



## POPULAR ANNUAL FINANCIAL REPORT

For the year ending December 31, 2021

*Message from the Finance Director  
Dear City of Middletown Citizens:*

*It is with great pride that I present this fifth annual Popular Annual Financial Report for the year ending December 31, 2021. The City prepares this community report as a means of better communicating the results of the City's overall financial picture in a reader friendly format.*

*The financial information for this report is from the 2021 City of Middletown Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report is comprised of detailed financial statements, notes, schedules and statistical information. The Annual Comprehensive Financial Report was prepared in conformance with Generally Accepted Accounting Principles (GAAP) and audited by Clark Schaefer Hackett Company, an independent auditing firm, receiving an unmodified opinion. An unmodified opinion is given when an auditor can state that the financial statements are accurately and fairly presented. Middletown's Popular Annual Financial Report is unaudited but is presented on a GAAP basis, unless otherwise indicated. Readers wishing to view the more detailed financial statements and the full disclosure GAAP basis of accounting information reported in the Annual Comprehensive Financial Report, can obtain copies from the Finance Department or on the City website [www.cityofmiddletown.org](http://www.cityofmiddletown.org).*

*We hope you find the 2021 PAFR to be a valuable resource that provides insightful information. Thank you for taking the time to review this report. The City adheres to the highest standards of accounting principles to ensure full financial transparency and legal compliance. The City has received the Certificate of Achievement for Excellence in Financial Reporting for thirty-five consecutive years and has received the Award for Outstanding Achievement in Popular Annual Financial Reporting for the past four years.*

*As you review this Popular Annual Financial Report, please feel free to share any questions, concerns or recommendations you may have. You can contact us at (513) 425-7908 or [dept\\_finance@cityofmiddletown.org](mailto:dept_finance@cityofmiddletown.org).*

*Best Regards,*

Samantha Zimmerman  
Finance Director



### TABLE OF CONTENTS

<u>CITIZEN LETTER</u>	<u>1</u>
<u>COMMUNITY PROFILE</u>	<u>2</u>
<u>CITY UPDATE</u>	<u>3</u>
<u>REVENUES</u>	<u>4</u>
<u>CHARGES FOR SERVICES</u>	<u>5</u>
<u>TAXES</u>	<u>6</u>
<u>EXPENSES</u>	<u>7</u>
<u>GENERAL FUND</u>	<u>8</u>
<u>CAPITAL PROJECTS/ASSETS</u>	<u>9</u>
<u>DEBT/NET POSITION/PROGRESS</u>	<u>10</u>
<u>QUICK FACTS &amp; STATS</u>	<u>11</u>
<u>NEWS</u>	<u>12</u>

## COMMUNITY PROFILE

### ABOUT THE CITY OF MIDDLETOWN, OHIO

Situated on the banks of the Great Miami River in Southwestern Ohio, Middletown is located in Butler and Warren Counties. Middletown is a richly diverse, urban community of approximately 50,987 people, positioned near the major metropolitan areas of Cincinnati and Dayton.

Conveniently located on Interstate-75 between Cincinnati and Dayton, a Middletown address affords residents and visitors a vast array of local and regional amenities that create a strong community and active lifestyle. Business and industry are strategically placed to serve both the Cincinnati and Dayton business regions.

In addition to the Middletown Regional Airport, located near downtown, there are two international airports located within an hour from the City.



### CITY GOVERNMENT

All elective municipal officers are nominated by a petition of at least fifty (50) of the electors of the City and filed with the board of elections. City Council elects a Vice Mayor at the first meeting in January at which newly elected members assume their duties of office.

City Council appoints a City Manager, who performs the duties in the City Charter. The City Manager is the Chief Administrative Officer and the head of the administrative branch of the city government. This position is responsible to the council for the proper administration of affairs of the city.

The City Council appoints a variety of boards and commissions including the Civil Service Commission, the Park Board, the Board of Health and Environment and many others.



#### CITY OFFICIALS

Nicole Condrey, Mayor

Monica Nenni, Vice Mayor

Council Members:

Zach Ferrell

Talbott Moon

Rodney Muterspaw

Paul Lolli – Acting City Manager  
Nathan Cahall – Assistant City Manager  
Amy Schenck – Clerk of Council



From left, Zach Ferrell, Talbott Moon, Nicole Condrey, Monica Nenni, and Rodney Muterspaw

### CITY COUNCIL MEETINGS – DATES AND TIMES

City Council meets on the first and third Tuesday of the month in Council Chambers on the lower level of the City building. The business meeting begins at 5:30 PM. Council meetings are broadcast live at the following venues:

[www.cityofmiddletown.org](http://www.cityofmiddletown.org)

YouTube

[www.youtube.com](http://www.youtube.com)

Connect with us! (513) 425-7766 Middletown City information can be found at the following social media outlets:



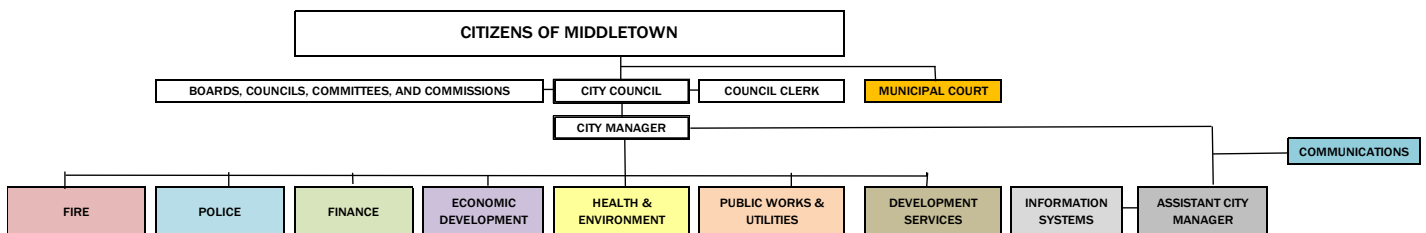
## CITY UPDATE

### Did you know..?

The \$6.6 million Central Avenue Improvements Project will reconstruct a half-mile segment of Central Avenue in Downtown Middletown between University Boulevard and Verity Parkway/Canal Street. The project includes significant investments in safety for vehicular, bicycle, and pedestrian traffic, as well as multiple beautification elements, including decorative street lights, landscape planters, and brick pavers. The construction is expected to continue through December 2022, weather permitting. For more information, updates on construction or detour routes, please visit [Middletown Progress – Living well. Moving safely. Growing smart.](#)



### CITY OF MIDDLETOWN 2021 ORGANIZATIONAL CHART



### AWARDS & ACHIEVEMENTS



**GOVERNMENT FINANCE  
OFFICERS ASSOCIATION**  
*Certificate of Achievement  
for Excellence in Financial  
Reporting*



**GOVERNMENT FINANCE  
OFFICERS ASSOCIATION**  
*Distinguished Budget  
Presentation Award*



**GOVERNMENT FINANCE  
OFFICERS ASSOCIATION**  
*Outstanding Achievement  
in Popular Annual  
Financial Reporting*

**GFOA Award winning**  
*2020 Comprehensive Annual Financial Report*  
*2020 Budget*  
*2020 Popular Annual Financial Report*



**Finance Triple Crown**



Government Finance Officers Association

**Award for  
Outstanding  
Achievement in  
Popular Annual  
Financial Reporting**

Presented to

**City of Middletown  
Ohio**

For its Annual Financial Report  
for the Fiscal Year Ended

**December 31, 2020**

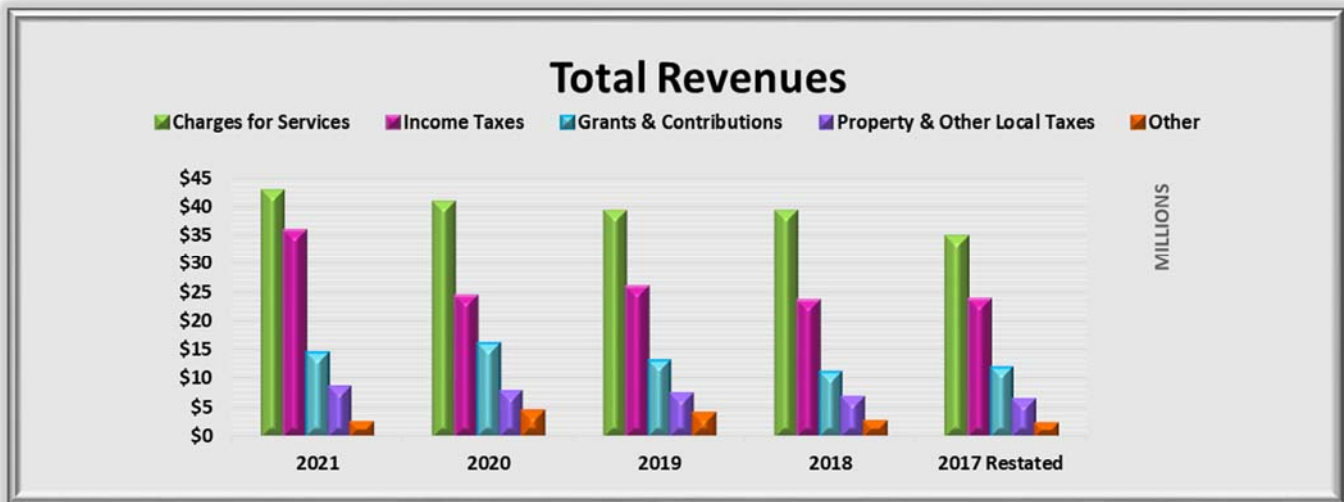
*Christopher P. Morill*

Executive Director/CEO

## REVENUES

### City funds come from...

The City receives the funding it needs to provide basic services to residents through a variety of sources. The chart below shows a five year comparison and the significance each source of revenue contributes to the City's overall fiscal health. In 2021, total revenue increased by \$10,552,999 or 11.26%. In 2020, total revenue increased by 4.18% or \$3,757,503 to a total overall revenue of \$93,724,505. The City's 2019 total revenue of \$89,967,002, increased 7.83% from the 2018 total of \$83,431,330. There was a 5.28% increase in 2018 over the 2017 total revenue of \$79,249,780.



**Charges for Services** represent revenues that arise from charges to customers who directly benefit from the goods, services or privileges provided. Examples of charges for services are: administrative fees; EMS (ambulance fees); utility charges (water & sewer bills); and bus fares. The 12.88% increase to \$39,346,331 in 2018, was primarily due to a 10% sewer rate increase and increased water usage. For 2019, there was a slight 0.18% or \$69,365 decrease to an annual total of \$39,276,966. There was an overall increase of 1.19% to \$40,921,695 for 2020 due to a sewer rate increase of 10% and a solid waste increase of \$0.50 per month. There was a sewer rate increase of 5%, a solid waste increase of \$1.00 per month and a storm water increase of \$0.75 per month in 2021. These rate increases attributed to the 4.52% or \$1,851,623 increase to a total of \$34,856,242. In late 2015 there was a 10% sewer surcharge added to all accounts to begin the process of replacing aging City sewer infrastructure.

**Income Tax** revenue increased in 2021 by \$11,502,117, or 46.98%, going from \$24,482,882 in 2020 to \$35,984,999 in 2021. This large increase is due to a .25% income tax increase (previously 1.75% to 2%) with the passage of a ten year street improvement levy in November, 2020. In addition to the newly elevated income tax rate, there were increased earnings for both businesses and citizens living/working within the City for 2021, this being much stonger than in COVID-19 dominated 2020. Income tax revenues provide funds for the purposes of general municipal operations, capital improvements, and the payment to debt service with respect to capital improvements. Income tax is levied on salaries, wages, commissions and other compensation, and on net profits. In 2021, the City of Middletown had a 1.5% income tax rate with a .25% public safety levy income tax that is designated to help fund the Police and Fire Divisions and a ten year .25% street levy that is designated for the improvement of City roads.

**Grants & Contributions** include revenues that are transactions with other governments or organizations, in which the City receives value without directly giving equal return in value. In 2021, total grants and contributions were \$14,452,765 and comprised of 13.86% of total revenue. This was a decrease of \$1,666, 675 or 10.34% from the 2020 total of \$16,119,440. Grants & Contributions amounts will vary depending on the large capital projects the City is working on.

**Property & Other Local Taxes** is the amount levied against all real and public utility property located in the City. See page 6 for discussion on Property and Other Local Taxes.

**Other** includes revenues from investment income, refunds, reimbursements and receipts from the sale of assets.

## CHARGES FOR SERVICES



### Definition of Enterprise Funds...

An Enterprise Fund may be used to account for any activity for which a fee is charged to external users for goods and services. There are six Enterprise Funds in the City of Middletown. These funds are classified as Business-type activities. The Enterprise Funds supply 79.56% of all Charges for Services Revenue. Charges for Services for all funds in 2021 totaled \$42,773,318, with \$34,032,263 being from the business-type activities.

**Water** – This fund accounts for all revenues and expenditures of the City's water system. All operating expenditures, capital expenditures, capital improvements, and debt service payments connected with the City water system are paid by this fund.

**Sewer** – This fund accounts for the City's wastewater treatment system. All operating expenditures, capital improvements, and debt service costs connected with the wastewater treatment system are paid by this fund.

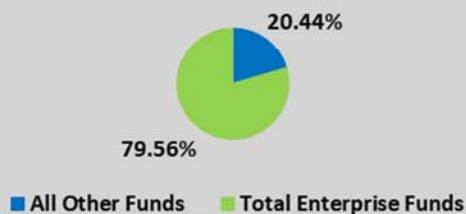
**Solid Waste** – This fund accounts for the City's solid waste disposal programs. The program includes refuse pickup and recycling by Rumpke for all households who live in the City limits.

**Airport** – This fund accounts for the operation of the Middletown Regional Airport. Major airport operating costs include contractual service charges for an airport manager, liability insurance, utilities, and debt payments.

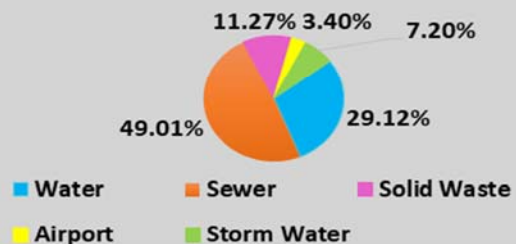
**Transit** – This fund accounts for the operation of the City's public bus line system. Major revenues include federal and state transit operating and capital improvement subsidies. \*There were no charges for transit in 2020 and 2021 due to COVID-19.

**Storm Water** – This fund accounts for the City's storm sewer system. All operating expenditures and capital improvements costs connected with the storm sewer system are paid by this fund.

### Charges for Services - All Funds



### Charges for Services - Enterprise Funds

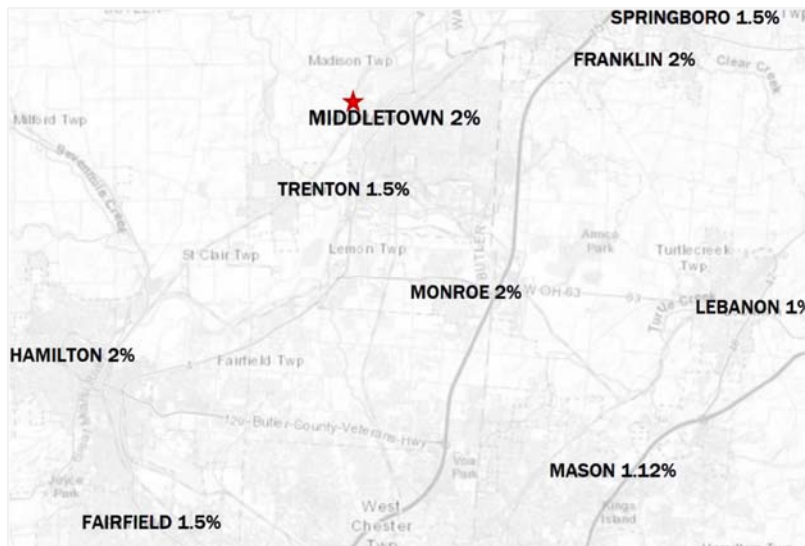
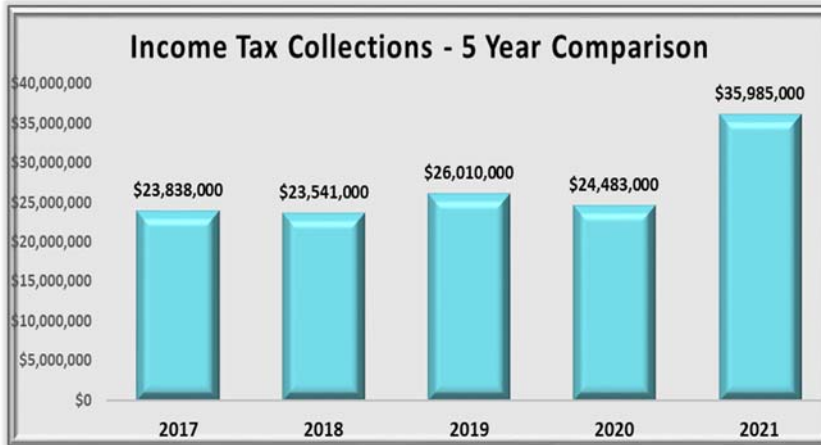


### \*\*NEW CHARGES BEGINNING JULY 1, 2022\*\*

Beginning 07/01/2022, a service fee of 2% or \$1.50, whichever is greater, will be applied to all credit/debit card payments made to the City of Middletown

## TAXES

### Income Taxes...



The City levies an income tax of 2% on substantially all earned income arising from employment, residency, or business activities inside the City. This income tax rate includes the Public Safety income tax levy of .25% and the Street Improvement income tax levy of .25%. Income taxes are one of the largest sources of revenue for the City.

In 1969, City electors authorized an income tax at the rate of 1.5%. In 2007, voters authorized a five year increase to 1.75% with the passage of the Public Safety Levy which was renewed permanently in August 2012. The quarter percent additional tax is exclusively set aside for public safety purposes. Income taxes are collected on business income and individuals' salaries and wages. Residents are currently receiving 100% credit on income taxes paid to other municipalities.

Area City Comparison Income Tax Rate	
Franklin	2.0%
Hamilton	2.0%
Monroe	2.0%
Middletown	2.0%
Fairfield	1.5%
Springboro	1.5%
Trenton	1.5%
Mason	1.12%
Lebanon	1.0%

### Property Taxes...

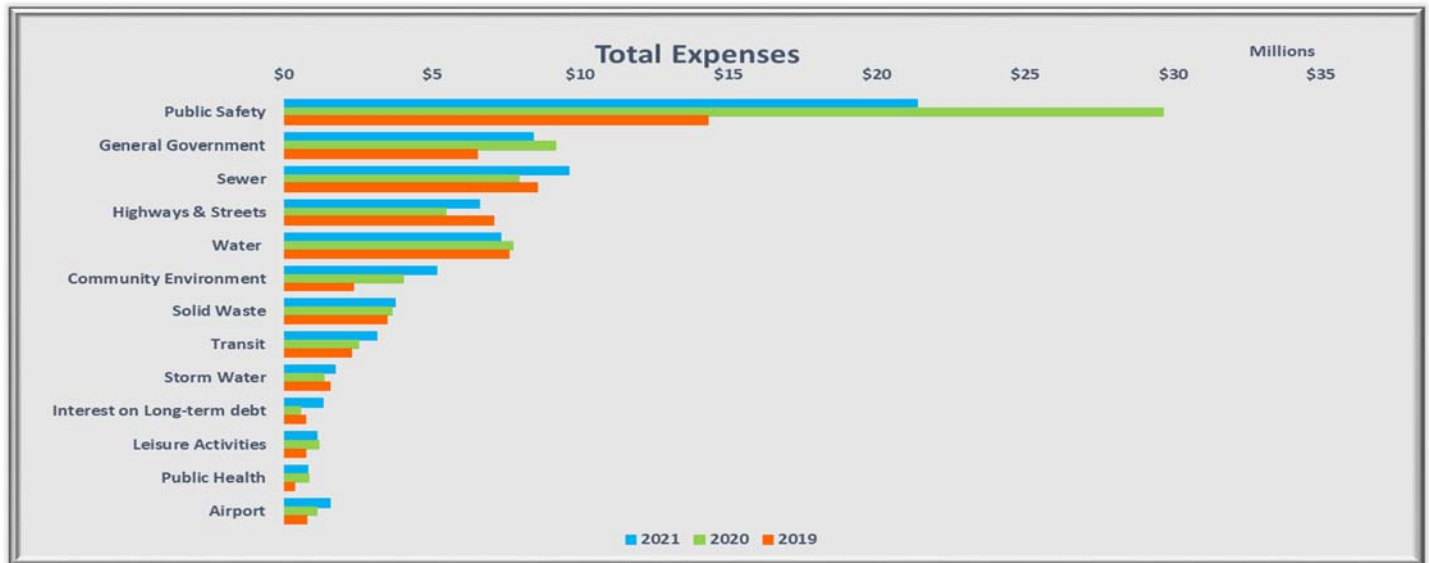
One of the biggest tax bills we typically face each year is tied to the property that we own. Property Taxes include amounts levied against all real and public utility property located in the City. As indicated on the table below left, only a small portion of your property taxes go to support the City of Middletown. The majority supports the Middletown City Schools and various County levies. Below right is a list of the Top 10 Property Taxpayers (real property) for the City of Middletown.

2021 Property Tax Breakdown			2021 Calendar Year/ 2020 Tax Year Top Ten Property Taxpayers (real property)		
Taxing Authority	Effective Mills	Percentage Paid to Taxing Authority	Assessed Valuation (in thousands)		% of Total
Middletown City School District	49.41	73.76%	Duke Energy	\$51,266	6.04%
Butler County	7.3	10.90%	NTE Ohio LLC	\$17,162	2.02%
City of Middletown	6.90	10.30%	AK Steel Corp	\$10,316	1.22%
Joint Vocational School District	1.93	2.88%	Dynegy Dicks Creek LLC	\$5,381	0.63%
Library	0.75	1.12%	AJB Realty LLC	\$4,824	0.57%
Parks	0.7	1.04%	Boymel Family LLC	\$4,602	0.54%
Total	66.99	100.00%	Texas Eastern Transmission Corp	\$4,173	0.49%
			Rockies Express Pipeline LLC	\$3,746	0.44%
			Precision Strip Inc	\$3,341	0.39%
			Bavarian Woods Owner II LLC	\$3,142	0.37%
			TOTAL TOP TEN	\$107,952	12.73%
			TOTAL ASSESSED VALUATION FOR CITY OF MIDDLETOWN	\$848,116	

## EXPENSES

### ***City funds are used for...***

The chart below shows the comparison of the City's expenses by function for the previous three years. Total expenses for 2021 were \$72,100,000, a decrease of \$3,309,000 or 4.39% under the 2020 total expenses. Expenses for 2020 were \$75,409,000, a 33.50% increase from 2019. Total expenses for 2019 were \$56,487,413. The large decrease in 2019, primarily in Public Safety is due to reporting Other Post Employment Benefits or (OPEB) expense also known as GASB 75. Ohio Police and Fire Pension recently changed their health care model – providing retirees with a stipend for health care as opposed to actual insurance. This caused a significant decrease in the GASB 75 OPEB liability and a large negative public safety expense for 2019 in the City's GAAP financial statements, therefore reducing the City's actual public safety expense for 2019. For more information on GASB 75 and OPEB liability see "Note 9 – Defined Benefit OPEB Plan", of the City of Middletown's Annual Comprehensive Financial Report for the year ending December 31, 2021.



**Public Safety** – expenses related to Police and Fire protection and overall safety of the citizens.

**General Government** – represents expenses related to running the City's day to day operations and support to other City activities.

**Sewer** – expenses associated with the operation and repairs to the City's sanitary sewer system, Wastewater Treatment Plant, Sewer Maintenance Division, Public Works and Utilities Administrative Division and Sewer Administration.

**Highways & Streets** – expenses related to maintaining or building of transportation related infrastructure. This includes road repairs such as paving and snow removal.

**Water** – expenses associated with the operation and repairs to the City's water distribution, Water Treatment Plant, Water Maintenance Division, and Water Administration.

**Community Environment** – consists of expenses for Community Development, Neighborhood Stabilization Program, and Home Funds.

**Solid Waste** – costs associated with the City's solid waste disposal programs, including refuse pickup and recycling by Rumpke for all households located inside City limits.

**Transit** – expenses related to the operation of the City's public transportation bus line.

**Storm Water** – expenses associated with the City's storm water collection mains and catch basins, Storm Water Maintenance Division, administrative support, and capital improvement projects.

**Interest on Long-term debt** – costs related to payment of interest on the City's debt.

**Leisure Activities** – consists of expenses for recreation, Parks Maintenance Division, and the Community Center.

**Public Health** – includes costs of the activities of the City Health Department which inspects and licenses restaurants, groceries, vending machines, public swimming pools and spas, tattoo parlors, waste and fresh water haulers, mobile home parks, public buildings, is responsible for the community health assessment and disease control as well as maintaining vital statistics that registers and certifies all records of birth and death for the City.

**Airport** – costs related to the operation of the Middletown Regional Airport.

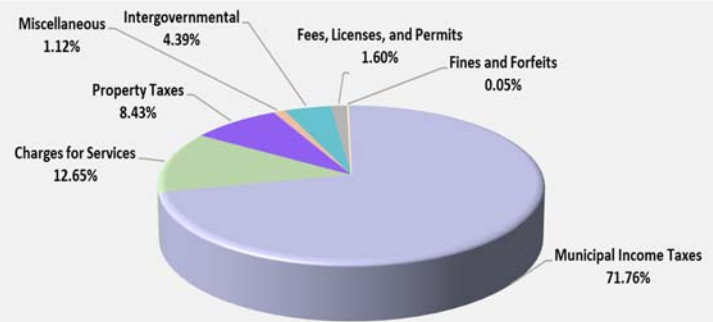
## GENERAL FUND

### Operating Fund Detail...

The General Fund is the primary operating fund of the City of Middletown. All revenues and expenditures not accounted for in other designated funds are recorded in the General Fund.

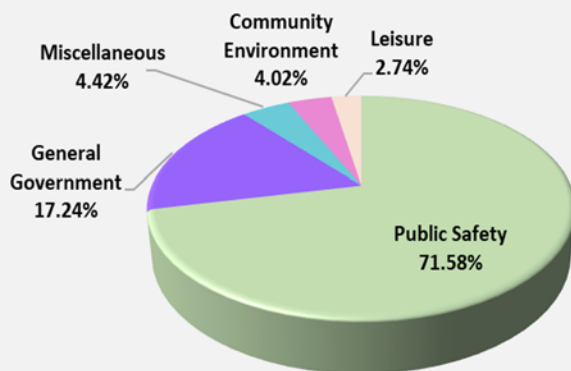
General Fund Revenues										
Revenue Source	2021	%	2020	%	2019	%	2018	%	2017 Restated	%
Municipal Income Taxes	\$ 27,271,745	71.76%	\$ 19,256,346	58.90%	\$ 21,084,648	65.02%	\$ 18,363,559	60.31%	\$ 20,049,288	64.99%
Charges for Services	4,806,896	12.65%	4,340,872	13.28%	4,364,354	13.46%	4,712,571	15.48%	4,395,374	14.25%
Property Taxes	3,203,253	8.43%	2,801,073	8.57%	2,660,876	8.21%	2,594,843	8.52%	2,450,336	7.94%
Miscellaneous	427,121	1.12%	2,561,739	7.83%	2,361,458	7.28%	2,000,740	6.57%	1,536,814	4.98%
Intergovernmental	1,668,713	4.39%	3,199,938	9.79%	1,544,763	4.76%	2,317,359	7.61%	2,020,240	6.55%
Fees, Licenses, and Permits	607,140	1.60%	517,803	1.58%	395,805	1.22%	452,605	1.49%	388,064	1.26%
Fines and Forfeits	20,397	0.05%	15,505	0.05%	17,782	0.05%	6,913	0.02%	7,728	0.03%
Total	\$ 38,005,265	100.00%	\$ 32,693,276	100.00%	\$ 32,429,686	100.00%	\$ 30,448,590	100.00%	\$ 30,847,844	100.00%

**Revenues** of \$38,005,265 in 2021, increased by 16.25% or \$5,311,989 over the 2020 total General Fund revenue of \$32,693,276. The largest revenue source for the General Fund is Municipal Income Taxes which make up 71.76% of total revenue in 2021. The increase in 2021 over 2020, is primarily related to the increased earnings activity of businesses and citizens living/working within the City in 2021, which was much stronger than COVID-19 dominated 2020. Intergovernmental revenues saw a decrease of \$1,531,225 or 47.85% in 2021. This decrease is due to CARES Act funding that was received in 2020. Property taxes increased by \$402,180 in 2021 and account for 8.43% of the total 2021 revenue collected.



2021 General Fund Revenues

### 2021 General Fund Expenditures by Function



**Expenditures** for each department and/or division are separated into categories: personal services, contractual services, commodities, and capital outlay. The largest expense in the General Fund is personnel costs. In 2021, General Fund expenditures of \$33,204,941 increased by \$4,940,404 or 17.48%, from the 2020 total of \$28,264,537. As seen in the chart to the left and the table below, Public Safety has the largest amount of expenditures in the General Fund. Public Safety expenditures were \$23,768,602 in 2021, which was 71.58% of all General Fund expenditures and was 24.68% higher than the 2020 total of \$19,063,900. General Government is the second largest function supported by the General Fund with \$5,723,095 in expenditures for 2021, this being an increase of \$639,971 or 12.52% from the 2020 General Government total expenditures of \$5,086,124.

GENERAL FUND EXPENDITURES BY FUNCTION										
	2021	% of total expended	2020	% of total expended	2019	% of total expended	2018	% of total expended	2017	% of total expended
Public Safety	\$23,768,602	71.58%	\$19,063,900	67.45%	\$20,723,123	70.27%	\$19,762,885	70.60%	\$19,337,168	69.08%
General Government	5,723,095	18.00%	5,086,124	18.00%	5,196,009	17.62%	4,716,290	16.85%	4,627,996	16.53%
Miscellaneous	1,468,050	4.42%	2,027,421	7.17%	1,402,486	4.76%	1,177,180	4.21%	1,261,481	4.51%
Community Environment	1,334,864	4.02%	1,193,690	4.22%	1,266,752	4.30%	1,431,385	5.11%	1,410,587	5.04%
Leisure	910,330	2.74%	893,402	3.16%	903,106	3.06%	905,548	3.23%	894,501	3.20%
Grand Total	\$33,204,941	100.75%	\$28,264,537	100.00%	\$29,491,476	100.00%	\$27,993,288	100.00%	\$27,531,733	98.35%

## CAPITAL PROJECTS/ASSETS

### Capital Improvements...

The City's Capital Assets consist of infrastructure (underground water and sanitary sewer lines, storm sewers, roadways, traffic lights, bridges, etc.), equipment, public facilities and parks.

The City's pledge to address necessary infrastructure maintenance and improvements is showing in a noticeable way. Street paving, Long Term Control Plan and the System Replacement Program continue to be major priorities.

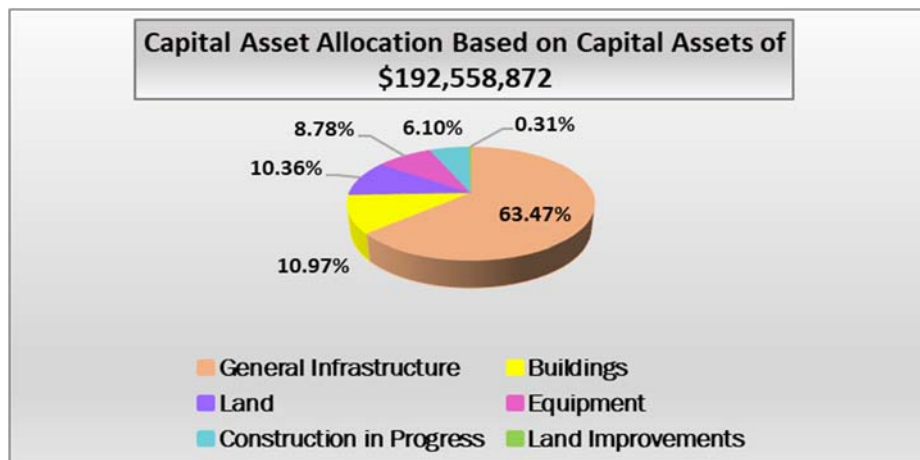
Capital improvement projects are funded by various grants, charges for services, assessments to property owners and debt. As seen in the chart to the right, the City of Middletown is projecting to spend nearly \$117 million on infrastructure in the next three years.

To attract new businesses and create new jobs the City must be ready, from roadwork to water, sewer, and utilities.

2022-2024 CAPITAL IMPROVEMENT PLAN PROJECTIONS (IN \$1,000'S)			
	2022	2023	2024
Blueball Storage and Backup WTP Backup Power		\$8,700	
Central Avenue Improvements	\$6,635		
City Building Pavers	\$1,050		
Downtown Basin LTCP			\$46,000
Downtown Basin Design LTCP	\$4,500		
Gateway/Boulevard Enhancements	\$75	\$75	\$75
Geographical Information System	\$20	\$20	\$20
Local Street Paving	\$2,400	\$2,900	\$2,900
LSLR Program		\$500	\$500
Miscellaneous Building Improvements	\$30	\$30	\$30
Miscellaneous Parks Improvements	\$30	\$30	\$30
MTU Replacement Project	\$2,000		
NPDES Compliance	\$50	\$50	\$50
ODOT Urban Paving - SR 73 (Tytus Ave. to Germantown Rd.)	\$700		
Sewer System Replacement Program	\$5,600	\$4,000	\$4,000
Storm Water System Replacement	\$150	\$450	\$450
Traffic Signal & Systems Replacement	\$95	\$95	\$95
Water Reclamation Facility Upgrades	\$2,000	\$500	\$500
Water System Replacement Program	\$2,000	\$2,000	\$2,000
Water Treatment Facility Upgrades	\$1,700	\$12,200	\$200
<b>Totals</b>	<b>\$29,035</b>	<b>\$31,550</b>	<b>\$56,850</b>

### Capital Asset Totals...

Net Capital Assets as of December 31, 2021 for Governmental (\$91,926,866) and Business-Type (\$100,632,006) Activities total **\$192,558,872**. Capital Assets are divided into two categories – depreciable and non-depreciable. Land and construction-in-progress are the only non-depreciable assets recorded for the City of Middletown. Construction-in-progress will be categorized with depreciable assets once the improvement project is completed with the exception of land. Depreciable assets include machinery, equipment, buildings, infrastructure or any other item that can be depreciated or value reduced over a period of time. Depreciation takes into account that assets will eventually become obsolete, worn out and/or of little value over a period of time.

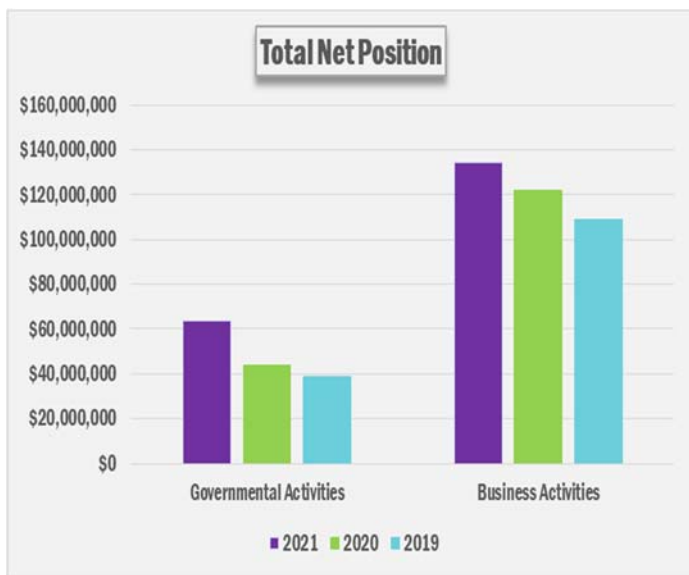


## DEBT/NET POSITION/PROGRESS

### Debt...

A brief description of the financing tools the City utilizes are listed below along with the total outstanding debt:			
<b>General Obligation Bonds:</b> Long term debt that is first budget obligation bonds secured by the City's full faith and credit pledge	Balance, End of Year 12/31/2021	<b>Special Assessment Bonds:</b> Long term debt that is issued to finance improvements for property owners, who then in turn must repay the City over a period of time usually through property tax payments	Balance, End of Year 12/31/2021
Governmental Activities	\$ 10,950,450	Governmental Activities	\$ 2,787,000
Business Type Activities	\$ 5,763,499		
<b>Total General Obligation Bonds</b>	<b>\$ 16,713,949</b>	<b>Total Special Assessment Bonds</b>	<b>\$ 2,787,000</b>
<b>Revenue Obligation Bonds (voted):</b> Revenue bonds are a category of municipal bonds supported by the revenue from a specific project	Balance, End of Year 12/31/2021	<b>Bond Anticipation Notes (BANs):</b> Bond Anticipation Notes are short-term interest-bearing securities issued in advance of a larger, future bond issue	Balance, End of Year 12/31/2021
Governmental Activities	\$ 28,684,000	Governmental Activities	\$ 1,300,000
		Business Type Activities	\$ 2,000,000
<b>Total Revenue Obligation Bonds</b>	<b>\$ 28,684,000</b>	<b>Total Notes Payable</b>	<b>\$ 3,300,000</b>

### Net Position...



	2021	2020	2019
<b>Governmental Activities</b>	\$63,777,656	\$43,709,115	\$38,761,260
<b>Business Activities</b>	134,202,578	122,093,734	108,724,881
<b>Total Net Position</b>	\$197,980,234	\$165,802,849	\$147,486,141

The statement of net position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. The increase in net position for 2021 indicates that the overall financial position is improving. Net position is categorized by activity type. Governmental activities include services largely funded through non-exchange revenues such as income and property taxes. Business type activities include services primarily funded through user charges, such as utility billings. The chart to the left and table above show the net position of the City of Middletown as of December 31, 2021.

### Economic Outlook...

City staff has been working diligently on many exciting projects and improvements. The largest street paving project in City history is well into its second summer. The Central Avenue Improvement project is under way and once completed will update infrastructure and transform Middletown's downtown. Residential development continues to grow in the east end, including proposed plans for a four hundred unit luxury apartment complex on Innovation Drive. The redevelopment of the Towne Mall Galleria, bringing a destination sports and entertainment venue and multiple Towne-Center style amenities for added family fun along with many other planned amenities. The Robert Sonny Hill Jr. Community Center renovation and redevelopment and a new Harbor Freight retail store, located at 4794 Roosevelt Blvd, opening on July 5th! With the passage of the one mill, 30 year Fire Levy, four new state-of-the-art fire houses will begin the design/build process in 2022!

## QUICK FACTS & STATS

The City of Middletown is located  
in Butler and Warren Counties



84.4% Butler County  
15.6% Warren County

**POPULATION 50,987**

Median Age 38.4

Per Capita Income \$24,184

Median Household Income \$42,290

Median Value of Owner Occupied Housing  
Units \$105,100



**34 PARKS**



**1 COMMUNITY CENTER**

**111,712 UNLINKED TRANSIT  
PASSENGER TRIPS**



**FIRE Responses 2,771**

**EMS Calls 10,131**

**Average Response Time  
5.54minutes**



**POLICE Calls for Service 34,862**

**Arrests 3,909**

**Traffic Accidents 1,016**

**Response Time for Priority Calls  
5.6 minutes**



**Average Daily Jail Population 33**

**BUILDING INSPECTION**

**2,253 Permits**

**\$66,215,826 Valuation**

**6,451 Inspections**

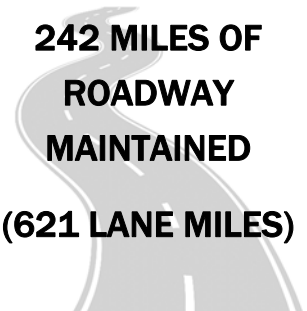


**242 MILES OF**

**ROADWAY**

**MAINTAINED**

**(621 LANE MILES)**



**LABOR FORCE 21,200**

**EMPLOYED 19,800**

**UNEMPLOYED 1,400**

**UNEMPLOYMENT RATE 3.1%**



### CITY OF MIDDLETOWN PRINCIPAL EMPLOYERS

Employer	Employees	Rank	Percentage of Total City Employment
Cleveland Cliffs Steel Co	2,709	1	13.7%
Atrium Medical Center	1,592	2	8.0%
Middletown City Schools	956	3	4.8%
PAC Worldwide Corp	912	4	4.6%
Kroger	683	5	3.4%
Walmart	645	6	3.3%
Majestic Care	464	7	2.3%
City of Middletown	443	8	2.2%
Graycor Industrial Construction	436	9	2.2%
Miami University	417	10	2.1%

**TOTAL ESTIMATED CITY EMPLOYMENT**

**19,800**

Data Sources:

City Income Tax Division

Ohio Labor Market Information (Total Estimated City Employment)



**109**

**TRAFFIC  
LIGHTS**

### WATER

**Average Daily Pumpage**

**10.41 million gallons**

**290 miles of Water Main**



### SEWER

**Average Daily Flow**

**17.6 million gallons**

**394 miles of Sanitary  
& Storm Sewer Main**

***Meet the Managers...***

Middletown City Council has unanimously appointed the City Fire Chief, Paul Lolli as Acting City Manager. Chief Lolli has served the City in its Fire Department for thirty-three years, with the last seven being Fire Chief. Chief Lolli will manage the City using his passion for Middletown, wealth of institutional knowledge, and strong leadership. He will also remain the City's Fire Chief.

As the Acting City Manager, Chief Lolli will take charge of the City's three hundred seventy-five employees, eleven departments and \$125 million budget to lead the City into the future – accelerating growth, boosting employee and citizen morale, and cooperating with stakeholders across the City and region.

Nathan Cahall joined Middletown staff as the Finance Director in November, 2021 and was quickly promoted to Assistant City Manager in April, 2022. Nathan, who most recently served as the Village Administrator in Plain City, Ohio, also filled the Economic Development Director role for the city of Centerville, Ohio for ten years.

Nathan earned his bachelor's degree from the University of Dayton and master's from Ohio State University.



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