

City of Groveport
Community Reinvestment Area
Tax Incentive Review Council
Meeting Minutes
August 2, 2017

Brian Katz called the meeting to order at 11:13 a.m.

MEMBERS PRESENT

Susan Brobst, Madison TWP
Kelan Craig, Commissioner's Representative
Toni Cunningham, Commissioner's Representative
Jeff Green, Finance Director, City of Groveport
Marsha Hall, Administrator, City of Groveport
Brian Katz, Representing the County Auditor, Clarence Mingo
Michael Kinninger, Commissioner's Representative
Debbie Miller, Madison TWP
Joshua Roth, Senior Program Coordinator, Franklin Co Economic Dev & Planning
James Schimmer, Development Director, Franklin County Dev & Planning
John Walsh, Treasurer, Groveport-Madison Schools

APPROVAL OF THE 2016 TIRC MINUTES

Kelan Craig made a motion to approve the 2016 TIRC minutes seconded by Toni Cunningham. All in favor said AYE, none opposed. Motion passed.

REVIEW OF THE PRE 1994 CRA'S

Jeff Green wanted to point out a few things before the meeting got started. On the spreadsheets there's a higher number than usual of delinquencies for the first half of 2016. These are things the City has just become aware of. The City will be sending out a letter on the County's behalf. A large number of properties have changed hands and some mailing addresses might be wrong. The City's addresses need to be cross referenced with the County's addresses to make sure the notices are getting into the correct hands. This is something the City will be working on.

CRA #2

Jeff Green reported that there are (3) three properties in CRA #2 that are currently abated. All are in compliance and presently occupied. At the time of this report, delinquencies for the first half 2016 property taxes were reported for 2 of the properties. Employment in the abated properties totals 175.

Shelley May from the Franklin County Auditor's Office informed the Council that the delinquencies have since been paid.

A motion was made by Marsha Hall to accept the CRA # 2 report as given, seconded by Toni Cunningham, all in favor said AYE, none opposed. Motion passed.

CRA # 3

Jeff Green reported that there are 28 properties that are currently abated with 2 that will expire at the end of 2016. All are in compliance with only one vacant property, however taxes on 8 properties for the first half 2016 were delinquent at the time of this report. Employment in abated properties is 3,996.

Jeff Green asked Shelley May if any of the delinquencies have been paid. Shelley said she wasn't sure but she would certainly check.

John Walsh asked which properties were delinquent. He asked if there was a list. Jeff Green directed John Walsh to look at his spreadsheet. Multiple people said their spreadsheets said the properties were current.

Jeff Green realized he was working off of an old spreadsheet and that most of the taxes had been paid.

Toni Cunningham asked if there were any delinquencies. Jeff Green replied there are no delinquencies, he was working off of an old spreadsheet, and to disregard what he said when the meeting started.

A motion was made by Kelan Craig to accept the CRA# 3 report as given, seconded by Toni Cunningham. All in favor said AYE, none opposed. Motion passed.

CRA # 4

Jeff Green reported there are (3) three properties abated, all are in compliance with no delinquencies on property taxes, and all are occupied. Employment in abated properties which includes Eddie Bauer, Toys R Us and Kraft Foods is 1,863.

A motion was made by Marsha Hall to accept the CRA# 4 report as given, seconded by Toni Cunningham, all in favor said AYE, none opposed. Motion passed.

CRA #5

Jeff Green reported there is (1) one abated property. The spec building is owned by Van Trust. It is currently vacant but being marketed and there is a potential tenant pending for 2016. Taxes for the first half 2016 were reported delinquent at the time of this report.

Brain Katz asked if Van Trust is another name for Rohr One Development LLC. Jeff Green responded that Van Trust built the building.

Brian Katz asked if the abatement has already begun or if it begins when the building is occupied. Jeff Green responded that there are 2 buildings on the property and neither are abated yet.

A motion was made by Toni Cunningham to accept the CRA# 5 report as given, seconded by Kelan Craig, all in favor said AYE, none opposed. Motion passed.

The total employment for all CRA abated properties is 6604.

TAX INCREMENT FINANCING DISTRICT (TIF'S)

Jeff Green relayed to the Council that the City of Groveport has three (3) TIF's, all are in compliance. The TIF's are with Opus, Duke Realty, and Air East.

Jeff reported the Opus TIF is where there's a delinquency. One facility is occupied by Union Supply and the remainder of the building is occupied by SK Food Group. Opus recently completed construction of a new building on this site. The job creation to date is 750 jobs.

The Duke TIF has no outstanding issues. Infrastructure funded through the TIF is complete. This TIF houses Kraft Foods, Exel/ToysRUS, Gymboree, and ODW Logistics. Job creation is 600.

The Air East TIF has no outstanding issues. Infrastructure is complete. There are (3) three buildings now complete and occupied by Honeywell, FedEx, and Faro Logistics. Job creation is 800.

Brian Katz asked if the Opus TIF still had delinquent parcels on it. Jeff Green responded there are 2 delinquent parcels. Brian Katz asked if letters would be sent. Jeff Green responded that letters would be sent.

A motion was made by Toni Cunningham to accept the Opus, Duke, and Air East TIF reports seconded by Marsha Hall, all in favor said AYE, none opposed. Motion passed.

OTHER BUSINESS - None at this time.

Brian Katz adjourned the meeting. Tax Incentive Review Council Meeting adjourned at 11:22 am.