

OMAC MuniNews

Volume 17, Issue 2

News & Views About the Ohio Municipal Finance Industry

April 2015

CAUV formula to be improved

March 9, 2015

Increases in farmland valuations will be reduced following the Ohio Department of Taxation's decision to enact administrative changes to the Current Agricultural Use Value (CAUV) formula recently proposed by Ohio agriculture. State officials outlined some changes to the CAUV formula for 2015 at the Ag Advisory Committee for the Ohio Dept. of Taxation earlier this month.

The Ohio Farm Bureau Federation (OFBF) conducted an extensive review of the program as tax bills for many farmers recently doubled or even tripled at a time when farm income has fallen dramatically. The formula will now more closely tie tax values to current economic conditions in agriculture and will also more accurately value woodlands. This will lower valuations in counties being reassessed in 2015, for taxes payable beginning in 2016.

As an example, Farm Bureau projects cropland valuations will be 26% lower and woodland valuations will be 54% lower than previously projected for Ohio's most prominent soil type (Miami silt loam). Part of the CAUV formula is based on soil type, which reflects the land's productive capacity. There are more than 3,500 soil types in Ohio.

These projected reductions apply only to the valuation and not to the overall tax amount, which is also affected by local millage rates and other factors. While tax bills will likely be higher, this formula change will moderate the amount of increase.

Farm Bureau has already begun discussions on further adjustments to the CAUV formula with the tax department and its Agricultural Advisory Committee. Among those options are making the formula better reflect the value of land for farming and be less affected by non-farm factors. Farm Bureau is also raising concerns with tax officials about minimum values, treatment of conservation lands and woodlands and the current method of factoring an average millage rate into values, which negatively affects the most vulnerable farmland in areas threatened by development.

In addition to the OFBF efforts, the Ohio Farmers Union has also been suggesting changes to the CAUV program. Ohio Farmers Union CAUV Counsel Ted Finnarn said that planned changes to the formula which determines farmland property taxes are in line with what OFU and others have been advocating for over the past two years.

"I think the Tax Department is moving in the right direction, but much more needs to be done to come up with CAUV values that are more reasonable," Finnarn said.

Finnarn said the meeting, which was public, was heavily attended and tax department officials listened to comments from the public and may hold another meeting in the coming months. He's hopeful the changes outlined by tax officials will make a difference, but cautions vigilance by Ohio's agricultural community because he's not so sure that the issue of wild fluctuations in CAUV values will be fixed.

The above article was Reprinted with permission from "Ohio's Country Journal" dated March 9, 2015. www.OJC.com.

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ofin Updates:

Housing and Income

We have recently added Housing and Income Statistics to *ofin*. In addition to subdivision and State data, we have added County data to improve the comparatives. The information is the latest available from the U.S. Census Bureau's 2009-2013 American Community Survey 5 year estimates.

Commercial Statistics

Retail, wholesale and accommodations and food are the latest additions to *ofin*. For comparative purposes we have included the latest statistics available (2007) as well as the previous statistics (2002). As soon as the 2012's statistics become available, we will add them to *ofin*.

Population Age Breakdown

Age breakdowns for the following groups are now available: under 18, 18 to 64 and 65 and over. We have included actual U.S. Census Bureau data for 1990, 2000 and 2010 as well as the Census Bureau's American Community Survey 5 year estimate for 2011, 2012 and 2013. In addition, we have added median age data.

Occupational Groups and Unemployment Data

We have recently added the Unemployment Rates and the Initial and Continuing Unemployment Claimants for the most recent available month and the previous year's data. The rates include the County or subdivision (if available), the State and the US. The occupational groups include the County percentage and the state percentage for comparison for the most recently available quarter and the previous year of the same quarter.

2105 February Election Results

Bond Issues

The following list of subdivisions submitting Bond Issues at the February 3, 2015 Special Election and the results thereof, (which are preliminary) were compiled with the assistance of the County Board of Election, and the office of Secretary of State.

Subdivision	County	Amount	Mills	Results	For	Against
Fairfield Local S/D	Highland	\$4,500,000	3.94	Approved	365	326

School District Tax Levies Issues

The following list of school districts submitting Tax Levies at the February 3, 2015 Special Election and the results thereof, (which are preliminary) were compiled with the assistance of the County Board of Elections, and the office of Secretary of State.

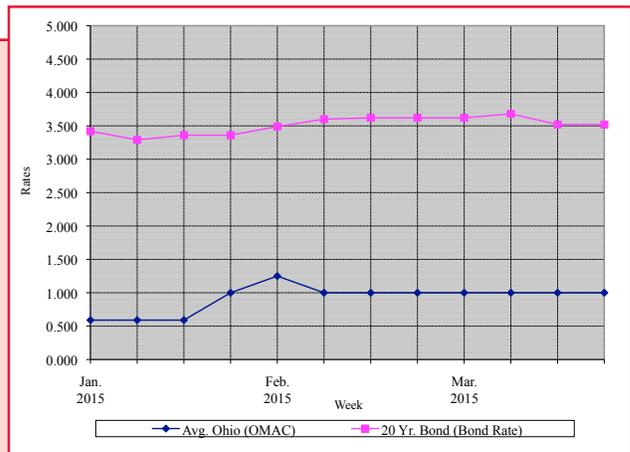
Subdivision	County	Mills	Yrs	Renewal	Results	For	Against
Franklin City S/D	Warren	8.88	5	Renewal	Approved	1,106	479
Madison Local S/D	Butler	7.07	10	Renewal	Approved	505	158

MARKET UPDATE

GENERAL OBLIGATION

Note and Bond Interest Rates
for January thru March

The following graph compares Ohio short-term note rates with the Bond Buyer's 20 year bond index. The short-term rates represent actual rates reported to OMAC by Ohio purchasers and reported on OMAC's weekly calendar.



CALENDAR

Calendar of Issuer Conferences & Outings for 2015

NAME	EVENT	DATE	LOCATION
CAAO	Summer Conference Winter Conference	June 1 – 4 Nov. 18 – 20	Quail Hollow - Concord, Ohio Embassy Suites- Dublin, Ohio
CTAO	Spring Meeting Fall Meeting	May 12 - 14 November 16 - 18	Columbus Marriott NW at Tuttle Crossing – Dublin, Ohio Columbus Marriott NW at Tuttle Crossing – Dublin, Ohio
GFOA	National Conference Annual Golf Outing Annual Fall Conference Advanced Accounting Seminar	May 31 – June 3 July 27 September 23 - 25 August 6	Pennsylvania Convention Center – Philadelphia, PA Worthington Hills Country Club- Worthington, Ohio Hilton Netherland Plaza - Cincinnati, Ohio Put-In-Bay, Ohio
MFOA (OML)	OML Annual Conference MFOA Annual Conference Northeast Ohio Golf Outing North-Central Ohio Golf Outing	October 21 - 23 October 29 - 30 July 22 TBD	Renaissance Hotel – Columbus, Ohio Marriott Northwest - Dublin, Ohio Lost Nation Municipal Golf Course - Willoughby, Ohio Woussickett Golf Course – Sandusky, Ohio
NACO	National Conference	July 10 – 13	Charlotte Convention Center – Charlotte, NC
OAPT	Annual Conference National Conference Public Fin. Officer Training CPFA Maintenance Program Hot Topic Seminar	Sept. 30 – Oct. 2 August 16 - 18 June 8 – 12 June 11 – 12 April 24	The McKinley Grand Hotel – Canton, Ohio Hilton Chicago - Chicago, Ill. Kalahari Conference Center – Sandusky, Ohio Kalahari Conference Center – Sandusky, Ohio Dutch Heritage Restaurant – Bellville, Ohio
OASBO	New Treasurers Survival Sem.	May 20	Ohio Assoc. School Business Officials – Columbus, Ohio
OMCA	Annual Conference	July 20 - 23	Marriott Northwest – Dublin, Ohio
OSBA	Capital Conference	November 8 – 11	Columbus Convention Center – Columbus, Ohio

(T) - means date or place is tentative.

Red lettering means revised or updated events.

CAAO – County Auditor’s Association of Ohio ----- (614) 228-2226 ----- www.caaao.org
 CTAO – County Treasures Association of Ohio ----- (614) 517-5072 ----- www.ohiocountytreasurers.org
 GFOA – Government Finance Officers Association ----- (614) 221-1900 ----- www.ohgfoa.com
 MFOA – Municipal Finance Officers Association of Ohio ----- (614) 221-4349 ----- www.omloho.org
 NACO – National Association of Counties ----- (614) 221-5627 ----- www.naco.org
 OAPT – Ohio Association of Public Treasurers ----- (440) 576-3944 ----- www.ohioapt.org
 OASBO – Ohio Association of School Business Officials ----- (614) 431-9116 ----- www.oasbo-ohio.org
 OMCA – Ohio Municipal Clerks Association ----- (614) 221-4349 ----- www.omca.us
 OSBA – Ohio School Boards Association ----- (614) 540-4000 ----- www.ohioschoolboards.org

If your organization has other events scheduled that you would like to see listed here, please contact OMAC at 800-969-6622 or email us at chris@Ohiomac.com.