



## TAX INCENTIVE REVIEW COUNCIL (TIRC)

Powell Village Green

Council Chambers

August 27, 2015

4:00 pm

### MEETING MINUTES

#### CALL TO ORDER

George Kaitsa, County Auditor, called the meeting to order on August 27, 2015 at 4:05 p.m. The following persons were present:

#### TIRC Representatives:

City of Powell:

Brian Lorenz, Citizen Representative

Enas Yunis, Citizen Representative

Delaware County Commissioners:

Tim Hansley, County Administrator

Jenna Jackson, Economic Development  
Coordinator

Delaware County Auditor:

George Kaitsa, County Auditor

Shari Baker, Director, Tax Administration and  
Consumer Services

Olentangy Local School District:

Brian Kern, Treasurer

Liberty Township

Matt Huffman, Township Administrator

City of Powell Staff:

David Betz, Director of Development

Debra Miller, Finance Director

Steve Lutz, City Manager

Gene Hollins, Law Director

Rocky Kambo, GIS Planner

Karen J. Mitchell, City Clerk

MOTION: Mr. Hansley nominated David Betz as Vice Chair for the Tax Incentive Review Council meeting. Mr. Lorenz seconded the nomination. By unanimous consent, the nomination was approved.

#### **MINUTES – AUGUST 28, 2014**

The minutes from August 28, 2014 were distributed in advance of the meeting.

MOTION: Mr. Lutz moved to approve the minutes from August 28, 2014. Mr. Kern seconded the motion. By unanimous consent, the minutes were approved.

#### **REVIEW OF PREVIOUS YEAR'S ACTIVITIES**

##### **Powell Downtown Area TIF**

Ms. Baker: We just completed the second half distribution which brought the total distribution to \$300,853.64. The value went up just a little bit over last year's – up to 12.9 million. Liberty Township had requested this breakdown at one time.

Mr. Kaitsa: I will mention that there is a difference between our figures in terms of total revenues and the figures that were provided by Debra Miller. That difference is the fact that Debra's figures do not reflect the state reimbursement on the residential parcels and I think that is because she had not received them yet. The auditor and treasurer fees on this TIF were \$3,763.50.

Ms. Miller: I don't have it, it's not there.

### **Commercial TIF**

Ms. Baker: We should change that to say the Sawmill TIF. Total distributions of \$101,087.20. I was just curious as to the decrease, so I put that note up there that last year's distributions did include a fairly large delinquent payment that come in in 2014 for a prior tax year. This value also went up a little bit to \$4,453,660.

Mr. Kaitsa: The auditor and treasurer fees on this TIF were \$1,124.52.

### **Financial Statements – Debra Miller, Finance Director**

Ms. Miller: Mr. Betz distributed six different financial reports. Three of them belong to the downtown TIF and three belong to the Sawmill commercial TIF. The Statement of Cash Position gives you the summary of the beginning balance, what revenues we have collected, what we have spent, what the ending balance is at that moment, and shows any encumbrances or earmarks. The other reports offer more detail as to revenues and expenditures.

Mr. Betz: Included on the table are maps of the two districts. The first map shows the two districts as they are today. The other map shows the commercial Sawmill Parkway TIF where we added two properties. The projects that were done in the downtown TIF are shown on the expense report. We did some traffic-related projects with regard to engineering services for the Four Corners. Related to but off of our comprehensive plan update, we are examining what to do with our improvements to 750 and traffic congestion downtown. Also included were paver repairs on the sidewalks and funding for land and right of way access to our parking lot along the railroad tracks on Depot Street. Secondly, on the Sawmill Parkway TIF, expenses for traffic signals would end this year on Sawmill Parkway at Galloway and Village Club Drive, and repaying in advance for road and sewer improvements.

Mr. Hollins: Do you think the revenues stabilized? I noticed we were conservative on one TIF.

Ms. Miller: The Sawmill TIF is such a new TIF and it's growing, so the budgeting for the revenues is a hit-or-miss because we really don't know what's changing since I budget before the numbers are out.

**MOTION:** Mr. Lutz moved to recommend to City Council that the Powell downtown TIF be continued. Mr. Hansley seconded the motion. By unanimous consent, the motion was approved.

**MOTION:** Mr. Lorenz moved to recommend to City Council that the Sawmill commercial TIF be continued. Mr. Lutz seconded the motion. By unanimous consent, the motion was approved.

### **Purpose of the Tax Incentive Review Council (TIRC) – Gene Hollins, Law Director**

Mr. Hollins: The Tax Incentive Review Council is a body that is created by statute and intended to be the oversight mechanism for any tax incentive financing district created by a local jurisdiction like the City of Powell. The intent of the statute was to bring together a number of the affected parties and have direct oversight by the county auditor's office so that once a year we can make sure that it is both collecting what it's intended to collect, and also that those funds are then expended for the correct purposes for the TIF. TIRC will then make a recommendation to the

Mr. Hollins: This has been a catalyst this year to helping us. We had the benefit of using these funds to help set up the financing for a sewer extension near Shamrock Golf Course.

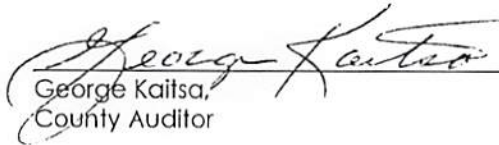
**OTHER TIRC BUSINESS**


There was none.

**ADJOURNMENT**

MOTION: Mr. Kern moved to adjourn the meeting. Ms. Miller seconded the motion. By unanimous consent, the meeting was adjourned at 4:27 p.m.

**MINUTES APPROVED:**

 8/25/2016  
George Kaitsa, Date  
County Auditor

 9/1/2016  
Karen J. Mitchell Date  
Powell City Clerk

