

DRAFT



CITY OF
PICKERINGTON

**TAX INCENTIVE REVIEW COUNCIL
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, AUGUST 31, 2022**

**REGULAR MEETING MINUTES
11:00 A.M.**

1. CALL TO ORDER

Carri Brown called the Tax Incentive Review Council (TIRC) meeting to order at 11:01 A.M.

2. INTRODUCTION OF MEMBERS

Present: Rick Szabrak, Fairfield County Economic Development Director; Aundrea Cordle, Fairfield County Administrator; Christine Boucher, Business Partnership Coordinator with Eastland Fairfield Career and Technical Schools; Carri Brown, Fairfield County Auditor; Lee Gray, Mayor of the City of Pickerington; James Mako, Fairfield County Regional Planning Commission Executive Director; Ryan Jenkins, Treasurer for Pickerington Local School District

Others Present: Greg Butcher, City Manager for the City of Pickerington, Heather Moore, City of Pickerington; Chris Schornack, City of Pickerington; Allison Binkley, Squire, Patton and Boggs; Scott Stornes, City of Pickerington; Heather Maynard, City of Pickerington; Stephanie Albanese, City of Pickerington

Carri Brown stated the first order of business would be to elect a vice chair for the TIRC. Mayor Lee Gray stated he would volunteer himself for the vice chair position.

Moved by Audrea Cordle to elect Mayor Lee Gray as the Vice Chair of the TIRC; seconded by Rick Szabrak

All members voted "Aye."

3. REVIEW AND APPROVAL OF AUGUST 18, 2020 MEETING MINUTES

Moved by Ryan Jenkins to accept the minutes of the August 18, 2020 TIRC meeting; seconded by Christine Boucher

All members voted "Aye."

Carri Brown clarified that the Tax Incentive Review Council minutes will be posted to the Fairfield County Auditor website.

4. PURPOSE OF TAX INCENTIVE REVIEW COUNCIL (TIRC)

Carri Brown stated the purpose of a TIRC is to review tax increment agreements and incentives that are in place and to make recommendations to the local municipality about the efficacy of those incentives.

5. REVIEW AND REPORT-COMMUNITY REINVESTMENT AREA #1 PROJECTS (CITY)

Greg Butcher stated he had distributed a memorandum regarding the five different Community Reinvestment Areas (CRA) and would provide highlights of each area.

A. Colped, LLC (Columbus Pediatrics)

Greg Butcher stated that Pediatric Associates has approximately 70 employees, which is consistent with prior years.

B. Mark and Christina A. Matthews (MMA Insurance)

Greg Butcher stated that this area is now known as Scarlett Dental and they have approximately 34 employees.

C. David Donley (Donley Concrete Cutting Company)

Greg Butcher stated that Donley Concrete Cutting has approximately 70 employees, which is also consistent with prior years.

D. Spitfire 53, LLC (Essie's Angels)

Greg Butcher stated that Essie's Angels is a salon that derives its income from renting booth space and there are no employees noted.

E. Church Street Properties Inc

Greg Butcher stated that the Church Street Properties consists of Combusion Brewing with approximately 30 employees, which is an increase from the pandemic but consistent with pre-pandemic numbers, and Romeo's Pizza with approximately 40 employees, which is a slight decrease from prior years and attributed to the pandemic.

Greg Butcher stated that all businesses identified within the CRA are healthy, none are blighted, and the City does not have any areas of concern. He continued that the CRA is a required disclosure within the City's Annual Comprehensive Financial Report and is requesting a continuation of the CRA exemptions for all properties.

6. REVIEW AND REPORT-TAX INCREMENT FINANCING (TIFS) PROJECTS/DISTRICTS (CITY)

Greg Butcher stated he had distributed a memorandum regarding the active Tax Increment Finance Summaries (TIFs) for 2021 as well as the financial data and would provide highlights for each TIF.

A. Stonecreek/Equity - Ordinance 2006-44 11/20/2006 - TY2007 30 years - SD 100%

Greg Butcher stated the Equity TIF relates to improvements for Stonecreek Drive and the proceeds will be administered in accordance with the agreement.

B. OhioHealth - Medical Office Building - Ordinance 2014-5 03/04/2014 - TY2015 30 years

Greg Butcher stated that OhioHealth TIF primarily relates to Refugee Road improvements sponsored by the City, Mid Ohio Regional Planning Commission (MORPC), Ohio Jobs and Commerce, and Ohio Department of Transportation (ODOT). He continued that our debt obligation payments are \$300,000 per year and our TIF revenues are \$165,000 per year.

C. Blacklick-Eastern (Hill/Diley #1) Ordinance 2014-17 04/15/2014 - TY2015 30 years - SD's 100%

There is no activity on this TIF.

D. Hill Road North (Hill/Diley #2) Ordinance 2014-18 04/15/2014 - TY 2015 30 years - SD's 100%

Greg Butcher stated that this TIF relates to the development of various commercial properties north of Diley Road and west of State Route 256 and the proceeds are administered in accordance with the TIF agreement.

E. Clint Drive (Hill/Diley #3) Ordinance 2014-19 04/15/2014 - 30 years SD's 100%

There is no activity on this TIF.

F. Hill Road #4 (Aldi)

Greg Butcher stated this Municipal Improvement TIF relates to the development of Aldi with proceeds distributed per the agreement.

G. Wellington Park

Greg Butcher stated that a recent agreement was entered into with Overland Park relating to the City's concerns with property valuation and the proceeds will be administered in accordance with the agreement. He continued that the agreement mirrored an agreement between Overland Park and Pickerington Local School District relating to the School Districts property valuation concerns.

Greg Butcher clarified that information relating to City TIFs is presented annually to the Ohio Department of Development. Ryan Jenkins stated that every single one of these TIFs benefits the schools and allows the City to do what it needs to do, which is appreciated by the school district.

Moved by Mayor Lee Gray to approve and continue all of the agreements; seconded by Ryan Jenkins
All members voted "Aye."

7. OTHER BUSINESS

Carri Brown stated that it is her understanding that the non-discriminatory employment practices of the entities is not something that was typically reviewed by this particular TIRC and would like a motion to include that in the report moving forward. She continued that the entities are currently under the governance of multiple bodies about nondiscriminatory practices, which allows us to proceed this year and place the addition to the report next year. Mayor Lee Gray stated he would like to know the reason for including that and if it is required. Carri Brown stated that according to the code, the TIRC shall annually review the compliance of each recipient of a tax exemption with non-discriminating hiring practices developed by the County, Township, or Municipal Corporation. Allison Binkley clarified that under the Ohio Revised Code, the TIRC is the entity that is charged with doing any reviews and it is the TIRC that

makes those requests of companies. Carri Brown stated that in the past it is the Municipality that has led the TIRC's work and if someone else from the TIRC is going to be preparing the reports, that should be established now. Mayor Lee Gray stated that as a member of the TIRC he would like to leave it to the Municipality to provide a report of its findings. Carri Brown stated the city could make the non-discriminatory employment practices part of the report for the next meeting because it is not currently a part of the report.

Moved by Ryan Jenkins that future reports provided by the City will contain a brief addendum relating to the compliance of each recipient of a tax exemption with the nondiscriminatory hiring policies; seconded by Mayor Lee Gray
All members voted "Aye."

Carri Brown stated she would like to request that we set a deadline for the City to obtain the ordinances from each of the entities regarding the membership of the TIRC. Greg Butcher stated that the City can make that request. Mayor Lee Gray stated he does not want to put a deadline on the request since each entity has different timeframes and requirements for passing legislation. Carri Brown stated she was only suggesting a deadline to obtain order but will look to have those documents by the end of the year.

Carri Brown stated the final item would be the written recommendation of the TIRC to the entity and would like to request a motion that the minutes in draft form would be the written recommendation.

Moved by Mayor Gray that the minutes in draft form will serve as the written recommendation of the TIRC to the Municipality; seconded by Ryan Jenkins
All members voted "Aye."

8. SET NEXT MEETING DATE

The next meeting date was scheduled for June 29, 2023 at 9:00 a.m.

9. ADJOURNMENT

Moved by Ryan Jenkins to adjourn, seconded by Mayor Lee Gray
All members voted "Aye."

The Tax Incentive Review Council adjourned at 11:25 P.M., August 31, 2022.

RESPECTFULLY SUBMITTED:


Heather Moore, City Clerk


Carri Brown, Auditor Fairfield County



CITY OF PICKERINGTON

TO: Tax Incentive Review Council
FROM: Greg Butcher, City Manager
SUBJECT: Community Reinvestment Area (CRA) Summary for 2021
DATE: August 25, 2022

The following represents a summary of CRAs within the City.

1. Colped, LLC (Pediatric Associates)-Approximately 70 employees, consistent with prior years
2. Mark and Christina Matthews (Scarlet Dental)-Approximately 34 employees
3. David Donley (Donley Concrete Cutting)-Approximately 70 employees, consistent with prior years
4. Spitfire, LLC (Essie's Angels)-Derives income from renting salon space
5. Church Street Properties
 - a. Combustion Brewing-Approximately 30 employees, an increase from pandemic, but consistent with pre-pandemic
 - b. Romeo's Pizza-Approximately 40 employees, down slightly from prior years

All businesses identified as within a CRA are healthy. No signs of blighted buildings or other areas of concern are noted.

City's recommendation is for the continuation of CRA exemption for all properties.

Note that information regarding Community Reinvestment Areas are a required disclosure within Annual Comprehensive Financial Report (ACFR).



CITY OF PICKERINGTON

TO: Tax Incentive Review Council

FROM: Greg Butcher, City Manager

SUBJECT: Tax Increment Financing (TIF) Summary for 2021

DATE: August 25, 2022

The following represents a summary of active TIFs within the City.

1. Courtright TIF-Of note is a recent agreement with Overland Park relating to city's concerns with property valuation. Similarly, the Pickerington Local School District had concerns with the property valuation and also entered into an agreement. TIF proceeds will be administered in accordance with the TIF agreement.
2. Equity TIF-This TIF relates to improvements for Stonecreek Drive. TIF proceeds will be administered in accordance with the TIF agreement.
3. Ohio Health TIF-This TIF relates to Refugee Road Improvements abutting the medical office building and eventual new hospital. The TIF revenue was part of a larger funding package involving MORPC, Ohio Jobs and Commerce and ODOT. Currently, payments totaling \$300,000/year are required to satisfy debt obligation. TIF revenue totals approximately \$165,000/year.
4. Municipal Public Improvement TIF-This TIF relates to the development of Aldi with proceeds distributed per agreement.
5. Hill-Diley TIF-This TIF relates to development of various commercial properties north of Diley Road, west of SR 256. TIF proceeds will be administered in accordance with the TIF agreement.

Financial data of each TIF is attached. Additionally, information relating to city TIFs is presented annually to the Ohio Department of Development.

EQUITY TIF
REVISED 8/22/22

REVENUE:	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	CUMULATIVE
TAXES	\$46,698.80	\$47,486.41	\$75,622.36	\$59,785.27	\$74,001.74	\$70,184.81	\$82,456.87	\$90,188.93	\$89,359.80	\$103,636.70	\$98,548.53	\$102,129.54	\$99,202.59	\$38,059.69	\$1,039,302.15
INTEREST	\$16.77	\$6.89			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23.66
TOTAL	\$46,715.37	\$47,493.30	\$75,622.36	\$59,785.27	\$74,001.74	\$70,184.81	\$82,456.87	\$90,188.93	\$89,359.80	\$103,636.70	\$98,548.53	\$102,129.54	\$99,202.59	\$38,059.69	\$1,039,325.81
EXPENSE PD FROM TIF															
LEGAL FEES	\$0.00						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONST.COSTS	\$46,090.85	\$46,518.20	\$73,671.14	\$58,982.38	\$73,012.57	\$69,247.59	\$42,301.51	\$128,714.08	\$88,188.96	\$102,273.92	\$96,437.13	\$98,887.09	\$97,051.97	\$37,577.88	\$1,021,377.39
AUDITOR FEE	\$616.45	\$983.17	\$1,951.22	\$802.89	\$989.17	\$937.22	\$1,093.84	\$536.37	\$1,170.84	\$1,362.78	\$2,111.40	\$3,242.45	\$2,150.62	\$481.81	\$17,948.42
TOTAL	\$46,707.30	\$47,501.37	\$75,622.36	\$59,785.27	\$74,001.74	\$70,184.81	\$43,395.35	\$129,250.45	\$89,359.80	\$103,636.70	\$98,548.53	\$102,129.54	\$99,202.59	\$38,059.69	\$1,039,325.81

* - 2nd half settlement payment for 2015 made in 2016 due to Equity not providing an invoice in timely manner.

OHIO HEALTH TIF
Revised 8/22/22

Revenue	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 CUMULATIVE
Payment in Lieu of Taxes				\$118,512.96	\$156,588.12	\$172,691.96	\$173,598.92	\$166,838.54	\$164,777.98	\$81,785.34		\$1,034,793.82
INTEREST				\$0.00								\$0.00
NOTE PROCEEDS			\$2,312,060.00	\$0.00	\$1,000,000.00	\$1,100,000.00						\$4,412,060.00
DEVELOPERS REIMB			\$38,142.88	\$100,000.00	\$13,050.00		\$148,000.00					\$299,192.88
TRSF WNDMLR CONST FD												\$0.00
ADV FROM GEN FUND	\$149,235.00	\$175,100.00				\$406,000.00						\$730,335.00
REFUND							\$ 48,727.50					\$48,727.50
TOTAL	\$149,235.00	\$175,100.00	\$2,350,202.88	\$218,512.96	\$1,169,638.12	\$1,678,691.96	\$370,326.42	\$166,838.54	\$164,777.98	\$81,785.34	\$0.00	\$0.00 \$6,525,109.20
EXPENSES												
LEGAL FEES												\$0.00
CAPITAL		\$202,432.04	\$1,036,971.41	\$918,131.72	\$450,460.24	\$1,738,436.99	163844.67	\$12,647.44	\$ 11,756.14			\$4,534,680.65
AUDITOR FEE				\$1,541.02	\$2,051.70	\$2,262.75	\$2,263.36	\$2,122.29	\$ 2,064.30	\$ 1,035.35		\$13,340.77
ISSUANCE COSTS			\$12,060.00									\$12,060.00
NOTE INTEREST				\$26,153.11		\$29,122.00						\$55,275.11
DEBT PAYMENT							\$249,500.00	\$165,000.00	\$ 170,000.00			\$584,500.00
REIMB. TO OTHER FUNDS			\$65,835.00		\$53,090.14							\$118,925.14
ADV TO GEN FUND			\$324,335.00				105000	125000	\$ 176,000.00			\$730,335.00
SCHOOL TAX SHARE												\$0.00
TOTAL	\$0.00	\$202,432.04	\$1,439,201.41	\$945,825.85	\$505,602.08	\$1,769,821.74	\$520,608.03	\$304,769.73	\$ 359,820.44	\$ 1,035.35	\$ -	\$ - \$6,049,116.67
CASH BALANCES	\$149,235.00	\$121,902.96	\$1,032,904.43	\$305,591.54	\$969,627.58	\$878,497.80	\$728,216.19	\$590,285.00	\$395,242.54	\$80,749.99	\$0.00	\$0.00 \$475,992.53
NOTE HISTORY:												
Principal Balance	\$0.00	\$0.00	\$2,300,000.00	\$2,300,000.00	\$2,300,000.00	\$3,300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Additional Borrowing		\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$1,100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Principal Payment NOTES		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Current Note Balance	\$0.00	\$0.00	\$2,300,000.00	\$2,300,000.00	\$3,300,000.00	\$4,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

HILL-DILEY TIF
REVISED 8/22/22

REVENUE:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 CUMULATIVE	
PILOTS	\$6,268.22	\$6,260.98	\$51,574.99	\$126,561.96	\$136,303.49	\$136,346.88	\$67,566.20	\$0.00	\$0.00	\$0.00	\$530,882.72
INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$6,268.22	\$6,260.98	\$51,574.99	\$126,561.96	\$136,303.49	\$136,346.88	\$67,566.20	\$0.00	\$0.00	\$0.00	\$530,882.72
EXPENSE PD FROM TIF											
LEGAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONST.COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
AUDITOR FEE	\$81.50	\$82.04	\$667.79	\$1,650.10	\$1,751.29	\$1,708.12	\$855.33	\$0.00	\$0.00	\$0.00	\$6,796.17
TOTAL	\$81.50	\$82.04	\$667.79	\$1,650.10	\$1,751.29	\$1,708.12	\$855.33	\$0.00	\$0.00	\$0.00	\$6,796.17
CASH BALANCE	\$6,186.72	\$12,365.66	\$63,272.86	\$188,184.72	\$322,736.92	\$457,375.68	\$524,086.55				