



TAX INCENTIVE REVIEW COUNCIL (TIRC)

Powell Village Green

Council Chambers

August 23, 2018

4:00 pm

MEETING MINUTES

CALL TO ORDER

George Kaisa, County Auditor, called the meeting to order on August 23, 2018 at 4:10 p.m. The following persons were present:

TIRC Representatives:

City of Powell:	None
Delaware County Commissioners:	None
Delaware County Auditor:	George Kaisa, County Auditor Shari Baker, Director, Tax Admin. & Consumer Svcs.
Olentangy Local School District:	Emily Hatfield, Treasurer
Delaware Area Career Center:	Mary Beth Freeman, Superintendent
Liberty Township:	None
City of Powell Staff:	David Betz, Director of Development Debra Miller, Finance Director Steve Lutz, City Manager Gene Hollins, Law Director Karen J. Mitchell, City Clerk

MINUTES – AUGUST 24, 2017

The minutes from August 24, 2017 were distributed in advance of the meeting. Mr. Kaisa asked the committee if there were any changes or corrections to the minutes.

MOTION: Mr. Lutz moved to approve of the minutes as written. Ms. Hatfield seconded the motion. By unanimous approval of the remaining members, the minutes of August 24, 2017 were approved as written.

ELECTION OF VICE CHAIR OF THE ACTION CENTER REVIEW COMMITTEE

MOTION: Debra Miller nominated Steve Lutz to act as Vice Chair for the Action Center Review Council meeting. Ms. Hatfield seconded the motion. By unanimous consent of the remaining members, the motion carried.

REVIEW OF PREVIOUS YEAR'S ACTIVITIES

Powell Downtown Area TIF

Mr. Betz noted some of the projects that were funded utilizing the TIF (Exhibit 1), which included: installing traffic signals at Grace Drive & Liberty Street, which is currently under construction; the Beechwood Park detention system where a stream running through the TIF area needed some work for a detention breach; the Four Corners infrastructure improvements engineering where the City is looking at repaving the Four Corners area; and the right-of-way purchase of Liberty Street for the future signalization of Seldom Seen & Liberty Streets.

There are no expenses from the Downtown TIF housing.

Ms. Baker reviewed Exhibit 1 which showed the total distribution to be \$298,323.37. The distribution was down a little bit even though the value was up. There were some delinquencies after the second half 2017 settlement and the delinquencies are expected to be recaptured.

Mr. Betz confirmed that all is in compliance with the TIF ordinance and recommended that it be continued.

MOTION: Mr. Lutz moved to recommend to City Council that the Powell Downtown TIF is in compliance and that it be continued. Ms. Miller seconded the motion. By unanimous consent of the remaining members, the motion was approved.

Ms. Mary Beth Freeman joined the meeting at 4:20 p.m.

Powell (Sawmill) Commercial TIF

Mr. Betz explained that the 2018 projects completed included: repayment of \$250,000 of an \$850,000 advancement from the General Fund for the infrastructure costs of Sawmill & Powell Road intersection; traffic signals at Galloway & Sawmill, Rutherford & Sawmill; and traffic signal and intersection improvements at Sawmill & Target. The other TIF project was the first payment for sanitary sewer improvements for the Spectrum/Ganzhorn parcels.

Ms. Baker noted that in 2017, the County sent \$263,222.79 to the TIF which was up quite a bit from last year. While the valuation is up, there are some additional notes as to why there was such an increase, such as senior memory care center 75% complete, senior apartments 30% complete, and bank at 10716 Sawmill Parkway 100% complete.

Mr. Betz confirmed that all is in compliance with the TIF ordinance and recommended that it be continued.

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

Powell Seldom Seen TIF

Mr. Betz noted that there were no additional projects; however, the one-year note issued in August 2017 was refinanced into another one-year note due in August 2019. Ms. Miller explained that the City borrowed \$2.2 million in 2016 and it is being rolled until the City starts receiving funds. \$1.2 million of it paid for turn lanes at The Woods at Big Bear Farms, storm water management, regional bike path and a Sawmill Parkway traffic signal and intersection improvements; the Bunker Lane extension and Seldom Seen Road improvements.

Ms. Miller also stated that the first small payment was received this year, so it is anticipated that this will be refinanced into bonds in August 2019.

Ms. Baker questioned if the TIF was Powell Grand or Seldom Seen. Ms. Miller stated that it is the Seldom Seen TIF, but Powell Grand is the name of the complex on it. There are also some undeveloped commercial parcels in the TIF.

Mr. Kaitsa stated that the Department of Taxation has approved the TIF.

Mr. Betz confirmed that all is in compliance with the TIF ordinance and recommended that it be continued.

MOTION: Mr. Lutz moved to recommend to City Council that the Powell Seldom Seen TIF is in compliance and that it be continued. Ms. Miller seconded the motion. By unanimous consent of the remaining members, the motion was approved.

OTHER TIRC BUSINESS

Ms. Baker stated that in July 2018, the County distributed \$12,389.36 which would also encompass the first half distribution because they did not get the final determination in time to make it with the first half settlement.

Ms. Miller passed out the official reports from the City showing the cash balances in each TIF with the revenue collected this year as well as the expenses. (Exhibit 3)

Mr. Betz mentioned that in the downtown area TIF there is a lot of current construction going on, so there should be an uptick in revenue soon.

Ms. Baker reported that a large refund of approximately \$84,000 was issued to CSRA from the Sawmill TIF due to a Board of Tax Appeals stipulation for the tax year 2014. The value dropped from \$4.6 million to \$1.4 million. This was for LA Fitness. This will affect the City's first half distribution on this TIF.

ADJOURNMENT

MOTION: Ms. Miller moved to adjourn the meeting. Ms. Hatfield seconded the motion. The meeting was adjourned at 4:33 p.m.

MINUTES APPROVED: August 29, 2019

George Kaitsa 8/29/2019
George Kaitsa, Date
County Auditor

Karen J. Mitchell 8/29/2019
Karen J. Mitchell Date
City Clerk

