

Nichole Baldinger

From: Braswell, Steve <Steven.Braswell@dieboldnixdorf.com>
Sent: Thursday, October 4, 2018 1:37 PM
To: City Council; Chris Humphrey; Bob Young; Barbara Babbitt; Stephen Dyer; Matt Shaughnessy; Justin Speight; Rocco Yeargin
Cc: Gerard Neugebauer
Subject: Proposed Raintree Acquisition

Greetings,

As you approach a decision on the Raintree purchase, it would probably help you to have actual facts to aid in your decision process. A lot of talk has occurred about what might happen if the city does not purchase Raintree, specifically as to how it might drive "growth" (for some reason growth has become something to be avoided).

So let's have a look at the facts (and remember - you can't argue about facts - these are the real deal - you can check the sources yourself).

Population / Growth

Recent population numbers for Green

Source - US Census Bureau - factfinder.census.gov

Geography	April 1, 2010		Population Estimate (as of July 1)							
	Census	Estimates Base	2010	2011	2012	2013	2014	2015	2016	2017
Green city, Ohio	25,699	25,740	25,746	25,724	25,685	25,757	25,785	25,746	25,698	25,747

Conclusion - no growth in population, despite a steady pace in development / new housing

Schools / Growth

Recent enrollment numbers for Green Local Schools

Source - Ohio Department of Education

School Year	Enrollment	Economically Disadvantaged (%)	Economically Disadvantaged (#)	White, non-Hispanic (%)	White, non-Hispanic (#)	White, non-Hispanic (%)	White, non-Hispanic (#)
2003 - 2004	3903	12.4%	484	95.9%	3743	4.1%	160
2004 - 2005	3961	10.6%	420	95.6%	3787	4.4%	174
2005 - 2006	3966	11.9%	472	94.9%	3764	5.1%	202
2006 - 2007	4032	13.5%	544	94.3%	3802	5.7%	230
2007 - 2008	4096	14.4%	590	93.9%	3846	6.1%	250
2008 - 2009	4195	16.4%	688	93.4%	3918	6.6%	277
2009 - 2010	4175	20.6%	860	92.3%	3854	7.7%	321
2010 - 2011	4167	24.1%	1004	92.1%	3838	7.9%	329
2011 - 2012	4072	23.0%	937	92.5%	3767	7.5%	305
2012 - 2013	4026	22.3%	898	92.3%	3716	7.7%	310
2013 - 2014	3852	19.6%	755	92.4%	3559	7.6%	293
2014 - 2015	4033	20.4%	823	92.3%	3722	7.7%	311
2015 - 2016	4013	19.2%	770	92.1%	3696	7.9%	317
2016 - 2017	3968	18.2%	722	92.2%	3658	7.8%	310
2017 - 2018	4029	18.7%	753	92.0%	3707	8.0%	322

Conclusion - no growth in school enrollment, despite a steady pace in development / new housing

Traffic / Growth

We'll use Mean Travel Time to Work (Minutes) as measured by the US Census as a proxy measure for traffic

Source - US Census Bureau - factfinder.census.gov

2017 - 22.7 minutes

2005 - 21.9 minutes

Conclusion - despite anecdotal stories (which are not facts), no real change in traffic impact to the most important travel time (commute to work), despite a steady pace in development / new housing

Overall Conclusion

- Should we fear development on the Raintree property? No
- There's no reason to assume that the current housing start pace would change if Raintree were opened for development. There has been no significant changes in the fundamentals of the local economy that would support any different assumption.
- The same 60 houses a year would be built, just some would be on Raintree land as opposed to elsewhere
- There's no reason to assume that making this land available for development would in any meaningful, **measurable** way have any impact on the City (in terms of population, schools, traffic).

And most importantly – you should not base your decision on some arbitrary fear that there would be “growth”, as the facts show that there will be no impact from that “growth”.

Regards,

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