



## **TAX INCENTIVE REVIEW COUNCIL (TIRC)**

Powell Village Green

Council Chambers

August 24, 2017

4:00 pm

### **MEETING MINUTES**

#### **CALL TO ORDER**

George Kaitsa, County Auditor, called the meeting to order on August 24, 2017 at 4:05 p.m. The following persons were present:

#### **TIRC Representatives:**

City of Powell:

Brian Lorenz, Mayor

Enas Yunis, Citizen Representative

Delaware County Commissioners:

Jenna Jackson, Economic Dev. Coordinator

Delaware County Auditor:

George Kaitsa, County Auditor

Shari Baker, Director, Tax Admin. & Consumer Svcs.

Seiji Kille, Ass't County Administrator

Olentangy Local School District:

Emily Hatfield, Treasurer

Delaware Area Career Center:

Mary Beth Freeman, Superintendent

Liberty Township:

City of Powell Staff:

David Betz, Director of Development

Rocky Kambo, Ass't Director of Development

Debra Miller, Finance Director

Jessica Marquez, Ass't Finance Director

Steve Lutz, City Manager

Gene Hollins, Law Director

Karen J. Mitchell, City Clerk

#### **ELECTION OF VICE CHAIR OF THE ACTION CENTER REVIEW COMMITTEE**

MOTION: Steve Lutz nominated Dave Betz to act as Vice Chair for the Action Center Review Council meeting. Mr. Kille seconded the motion. By unanimous consent of the remaining members, the motion carried.

#### **MINUTES – AUGUST 25, 2016**

The minutes from August 25, 2016 were distributed in advance of the meeting. Mr. Kaitsa asked the committee if there were any changes or corrections to the minutes. Hearing none, the minutes of August 25, 2016 were approved as written.

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

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

Ms. Baker reviewed Exhibit 1 which showed the total distribution to be \$304,196.44. She did add the fees on this year as well. The value is up to \$13,359.080. The Liberty Township breakdown was also noted.

Mr. Betz noted some of the projects that were funded utilizing the TIF (Exhibit 2), which included: engineering on two traffic signals and construction of one of those signals at Grace and Olentangy Streets; downtown streetscape repairs; appraisal for land acquisition for the N. Liberty Street widening and signal at Grace Drive (completion in 2018); and engineering for repaving the Four Corners and associated handicapped ramps. Mr. Betz confirmed that all is in compliance with the TIF ordinance.

MOTION: Mr. Lutz moved to recommend to City Council that the Powell Downtown TIF be continued. Mr. Kille seconded the motion. By unanimous consent of the remaining members, the motion was approved.

#### **Powell (Sawmill) Commercial TIF**

Ms. Baker noted that the gross distribution was \$194,805.38. There was a significant increase in value which is what attributes to the large increase in collections to almost \$7.8 million now versus \$4.4 million the previous year. The auditor/treasurer fees are \$2,187.00.

Mr. Betz noted two projects funded by this TIF, including repaying the general fund the \$850,000 advance for the traffic signal and road improvements at Sawmill Parkway and Hampton Drive; and receipt of the first payment for sanitary sewer for the Spectrum/Gazhorn Assisted-Memory Care development. Mr. Betz confirmed that all is in compliance with the TIF ordinance.

MOTION: Mr. Lutz moved to recommend to City Council that the Powell (Sawmill) Commercial TIF be continued. Ms. Yunis seconded the motion. By unanimous consent of the remaining members, the motion was approved.

#### **Powell Seldom Seen TIF**

Mr. Kaitsa noted that the Auditor's Office did receive the Ordinance and application. The application has been submitted to the Department of Taxation and is awaiting approval by them. Consequently, the Auditor's office cannot grant any tax exemption until the Tax Commissioner approves the application. Once that approval comes in, collection of revenue on the TIF can begin and will be retroactive to the application date.

Ms. Miller explained that the City of Powell has issued debt for this TIF for projects that needed to go forward and is rolling notes while waiting for the first payment to come in.

Mr. Betz stated that there are two projects being funded by this TIF: \$1.2 million was issued in debt for road improvements related to Powell Grand and repayment will be done through future TIF revenue. There was also \$1 million issued in debt for the Park at Seldom Seen that will also be repaid through future TIF revenues.

#### **OTHER TIRC BUSINESS**

Mr. Kaitsa said that he had an assignment from last year regarding the large delinquency that was paid in 2014 by Realty Income Properties for the LA Fitness building. It was sold in 2015 to CSRA Columbus, Ohio Fitness LLC., and this is where that big jump came in 2014.

#### **ADJOURNMENT**

MOTION: Mayor Lorenz moved to adjourn the meeting. Mr. Kille seconded the motion. The meeting was adjourned at 4:20 p.m.

**MINUTES APPROVED:** August 23, 2018

 8/23/2018  
George Kaitsa,  
County Auditor

Date

 8/23/2018  
Karen J. Mitchell  
City Clerk

Date