

Heath Hills: What Every Heath Resident Should Know

You hold the **only vote**. Heath City Council decides **Monday, August 3**.

THE FRUSTRATION

- Heath would pledge **\$46.8 million** in public debt through **2067** to build the water, sewer, and roads for a private subdivision; **developers normally finance that themselves**. Heath repays it if the project underdelivers.
- Heath's own Council President intends to **vote no**: "It doesn't make any sense that the city is paying so a developer can make a hell of a lot of money."
- **How much money?** 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 debt Heath would carry for it (est.).
- The financing leaves out the **fire, police, and road costs** the new neighborhood will need, an estimated **\$1 to \$1.5 million a year** in added staffing and road upkeep, plus a new fire station (est. from local projects and staffing).

WHAT THIS COULD COST YOU

- **If you own a home in Heath:** if the project falls short, your household's share of the \$46.8M debt runs on the order of **\$250 a year for 40 years** (est.), plus the fire, police, and road costs the city did not budget. A single comparable new fire station just cost **\$7 million**.
- **If your children attend Granville schools:** the district's own estimate is a new levy of about **\$2,000 to \$2,300 a year on your home** to cover the students this brings.

ASK YOUR COUNCIL THESE QUESTIONS

- Why is the **city** taking the debt so a developer profits, instead of making the developer finance it?
- What will it cost to **staff** police, fire, and roads for a new neighborhood? (Council Pro-Tem Cole: "we haven't factored in any provisions for what it's going to cost.")
- Why only a **three-way stop** at Canyon and Seminary for about 4,750 new daily trips?
- What do the actual **traffic-study numbers** show? They have not been made public.

WHAT CHANGES WHERE YOU LIVE

- **Your police and fire:** about 1,300 more residents and more calls, with no new staffing funded.
- **Your roads:** about 4,750 more vehicle trips a day on two 2-lane roads.
- **Your schools:** up to 1,000 students into Granville buildings already at **99.8% capacity**.

TAKE ACTION BEFORE AUGUST 3

- **Be at the vote:** Monday, August 3, 7:30 p.m., Heath City Hall, 1287 Hebron Road.
- **Email your Council:** first-initial + last-name @heathohio.gov (for example tkelley@ or dcole@heathohio.gov), or call City Hall at (740) 522-1420.
- **Ask Sen. Tim Schaffer** (614) 466-8076 to move Senate Bill 173, the state fix that would stop this.

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