

2018 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL
ANNUAL MEETING

- - -

In the Matter of:
City of Groveport
Community Reinvestment Area
Tax Increment Financing

- - -

TRANSCRIPT OF PROCEEDINGS

- - -

Wednesday, July 18, 2018
11:53 a.m.
373 South High Street
26th Floor
Franklin County Commissioners'
General Session Hearing Room
Columbus, Ohio 43215

- - -

SUSAN L. COOTS, RPR
REGISTERED PROFESSIONAL REPORTER

- - -

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1 APPEARANCES:

2 George Mance, Franklin County Auditor's Designee

3 Kelan Craig, Franklin County Commissioners Appointee

4 Michael Kinninger, Franklin County Commissioners
5 Appointee

6 Shelley May, Franklin County Auditor's Designee

7 Kelly Washington, Franklin County Auditor's Office

8 Jeff Green, Finance Director, City of Groveport

9 Susan Brobst, Madison Township Administrator

10 Debbie Miller, Madison Township

11 Marsha Hall, Administrator, City of Groveport

12 Christine Boucher, Eastland/Fairfield Career and
13 Technical Schools

14 James Grube, Groveport Madison Local Schools

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P R O C E E D I N G S

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BE IT REMEMBERED THAT, on the 18th day of July, 2018, this cause came on for hearing before the Franklin County Tax Incentive Review Council; and the parties appearing in person and/or by counsel, as hereinafter set forth, the following proceedings were had:

CHAIRPERSON MANCE: We'll go ahead and roll over into the City of Groveport CRA TIF.

Again, good morning. My name is George Mance. I'm with the Franklin County Auditor's Office. I will be the designee for the Franklin County Auditor for this particular TIRC meeting, The City of Groveport CRA TIF.

If you would be so inclined as to introduce yourselves.

MS. MILLER: Debbie Miller, Madison Township.

MS. BROBST: Susan Brobst. Madison Township Administrator.

MS. BOUCHER: Christine Boucher, Eastland/Fairfield Career and Technical Schools.

MS. HALL: Marshal Hall, City of Groveport.

1 MR. CRAIG: Kelan Craig, Franklin County
2 Commissioners appointee.

3 MR. KINNINGER: Michael Kinninger, Franklin
4 County Commissioners appointee.

5 MR. GRUBE: James Grube, Groveport Madison
6 Local Schools.

7 MR. GREEN: I'm Jeff Green, City of
8 Groveport.

9 CHAIRPERSON MANCE: Thank you.

10 Please take a minute, if you haven't done so
11 already, to take a look at the notes. If are there no
12 additions or corrections, I'll entertain a motion to
13 accept those.

14 MR. CRAIG: So moved.

15 MS. HALL: Second.

16 CHAIRPERSON MANCE: All those in favor.

17 (Vote taken.)

18 Any opposed?

19 (No response.)

20 Any abstentions?

21 (No response.)

22 So moved. Thank you.

23 MR. GREEN: We'll start with the Pre-1994
24 CRA districts; we have four of them.

1 We'll start with CRA No. 2. I think we have
2 five CRAs, only four are active at this time.
3 CRA No. 2, we have three properties currently abated
4 and all are in compliance, all are presently occupied.
5 Employment in the abated properties, total 256.

6 I will say that we require every year a
7 reporting from companies on job creation, so we send
8 out a form every year and they fill this out so we get
9 pretty accurate employment numbers every year so we
10 can report this.

11 CHAIRPERSON MANCE: Are they pretty
12 compliant?

13 MR. GREEN: Very. We follow up with them if
14 they don't respond and we get the responses we need.

15 MR. KINNINGER: The employee counts, are
16 they just total head count or are they an FTE
17 equivalent?

18 MR. GREEN: They're FTE equivalent.

19 CRA No. 3. We have 28. That is our largest
20 CRA area. It comprises --

21 MR. KINNINGER: Do we need to make a motion
22 on each CRA individually?

23 SECRETARY MAY: No. As long as they're in
24 the same school district, you're good.

1 MR. GREEN: Again, this is our largest
2 district. It comprises -- actually we've written off
3 three different industrial parks in the city. There
4 are 28 properties currently abated, and there are two
5 that expire at the end of 2016. All of those are in
6 compliance and all are presently occupied. And
7 employment in the district is 3,213 as of the end of
8 2017.

9 CRA No. 4. We have three properties
10 currently abated, and all are in compliance and all
11 are occupied. Employment in the abated properties,
12 this includes Eddie Bauer, Toys R Us, Kraft Foods, is
13 1,210.

14 Then last is CRA No. 5. We only have two
15 abated properties there. Both are in compliance. All
16 are presently occupied. Employment in the abated
17 properties is 180. So total employment for all of
18 these abated properties, for all four districts is
19 4,859.

20 CHAIRPERSON MANCE: Very good.

21 MR. GREEN: Moving into TIFs.

22 MR. CRAIG: CRAs first.

23 MR. KINNINGER: I'll make a motion to
24 approve the CRAs and find them in compliance.

1 MR. CRAIG: Second.

2 CHAIRPERSON MANCE: Any questions on the
3 motion?

4 (No response.)

5 All those in favor.

6 (Vote taken.)

7 Any opposed?

8 (No response.)

9 Any abstentions?

10 (No response.)

11 So moved.

12 MR. GREEN: We have three TIFs that are all
13 30-year, non-school TIFs. These are all subordinate
14 to existing CRAs within these areas.

15 The first one, these are all pretty
16 uncomplicated TIFs, nothing like Obetz, fortunately.

17 But the first one is the OPUS TIF. We have
18 two facilities that have been constructed in this
19 district and both are fully occupied. Job creation to
20 date as a result of this TIF is 1,011 jobs.

21 PILOT payments in 2017 totaled \$90,840.29.

22 MS. MAY: How much was that?

23 MR. GREEN: \$90,840.29.

24 MR. KINNINGER: And the expenditures are for

1 public improvements?

2 MR. GREEN: Yes.

3 MR. KINNINGER: Exclusively?

4 MR. GREEN: All of these are all public
5 improvements exclusively.

6 MR. MAY: Did you bring extra copies of
7 that?

8 MR. GREEN: I did. Shelley, when I'm done,
9 I'll just give you a copy of what I'm reading from.

10 MS. MAY: Thank you.

11 MR. GREEN: The second one is the Duke TIF.

12 There are no outstanding issues with the
13 TIF. Again, a 30-year, non-school. The
14 infrastructure funded through the TIF is complete.
15 There are two facilities on the property that was the
16 subject of the TIF, housing, Kraft Foods and
17 Excel/Toys R Us, and Gymboree and ODW Logistics. This
18 is part of the airport's global logistics park.

19 Job creation to date as the result of the
20 TIF is approximately 700. PILOT payments in 2017
21 total \$65,115.21.

22 MR. KINNINGER: Do these TIFs have job
23 creation commitments at all or are you just tracking
24 them?

1 MR. GREEN: We just track, I think, for our
2 own benefit and as a reporting tool for the TIRC so
3 they have it. I believe it's money well spent.

4 The last one is AirEast TIF. This TIF
5 includes FedEx, Honeywell, Faro Logistics. The
6 property is completely built out. Infrastructure is
7 complete. All three buildings are complete and
8 occupied, and job creation as a result of the TIF is
9 975. The PILOT payments in 2017 totaled \$143,917.83.

10 MR. CRAIG: I'll make a motion to approve
11 the TIF report.

12 CHAIRPERSON MANCE: Is there a second?

13 MS. HALL: Second.

14 CHAIRPERSON MANCE: Any questions on the
15 motion?

16 (No response.)

17 All those in favor.

18 (Vote taken.)

19 Any opposed?

20 (No response.)

21 Any abstentions?

22 (No response.)

23 So moved.

24 MR. GREEN: That's it.

1 CHAIRPERSON MANCE: Any idea what they are
2 going to be doing with the Toys R Us area or
3 warehouse? Any plans?

4 MR. GREEN: Yeah. Actually Excel runs for
5 DHL as the third-party logistics company. It's my
6 understanding -- I haven't had any direct
7 communication with them yet that they actually have
8 another company that they're looking to bring in to
9 occupy the space.

10 We shouldn't see anything negative impact.
11 Toys R Us employed -- seasonally, it probably went up
12 to maybe 500. But throughout the year, it was less
13 than 200. So it wasn't a huge loss, but it's one we
14 should be able to make up pretty quickly.

15 CHAIRPERSON MANCE: Good.

16 MR. GREEN: Right now, within the City,
17 we're at probably around 5 percent vacancy in all of
18 our properties. And, of that, two of them are --
19 well, I can't even say they're vacant; they're under
20 construction.

21 Really, the only building we have vacant is
22 the old K-Mart building, and it's an old building;
23 built in 1981 and a little bit hard to market. So
24 it's hard to say what's going to happen with that.

CHAIRPERSON MANCE: Okay.

If there's no other information or new
business, I'll entertain a motion to adjourn.

MS. BROBST: So moved.

MR. CRAIG: Second.

CHAIRPERSON MANCE: All those in favor.

(Vote taken.)

So moved.

Thank you.

- - -

And, thereupon, the proceedings were
concluded at approximately 12:01 p.m.

- - -

C-E-R-T-I-F-I-C-A-T-E

I do hereby certify that the foregoing is a true, correct and complete written transcript of the proceedings in this matter, taken by me on the 18th day of July, 2018, and transcribed from my stenographic notes.

Susan L. Coots

SUSAN L. COOTS

Notary Public in and for the State of Ohio and Registered Professional Reporter

My Commission Expires January 10, 2020.



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