



Ohio Municipal Advisory Council

Not an agency of the State of Ohio

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COLUMBIA TOWNSHIP, OHIO
(Hamilton County)
Federal Identification Number – N/A

Revised Report No. N158-25
Date – October 21, 2025
OMAC Fee: \$331.25
Rating: Not Rated

\$1,325,000 **Township Building Improvement (general obligation**
limited tax) Bond Anticipation Notes, Series 2025 **Dated** **November 20, 2025**
(Second Renewal) **Due** **November 19, 2026**

Coupon: _____ **Yield:** _____ **Price:** _____

Fiscal Officer Caroline Heekin, Fiscal Officer
5686 Kenwood Road
Cincinnati, Ohio 45227
Telephone No. 513-561-6046

Purchaser – Stifel, Nicolaus & Company, Incorporated
Opinion – Dinsmore & Shohl LLP
Attorney – Brenda Wehmer
Paying Agent – TBD

Denominations - \$100,000 or any integral multiple of
\$1,000 in excess of \$100,000.

Book Entry - Yes.
Bank Qualified - Yes.

Security – The full faith, credit and revenues of the Township are hereby irrevocably pledged and for the purpose of providing the necessary funds to pay the interest on the foregoing issue of Notes promptly when and as the same falls due, and also to provide a fund sufficient to discharge the Notes at maturity, there shall be and is hereby levied on all the taxable property in said Township, in addition to all other taxes, a direct tax annually during the period said Notes are to run, inside of the limitations of Section 2 of Article XII of the Constitution of Ohio, which tax shall be sufficient in amount to provide for the payment of the interest upon said Notes when and as the same falls due and to provide for the retirement and discharge of the principal of said Notes at maturity.

The Issuer anticipates the Notes will be retired at maturity from proceeds from the sale of the long-term bonds in anticipation of which the Notes are issued, proceeds from the sale of renewal bond anticipation notes and other available funds of the Issuer, or a combination of such sources. The ability of the Issuer to retire the Notes from the proceeds of the sale of either renewal notes or bonds will be dependent on the marketability of such notes or bonds under market conditions prevailing at the time they are offered for sale.

Purpose – The Notes are being issued to retire a like amount of Notes due 11/24/25 originally issued for the purpose of constructing building improvements including constructing a community and senior center in the Township and related appurtenances for township purposes.

LOCATION About 8.5 miles northeast of downtown Cincinnati.
Area 2.67 sq. miles.
Transportation US 50, Cincinnati Eastern RR, and I-71.
Characteristics Primarily residential, with three commercial districts including a JEDZ economic development district with 1% earning tax.

SALARIES, BILLS & DEBT SERVICE

Believed current with no record of deficit financing or default in current expenses or debt service.

POPULATION

2023 Estimated* -	4,245
2010 Census* -	4,532
2000 Census* -	6,557

Source: * U.S. Census Bureau

Information in this Report has been obtained by OMAC from official and other sources and is believed by OMAC to be accurate and reliable. However, OMAC has not independently confirmed or verified the information in this Report and OMAC does not guaranty the accuracy or completeness of such information. This Report does not constitute an offering of, or a recommendation with regard to the purchase of, any security.

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Age Breakdown of Population**GENERAL FUND ***

Year	<u>Under</u> <u>18</u>	<u>18 To</u> <u>64</u>	<u>65 &</u> <u>Over</u>	<u>Median</u> <u>Age</u>	Year Ending	2023	2022	2021
2023*					Beg. Bal 1/1	\$ 3,018,234	\$ 3,101,504	\$ 2,649,303
National	22.2 %	61.0 %	16.8 %	38.7	Receipts	2,755,670	2,727,816	1,878,791
State	22.2 %	59.9 %	17.9 %	39.6	Other Fin Srcs	2,300	0	20,694
Subdivision	19.0 %	66.1 %	14.9 %	32.8	Transfers In	0	77,791	0
2022*					Expenditures	1,602,758	1,577,877	1,437,274
National	22.1 %	61.4 %	16.5 %	38.5	Transfers Out	25,300	11,000	10,000
State	22.0 %	60.4 %	17.6 %	39.6	Other Fin Uses	0	1,300,000	0
Subdivision	20.1 %	66.6 %	13.3 %	32.0	End Bal. 12/31	4,148,146	3,018,234	3,101,504
2021*								
National	22.5 %	61.5 %	16.0 %	38.4	* Cash			
State	22.3 %	60.7 %	17.0 %	39.4	Source: Annual Financial Report			
Hamilton County	23.1 %	61.5 %	15.4 %	36.7				
2020*								
National	22.4 %	61.6 %	16.0 %	38.2				
State	22.2 %	60.8 %	17.0 %	39.5				
Hamilton County	23.0 %	61.6 %	15.4 %	36.8				
2019*								
National	22.6 %	61.8 %	15.6 %	38.1				
State	22.4 %	60.9 %	16.7 %	39.4				
Hamilton County	23.1 %	61.8 %	15.1 %	36.8				
2018*								
National	22.8 %	62.0 %	15.2 %	37.9				
State	22.5 %	61.2 %	16.3 %	39.3				
Hamilton County	23.1 %	62.2 %	14.7 %	36.8				
2010								
National	24.0 %	63.0 %	13.0 %	37.2				
State	23.7 %	62.2 %	14.1 %	38.8				
Hamilton County	23.6 %	63.1 %	13.3 %	37.1				
2000								
National	25.7 %	61.9 %	12.4 %	35.3				
State	25.4 %	61.3 %	13.3 %	36.2				
Hamilton County	25.8 %	60.7 %	13.5 %	35.5				

* U.S. Census Bureau, American Community Survey 5 yr. estimate

HOUSING AND INCOME

2019-2023 American Community Survey Five Year Estimate *

	<u>Subdivision</u>	<u>County</u>	<u>State</u>	<u>National</u>
Total Housing Units	1,879	380,414	5,271,573	142,332,876
Occupied Housing Units	1,879	352,181	4,829,571	127,482,865
Owner Occupied (as % of Occupied)	63.5%	59.0%	67.0%	65.0%
Median Value of Owner Occupied Homes Estimate	\$234,500	\$225,700	\$199,200	\$303,400
Total Units Built 1939 or Earlier	29.1%	24.4%	19.2%	12.0%
Total Units Built 2020 or Later	0.0%	0.5%	0.7%	1.0%
Median Family Income Estimate	\$96,250	\$97,939	\$90,288	\$96,922
Median Household Income	\$57,232	\$70,816	\$69,680	\$78,538
Per Capita Income Estimate	\$46,255	\$44,328	\$39,455	\$43,289
Poverty Level (% of all people) **	27.6%	14.9%	13.2%	12.4%

* U.S. Census Bureau

** Percentage of people whose income in the past 12 months has been below the poverty level.

OCCUPATIONAL GROUPS ***Hamilton County**

December, 2024	<u>Subdivision</u>	<u>State</u>
Services	53.0 %	44.0 %
Trade	11.9 %	14.4 %
Government	11.0 %	13.7 %
Manufacturing	9.5 %	12.4 %
Finance	7.3 %	5.5 %
Construction	4.9 %	4.7 %
Transportation	3.7 %	6.0 %
Utilities	0.3 %	0.3 %
Agriculture	0.1 %	0.4 %
Mining	N/R	0.2 %
December, 2023	<u>Subdivision</u>	<u>State</u>
Services	53.1 %	43.7 %
Trade	12.2 %	14.7 %
Government	10.8 %	13.6 %
Manufacturing	9.7 %	12.6 %
Finance	7.2 %	5.7 %
Construction	4.7 %	4.4 %
Transportation	3.7 %	6.1 %
Utilities	0.3 %	0.3 %
Agriculture	0.1 %	0.4 %
Mining	N/R	0.2 %

"N/R" displayed for statistics not reported.

* Ohio Department of Job and Family Services

UNEMPLOYMENT RATE ***Hamilton County**

	<u>Subdivision</u>	<u>State</u>	<u>National</u>
August, 2025	5.2 %	4.9 %	4.5 %
August, 2024	4.2 %	4.2 %	4.4 %

* Ohio Department of Job and Family Services

UNEMPLOYMENT CLAIMANTS ***Hamilton County**

	<u>Initial Claims</u>	<u>Continued Claims</u>
August, 2025	1,395	14,987
August, 2024	1,481	13,230

* Ohio Department of Job and Family Services

LARGEST TAXPAYERS BY CURRENT TAXES*

(2015 Collection Year)

Taxpayer Name	Current Taxes
Duke Energy Ohio Inc	\$583,131
Garrison Central II Ridgewater Plaza LLC	\$560,314
Bortnik Alex & Olga	\$320,628
Alamin Family Partnership	\$251,542
Heritage Hill Estates LLC	\$237,975
M Bluffs LLC	\$215,696
Highland Associates Limited Partnership	\$203,794
Highland Associates II Limited Partnership	\$179,669
Woeste Investments Ltd	\$166,879
Town Development Inc	\$141,685

* County/Appraisal Company

PROPERTY TAX RATES *

<u>YEAR</u>	<u>TYPE</u>	<u>DEBT</u>	<u>TOTAL</u>	<u>OVERALL</u>	<u>YEAR</u>	<u>TYPE</u>	<u>DEBT</u>	<u>TOTAL</u>	<u>OVERALL</u>
2024-2025	Stated	0.00	20.41	123.40	2023-2024	Stated	0.00	20.41	123.64
	Res/Ag	0.00	11.43	73.15		Res/Ag	0.00	11.42	73.30
	Other	0.00	15.40	91.22		Other	0.00	15.72	91.59
<u>YEAR</u>	<u>TYPE</u>	<u>DEBT</u>	<u>TOTAL</u>	<u>OVERALL</u>	<u>YEAR</u>	<u>TYPE</u>	<u>DEBT</u>	<u>TOTAL</u>	<u>OVERALL</u>
2022-2023	Stated	0.00	20.41	128.69	2021-2022	Stated	0.00	20.41	128.31
	Res/Ag	0.00	14.79	87.25		Res/Ag	0.00	14.79	86.89
	Other	0.00	18.03	104.94		Other	0.00	18.03	104.23

* State Of Ohio

PROPERTY TAX COLLECTIONS *

	<u>Current Charge</u>	<u>Total Collected</u>	<u>Pct. of Current Charge Collected</u>	<u>Total Unpaid</u>	<u>Unpaid of Current</u>
<u>2023-2024</u>					
RE&PU	\$2,443,348	\$2,392,132	98%	\$69,553	\$51,216
<u>2022-2023</u>					
RE&PU	\$2,615,589	\$2,573,697	98%	\$65,400	\$41,892
<u>2021-2022</u>					
RE&PU	\$2,587,305	\$2,544,590	98%	\$77,383	\$42,715
<u>2020-2021</u>					
RE&PU	\$2,631,529	\$2,569,195	98%	\$98,296	\$62,334
<u>2019-2020</u>					
RE&PU	\$2,630,573	\$2,571,955	98%	\$82,258	\$58,618

* County/Appraisal Company

RE&PU - Real Estate and Public Utility

Previous Percent RE & PU Collected *

<u>Year</u>	<u>Percent</u>	<u>Year</u>	<u>Percent</u>	<u>Year</u>	<u>Percent</u>	<u>Year</u>	<u>Percent</u>
2018-2019	98 %	2013-2014	98 %	2008-2009	100 %	2003-2004	98 %
1998-1999	98 %	2017-2018	N/A	2012-2013	101 %	2007-2008	100 %
2002-2003	100 %	2016-2017	N/A	2011-2012	99 %	2006-2007	100 %
2001-2002	99 %	2015-2016	N/A	2010-2011	102 %	2005-2006	100 %
2000-2001	103 %	2014-2015	103 %	2009-2010	97 %	2004-2005	102 %
1999-2000	98 %						

* County/Appraisal Company

ASSESSED VALUATION *

(Next Reappraisal 2029-2030)

	<u>2024-2025</u>	<u>2023-2024</u>	<u>2022-2023</u>	<u>2021-2022</u>	<u>2020-2021</u>
TOTAL	\$196,670,520	\$193,611,600	\$152,338,860	\$152,006,790	\$149,928,960
Real Estate	186,412,720	184,004,060	143,764,140	143,478,150	144,127,220
Public Utility	10,257,800	9,607,540	8,574,720	8,528,640	5,801,740

* State of Ohio

REAL ESTATE ANALYSIS * - 2024-2025

Residential	\$135,397,800	72.63 %	Total Estimated Commercial, Industrial,		
Commercial	48,434,400	25.98	& Public Utility = \$60,922,700		
Industrial	2,230,500	1.20	Percent of Total AV 31.0%		
Agricultural	0	0.00	Per Capita AV Subdivision		
Mineral	0	0.00	\$46,330		
Railroad	350,020	0.19	Ohio Townships (##)		
TOTAL	\$186,412,720		\$39,453		

* State of Ohio

- Represents the average Assessed Value Per Capita for Ohio Townships.

DEBT AS OF 11/21/2025 *

	<u>TOTAL</u>	<u>NET DEBT</u>
Revenue		
Bonds	\$2,835,000	
General Obligation		
<u>Limited Tax</u>		
Notes	\$1,325,000	\$1,325,000
TOTAL DEBT	\$4,160,000	
TOTAL NET DEBT		\$1,325,000

* OMAC

NET and NET OVERLAPPING DEBT AS OF 11/21/2025 **

(Excluding SS/SA Debt)

	<u>Amount</u>	<u>Per Cap</u>	<u>Pct.of AV</u>
Net	\$1,325,000	\$312	0.67%
Net Overlapping*	\$11,730,058	\$2,763	5.96%

* Includes:

<u>Subdivision</u>	<u>Pct.</u>	<u>Amount</u>
Columbia Township	100.00%	\$1,325,000
Counties		\$1,450,680
Hamilton County	0.68%	\$1,450,680
City School Districts		\$6,394,281
Cincinnati City S/D	1.44%	\$3,033,720
Mariemont City S/D	11.06%	\$3,360,561
School Districts		\$7,140
Indian Hill XV S/D	0.01%	\$7,140
Miscellaneous		\$2,552,958
Little Miami Jt Fire & Rescue Dist., Misc	55.08%	\$2,552,958

** OMAC

ADDITIONAL INFORMATIONDebt Service Fund Balance

January 1, 2024

\$0

**COMPARATIVE NET AND NET OVERLAPPING DEBT
AS OF JANUARY 1ST ***

	-----NET DEBT-----				-----NET OVERLAPPING DEBT-----			
2025	\$	1,325,000	(\$	312 /Cap., 0.67 % of AV)	\$	11,434,296	(\$	2,694 /Cap., 5.81 % of AV)
2024	\$	0	(\$	0 /Cap., 0.00 % of AV)	\$	10,033,295	(\$	2,364 /Cap., 5.18 % of AV)
2023	\$	0	(\$	0 /Cap., 0.00 % of AV)	\$	10,658,916	(\$	2,511 /Cap., 7.00 % of AV)
2022	\$	0	(\$	0 /Cap., 0.00 % of AV)	\$	11,156,407	(\$	2,598 /Cap., 7.34 % of AV)
2021	\$	0	(\$	0 /Cap., 0.00 % of AV)	\$	11,435,716	(\$	2,663 /Cap., 7.63 % of AV)

* OMAC

DIRECT DEBT LIMITATIONS *

	<u>Total Outstanding</u>	<u>Limited Tax</u>	<u>Ltd. & Unltd Tax</u>
Revenue	\$2,835,000	N/A	N/A
Limited Tax	\$1,325,000	\$1,325,000	\$1,325,000
Unlimited Tax	\$0	N/A	\$0
Debt Subject to Limitation		\$1,325,000	\$1,325,000
GO Debt Exempt From Limit.		\$0	\$0
Maximum Allowable		\$10,816,879	\$20,650,405
Balance of Limitation		\$9,491,879	\$19,325,405

* OMAC

INDIRECT TEN MILL LIMITATIONS *

Maximum Allowable	10.000
Hamilton County	0.712
Columbia Township	0.464
Cincinnati City School District	0.732
Little Miami Jt Fire & Rescue Dist., Miscellaneous	2.746
TOTAL	4.654
Balance Of Limitation	5.346

* OMAC

OMAC