

# DRAFT



CITY OF  
**PICKERINGTON**

**TAX INCENTIVE REVIEW COUNCIL  
CITY HALL, 100 LOCKVILLE ROAD  
THURSDAY, JUNE 29, 2023**

**REGULAR MEETING MINUTES  
9:00 A.M.**

1. **CALL TO ORDER AND INTRODUCTIONS**

Dr. Carri Brown called the Tax Incentive Review Council (TIRC) meeting to order at 9:02 A.M.

Present: Aundrea Cordle, Fairfield County Administrator; Rick Szabrak, Fairfield County Economic Development Director; John Walsh, Pickerington Local School District Treasurer; Anthony Iachini, Fairfield County Economic Development Coordinator; Carri Brown, Fairfield County Auditor and Chair of the Tax Incentive Review Council; Jaclyn Rohaly, City of Pickerington Council President; Lee Gray, City of Pickerington Mayor; Cherrelle Turner, Coordinator of Business Partnerships and Career Readiness for Eastland Fairfield Career Technical Schools; Kelly Sarko, Violet Township Zoning Inspector (arrived at 9:15 A.M.)

Others Present: Dave Gulden, City of Pickerington Development Director; Heather Moore, City of Pickerington City Clerk; Chris Schornack, City of Pickerington Finance Director; Scott Stornes, City of Pickerington Deputy Finance Director; Heather Maynard, City of Pickerington Executive Assistant to the City Manager

2. **ROLE OF TAX INCENTIVE REVIEW COUNCILS**

Dr. Brown provided a summary on the creation of the TIRC and its purpose. The purpose of the TIRC is to review tax incentive agreements for compliance and to make recommendations to the political subdivision regarding those agreements. She went over the membership of the TIRC and requested documentation of appointments from those who had not yet provided documentation. She stated she would follow up on that with email, too, to be helpful to those entities.

3. **INFORMATION POSTED ON THE COUNTY WEBSITE**

Dr. Brown stated that the meeting minutes and reference materials were available on the Fairfield County Auditor website. She distributed the notice of the TIRC meeting procedures and a "frequently asked questions" documents. These are also on the website.

4. AFFIRMATION OF VICE-CHAIRPERSON ELECTION (MAYOR GRAY)

Dr. Brown stated that Mayor Gray has volunteered to serve in the role of Vice-Chairperson and would accept a motion to affirm that election.

**Moved by Aundrea Cordle to affirm the election of Mayor Lee Gray as the Vice-Chairperson of the Tax Incentive Review Council, seconded by Jaclyn Rohaly**  
All members voted "Aye."

5. REVIEW AND APPROVAL OF MINUTES FROM AUGUST 31, 2022

Dr. Brown stated she would accept a motion for approval of the August 31, 2022 minutes.

**Moved by Jaclyn Rohaly to approve, seconded by Mayor Lee Gray**  
All members voted "Aye."

6. REPORT ON COMMUNITY REINVESTMENT AREA PROJECTS & NON-DISCRIMINATORY EMPLOYMENT PRACTICES IN COMPLIANCE WITH CITY POLICY

Dave Gulden stated that our Community Reinvestment Area Housing Council met on April 18, 2023. He highlighted the CRA's as follows:

A. Pediatric Associates

There are 35 jobs, the property is not blighted, and the abatement started in 2012.

B. MMA Insurance now known as Scarlett Dental

There are 13 jobs, the property is not blighted, and the abatement started in 2012.

C. Essie's Angels - Salon

There are seven contract jobs, the property is not blighted, and the abatement started in 2012.

D. Church Street Properties (Parcel 0410262300) - Food Pantry

There are 30 jobs including part-time employees and volunteers, the property is not blighted, and the abatement started in 2013.

E. Church Street Properties (Parcel 0410262430), 140 West Borland Street

There are 25 jobs, the property is not blighted, and the abatement started in 2017.

Dave Gulden stated that all of these groups have an EEO policy that would satisfy the requirement. Dr. Brown clarified that all entities are in compliance with the original agreements and that no complaints have been received.

7. REPORT ON TAX INCREMENT FINANCING ACTIVITY & NON-DISCRIMINATORY EMPLOYMENT PRACTICES IN COMPLIANCES WITH CITY POLICY

Dave Gulden stated that Chris Schornack would give the TIF report. He added that a lot of these companies have a web presence and the EEO policy is clearly visible on their websites, making them in compliance. Chris Schornack stated that we have six active TIF's that are generating revenues and they are all in compliance. He highlighted the TIF's as follows:

A. OhioHealth TIF

This is a full non-school TIF and once the new valuation is in effect it should generate enough revenue to cover the debt service.

B. Diley-Refugee Municipal Public Improvement TIF

This TIF includes the Redbud/Trilogy area on Diley Road and has generated about \$927,000. There were some capital costs associated with the Cherry Hill traffic signal that was installed.

C. Hill/Diley Roads TIF

This TIF includes a nursing home, Midas and some other parcels in the area and money has not been expended yet but will be used for paving Diley Road in that area.

D. Equity TIF

This is an in and an out to pay for the debt service on Stonecreek Drive.

E. 256 Municipal Public Improvement TIF

This area includes Aldi and funds have not yet been distributed for this year.

F. Courtright Municipal Public Improvement TIF

This includes the apartments on Courtright Drive and has generated \$587,000 to date.

Chris Schornack stated that we will have some new TIF's that we will be filing DTE's on at the end of the year.

8. TIRC COUNCIL RECOMMENDATION ON CONTINUANCE OF AGREEMENTS

Dr. Brown stated she would accept a motion either one at a time or together, to accept the report, acknowledge compliance and recommend continuation of the agreements.

**Moved by Mayor Gray to accept both reports, acknowledge compliance of the agreements, and to recommend to continue the incentives as they are now in place, seconded by Jaclyn Rohaly**  
All members voted "Aye."

9. OTHER BUSINESS

No other business was brought forward.

10. 2024 TIRC MEETING DATE & LOCATION

Dr. Brown stated the next meeting will be scheduled for June 26, 2024 at 11:00 A.M. at Pickerington City Hall.

11. ADJOURNMENT

**Moved by** Aundrea Cordle **to adjourn, seconded by** Jaclyn Rohaly  
All members voted "Aye."

The Tax Incentive Review Council adjourned at 9:17 A.M., June 29, 2023.

RESPECTFULLY SUBMITTED:

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Heather Moore, City of Pickerington  
City Clerk

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Dr. Carri Brown, Fairfield County Auditor  
and Chair of the TIRC