



**AGENDA**  
**POWELL DEVELOPMENT CORPORATION**  
**COUNCIL CHAMBERS**  
**WEDNESDAY, JANUARY 24, 2024**  
**6:30 PM**

**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

- a. Approval of the Minutes for the Powell Development Corporation held on November 28, 2023.  
[11.28.2023 powell-development-corporation\\_minutes\\_summary.pdf](#)

**III. REPORT OF THE PRESIDENT**

**IV. REPORT OF THE TREASURER**

- a. Financial Report and Pending Invoices  
[12.31.2023 Monthly Financial Packet\\_revised.pdf](#)
- b. Incentive Payment Review and Approval  
[Elite Land Title Incentive Payment Approval\\_12.04.23.pdf](#)  
[BCI Incentive Payment Approval\\_12.15.23.pdf](#)

**V. CITY COUNCIL / COMMISSION / COMMITTEE REPORTS**

**VI. UPDATE FROM THE ECONOMIC DEVELOPMENT ADMINSTRATOR**

**VII. OLD BUSINESS**

- a. Presentation on Burrey Insurance Agency

**VIII. FUTURE BUSINESS**

- a. Next Meeting Date: February 27, 2024

**IX. ADJOURNMENT**



**POWELL DEVELOPMENT CORPORATION  
MEETING MINUTES  
NOVEMBER 28, 2023**

**I. CALL TO ORDER/ROLL CALL**

Chairman Hrivnak called the November 28, 2023, Powell Development Corporation meeting to order at 7:01 p.m. Committee members present included Mayor Dan Swartwout, Council Representative; Jim Hrivnak, Chairman; Andrew D White, City Manager; and Nicole Scott, Treasurer. Absent from the meeting was Ryan Herchenroether. Staff present included Jeffrey Tyler, Assistant City Manager; Rosa Ocheltree, Finance Director; and Samantha Borchers, Assistant Finance Director. Also present was Councilmember elect Leif Carlson, Sean Hughes, incoming Economic Development Administrator and Pam Miller, Powell Chamber of Commerce.

**II. PUBLIC PARTICIPATION**

Chairman Hrivnak opened public participation. The following individuals spoke during the meeting.

Karla Wooley  
The Locust Table  
16 Crossing St.  
Powell, Ohio

Gretchen Smith Bonasera  
80 East Bourbon & Cocktail Club  
80 E. Olentangy St.  
Powell, Ohio

Both Karla Wooley and Gretchen Smith Bonasera discussed they are working together to create a Downtown Powell Merchant Group to help assist with creating events that will draw people into businesses. They questioned what resources the Powell Development Corporation can provide. They are looking to either set up a new or use an existing 501C3. They used the businesses in the DORA boundaries to start the creation of the group. It was also discussed to have the City help to market events.

City Manager White discussed that there were discussions at the last Downtown Business Roundtable for business owners to form a group and support each other with various issues. He considers the City and PDC should be part of the conversations with the business owners. He also discussed potential for redevelopment at the current site that can address many of the concerns. Finance Director Ocheltree discussed that staff is working on the 2024 calendar and plan introduce the line up in early January. She offered to meet with a representative to get their input. Assistant City Manager Tyler discussed providing the group with a copy of the PDC Economic Development Strategy that outlines the goals and strategies of the PDC and City.

Pam Miller  
Chamber of Commerce  
36 Grace Drive  
Powell, Ohio

Pam Miller discussed the need to take advantage of the increase traffic for The Columbus Zoo and Aquarium. She encouraged the creation of packets with information on the City and local businesses to hand out to those visiting the Zoo with the hope that they will come back. She discussed the importance of tourism.

Having no further public participation, Chairman Hrivnak closed public participation.

### III. APPROVAL OF MINUTES

- a. Approval of the Minutes from the Powell Development Corporation Meeting held on September 26, 2023.

MOTION: Mayor Daniel Swartwout moved to approve the Minutes from the Powell Development Corporation Meeting held on September 26, 2023. Andrew White seconded. Motion Passed.

VOTE:        Y-4            N-0            AB-0

- b. Approval of the Minutes from the Powell Development Corporation Meeting held on October 24, 2023.

MOTION: Dan Swartwout moved to approve the Minutes from the Powell Development Corporation Meeting held on October 24, 2023. Nicole Scott seconded. Motion Passed.

VOTE:        Y-4            N-0            AB-0

### IV. REPORT OF THE PRESIDENT

Chairman Hrivnak voiced excitement for the new position of Sean Hughes.

### V. REPORT OF THE TREASURER

- a. Financial Report and Pending Invoices

Samantha Borchers discussed that there were no significant changes. Net income for the month was \$1,378.45. Nicole Scott discussed the utility cost for 44. North Liberty and questioned which utilities will need to continue. Chairman Hrivnak addressed the question in which there PDC is responsible to pay for utilities since they are renting the building from the City. The electric and gas are on to keep the building warm and dry. The water is still hooked up and have to pay the minimal water charge. It was discussed that this will be a recurring charge that was placed in the budget.

MOTION: Jim Hrivnak moved to approve the bill for utility charge for 44 N. Liberty. Andrew White seconded. Motion Passed.

VOTE:        Y-4            N-0            AB-0

There was a discussion on adding a contingency line item for 44 N. Liberty St as it does not have funds allotted to that spend and the PDC has incurred the cost and there are funds available in the contingency line. There was a request to move funds from the contingency line to the budgetary allotment. Finance Director recommended not allocating a specific amount but to indicate the use of the contingency line item to satisfy the cost.

MOTION: Nicole Scott moved to approve use the contingency expense line item to cover utility expenses related to 44 N. Liberty St. Jim Hrivnak seconded. Motion Passed.

VOTE:        Y-4            N-0            AB-0

The next invoice is related to a charge from the Auditor of State for the 2022 calendar year annual auditor fees. Nicole Scott discussed that one invoice was paid already in 2023. Finance Director Ocheltree clarified that the invoice is from the auditor, and not the Auditor of State. She recommended reviewing the invoice to clarify the payment and possible typo.

MOTION: Jim Hrivnak moved to table until the next meeting the invoice in the amount of \$1480. Andrew White seconded. Motion Passed.

VOTE:        Y-4            N-0            AB-0

Samantha Borchers discussed the invoices relating to the charging station at both the City Hall and Murphy Park. They are split into two separate invoices to be easier to read. The City Hall electric usage from July to October, 2023, was 98.75. She discussed the revenue received from Chargepoint. Those reimbursements from Chargepoint is higher than the electric fees, the City owes money to the PDC. The Murphy Park chargers has a higher cost relating to the Transmission and Distribution fees. July through October fees total out at \$6,741.64. The PDC has been paying the invoices directly to AEP and discussed what the City owes the PDC. The City will apply the credit to the next AEP invoices.

Mayor Swartwout discussed the procedures of the invoices and how to streamline the process on invoices that have to be paid. Chairman Hrivnak discussed adding a Consent Agenda to approve. Nicole Scott questioned if a representative of the PDC can review with staff and approve and not bring before the group as a whole. City Manager White to review with staff possible procedure changes.

b. Review of Incentive Letters

Chairman Hrivnak clarified that the PDC need to authorize staff to send out the letters and if company agrees with the number then the PDC can approve. Samantha Borchers discussed that Elite Land Title incentive was from 2018-2022. Staff reviewed information submitted to RITA on withholdings information, as the company did not provide the information. The information is summarized by year and total due is \$7,494.86.

The Building Control Integrators, LLC incentive is from 2018-2022. Samantha Borchers explained that an incentive payment was already issued for 2018, and what is listed is for 2019-2022. There was no withholding reconciliation provided to RITA for 2021 and 2022. This information was not provided for those two years. The current total incentive due is \$12,316.37. Chairman Hrivnak recommended on the signature page indicate that it covers in full the years 2019-2020 and that they can apply for 2021 and 2022.

There was no further discussion. The Powell Development Corporation was in support in sending out the letters. Samantha Borchers discussed Platinum Group Investment that did not have a signed incentive agreement.

## **VI. CITY COUNCIL / COMMISSION / COMMITTEE REPORTS**

Mayor Swartwout provided information of the last two City Council meetings and that the second meeting of Council is expected to be cancelled. Highlights from the meetings include:

- Horsepower Farms Pre-Annexation Agreement
- 2024 Street Program
- Parks Master Plan
- Changes to the Middlebury Crossing Development Plan
- 2024 Budget
- CoHatch CRA Agreement
- Employee Personal Manual

Assistant City Manager Tyler discussed the upcoming sketch plan for 50 East Olentangy. There were discussions with CoHatch will take place to meet with their neighbor to discuss parking. He also discussed upcoming sketch plans at the vacant florist building. The architect is looking at a mixed-use facility. An update was also provided regarding Ohio State in which the Board of Trustees approved funds for design work.

## **VII. OLD BUSINESS**

### **a. Insurance Review**

Chairman Hrivnak received information regarding the insurance policy. This policy was not forwarded to the PDC. He discussed it is a renewal of the existing policy with an amendment to the policy regarding a name change. Finance Director Ocheltree recommended working with the agent to make sure it includes the new rental property. Chairman Hrivnak recommended renewing the policy and having the agent attend the January meeting, as there is no meeting in December. Finance Director Ocheltree also recommended talking to the agent on a crime policy. Mayor Swartwout voiced concerns on taking a vote as there was not time to review the information and to allow time to look at a more comprehensive policy. He discussed if a special meeting in December is needed.

MOTION: Andrew White motioned to table the item and reintroduce based on staff direction at a special meeting in December or at the regular meeting of January, provided that there is coverage for either scenario. Daniel Swartwout seconded. Motion passed.

VOTE:        Y-4            N-0            AB-0

## **VIII. NEW BUSINESS**



**Powell Development Corporation  
Financial Report  
As of Dec 31, 2023**

	<b>2023</b>	<b>2023 YTD</b>	<b>2023 Mth</b>	<b>2023</b>	
	<b><u>Budget</u></b>	<b><u>Dec Actual</u></b>	<b><u>Dec Actual</u></b>	<b><u>Remaining Balance</u></b>	
<b>Beginning Balance</b>	\$ 468,614.13	\$ 468,614.13	\$ -	\$ -	
Previous month outstanding checks - cashed					
Transfer in from General Fund	-	-	-	-	
Transfer in from CIP Fund	385,000.00	650,000.00	-	(265,000.00)	
Interest	15,000.00	18,343.76	3,196.38	(3,343.76)	StarOhio interest
Tenant Payments	-	10,000.00	-	(10,000.00)	Elite Land Title Tenant Payment
<b>Total Revenue</b>	<b>\$ 868,614.13</b>	<b>\$ 1,146,957.89</b>	<b>\$ 3,196.38</b>	<b>\$ (278,343.76)</b>	
	<b><u>Budget</u></b>	<b><u>Expenditures</u></b>	<b><u>Expenditures</u></b>	<b><u>Remaining</u></b>	
<b>Administrative Expenses</b>					
Insurance	\$ 1,500.00	\$ 985.00	\$ 735.00	\$ 515.00	2024 D&O + 2024 General Liability policies
Audit Fees	2,000.00	1,672.70	-	327.30	CSH 2021 audit fees + AOS audit review fees
Tax Preparation Fees	1,250.00	1,219.00	-	31.00	2022 Federal Tax return prep
Accounting Fees	10,000.00	15.00	-	9,985.00	Rea & Assoc. - accounting and ACFR work
Charging Station Maintenance (yrlly)	1,000.00	-	-	1,000.00	
Charging Station Utility Costs (yrlly)	3,500.00	6,060.56	(938.68)	(2,560.56)	EV Charging Fees (AEP electricity less Chargepoint revenue)
Charging Station Installation	17,000.00	16,854.00	-	146.00	
Powell Community Concert Band Supplies (shirts)	2,000.00	-	-	2,000.00	** \$788.58 net paid to City of Powell
Advertising - Chamber of Commerce	1,600.00	131.25	-	1,468.75	
Contingent Expenses	10,000.00	2,809.76	1,727.26	7,190.24	1) Rent Refunds: Chamber + Health Giving 2) 44 N. Liberty utilities (Jan23-Oct23)
<b>Prior Year Remaining Encumbrance</b>					
Camoin Associates - 2023	64,487.25	64,487.25	-	-	
<b>44 N. Liberty Expenses</b>					
Repair and Maintenance Costs	-	-	-	-	
<b>Relocation Contracts:</b>					
Elite Title (2019 - 2023 payout)	20,000.00	-	-	20,000.00	
<b>Job Creation Contracts:</b>					
BCI (2019 - 2024 payout)	26,000.00	-	-	26,000.00	
Platinum Group (2019 - 2023 payout)	20,000.00	-	-	20,000.00	
<b>Strategic Land Acquisition</b>					
Elite Land Title Purchase - 4630 W Powell Road	300,000.00	295,291.22	-	4,708.78	
<b>Small Business Grant Program - carry over from 2021</b>					
Remaining balance to be issued	-	-	-	-	
<b>Total Expenditures</b>	<b>\$ 480,337.25</b>	<b>\$ 389,525.74</b>	<b>\$ 1,523.58</b>	<b>\$ 90,811.51</b>	
<b>Net Income/(Loss)</b>	<b>\$ 388,276.88</b>	<b>\$ 757,432.15</b>	<b>\$ 1,672.80</b>		
<b>Actual Available Ending Balance</b>	<b>\$ 388,276.88</b>	<b>\$ 757,432.15</b>			
Outstanding check balance		\$ -			
Available Balance		\$ 757,432.15			
Balance per bank statement - Fifth Third		\$ 79,087.76			
Balance per bank statement - StarOhio		678,343.76			
Diff		\$ 0.63			
Outstanding Checks					
		\$ -			

**Powell Development Corporation  
2024 Adopted Budget**

	<b>2023</b>	<b>Budget</b>	<b>Budget</b>	<b>New</b>		
	<u>Budget</u>		<u>Budget</u>		<b>Notes:</b>	
<b>Beginning Balance</b>	\$ 468,614.13		\$ 700,000.00		This is an estimate. Beg. Balance will vary based on actual 2023 expenses.	
Transfer in from General Fund	\$ -		\$ -			
Transfer in from CIP Fund	\$ 450,000.00		\$ 850,000.00			
Interest	\$ 15,000.00		\$ 30,000.00			Star Ohio monthly statements
44 N Liberty Rental Income	\$ -		\$ -			
Other	\$ -		\$ -		Verify \$ per agreement	
<b>Total Revenue</b>	\$ 933,614.13		\$ 1,580,000.00			
		<u>Budget</u>	<u>Expenditures</u>			
<u>Administrative Expenses</u>						
Salaries	\$ -		\$ 100,000.00		50% of fully loaded rate	
Insurance	\$ 1,500.00		\$ 2,500.00			
Audit Fees	\$ 2,000.00		\$ 2,000.00			
Tax Preparation Fees	\$ 1,250.00		\$ 2,000.00			
Accounting Fees	\$ 10,000.00		\$ 10,000.00			
Charging Station Maintenance (yrly)	\$ 1,000.00		\$ 1,000.00			
Charging Station Utility Costs (yrly)	\$ 3,500.00		\$ 18,000.00		Discuss increase based on current billing.	
44 N. Liberty Utilities	\$ -		\$ 2,400.00	X		
Charging Station Installation	\$ 17,000.00		\$ -			
Powell Community Concert Band Supplies (shirts)	\$ 2,000.00		\$ 2,000.00			
Advertising - Chamber of Commerce	\$ 1,600.00		\$ 2,000.00			
Website Costs	\$ -		\$ 10,000.00			
Promotional Video/Material	\$ -		\$ 20,000.00	X		
Powell Festival Sponsorship	\$ -		\$ 20,000.00	X		
Contingency	\$ 10,000.00		\$ 10,000.00			
<u>Prior Year Remaining Encumbrance</u>						
Camoin Associates - 2023	\$ 64,487.25		\$ -			
<u>Relocation Contracts:</u>						
Elite Title (2019 - 2023 payout)	\$ 20,000.00		\$ -		PDC should reach out to contact to closeout pending reimbursements	
<u>Job Creation Contracts:</u>						
BCI (2019 - 2024 payout)	\$ 26,000.00		\$ 26,000.00			
Platinum Group (2019 - 2023 payout)	\$ 20,000.00		\$ -			
<u>Strategic Land Acquisition</u>						
Elite Land Title Purchase - 4630 W Powell Road	\$ 300,000.00		\$ 296,250.00		2nd Payment	
<u>Cohatch Economic Development Agreement</u>						
Development Grant (\$940,000 in 5 years)	\$ -		\$ 188,000.00	X		
Rental Agreement	\$ -		\$ -			
<u>Downtown Façade Improvement Program</u>						
Blanket Distribution	\$ -		\$ 100,000.00	X	Up to \$25,000 per application/project. Up to 4 grants per year	
<b>Total Expenditures</b>	\$ 480,337.25		\$ 712,150.00			
<b>Total Ending Balance</b>	\$ 453,276.88		\$ 867,850.00			
<b>Health Giving Escrow</b>	\$ -		\$ -			
<b>Powell Chamber Escrow</b>	\$ -		\$ -			
<b>Actual Available Ending Balance</b>	\$ 453,276.88		\$ 867,850.00			
<b>Available Balance</b>			\$ 867,850.00			





**FIFTH THIRD BANK**  
 (CENTRAL OHIO)  
 P.O. BOX 630900 CINCINNATI OH 45263-0900

POWELL COMM IMPROVEMENT CORP  
 47 HALL ST  
 POWELL OH 43065-8357



0

5089

Statement Period Date: 12/1/2023 - 12/31/2023

Account Type: 5/3 BUS ELITE CKG

Account Number: 7282960348

Banking Center: Powell Road

Banking Center Phone: 614-734-4287

Business Banking Support: 877-534-2264

### Account Summary - 7282960348

12/01	Beginning Balance	\$80,611.34	Number of Days in Period	31
3	Checks	\$(1,523.58)		
	Withdrawals / Debits			
	Deposits / Credits			
12/31	Ending Balance	\$79,087.76		

Analysis Period: 11/01/23 - 11/30/23

Standard Monthly Service Charge	\$50.00
Standard Monthly Service Charge Waived (see below)	-\$50.00
Service Charge withdrawn on 12/12/23	\$0.00

Standard Monthly Service Charge waived if:

Your business maintains a total monthly average balance of \$50,000 across its business checking, savings, and certificate of deposit accounts.

OR your business has a business loan or line of credit.

OR your business spends at least \$500 per month on its business credit card PLUS has one of the following:  
 Electronic Deposit Manager OR Cash Management Essentials.

Current Relationship Overview:

Balance Criteria Met?	Yes
Total Combined Monthly Average Balance	\$80,611.34

Business Loan or Line of Credit? No

Other Criteria Met?	No
\$500 Business Credit Card Spend?	No
Electronic Deposit Manager?	No
Cash Management Essentials?	No

#### Checks

3 checks totaling \$1,523.58

\* Indicates gap in check sequence i = Electronic Image s = Substitute Check

Number	Date Paid	Amount	Number	Date Paid	Amount	Number	Date Paid	Amount
1208 i	12/13	788.58	1209 i	12/19	495.00	1210 i	12/14	240.00

#### Daily Balance Summary

Date	Amount	Date	Amount	Date	Amount
12/13	79,822.76	12/14	79,582.76	12/19	79,087.76

PLEASE NOTE THAT WE HAVE UPDATED OUR ACCOUNT RULES AND TERMS & CONDITIONS. DISCLOSURES CAN BE VIEWED ONLINE AT:  
 COMMERCIAL ACCOUNT RULES: 53.COM/TM-CA-RULES TREASURY MANAGEMENT TERMS & CONDITIONS: 53.COM/TM-TC



P.O. Box 7177  
Dublin, OH 43017

**Account Statement**

December 01, 2023 - December 29, 2023

ACCOUNT NUMBER

**76970**

REGISTRATION

POWELL DEVELOPMENT CORPORATION  
INVESTMENT SAVINGS  
ATTN: FINANCE DIRECTOR  
47 HALL ST  
POWELL, OH 43065

**Return Service Requested**

0002116-0002280 PDFE 001 ----- 603159



POWELL DEVELOPMENT CORPORATION  
INVESTMENT SAVINGS  
ATTN: FINANCE DIRECTOR  
47 HALL ST  
POWELL, OH 43065

**Client Services**



Call: 800-648-STAR (7827)



Visit our website: [www.tos.ohio.gov/star-ohio](http://www.tos.ohio.gov/star-ohio)



Funds Management  
STAR Ohio  
Columbus, OH 43260

**Shareholder Message Center**

STAR Ohio will be closed on Monday, January 1, 2024 in observance of New Year's Day and on Monday, January 15, 2024 in observance of Martin Luther King, Jr. Day.

As a reminder, STAR Ohio Bank Registration Forms submitted require **at least two Authorized Signers**. There is also a one business day hold on transactions initiated after a newly added bank payee and a five day hold to process transactions online using these new banking instructions.

To protect the security of your account, verbal confirmation from an Authorized Signer is required prior to processing requests for trades and/or account payee updates submitted by written request.

For questions or to update your account, please contact STAR Ohio from 8:30 a.m. to 5:00 p.m. Monday through Friday at 1.800.648.STAR (7827) or by emailing [info@starohio.com](mailto:info@starohio.com).

**ACCOUNT SUMMARY**

Funds	Total Shares	Share Price	Share Value
STAR Ohio	678,343.760	\$1.0000	\$678,343.76

**DISTRIBUTION SUMMARY**

Funds	YTD Earnings	Reinvestment Option
	Income	Income
STAR Ohio	\$18,343.76	Reinvest

**TRANSACTIONS**

STAR Ohio Account Number: 76970

30 Day Yield = 5.58%

Date	Transaction Type	To/From Account Number	Shares	Share Price	Gross Amount	Share Value
	<b>Beginning Shares Balance</b>		<b>675,147.380</b>	<b>\$1.00</b>		<b>\$675,147.38</b>
12/29/2023	Income Dividend Reinvestment		3,196.380	\$1.00	\$3,196.38	678,343.76
	<b>Closing Balance</b>		<b>678,343.760</b>	<b>\$1.00</b>		<b>\$678,343.76</b>

**INVOICE(S) PENDING  
APPROVAL**



**City of Powell**  
 47 Hall Street  
 Powell, Ohio 43065-8357  
 Phone: 614-885-5380  
 FAX: 614-885-5339

# INVOICE

INVOICE NO: 2023-0013  
 INVOICE DATE: November 16, 2023

Powell Development Corporation

**DUE UPON RECEIPT OF INVOICE**

DESCRIPTION	AMOUNT
<p>To reimburse audit charges paid by the City of Powell</p> <p>Auditor: Clark, Schaefer, Hackett &amp; Co</p> <p>Payment info: City of Powell check #67792 paid on 11/10/2023</p> <p>Audit Engagement: 1/1/2022 – 12/31/2022</p>	<p>1,480.00</p>
<b>TOTAL DUE</b>	<b>\$1,480.00</b>

Make all checks payable to: City of Powell

If you have any questions concerning this invoice, call:  
 Rosa Ocheltree, Finance Director or  
 Samantha Borchers, Asst. Finance Director



DONALD E. RANKEY, JR. - DELAWARE COUNTY TREASURER  
145 North Union Street  
PO BOX 8006  
Delaware, Ohio 43015-8006

Phone: (740) 833-2480  
treasurer@co.delaware.oh.us  
www.treasurer.co.delaware.oh.us

RECEIVED  
JAN 1 2024

BY: .....

STATEMENT OF ACCOUNT  
REAL ESTATE TAXES FOR 1ST HALF 2023

DUE DATE: 02/12/2024
PARCEL ID: 319-316-01-003-000
TAX DISTRICT: 25 LIBERTY TWP OLENTANGY
OWNER NAME: POWELL COMMUNITY IMPROVEMENT CORPORATION
LEGAL DESC: LANDS 19 3 3 13
PROPERTY ADDRESS: 4630 W POWELL RD POWELL OH 43065
EFFECTIVE TAX RATE: 58.565267      TAX RATE: 112.44

13482 1 AV 0.498  
POWELL COMMUNITY IMPROVEMENT CORPORATION  
47 HALL ST  
POWELL OH 43065-8357

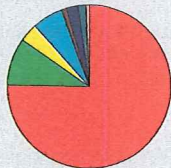


**\*10% PENALTY IF NOT PAID BY DUE DATE**

For information on how to register to receive real estate tax bills via email: <https://treasurer.co.delaware.us/ebill>

WHERE YOUR TAXES GO

School District	2,730.71	75.33%
Township	340.24	9.39%
Joint Vocational School	131.52	3.63%
County	221.34	6.11%
Library	34.70	0.96%
DD	86.98	2.40%
Park District	53.79	1.48%
911	25.35	0.70%



CAUV Recoupment	0.00	
CAUV Savings	0.00	
LAND	70,950	Acres
BUILDING	63,810	2.05
TOTAL	134,760	

SEE REVERSE SIDE FOR PAYMENT INSTRUCTIONS  
OFFICE HOURS: MONDAY THROUGH FRIDAY 8:30 A.M. TO 4:30 P.M.

CALCULATION OF TAXES

	1ST HALF	FULL YEAR
Gross Real Estate Tax	7,576.21	15,152.42
- Reduction Amount	3,630.08	7,260.16
Sub Total	3,946.13	7,892.26
- 10% Non-Bus. Credit	321.50	643.00
- 25% Own-Occ. Credit	0.00	0.00
- Homestead - Incl. Veterans	0.00	0.00
Real Estate Net	3,624.63	7,249.26

APPROVED FOR PAYMENT

BY \_\_\_\_\_  
(Dept. Signature)

DATE \_\_\_\_\_

ACCT # \_\_\_\_\_

PO # \_\_\_\_\_

HALF YEAR	3,624.63
FULL YEAR	7,249.26

PAY YOUR TAXES ONLINE! [treasurer.co.delaware.oh.us](https://treasurer.co.delaware.oh.us)

TO INSURE PROPER CREDIT, DETACH AND RETURN THIS PORTION IN THE ENCLOSED ENVELOPE.

TAX DISTRICT  
25 LIBERTY TWP OLENTANGY



Treasurer  
QR  
Code

POWELL COMMUNITY  
IMPROVEMENT CORPORATION  
47 HALL ST  
POWELL OH 43065-8357

FULL YEAR	PARCEL NUMBER
7,249.26	319-316-01-003-000

DUE DATE	PAY THIS AMOUNT
02/12/2024	3,624.63

MAKE CHECK PAYABLE & REMIT TO

DONALD E. RANKEY, JR. - DELAWARE COUNTY TREASURER  
145 North Union Street  
PO BOX 8006  
Delaware, Ohio 43015-8006

DO NOT MARK BELOW THIS LINE FOR TREASURER'S OFFICE USE ONLY

Please DO NOT fold, staple, or paper clip your check or bill



**IMPORTANT INFORMATION - PLEASE READ CAREFULLY**

If you wish to receive a stamped receipt, return the entire bill with a self-addressed stamped envelope. No receipt will be returned unless requested. Your cancelled check is also a valid receipt.

Pursuant to Law - Current taxes remaining unpaid after the second half due date will be advertised by the county Auditor.

Check Your Bills: Failure to receive a tax bill does not excuse failure or delay to pay any taxes, special assessments, or other charges shown on such bill or avoid any penalty, interest or charge for such delay. Sec. 323.13, O.R.C.

NOTICE: If taxes are not paid within one year from the day they are due, the property is subject to foreclosure for tax delinquency under Chapter 5721, of the Ohio Revised Code.

NOTICE: If the taxes charged against this parcel have been reduced by the owner-occupancy tax reduction for a residence occupied by the owner, but the property is not a residence occupied by the owner, the owner must notify the county Auditor's office no later than March 31 of the year following the year for which the taxes are due. Failure to do so may result in the owner being convicted of a fourth degree misdemeanor, which is punishable by imprisonment for up to 30 days, and a fine up to \$250, or both, and in the owner having to repay the amount by which the taxes were erroneously or illegally reduced, plus any interest that may apply.

If the taxes charged against this parcel have not been reduced by the owner-occupancy tax reduction and the parcel includes a residence occupied by the owner, the parcel may qualify for a tax reduction. To obtain an application for the tax reduction or further information, the owner may contact the county Auditor's office at 145 North Union Street, Delaware, OH 43015 or (740) 833-2900.

Tax increases are due to special tax levies or bond issues which were voted upon and passed by the voters of your taxing district due to valuation changes. Your county Treasurer has no authority to increase your taxes.

Your assessed value is 35% of the market value.

Please make any necessary address changes on the space provided on the stub when it is returned with your payment.

If the real property for which this bill is issued is used as residential rental property and an owner's current contact information has not been filed with the county Auditor, the required information must be filed with the Auditor within sixty days of receipt of this bill. Failure to file the information or to update incorrect information in a timely manner may result in the assessment of a penalty of up to \$150 following each tax bill for which the information is not filed.

See Revised Code sections 5323.01, .02 and .99 or the county Auditor for more information.

**PAYMENT MUST BE IN THIS OFFICE OR POST MARKED BY DUE DATE TO AVOID A 5% PENALTY, FOR THE FIRST 10 DAYS AFTER DUE DATE, 10% THEREAFTER.**

**Extended Payment Dates for Military Personnel**

House Bill No. 390, effective March 4th, 2002, allows an extension of time for payment of real estate and manufactured home taxes for members of the National Guard and reserve components of the Armed Forces of the United States who have been called to active or other duty under Operation Enduring Freedom, Operation Noble Eagle, or the Governor's directive of September 28, 2001, or a successor to that directive.

**Qualifying Property includes property:**

- Owned by a member of the National Guard or a member of reserve component of the Armed Forces of the United States who is called to active duty.
- Owned by the spouse of such a member.
- Owned jointly by such member and that member's spouse or dependent parent.
- Owned by dependent parent of such member who dies during such active duty.

**WHERE TO INQUIRE ABOUT THE REAL ESTATE TAXES**

COUNTY TREASURER.....To request a tax bill, payment of taxes and change of mailing name and address.....740-833-2480

COUNTY AUDITOR.....Changes in tax valuations, incorrect property description, homestead reduction and current agricultural use valuation.....740-833-2900

OFFICE HOURS: 8:30 TO 4:30 P.M., Monday thru Friday, Located: First Floor, Rutherford B. Hayes Delaware County Services Building 145 North Union Street Delaware, Ohio 43015

**TREASURER'S STUB - RETURN WITH PAYMENT  
CHANGE OF ADDRESS**

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**FOR TREASURER'S USE ONLY  
DO NOT WRITE IN  
THIS AREA**

CASH

CHECK

M.O.

**DONALD E. RANKEY, JR.  
DELAWARE COUNTY TREASURER  
145 North Union Street  
PO Box 8006  
Delaware, Ohio 43015**



**Powell**  
— OHIO —


**POWELL DEVELOPMENT CORPORATION**

47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

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Elite Land Title, LLC  
Attn: Robert Corwin and Shannon  
Corwin  
75 Lincoln Street  
Powell, OH 43065

Elite Land Title, LLC agrees with the incentive calculation provided by the Powell Development Corporation and approves the issuance of the full incentive payment in the amount of \$7,794.86.

Signature   
Title V.P  
Date 12/4/23



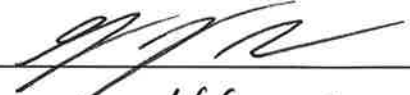
**POWELL DEVELOPMENT CORPORATION**

47 Hall Street | Powell, OH 43065 | 614.885.5380 | cityofpowell.us

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Building Control Integrators, LLC  
Attn: Grant J. Meloun  
383 N Liberty Street  
Powell, OH 43065

Building Control Integrators, LLC agrees with the incentive calculation for 2019 and 2020 provided by the Powell Development Corporation and approves the issuance of the incentive payment in the amount of \$12,316.37.

Signature   
Title Corporate Affairs Manager  
Date 12/15/2023