

Heath Hills: Who Gains, Who Pays?

A fiscal breakdown of the proposed 500+ home M/I Homes subdivision, analyzed by each community with a real stake. Every figure is a verified fact or a clearly labeled estimate.

\$2,000–\$2,300

per year, per Granville-schools household

To cover what this development costs the school district, existing Granville-schools families would have to vote themselves a **new 13.5–14.6 mill property-tax levy**; roughly \$2,000–\$2,300 a year on a typical home. Meanwhile the City of Heath keeps the new income-tax revenue. *(Estimate; two independent sources converge on this figure.)*

The benefits pool in one community; the costs land on another. **Heath collects the income tax and the surplus; Granville-schools families get the bill.**

City of Heath

40 years of debt risk

COSTS & RISK

- Pledges its credit to **\$46.8M** in debt to **2067**; if the project underdelivers, Heath taxpayers repay it
- Fire station (comparable Licking Co. station cost **\$7M**), police, and road costs; **none in the city's numbers**
- Its own council president intends to vote no

GAINS (MODEST, UNCERTAIN)

- **\$0.5M–\$1.9M/yr** income tax + **\$5.6M** one-time fees
- A projected **\$13.8M** surplus; speculative, and gross of the costs above

Net: Heath carries the risk so a developer profits. The projected upside is speculative and may vanish once the fire, police, and road costs its own council flagged are counted; if the project underdelivers, taxpayers repay \$46.8M in debt through 2067. Its own council leadership is voting no.

Granville

Village & Township

DIRECT EXPOSURE

- **~\$0** direct tax or debt; the homes sit in Heath, outside Granville's boundaries

REAL STAKES

- As **school-district taxpayers**, the levy above falls on them too
- An estimated **~4,750+ more vehicle trips a day** onto Canyon & Seminary (2-lane roads); the busy intersection gets only a three-way stop, no turn lanes; roundabout unfunded
- **~30 years of county-levy dollars** diverted into Heath's TIF; the decision is Heath's, Granville bears it without a vote

Net: little direct cost, but its residents share the school bill and the traffic.

Granville Schools

Carries the loss

NEW TAX REVENUE

- **~\$3.2M/yr**; property + school income tax (district's own estimate)
- State adds **\$0**; enrollment funding is frozen

COST OF THE STUDENTS

- Up to **1,000 new students**; **\$8M–\$12M/yr** to educate
- District's plan triggers a new building at **+400 students**; Heath Hills adds **841**, over double the threshold. Granville Intermediate already at **99.8%** capacity

Net: the district's own estimate is an \$8.8M/yr operating deficit; a new ~\$2,084/yr levy per homeowner, before a dollar of construction.

“New construction does result in an increase in property tax revenue, but that revenue is less than the cost to educate additional students, which has a net negative impact on the forecast.”

Granville Exempted Village School District, Five-Year Forecast (Nov. 2024), in its own words

\$33M–\$70M

M/I Homes' estimated pre-tax profit on Heath Hills (est.)

M/I Homes' estimated pre-tax profit on Heath Hills is **\$33 to \$70 million**, based on the company's own reported margins; roughly the size of the **\$46.8M** in debt the City of Heath would pledge for it. The infrastructure the city would finance is money a developer normally pays itself.

504–546

homes on ~212 acres, inside Heath but 100% in Granville schools

\$46.8M

total city debt service, outstanding until 2067

~1,000

new students; a 33–40% enrollment jump for the district

< half

share of school costs the homes' taxes actually cover

■ What the city's numbers leave out

Heath's projected **\$13.8M surplus is a gross figure**. Its own council members note the model excludes:

- Fire station: floated **\$2.5–3M**; a comparable Licking Co. station just cost **\$7M** (Newark Advocate, 2024)
- A pumper truck runs about **\$300K** (Ohio contract) plus firefighter salaries; not in the model
- Road wear is real money: Newark spent **\$2M** resurfacing ~10mi in 2024; one roundabout rebuild ran **\$4.5M** for a third of a mile
- Police service for a new neighborhood: not quantified; unaccounted for

■ What LCCA is asking for

Reduce the density.

This is not anti-development; it is **pro-responsible development**. Fewer homes means fewer students, a smaller school shortfall, and less risk shifted onto taxpayers who never voted for it. The school district has repeatedly asked for lower density and been refused.

Before Aug. 3: ask Heath City Council why the city is taking on developer risk, and why the school district is left to carry the cost.

A state fix, **Senate Bill 173**, sits stalled in committee; Granville already paid for this once, with a 20-year special assessment on the Park Trails subdivision.



Where it is: ~212 acres in the City of Heath, fronting Canyon & Seminary Rds; entirely inside Granville schools. Source: Licking Co. Auditor GIS (public record).

These figures are conservative. Where a number could go either way, we used the cautious end; the widely-cited \$2,000–\$2,300 household estimate does not yet include school busing, so the real cost is likely higher. **Full sourced analysis available on request.**

Prepared by the Licking County Citizens Alliance · July 2026 · A nonpartisan civic fiscal analysis. Every figure above is either a verified public fact or a clearly labeled estimate with its assumptions shown in the full analysis.

Sources: The Reporting Project (Jul. 14, 2026 & May 2026); Granville EVSD Five-Year Forecast (Nov. 2024) & Facilities Master Plan (Fanning Howey, Jun. 2025) & Heath Hills FAQ/community meetings; City of Heath FY2024 Audit/CAFR; City of Heath Income Tax Bureau & heathohio.gov; Newark Advocate (Jun. 2024); City of Newark street-resurfacing program (2024); ITE Trip Generation Manual (11th Ed., LUC 210); City of Heath/M/I Homes Development Agreement Sec. 4; Ohio SB 173 (136th GA); *Smith v. Granville Twp.* (1998-Ohio-340); Newark/Granville Community Authority (Park Trails assessment); M/I Homes SEC filings (FY2023–2025 margins); U.S. Census/ACS; regional news (Gannett/AOL, ABC6, Fox28). Full sourced analysis available on request.