVELOPMENT DISTRICTS (JEDDs)**

### **GENERAL**

⇒ Provide a mechanism by which municipalities and townships can cooperate to foster development activities without modifications to jurisdiction boundaries.

### **ELIGIBLE TYPES**

⇒ Charter Counties - ORC Section 715.70.

⇒ Municipal Airport located in an unincorporated area - ORC Section 715.70.

⇒ Transportation Improvement Districts - ORC 715.70.

⇒ General Authority for Municipalities and Townships Statewide - ORC Section 715.72. Note that under this section, the JEDD area cannot contain any residents.

### **PROGRAM BENEFITS**

⇒ Resolve development issues without increasing annexation tensions.

⇒ May provide an income tax revenue stream to fund necessary infrastructure investments or for the direct benefit of the participating municipalities and townships.

⇒ Provides a three-year moratorium on annexation within the unincorporated area of a JEDD. This can be modified by township approval or within the JEDD contract.

⇒ Provide some certainty concerning the delivery of infrastructure services and the future tax structure to potential developers.

⇒ Impacted Cities and Community Reinvestment Area Program property tax exemptions cannot be granted within a JEDD.

\*Enterprise Zone Program incentives can be considered with the consent of jurisdictions participating in the JEDD.

### **JEDD CREATION PERIOD**

⇒ The estimated minimum time necessary to create a JEDD is 165 days. This includes:

\*30-day public hearing notice

\*30-day county review

\*75-day pre-election filing period

\*30-day minimum for discussion, negotiation, document preparation and meetings.

⇒Very procedural

**PROCEDURE (statewide version):**

1. Participating municipalities and townships enter into a contract detailing the area, responsibilities and contributions of each party.
2. The contract specifies the activities to be undertaken.
3. The contract outlines the manner of designating the JEDD Board of Directors.
4. The JEDD contract must be placed on file with the clerk of each participating jurisdiction a minimum of 30-days prior to formal public hearing on the proposal.
5. Each participating jurisdiction must formally approve the JEDD contract.
6. Copies of the JEDD contract and background material, authorizing legislation and a petition signed by a majority of property owners within the JEDD Area must be filed with each county within which the JEDD is located.
7. Each County must adopt a resolution acknowledging the JEDD contract within 30-days and file a copy of the township approval legislation with the County Board of Elections a minimum of 75 days prior to the next scheduled election.
8. A majority of the township electors where the JEDD is located must approve the township legislation and the JEDD contract using the statutorily required ballot language for the JEDD to become effective.

**JEDD CONTRACT REQUIREMENTS**

⇒The amount and type of contribution of each participating local jurisdiction.

⇒A list of all services and improvements to be provided as a result of the JEDD contract.

⇒The powers of the JEDD Board of Directors - including the power, if any to levy an income tax.

\*Note that any proposed income tax cannot exceed the highest rate being levied by any of the municipalities participating in the JEDD.

**JEDD MANAGEMENT**

⇒The JEDD Board of Directors will include a representative of participating municipalities and townships, business owners and persons working in the JEDD area and one member selected by the representatives of the above groups.