

CITY OF CANAL WINCHESTER
TAX INCENTIVE REVIEW COUNCIL
FOR
FRANKLIN COUNTY

Thursday, July 29, 2021, 1:00 PM
Town Hall
10 North High Street
Canal Winchester, Ohio

AGENDA

1. Call to Order
2. Introduction of Members
3. Purpose of the Tax Incentive Review Council
4. Review and Approval of 2020 TIRC Minutes
5. Review of Tax Incentive Projects

Canal Winchester Community Reinvestment Area #1

- | | |
|---------------|---------------------------------|
| A. 184-000045 | 4 EAST WATERLOO LLC |
| B. 184-000123 | 4 EAST WATERLOO LLC |
| C. 184-000197 | WATERLOO HIGH LLC |
| D. 184-000227 | RRCT LLC |
| E. 184-000229 | 25 N HIGH LLC |
| F. 184-000258 | LYNCH INVESTMENT PROPERTIES LLC |
| G. 184-000282 | 60 ELM LLC |
| H. 184-000321 | BOB MCDORMAN REAL ESTATE LLC |
| I. 184-000733 | LARK ENTERPRISES INC |
| J. 184-000789 | CAULK MARK |
| K. 184-000855 | BREWDOG COLUMBUS LLC |
| L. 184-001376 | MGD INVESTMENTS LLC |
| M. 184-002270 | TS TRIM INDUSTRIES INC |
| N. 184-003240 | CANAL WINCHESTER HOLDINGS LLC |
| O. 184-003365 | WINCHESTER OFFICE PARK LLC |
| P. 184-003364 | WINCHESTER OFFICE PARK LLC |
| Q. 184-003363 | OVD CANAL HOLDING LLC |

Canal Winchester Community Reinvestment Area #2

- | | |
|---------------|---------------|
| A. 184-000426 | ZEALER CARL C |
|---------------|---------------|

Canal Winchester Tax Increment Finance District

- | | |
|----|------------------------------------|
| A. | Gender Road Public Improvement TIF |
| B. | Bixby Road Public Improvement TIF |

5. Other Business
6. Adjournment

CANAL WINCHESTER TAX INCENTIVE REVIEW COUNCIL FOR FRANKLIN COUNTY

Minutes:
August 26, 2020

Members Present: Michael Stinziano Franklin County Auditor (Chair); Kelly Washington, Designee from Franklin County Auditor; Gena Shelton, Designee from Franklin County Auditor; Gary York, Madison Township appointee; Christine Boucher, Eastland-Fairfield Joint Vocational District representative; Michael Kinninger, Franklin County Board of Commissioners Appointee; Bob Clark, Council appointee.

Also present: Mayor Michael Ebert; Lucas Haire, Canal Winchester Development Director; Trisha Buchanan, Administrative Assistant City of Canal Winchester.

Call to Order: *Mr. Stinziano called the meeting to order at 2:30 pm.*

Introduction of Members: Council members introduced themselves and who they represented.

Approval of Previous Meeting Minutes: *Ms. Boucher moved to approve the 2019 minutes. Mr. Kinninger seconded the motion. The motion passed unanimously.*

Review of Canal Winchester CRA #1 Incentives:

Mr. Haire reported on the fifteen properties located in CRA #1 currently receiving tax exemptions on improvements to real property. The report was based on information compiled from the most recent CRA #1 Housing Council Review tour conducted on Thursday, March 25, 2020. He stated that they are all in compliance.

Mr. Clark made a motion to accept the report and recommend the continuation of the tax abatements as previously reviewed. Ms. Boucher seconded the motion. The motion passed unanimously.

Review of Canal Winchester CRA #2 Incentives:

Mr. Haire reported on the one property located in CRA #2 currently receiving tax abatements on improvements to real property. The report was based on information compiled from the most recent CRA #2 Housing Council Review tour conducted on March 25, 2020. He stated that it is in compliance.

Ms. Boucher made a motion to accept the report and recommend the continuation of the tax abatements as previously reviewed. Mr. York seconded the motion. The motion passed unanimously.

Review of Canal Winchester Tax Increment Finance District

Mr. Haire reported on the Gender Road Public Improvement TIF.

Ms. Boucher made a motion to accept the report. Mr. York seconded the motion. The motion passed unanimously.

Other Business:

None.

Adjournment:

3:00 pm.

TAX YEAR 2020 STATUS REPORT FOR:

CANAL WINCHESTER C.R.A. #1

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	ESTIMATED # OF JOBS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE
184-000045	4 EAST WATERLOO LLC	10 YRS / 100%	REMOD	\$ 240,400	\$ 47,300	\$ 1,391.21	Current	3	2016-2025	maintained	3/16/2021
184-000123	4 EAST WATERLOO LLC	10 YRS / 100%	REMOD	\$ 225,700	\$ 40,800	\$ 1,199.68	Current	3	2016-2025	maintained	3/16/2021
184-000197	WATERLOO HIGH LLC	10 YRS / 100%	REMOD	\$ 148,500	\$ 29,300	\$ 861.96	Current	7	2016-2025	maintained	3/16/2021
184-000227	RRCT LLC	10 YRS / 100%	REMOD	\$ 385,000	\$ 120,000	\$ 3,528.47	Current	12	2019-2028	maintained	3/16/2021
184-000229	25 N HIGH LLC	10 YRS / 100%	REMOD	\$ 200,200	\$ 108,800	\$ 3,199.16	Current	2	2017-2026	maintained	3/16/2021
184-000258	LYNCH INVESTMENT PROPERTIES LLC	10 YRS / 100%	REMOD	\$ 110,800	\$ 39,000	\$ 1,146.75	Current	31	2017-2026	maintained	3/16/2021
184-000282	60 ELM LLC	10 YRS / 100%	REMOD	\$ 1,840,000	\$ 819,800	\$ 24,105.38	Current	19	2019-2028	maintained	3/16/2021
184-000321	BOB MCDORMAN REAL ESTATE LLC	15 YRS / 100%	NEW CONST	\$ 2,263,800	\$ 2,206,400	\$ 64,876.90	Current	0	2015-2029	maintained	3/16/2021
184-000733	LARK ENTERPRISES INC	10 YRS / 100%	REMOD	\$ 418,000	\$ 161,800	\$ 4,757.57	Current	31	2013-2022	maintained	3/16/2021
184-000789	CAULK MARK	5 YRS / 100%	REMOD	\$ 240,900	\$ 141,000	\$ 3,270.19	Current	0	2019-2023	maintained	3/16/2021
184-000855	BREWDOG COLUMBUS LLC	15 YRS / 100%	NEW CONST	\$ 15,836,300	\$ 14,300,800	\$ 420,500.28	Current	144	2017-2031	maintained	3/16/2021
184-001376	MGD INVESTMENTS LLC	10 YRS / 100%	REMOD	\$ 126,800	\$ 36,700	\$ 873.80	Current	3	2017-2026	maintained	3/16/2021
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184-003240	CANAL WINCHESTER HOLDINGS LLC	15 YRS / 100%	NEW CONST	\$ 1,468,500	\$ 1,249,500	\$ 36,740.68	Current	30	2017-2031	maintained	3/16/2021
184-003365	WINCHESTER OFFICE PARK LLC	15 YRS / 100%	NEW CONST	\$ 1,102,300	\$ 987,400	\$ 29,033.47	Current	2	2020-2034	maintained	3/16/2021
184-003364	WINCHESTER OFFICE PARK LLC	15 YRS / 100%	NEW CONST	\$ 606,500	\$ 549,100	\$ 16,146.13	Current	9	2020-2034	maintained	3/16/2021
184-003363	OVD CANAL HOLDING LLC	15 YRS / 100%	NEW CONST	\$ 606,500	\$ 549,100	\$ 16,146.13	Current	3	2020-2034	maintained	3/16/2021
TOTALS:				\$ 37,895,200	\$ 27,991,600	\$ 821,985.09		757			

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TIF Form

Municipality Canal Winchester
TIF Name GENDER ROAD TIF
TIF Ordinance 13-034, 16-037, 17-059
TIF Type
First Year 2014 **Last Year** 2044
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 07/29/2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40 (B)
Number of years total 30
Revenue Sharing N
School District CANAL WINCHESTER LSD
Project History

This TIF was created in 2013. The TIF was created to capture the incremental value increase associated with commercial development and value increases throughout the Gender Road corridor. Infrastructure needs are increasing in the corridor due to the development and the City wanted to reinvest revenue from the area to ensure that the district can continue to thrive. The TIF area was altered in 2016 to include additional parcels to the south along Gender Road. The TIF was altered again in 2017 to allow the TIF to be applied to a parcel that is also with the Canal Winchester CRA #1.

The City has entered into a number of TIF agreements to reimburse private developers for public infrastructure projects which have benefited the Gender Road TIF district.

Fund Balance \$1,284,191.90
Funds Received this Year \$2,066,181.51
Encumbered Amount \$185,038.34
Expenditures \$1,118,879.24

Balance Owed \$3,632,739.50
Funds Received Total \$3,116,113.87
Total Cost of Finished Infrastructure \$3,612,739.50
Expenditure Details

The City of Canal Winchester has entered into a number of agreements to fund public infrastructure on a reimbursement basis with private developers (details below).

CW Holdings, LLC agreement – ORD 15-040 – reimburse the developer for \$380,589.50 for a public roadway extension over a 10-year period. \$200,000 has been paid and \$180,589.50 is outstanding as of 2020.

Propero Canal Winchester, LLC – ORD 17-040 – reimburse the developer \$100,000 for public path and waterline extension. Reimbursement is complete

City of Canal Winchester – ORD 15-033 – reimbursing the City \$400,000 for the acquisition of Hanners Park. \$80,000 has been paid and \$320,000 is outstanding as of 2020.

Central Ohio Transit Authority – ORD 18-016 – reimbursing COTA up to \$949,513 for public roadway and utility work from increment specifically on their parcels. No private development has taken place on these parcels so no payments have been made.

Opus – ORD 19-024 – Reimburse the developer up to \$600,000 for the extension of Winchester Blvd. and public utilities. The infrastructure was completed in 2020 however payment has not taken place.

The Mountain Agency – ORD 20-040 - Reimburse the developer up to \$173,637 for extension of a public waterline. The infrastructure was completed in 2020 however payment has not taken place.

City of Canal Winchester – Waterline and sanitary line extensions and lift station – This project extended waterline and sanitary sewer lines west to Rager Road. The City forwarded \$1,409,000 into the TIF fund to pay for the construction. The City will reimburse itself the total cost of construction of \$1,409,000 from this fund over 10 years. No payments have taken place at this time.

TIF Form

Municipality Canal Winchester

TIF Name BIXBY ROAD TIF

TIF Ordinance 20-058

TIF Type

First Year Last Year

Levy Sharing N

School or Non-School TIF NS

JVSD EASTLAND JVSD

TIRC Date 07/29/2021

Percent of TIF 100

TIF Ordinance Date

TIF ORC Code 5709.40 (B)

Number of years total 30

Revenue Sharing N

School District CANAL WINCHESTER LSD

Project History

This TIF was created in 2020. The TIF was created to capture the incremental value increase associated with a new industrial park known as Canal Crossing that is under development on Bixby Road. The two industrial buildings were recently completed. TIF funds will be reserved for future roadway, utility, and other infrastructure improvements that may be necessary in the area, including local contributions to a future Bixby Road and US 33 interchange.

Fund Balance \$0

Funds Received this Year \$0

Encumbered Amount \$0

Expenditures \$0

Balance Owed \$0

Funds Received Total \$0

Total Cost of Finished Infrastructure \$0

Expenditure Details

No value increase has occurred and deposits have not been made into the TIF fund.

RESOLUTION NO. 20-008

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FAIRFIELD COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

WHEREAS, the City of Canal Winchester has the statutory authority to create or be a part of various zones that provide economic development incentives, which include Community Reinvestment Areas, Enterprise Zones, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, the City Council may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic development projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be created for each of the zones as required to review these agreements between the City or County and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, each TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each agreement within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31, 2019; and

WHEREAS, the recommendations of each TIRC are required to be forwarded to the City Council within 60 days of making the recommendations and the Council is required to act upon those recommendations;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Canal Winchester Tax Incentive Review Council for any zones located in Fairfield County required to review agreements as of December 31, 2019 has done so and has forwarded its recommendations to the City Council.

SECTION 2. The City Council has taken the recommendations under consideration within the 60-day time frame.

SECTION 3. The City Council accepts the recommendations of the TIRC to accept the report and continue the agreement for all the properties described below:

a. CRA No. 2—Fairfield County

	<u>Parcel Number</u>	<u>Property Owner</u>
1.	0420376360	NIFCO American Corporation
2.	0420376230	8260 Industrial, LLC
3.	0420376240	Busey Road Office Venture 1 LLC
4.	0420376301	7895 Dove Parkway LLC
5.	0420376290	The Combs Group LLC
6.	0420376202	Tobin, Margaret E & Richard M
7.	0420376201	AK Athletic Equipment Inc
8.	0420376270	Prestifilippo Real Estate Ltd
9.	0420376203	Manifold Phalor Real Estate LLC
10.	0420376020	JS Winchester Enterprises
11.	0420376205	Lucky Bones Real Estate, LLC
12.	0420376010	7890 Robinett, LLC
13.	0420376206	Sebastian/Bohls Family Partnership

b. Diley Road TIF – accept report and continue agreement

c. Greengate TIF – accept report and continue agreement

SECTION 4. That this resolution shall take effect and be in force from and after its passage.

PASSED 9/21/2020

ATTEST Amanda M Jackson
CLERK OF COUNCIL

Michael G Parker
PRESIDENT OF COUNCIL

Mark East
MAYOR

DATE APPROVED 9-22-2020

APPROVED AS TO FORM:

Eugene J. Hahn
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Amanda M Jackson
Finance Director/Clerk of Council

TAX YEAR 2019 STATUS REPORT FOR:

CANAL WINCHESTER CRAWFORD

2019 Tax Incentive Review Council for Canal Winchester Community Reinvestment Area #2

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	PROP CLASS	ANNUAL TAX PAID	TAX STATUS	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	DATE PROPERTY INSPECTED
0420376360	NIFCO AMERICA CORPORATION	100%/ 15 years	I		Current	701	2007-2021	3/25/2020
0420376360	NIFCO AMERICA CORPORATION	100%/ 15 years	I	\$131,756.73	Current		2018-2032	3/25/2020
0420376230	8260 INDUSTRIAL, LLC	100%/ 15 years	I	\$4,223.68	Current	24	2005-2019 LAST YEAR	3/25/2020
0420376240	BUSEY ROAD OFFICE VENTURE 1 LLC	100%/ 15 years	I	\$3,452.17	Current	40	2006-2020	3/25/2020
0420376301	7895 DOVE PARKWAY LLC	100%/ 15 years	I	\$3,725.36	Current	27	2007-2021	3/25/2020
0420376290	COMBS GROUP THE LLC	100%/ 15 years	I	\$2,597.04	Current	19	2009-2023	3/25/2020
0420376202	TOBIN MARGARET E & RICHARD M	100%/ 15 years	I	\$5,481.84	Current	27	2009-2023	3/25/2020
0420376201	AK ATHLETIC EQUIPMENT INC	100%/ 15 years	I	\$5,741.32	Current	30	2010-2024	3/25/2020
0420376270	PRESTIFILIPPO REAL ESTATE LTD	100%/ 15 years	I	\$2,851.78	Current	8	2010-2024	3/25/2020
0420376203	MANIFOLD PHALOR REAL ESTATE LLC	100%/ 15 years	I	\$12,390.92	Current	73	2011-2025	3/25/2020
0420376020	JS WINCHESTER ENTERPRISES	100%/ 15 years	I	\$2,494.42	Current	5	2015-2029	3/25/2020
0420376205	LUCKY BONES REAL ESTATE LLC	100%/ 15 years	I	\$2,035.82	Current	21	2015-2029	3/25/2020
0420376010	7890 ROBINETT LLC	100%/ 15 years	I	\$2,559.44	Current	12	2016 - 2030	3/25/2020
0420376206	SEBASTIAN/BOHLS FAMILY	100%/ 15 Years	I	\$8,545.94	Current	27	2017-2031	3/25/2020

\$179,310.52**1014**

Diley Road Tax Increment Finance District

created by Ordinance 73-07 on December 17, 2007

amended by Ordinance 45-08 on July 21, 2008

30 year (non-school) TIF at 100%

Dollar Amount Deposited into the TIF in 2019:	\$207,346.65
Cumulative amount deposited:	\$1,569,041.16
Dollar Amount expensed from the TIF in 2019:	\$2,704.20
Cumulative amount expended:	\$22,339.20
Year first payment made	2011
Year of first expenditure	2011
Current TIF Agreements and Liabilities as of 2019	
Diley Ridge Medical Center Agreement	\$881,880.00

Greengate Public Improvements Tax Increment Finance District

created by Ordinance 17-058 on November 20, 2017

30 year (non-school) TIF at 100%

Dollar Amount Deposited into the TIF in 2019:	\$28,789.16
Cumulative amount deposited:	\$28,789.16

Dollar Amount expensed from the TIF in 2019:	\$379.73
Cumulative amount expended:	\$379.73

Year first payment made	2019
Year of first expenditure	2019

Current TIF Agreements and Liabilities as of 2019	
Shrimangeshi LLC Agreement - ORD 17-061	\$980,000.00

TAX YEAR 2020 STATUS REPORT FOR:

CANAL WINCHESTER C.R.A. #1

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