



## CITY OF PICKERINGTON

### TAX INCENTIVE REVIEW COUNCIL CITY HALL, 100 LOCKVILLE ROAD WEDNESDAY, AUGUST 18, 2020

#### REGULAR MEETING MINUTES 3:00 P.M.

1. CALL TO ORDER

Mr. Laramée called the meeting to order at 3:05 P.M.

2. INTRODUCTION OF MEMBERS

Present: Rick Szabrak, Fairfield County Economic Development; Christine Boucher, Eastland Fairfield CTS; Mayor Lee Gray, City of Pickerington; Ed Drobina, Violet Township; Robin Duffee, Violet Township; Tricia Sanders, City of Pickerington; Ed Laramée, Fairfield County Auditor; Ryan Jenkins, Pickerington Local School District; Jon Slater, Fairfield County Auditor

Others Present: Greg Butcher, City of Pickerington; Dave Gulden, City of Pickerington; Chris Schornack, City of Pickerington; Heather Moore, City of Pickerington

3. REVIEW AND APPROVAL OF SEPTEMBER 17, 2019 MEETING MINUTES

**Moved by Mr. Szabrak to approve; seconded by Ms. Boucher**  
All members voted "Aye"

4. PURPOSE OF TAX INCENTIVE REVIEW COUNCIL (TIRC)

Mr. Laramée stated the purpose of the Tax Incentive Review Council is to review and report on the Community Reinvestment Area (CRA), review and report on the Tax Incremental Financing Agreements (TIF's), and accept, reject or modify the reports.

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

Mr. Gulden stated that the CRA Housing Council met on February 11, 2020 to discuss the properties that he inspected which are all in compliance.

A. Colped, LLC (Columbus Pediatrics)

Mr. Gulden stated the building is still occupied with 35 employees.

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

Mr. Gulden stated that building is occupied by Scarlett Dental with ten employees.

C. David Donley (Donley Concrete Cutting Company)

Mr. Gulden stated that Donley Concrete is located in downtown Pickerington and is in their last year of the CRA with 60 employees.

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

Mr. Gulden stated the building is still occupied with eight employees.

E. Church Street Properties Inc

Mr. Gulden stated the building is occupied with 13 employees.

Mr. Laramee inquired about the parcel down the road from Pediatric Associates. Mr. Gulden stated that we are currently marketing that parcel which is located on Diley Road.

**Moved by Ms. Boucher to accept; seconded by Mr. Szabrak**  
All members voted "Aye."

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

Mr. Laramee stated that everyone should have received a spreadsheet identifying the Municipal TIF's.

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

Mr. Schornack stated that with regards to the Stonecreek Station the money is and in and an out for the payment of the road.

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

Mr. Schornack stated that we borrowed \$4,400,000, the maximum amount allowed under the school district, and we have \$4,000,000 outstanding with an annual debt service of \$320,000. He added that the value of the OhioHealth building went down, so we are only receiving \$167,000 annually.

C. Blacklick-Eastern (Hill/Diley #1) Ordinance 2014-17 04-15-2014 - TY 2015 30 years - SD's 100%

Mr. Schornack stated it was determined by the Auditor's office that Walker's Corner was filed too late, so there is no activity.

D. Hill Road North (Hill/Diley #2) Ordinance 2014-18 04/15/2014 - TY2015 30 years - SD's 100%

Mr. Schornack stated that we are starting to receiving money on this TIF and the majority of the money belongs to Sycamore Creek Assisted Living. He added that the money will eventually be used to pave Diley Road.

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

Mr. Schornack stated it was determined by the Auditor's office that Clint Drive was filed too late, so there is no activity.

Mr. Schornack stated that the Aldi TIF, not listed on the agenda, has started generating funds and it will eventually be used to help pay for State Route 256 paving.

Mr. Schornack stated the Wellington Park TIF and the Morehead Farms TIF, not listed on the agenda, were filed at the end of 2019 and inquired if the Auditor's office had an update on those two TIF's. Mr. Laramée stated that the two parcels that were identified in the original Wellington ordinance no longer exist. He added that one of the parcels is planned residential property and is not eligible for the TIF and the other parcel is an apartment complex which is eligible for the TIF. Mr. Schornack clarified that the school district filed an appeal with the Board of Revisions (BOR) challenging the total value on the Wellington Apartments and inquired if the City would need to do the same. Mr. Laramée stated he was not able to speak to the Wellington Apartments. Mr. Jenkins stated that the appeal was withdrawn by the school district because the owner offered to create a direct payment agreement which the school board accepted. Mr. Schornack clarified that it is too late for the City to file a BOR complaint for 2019 but may need to look at filing a BOR complaint for 2020 if the property is not revalued. Mr. Slater stated that the parties could have a conversation after the meeting about where the value came in at. Mr. Laramée stated that with regard to the Morehead Farms TIF, the Trilogy building was valued initially at 100 percent complete when it was only 37 percent complete and Redbud was only at 40 percent completed. Mr. Schornack stated to confirm the City shall receive TIF payments greater than the \$148,000 minimum service payments as outlined in the development agreement. Mr. Laramée confirmed that the City would receive at least the minimum service payment amount next year.

Mr. Schornack stated the Hill Road/Yarmouth Road/Winderly Lane TIF is the area where they are building a gas station and a strip mall, the Commerce Drive & Hill Road TIF is the area where a car wash will be located, and there is no activity on the Refugee Road TIF.

Mr. Schornack stated the final TIF is in the area of Spring Creek which will have some potential retail development.

**Moved by** Mr. Szabrak to accept; **seconded by** Mr. Jenkins  
All members voted "Aye."

7. OTHER BUSINESS

No other business was brought forward.

8. SET NEXT MEETING DATE

There was no discussion.

9. ADJOURNMENT

Mr. Laramée adjourned the meeting at 3:28 P.M. on August 18, 2020.

RESPECTFULLY SUBMITTED:

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Heather Moore, City Clerk

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Edwin Laramée, Chief Deputy Auditor  
Fairfield County