



**RESOLUTION 2024-17**

**A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE CITY OF POWELL TAX INCENTIVE REVIEW COUNCIL ON THE STATUS OF THE 2023 COMMUNITY REINVESTMENT AREA, ENTERPRISE ZONE, AND TAX INCREMENT FINANCING PROGRAMS.**

**WHEREAS**, the purpose of the Powell City Community Reinvestment Area (CRA), Enterprise Zone (EZ) and Tax Increment Financing (TIF) Programs (Programs) is to provide the community with an effective tool for managing and guiding economic development by enhancing the tax base, encouraging, and sustaining long term investment in the community, enhancing the quality of life, and preserving existing and attracting new business investment with said Programs; and

**WHEREAS**, in accordance with Ohio Revised Code Section 5709.85, the duly appointed Powell City Tax Incentive Review Council (TIRC) met on March 7, 2024, and reviewed the status of each active agreement within the Programs and developed recommendations to continue, modify, terminate or expire each active agreement; and

**WHEREAS**, the City of Powell is required, under Ohio Revised Code Sections 3735.69 and 5709.68 to submit an annual report regarding the status of each agreement within the Programs by March 31<sup>st</sup> of each year to the Director of the Ohio Department of Development.


**NOW THEREFORE BE IT RESOLVED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, AS FOLLOWS:**

Section 1: The review and recommendations identified in the attached TIRC March 7, 2024, Meeting Minutes, [NAME OF ROSA'S REPORT for TIFS] are accepted by this Council.

Section 2: The City Manager is directed to forward to the Director of the Ohio Department of Development and all other appropriate entities, the attached reports, accepted recommendations and all other information as required pursuant to Ohio Revised Code Sections 3735.69 and 5709.68.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of Council and that all deliberations of Council and any of the decision-making bodies of the City of Powell, which resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 4: This Resolution shall be in full force and effect immediately upon adoption.

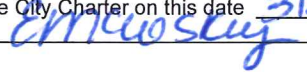
  
\_\_\_\_\_  
Tom Counts  
Mayor

3/20/24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Elaine McCloskey  
City Clerk

3/20/24  
\_\_\_\_\_  
Date

EFFECTIVE DATE: March 20, 2024

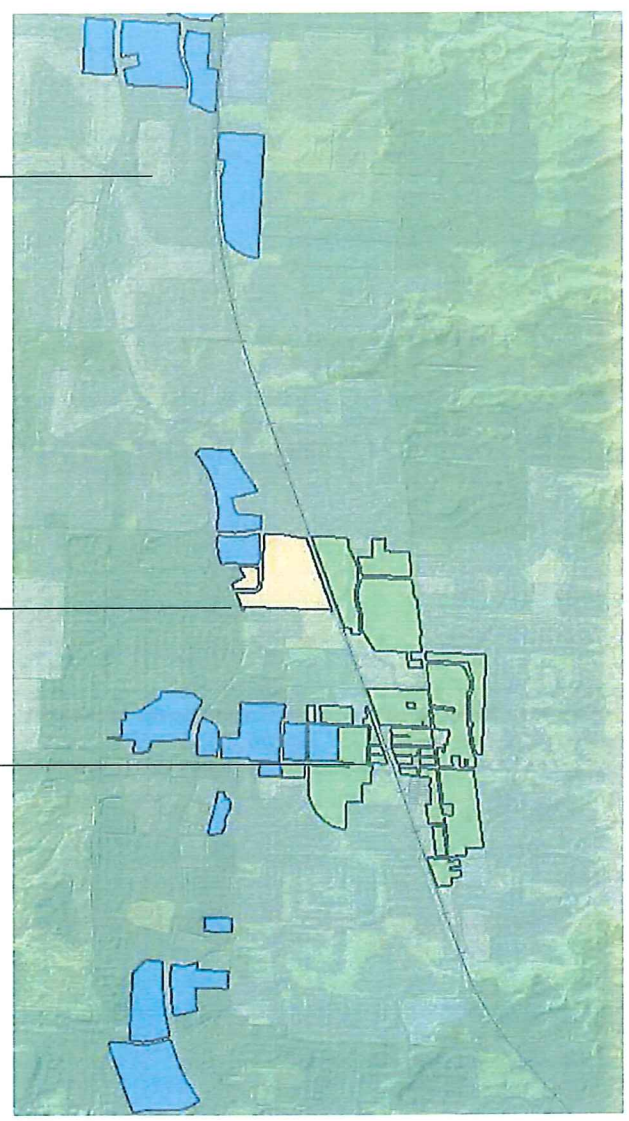
This legislation has been posted in accordance with  
the City Charter on this date 3/21/2024  
  
\_\_\_\_\_  
City Clerk

## Tax Increment Financing (TIF) Districts

*Powell Commercial District 90-024*

*Seldom Seen TIF 90-029*

*Downtown Powell TIF 90-011*





*Powell Commercial TIF District 90-024*



# Activity Report

- 2023** Paid \$195,929.71 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$283,686.87. Final payment is expected in April 2024.
- 2022** Paid \$178,754.01 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$253,299.61. Final payment is expected in 2024.
- 2021** Paid \$173,906.11 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$432,053.62.
- 2020** Paid \$178,733.79 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$605,959.73.
- 2019** No additional projects. The one-year not issued in August 2018 was refinanced into a 20-year bond in July of 2019. Paid \$81,250.99 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels for the first distribution of service payments that was received earlier in the year; estimate to make a similar payment for the most recent distribution received in late August. The estimated outstanding balance due to the developer is \$803,736.28.
- 2018** Repaid \$250,000 of the \$850,000 advance from the General Fund. This is the final payment.  
Paid \$188,819.66 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$966,238.26.
- 2017** Repaid \$250,000 of the \$850,000 advance from the General Fund. This brings the outstanding balance to \$250,000.  
Paid \$44,942.08 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$1,155,057.92.
- 2016** Repaid \$175,000 of the \$850,000 advance from the General Fund. This brings the outstanding balance to \$500,000.
- 2015** Repaid \$175,000 of the \$850,000 advance from the General Fund. This brings the outstanding balance to \$675,000.
- 2014** City of Powell's General Fund advanced \$850,000 to the Sawmill Commercial TIF with repayment to be done through the TIF.  
Infrastructure costs of the Sawmill and Powell Road intersection \$150,000; Traffic signals at Galloway & Sawmill and Rutherford & Sawmill \$200,000; Traffic signal and intersection improvements at Sawmill & Target \$500,000.





**2013**

Infrastructure costs for Galloway & Sawmill traffic signal \$29,940.  
Refunded \$114,798.68 to Delaware County for overpayment of revenue.



## *Development Activities*

- Planning and Zoning Commission approved on 4/12/2023 an Amended Final Development Plan for the shopping center addition to the Target store. The proposal includes changes to the layout and additional parking, which is considered a modification. As this site was annexed with Township zoning and the Township Code allows for approval by the Commission for amendments, permits can be obtained if this application is approved. This is contrary to Skyline Chili, which, while under the same zoning rules, is not subject to P&Z review because the out parcels were not laid out and the Skyline meets all requirements.



## City of Powell Trial Balance Detailed

Funds: 455 to 455

As Of: 1/1/2023 to 12/31/2023

Include Inactive Accounts: Yes

Include Pre-Encumbrances: No

Number	Description	Budgeted Amount	MTD Amount	YTD Amount	% YTD	Outstanding Encumbrance	UnEncumbered Balance	% Variance
455	SAWMILL CORRIDOR COMM IMPR TIF							
<b>Cash</b>								
455-000-1010-00	SAWMILL CORRIDOR COMM IMP	\$1,064,582.42		\$1,064,582.42			\$1,064,582.42	
<b>Total Cash</b>		<b>\$1,064,582.42</b>		<b>\$1,064,582.42</b>			<b>\$1,064,582.42</b>	
<b>Revenue</b>								
455-000-4110-00	REAL ESTATE TAX	\$470,000.00	\$0.00	\$533,453.76	113.50%			
455-000-4231-00	ROLLBACK/HOMESTEAD- STATE	\$0.00	\$0.00	\$0.00	0.00%			
455-000-4940-00	ADVANCE FROM GENERAL FUND	\$0.00	\$0.00	\$0.00	0.00%			
<b>Total Revenue</b>		<b>\$470,000.00</b>	<b>\$0.00</b>	<b>\$533,453.76</b>	<b>113.50%</b>			
<b>Total Cash and Revenue</b>		<b>\$1,534,582.42</b>	<b>\$0.00</b>	<b>\$1,598,036.18</b>	<b>104.13%</b>		<b>\$1,598,036.18</b>	<b>104.13%</b>
<b>Expenses</b>								
<b>HUMAN RESOURCES</b>								
455-790-5300-00	OPERATING EXPENSES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
<b>HUMAN RESOURCES Totals:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>DEBT SERVICE</b>								
455-850-5560-96	AUDITOR/TREASURER FEES	\$16,500.00	\$0.00	\$10,348.47	62.72%	\$0.00	\$6,151.53	62.72%
455-850-5600-00	COMM TIF CAPITAL IMPROVEME	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
455-850-5600-01	TRAFFIC SIGNALS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
455-850-5600-02	SPECTRUM- CAPITAL OUTLAY	\$250,000.00	\$0.00	\$195,929.71	78.37%	\$0.00	\$54,070.29	78.37%
<b>DEBT SERVICE Totals:</b>		<b>\$266,500.00</b>	<b>\$0.00</b>	<b>\$206,278.18</b>	<b>77.40%</b>	<b>\$0.00</b>	<b>\$60,221.82</b>	<b>77.40%</b>
<b>ADVANCES</b>								
455-920-5810-00	REPAY ADVANCE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
<b>ADVANCES Totals:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Total Expenses</b>		<b>\$266,500.00</b>	<b>\$0.00</b>	<b>\$206,278.18</b>	<b>77.40%</b>	<b>\$0.00</b>	<b>\$60,221.82</b>	<b>77.40%</b>
<b>Fund: 455 Total</b>		<b>\$1,268,082.42</b>	<b>\$0.00</b>	<b>\$1,391,758.00</b>	<b>109.75%</b>	<b>\$0.00</b>	<b>\$1,391,758.00</b>	<b>109.75%</b>



*Seldom Seen TIF 90-029*





# Activity Report

- 2023** A payment of \$69,359.57 was made to Liberty Township for EMS/Fire. An additional \$168,350 was transferred to the debt payment fund for the bond payment.
- 2022** A payment of \$69,763.41 was made to Liberty Township for EMS/Fire. An additional \$166,950 was transferred to the debt payment fund for the bond payment.
- 2021** Payment of \$204,712.29 was made to Liberty Township for EMS/Fire per the terms of the TIF agreement for 2017-2020.
- A payment of \$931,000 was issued to the Developer to pay off the cost of public improvements plus interest. The General Fund covers a portion of the payment (\$582,933.54). Staff is working to categorize this amount as an advance from the General Fund to the Seldom Seen TIF.
- 2020** Park improvements completed \$434,007.08. Seldom Seen Park opened to the Public.
- 2019** No additional projects. The one-year note issued in August 2018 was refinanced into a 20-year bond in July 2019.
- 2018** No additional projects. The one-year note issued in August 2017 was refinanced into another one-year note due in August 2019.
- 2017** Issued \$2.2 million in debt (one-year note) for road improvements related to Powell Grand and Seldom Seen Park, with repayment to be done through the TIF.
- Paid the Developer \$1,225,000 for turn lane at Woods at Big Bear Farms; Storm water management/treatment; regional bike path; Sawmill Parkway traffic signal and intersection improvements; Bunker Lane extension (780 LF) and Seldom Seen road improvements.



## *Development Activities*

- None



Detailed Trial Balance  
As Of: 1/1/2023 to 12/31/2023  
City of Powell  
**Trial Balance Detailed**

Funds: 453 to 453  
As Of: 1/1/2023 to 12/31/2023

Include Inactive Accounts: Yes  
Include Pre-Encumbrances: No

Number	Description	Budgeted Amount	MTD Amount	YTD Amount	% YTD	Outstanding Encumbrance	UnEncumbered Balance	% Variance
<b>453</b>	<b>SELDOM SEEN TIF PUBLIC IMPROVEMENTS FUND</b>							
<b>Cash</b>								
453-000-1010-00	SELDOM SEEN TIF PUBLIC IMPROVE	\$1,594.57		\$1,594.57			\$1,594.57	
<b>Total Cash</b>		<b>\$1,594.57</b>		<b>\$1,594.57</b>			<b>\$1,594.57</b>	
<b>Revenue</b>								
453-000-4110-00	REAL ESTATE TAX	\$282,500.00	\$0.00	\$231,435.33	81.92%			
453-000-4231-00	ROLLBACK/HOMESTEAD- STATE	\$0.00	\$0.00	\$0.00	0.00%			
453-000-4701-00	INTEREST (NET)	\$0.00	\$0.00	\$0.00	0.00%			
453-000-4702-00	NOTE PREMIUM	\$0.00	\$0.00	\$0.00	0.00%			
453-000-4911-00	NOTE PROCEEDS	\$0.00	\$0.00	\$0.00	0.00%			
453-000-4931-00	TRANSFERS IN	\$0.00	\$7,221.25	\$7,221.25	0.00%			
453-000-4940-00	ADVANCE FROM GENERAL FUND	\$0.00	\$0.00	\$0.00	0.00%			
<b>Total Revenue</b>		<b>\$282,500.00</b>	<b>\$7,221.25</b>	<b>\$238,656.58</b>	<b>84.48%</b>			
<b>Total Cash and Revenue</b>		<b>\$284,094.57</b>	<b>\$7,221.25</b>	<b>\$240,251.15</b>	<b>84.57%</b>		<b>\$240,251.15</b>	<b>84.57%</b>
<b>Expenses</b>								
<b>HUMAN RESOURCES</b>								
453-790-5300-00	OPERATING EXPENSES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
<b>HUMAN RESOURCES Totals:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>DEBT SERVICE</b>								
453-850-5550-85	COST OF ISSUANCE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
453-850-5550-95	AUDITOR/TREASURER FEES	\$3,000.00	\$0.00	\$2,541.58	84.72%	\$0.00	\$458.42	84.72%
453-850-5600-00	SELDOM SEEN TIF CAPITAL IMPROV	\$70,600.00	\$0.00	\$59,359.57	84.24%	\$0.00	\$1,240.43	84.24%
453-850-5600-01	TRAFFIC SIGNALS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
<b>DEBT SERVICE Totals:</b>		<b>\$73,600.00</b>	<b>\$0.00</b>	<b>\$71,901.15</b>	<b>97.69%</b>	<b>\$0.00</b>	<b>\$1,698.85</b>	<b>97.69%</b>
<b>TRANSFERS</b>								
453-910-5910-00	TRANSFER TO DEBT SERVICE	\$168,350.00	\$0.00	\$168,350.00	100.00%	\$0.00	\$0.00	100.00%
453-910-5910-01	TRANSFER TO CAPITAL OUTLAY	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
<b>TRANSFERS Totals:</b>		<b>\$168,350.00</b>	<b>\$0.00</b>	<b>\$168,350.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>100.00%</b>
<b>ADVANCES</b>								
453-920-5810-00	REPAY ADVANCE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
<b>ADVANCES Totals:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Total Expenses</b>		<b>\$241,950.00</b>	<b>\$0.00</b>	<b>\$240,251.15</b>	<b>99.30%</b>	<b>\$0.00</b>	<b>\$1,698.85</b>	<b>99.30%</b>
<b>Fund: 453 Total</b>		<b>\$42,144.57</b>	<b>\$7,221.25</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>



*Downtown Powell TIF 90-011*





# Activity Report

<b>2023</b>	Payment submitted to Harpers Pointe for repayment of capital infrastructure. Payment - \$50,385.86; Balance - \$1,027,290.18. The balance is growing due to interest accruals.
<b>2022</b>	Initial payment submitted to Harpers Pointe for repayment of capital infrastructure. Payment - \$33,448.77; Balance - \$991,470.80.
<b>2021</b>	Downtown Investment Evaluation - \$22,604.80
<b>2020</b>	Four Corners turn restriction signage - \$13,771.47 Downtown Street Maintenance Program - \$115,035.81 Completion of Scioto St & Liberty St Repairs - \$3,614.53
<b>2019</b>	Grace Drive & Liberty Road traffic signals -- \$256,355.82
<b>2018</b>	Grace Drive & Liberty Road traffic signals -- \$182,481.30 4 Corners infrastructure improvements engineering -- \$19,476.27 Right-of-way purchase on Liberty Rd. -- \$40,530.
<b>2017</b>	Grace Drive & SR750 and Grace Drive & Liberty Road traffic signals - \$32,363 Beechwood Park Detention System - \$55,228.13; 4 Corners infrastructure improvements engineering - \$11,528.39
<b>2016</b>	Grace Drive & SR750 Traffic Signals -\$233,895.75 Grace Drive traffic signals engineering - \$142,940.52; Depot Street improvements - \$47,200
<b>2015</b>	Depot Street improvements - \$4,400; Paver and streetscape replacement and repair - \$9,183.36 CSX right of way survey - \$4,600
<b>2014</b>	None
<b>2013</b>	North Liberty Street improvements and survey work \$38,471.26
<b>2012</b>	Bike hitches, benches, engineering, survey work \$28,621.92
<b>2011</b>	None
<b>2010</b>	TIF Study services \$5,500
<b>2009</b>	Repaid \$201,640 of the \$201,640 advance from the General Fund.



**2008**

None

**2007**

Right of way purchase \$130,144.50. 4 Corners survey, traffic study, engineering and other \$16,550



# Development Activity

- The Final Development Plan for Encore Park (Fischer Homes) was approved at the 4/12/2023 Planning and Zoning Commission meeting. The plan includes 19 residential units. The project will need Council approval before construction.
- The City approved an Economic Development Agreement (EDA) with Grand Communities, LLC, relative to the Encore Park of Powell development (Ord. 2023-15) for the construction of a connection from downtown Powell to Adventure Park by extending Depot Street. The agreement is for a value not to exceed \$925,302.83. The scope includes the proposed roadway extension, concrete curb, sidewalk, storm sewer, sanitary sewer, water, street lighting, traffic control, streetscape, and associated updates to provide a neighborhood street connection in the Northwest Quadrant. In addition, the work will correct the Morris Station detention basin that will assist the Encore development and Morris Station development to provide adequate stormwater management for both developments, including the public improvements.
- The City approved an Economic Development Agreement (EDA) with CoHatch to aid in the resolution of downtown traffic and parking issues. The City will reimburse COhatch, a not to exceed sum of \$450,000 dollars, to demolish the existing building located at 50 E. Olentangy Street and to reconstruct the parking lot at the same location as part of the improvement of the site.
- Construction of Lily Reserve, a 13,000-square-foot shopping center on 1.5 acres at the southeast corner of West Olentangy Street and Murphy Parkway was completed in 2023. The site includes 72 parking spaces, a portion of which will be available for general downtown parking.



Detailed Trial Balance  
As Of: 1/1/2023 to 12/31/2023  
City of Powell

**Trial Balance Detailed**

Funds: 451 to 452

As Of: 1/1/2023 to 12/31/2023

Include Inactive Accounts: Yes

Include Pre-Encumbrances: No

Number	Description	Budgeted Amount	MTD Amount	YTD Amount	% YTD	Outstanding Encumbrance	UnEncumbered Balance	% Variance
<b>451</b>	<b>DOWNTOWN TIF PUBLIC IMPROVEMENT</b>							
<b>Cash</b>								
451-000-1010-00	DOWNTOWN TIF PUBLIC IMPROVEM	\$2,675,655.53		\$2,675,655.53			\$2,675,655.53	
<b>Total Cash</b>		<b>\$2,675,655.53</b>		<b>\$2,675,655.53</b>			<b>\$2,675,655.53</b>	
<b>Revenue</b>								
451-000-4110-00	REAL ESTATE TAX	\$480,000.00	\$0.00	\$967,875.74	118.31%			
451-000-4291-00	ROLLBACK/HOMES TEXAS STATE	\$9,600.00	\$0.00	\$26,658.24	277.66%			
451-000-4940-00	ADVANCE FROM GENERAL FUND	\$0.00	\$0.00	\$0.00	0.00%			
<b>Total Revenue</b>		<b>\$489,600.00</b>	<b>\$0.00</b>	<b>\$594,534.98</b>	<b>121.43%</b>			
<b>Total Cash and Revenue</b>		<b>\$3,165,255.53</b>	<b>\$0.00</b>	<b>\$3,270,190.51</b>	<b>103.32%</b>		<b>\$3,270,190.51</b>	<b>103.32%</b>
<b>Expenses</b>								
<b>CAPITAL EXPENDITURES</b>								
451-800-5591-04	CONTRACTED SERVICES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5591-05	CONTRACTED SURVEYING SERVICE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5592-00	CONSULTING SERVICES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5510-02	TIF STUDY SERVICES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5510-04	PARKING AGREEMENTS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5510-09	TRAFFIC RELATED PROJECTS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5510-10	STREETSCAPES	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5600-00	DOWNTOWN PROJECTS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5600-01	PAVER REPAIRS	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5600-02	FOUR CORNERS PROJECT	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
451-800-5600-03	Dog St. Extension	\$980,039.00	\$0.00	\$0.00	0.00%	\$980,039.00	\$0.00	100.00%
451-800-5601-02	LAND OR ROW ACQUISITION	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
<b>CAPITAL EXPENDITURES Totals:</b>		<b>\$980,039.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$980,039.00</b>	<b>\$0.00</b>	<b>100.00%</b>
<b>ADVANCE REPAYMENTS</b>								
451-820-5920-01	REPAY ADVANCE FROM GENERAL F	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	0.00%
<b>ADVANCE REPAYMENTS Totals:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>DEBT SERVICE</b>								
451-850-5990-96	AUDITOR/TREASURER FEES	\$20,000.00	\$0.00	\$7,604.91	38.02%	\$0.00	\$12,395.09	38.02%
451-850-5900-01	HARRIS POINT	\$90,000.00	\$0.00	\$42,780.99	85.36%	\$0.00	\$7,219.01	85.56%
<b>DEBT SERVICE Totals:</b>		<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$50,385.86</b>	<b>71.98%</b>	<b>\$0.00</b>	<b>\$19,614.14</b>	<b>71.98%</b>
<b>Total Expenses</b>		<b>\$1,050,039.00</b>	<b>\$0.00</b>	<b>\$50,385.86</b>	<b>4.80%</b>	<b>\$980,039.00</b>	<b>\$19,614.14</b>	<b>98.13%</b>
<b>Fund: 451 Total</b>		<b>\$2,115,216.53</b>	<b>\$0.00</b>	<b>\$3,219,804.65</b>	<b>152.22%</b>	<b>\$980,039.00</b>	<b>\$2,239,765.65</b>	<b>105.89%</b>
<b>452</b>	<b>DOWNTOWN TIF HOUSING RENOVATION</b>							
<b>Cash</b>								
452-000-1010-00	DOWNTOWN TIF HOUSING RENOV	\$45,134.59		\$45,134.59			\$45,134.59	
<b>Total Cash</b>		<b>\$45,134.59</b>		<b>\$45,134.59</b>			<b>\$45,134.59</b>	
<b>Revenue</b>								
452-000-4110-00	REAL ESTATE TAX	\$5,000.00	\$0.00	\$5736.13	114.72%			
452-000-4291-00	ROLLBACK/HOMES TEXAS STATE	\$100.00	\$0.00	\$289.28	289.28%			
<b>Total Revenue</b>		<b>\$5,800.00</b>	<b>\$0.00</b>	<b>\$6,025.41</b>	<b>107.24%</b>			
<b>Total Cash and Revenue</b>		<b>\$50,734.59</b>	<b>\$0.00</b>	<b>\$51,140.00</b>	<b>100.80%</b>		<b>\$51,140.00</b>	<b>100.80%</b>
<b>Expenses</b>								
<b>DEBT SERVICE</b>								
452-850-5990-96	AUDITOR/TREASURER FEES	\$300.00	\$0.00	\$76.81	15.36%	\$0.00	\$423.19	15.36%
452-850-5710-00	HOUSING RENOVATION GRANT PRO	\$20,000.00	\$0.00	\$20,076.81	100.38%	\$0.00	\$0.00	100.00%
<b>DEBT SERVICE Totals:</b>		<b>\$20,300.00</b>	<b>\$0.00</b>	<b>\$20,153.62</b>	<b>97.94%</b>	<b>\$0.00</b>	<b>\$423.19</b>	<b>97.94%</b>
<b>Total Expenses</b>		<b>\$20,500.00</b>	<b>\$0.00</b>	<b>\$20,178.01</b>	<b>97.94%</b>	<b>\$0.00</b>	<b>\$423.19</b>	<b>97.94%</b>
<b>Fund: 452 Total</b>		<b>\$30,234.59</b>	<b>\$0.00</b>	<b>\$31,063.19</b>	<b>102.74%</b>	<b>\$0.00</b>	<b>\$31,063.19</b>	<b>102.74%</b>











**TAX INCENTIVE REVIEW  
COUNCIL MEETING MINUTES  
MARCH 7, 2024**

**I. CALL TO ORDER**

- \* Designee to Chair George Kaitsa, Chief Deputy Auditor and Chief Compliance Officer, Shari Lewis

Chair Shari Lewis called the March 7, 2024, Tax Incentive Review Council meeting to order at 10:03 a.m.

**II. ROLL CALL**

- \* Sean Hughes, Economic Development Administrator

Economic Development Administrator Sean Hughes called the roll. The following members of the Tax Incentive Review Council were present for the meeting: included Andrew D White, City Manager; Heather Karr, Vice-Mayor; Rosa Ocheltree, Finance Director; Shari Lewis, Designee for County Auditor; Andi Moore, Citizen Representative; Ryan Jenkins, Olentangy School Representative; Tom Marchetti, Designee for Chris Bell, Delaware Area Career Center Representative. Absent from the meeting was Zachary Hardison, Citizen Representative. Staff present included Sean Hughes, Economic Development Administrator.

Chair Shari Lewis requested an amendment to the agenda to appoint a member as Vice-Chair.

MOTION: Vice-Mayor Heather Karr moved to appoint Ryan Jenkins as Vice-Chairman. City Manager Andrew White seconded. Motion passed.

VOTE:        Y-6                N-0                AB-1 (ABSTAIN: Jenkins)

**III. APPROVAL OF MINUTES**

- a. Designee to Chair George Kaitsa, Chief Deputy Auditor and Chief Compliance Officer, Shari Lewis

MOTION: City Manager Andrew D White moved to approve the minutes from April 20, 2023. Ryan Jenkins seconded. Motion passed.

VOTE:        Y-7                N-0                AB-0

**IV. 2023 TAX YEAR CRA AND EZ TAX ABATEMENT REPORTS AND RECOMMENDATIONS  
CONSENT AGENDA**

- a. No CRA Agreements were active in the 2023 tax year.

Economic Development Administrator Sean Hughes discussed that there are no Enterprise Zones in the City of Powell. There is a Downtown CRA, but no active abatements for 2023 tax year. There is one that was activated and will not activate until January 2026 and expect reporting in 2027 for the COHatch development.

**V. 2023 TAX YEAR CRA AND EZ TAX ABATEMENT REPORTS AND RECOMMENDATIONS  
CONSIDERATION AGENDA**

- a. No CRA Agreements were active for the 2023 tax year.

**VI. 2023 TAX YEAR RESIDENTIAL CRA TAX ABATEMENT REPORTS AND  
RECOMMENDATIONS CONSIDERATION AGENDA**

- a. No Residential CRA Abatements were active in the 2023 tax year.

Economic Development Administrator Sean Hughes reported that applications are being collected in 2024 but won't be active until January 2025 and reported in 2026. This is a new program.

**VII. 2023 TAX YEAR TIF TAX ABATEMENT REPORTS AND RECOMMENDATIONS  
CONSIDERATION AGENDA**

- a. Tax Increment Finance Districts - Active Districts

- Powell Commercial TIF (90-024)
- Seldom Seen TIF (90-029)
- Downtown Powell TIF (90-011)
- Vote for Compliance or Non-Compliance - Shari Lewis
- Vote for One - Continue, Modify, Terminate, Expire - Shari Lewis

Finance Director Rosa Ocheltree reviewed the three active TIF Districts. The Powell Commercial TIF District activity for 2023 was a reimbursement to the developer for sanitary sewer of \$195,929.71. The final payment is expected to be given to the developer in April 2024. She discussed that there is a Redwood Development TIF Agreement that is pending. City Manager Andrew White discussed the parcels of 70 acres annexed in the City slated for 330 units of residential development. The city is to retain 11 acres in the front for future commercial development. The developers have sought a TIF Incentive, which would have no impact on schools. There are public infrastructures that this area would be eligible for including investments in parks, paths and streets. Finance Director Rosa Ocheltree reviewed the trial balance which shows a revenue of \$533,000 and expenditures of the unencumbered fund balance of \$1.4M

Finance Director Rosa Ocheltree reviewed the Seldom Seen TIF, which is generating enough revenue for the Seldom Seen Fund Payment and payment to Liberty Township for EMS/Fire Services. She reviewed the detailed Trail Balance provided in the report.



