

2019 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL
ANNUAL MEETING

- - -

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

- - -

TRANSCRIPT OF PROCEEDINGS

- - -

Monday, August 12, 2019
10:36 a.m.
Franklin County Commissioners'
Hearing Room
373 South High Street
26th Floor
Columbus, Ohio 43215

- - -

TRACI E. PEOPLES
PROFESSIONAL COURT REPORTER

- - -

ANDERSON REPORTING SERVICES, INC.
1421 West Third Avenue
Columbus, Ohio 43212
(614) 326-0177

1 APPEARANCES:

2 Michael Stinziano, Franklin County Auditor

3 Toni Cunningham, Franklin County Commissioners
4 Appointee

5 Kelan Craig, Franklin County Commissioners Appointee

6 Michael Kinninger, Franklin County Commissioners
7 Appointee

8 Joshua Roth, Franklin County Economic Development
9 and Planning Department

10 Jim Schimmer, Franklin County Director of Economic
11 Development and Planning

12 Susan Brobst, Madison Township Administrator

13 Jason Carr, City of Groveport Finance Director

14 Jeff Green, City of Groveport Assistant
15 Administrator

16 Marsha Hall, City of Groveport Administrator

17 John Walsh, Groveport Madison Local Schools

18 - - -

19 ALSO PRESENT:

20 Shelley May, Franklin County Auditor's Office

21 Kelly Washington, Franklin County Auditor's Office

22 - - -

1 MONDAY MORNING SESSION
2 August 12, 2019
3 10:36 a.m.

4 - - -

5 P R O C E E D I N G S

6 - - -

7 BE IT REMEMBERED THAT, on the 12th day of
8 August, 2019, this cause came on for meeting before
9 Franklin County Tax Incentive Review Council. And,
10 the parties appearing in person and/or by counsel,
11 as hereinafter set forth, the following proceedings
12 were had:

13 - - -

14 CHAIRPERSON STINZIANO: Good morning.
15 Welcome to the 2019 Commissioners Tax Incentive
16 Review Council meeting. Today is August 12, 2019.
17 I am Michael Stinziano, Franklin County Auditor and
18 the statutory chairperson for the TIRC.

19 I'd like to start the meeting by going
20 around and introducing everyone and verifying that
21 we do have a quorum.

22 MR. WALSH: John Walsh, Treasurer,
23 Groveport Madison Local Schools.

24 MR. CARR: Jason Carr, Finance Director,
City of Groveport.

1 MS. HALL: Marsha Hall, City
2 Administrator, City of Groveport.

3 MR. CRAIG: Kelan Craig, Franklin County
4 Commissioners Appointee.

5 CHAIRPERSON STINZIANO: Michael
6 Stinziano, Franklin County Auditor.

7 MS. CUNNINGHAM: Toni Cunningham,
8 Franklin County Commissioners Appointee.

9 MR. KINNINGER: Michael Kinninger,
10 Franklin County Commissioners Appointee.

11 MR. GREEN: Jeff Green, Assistant
12 Administrator of the City of Groveport.

13 MS. BROBST: Susan Brobst, Administrator,
14 Madison Township.

15 CHAIRPERSON STINZIANO: Anyone in the
16 audience likely to be potentially in the minutes?

17 MS. WASHINGTON: Kelly Washington,
18 Franklin County Auditor's Office Support.

19 MS. MAY: Shelley May, County Auditor
20 Support.

21 CHAIRPERSON STINZIANO: Thank you.
22 First on the agenda will be review of
23 last year's minutes, dated July 18, 2018.

24 Are there any necessary corrections or

1 changes?

2 (No audible response.)

3 CHAIRPERSON STINZIANO: Being none, is
4 there a motion to approve the minutes?

5 MR. KINNINGER: So moved.

6 MS. BROBST: Second.

7 CHAIRPERSON STINZIANO: It's been moved
8 and seconded.

9 All those in favor?

10 (Vote taken.)

11 CHAIRPERSON STINZIANO: Any opposed?

12 (No audible response.)

13 CHAIRPERSON STINZIANO: I will be
14 abstaining from the vote since I was not present at
15 that meeting.

16 Now we are going to the CRA review of the
17 pre-94 CRA abatement and a vote on the status for
18 the tax year 2018.

19 Who will be presenting those reports?

20 MR. GREEN: Groveport currently has five
21 CRA districts. Of the five, one of them in 2018 was
22 not active. But in 2018, CRA 2, 3, 4 and 5 were
23 active.

24 In CRA No. 2, we have three properties

1 that are currently abated. All are compliant. All
2 are presently occupied. And employment at the
3 abated properties totals 294.

4 CHAIRPERSON STINZIANO: Are there any
5 questions or comments?

6 MS. WASHINGTON: And one does expire this
7 year.

8 MR. GREEN: One expires, you are correct.

9 CHAIRPERSON STINZIANO: Is it staff's
10 recommendation to do all areas in one vote?

11 MS. MAY: Sure.

12 CHAIRPERSON STINZIANO: Okay.

13 Is there a motion to approve CRAs 2, 3, 4
14 and 5?

15 MR. KINNINGER: Do we want to do the
16 reports on the other ones?

17 MR. GREEN: Yeah, there's still more. I
18 just did 2.

19 Should I do the others?

20 CHAIRPERSON STINZIANO: Okay.

21 MR. GREEN: CRA No. 3, we have 29
22 properties. Three expired at the end of 2018. All
23 are in compliance; all are presently occupied.
24 Employment was 2877.

1 For CRA No. 4, two properties currently
2 abated. All are in compliance; all are occupied.
3 And the employment in the abated properties is 395.

4 CRA No. 5, we have two abated properties.
5 All are in compliance and are presently occupied.
6 The employment in the abated properties is 89.

7 The total employment for all CRA abated
8 properties is 3,655.

9 CHAIRPERSON STINZIANO: Any questions or
10 comments?

11 MS. MAY: None were delinquent.

12 CHAIRPERSON STINZIANO: Okay.

13 MR. WALSH: Hey, Jeff. On CRA No. 5,
14 you've got the second listed. Currently, there are
15 no jobs. When do you anticipate some employment
16 there?

17 MR. GREEN: Those buildings were occupied
18 actually earlier this year. They were still vacant
19 because it was a new building.

20 MR. WALSH: So you say it's occupied now?

21 MR. GREEN: It is occupied now, or in the
22 process of being occupied.

23 CHAIRPERSON STINZIANO: Any additional
24 questions or comments?

(No audible response.)

CHAIRPERSON STINZIANO: Being none, is there a motion for approval?

MR. KINNINGER: So moved.

MS. BROBST: Second.

CHAIRPERSON STINZIANO: It's been moved and seconded.

All those in favor?

(Vote taken.)

CHAIRPERSON STINZIANO: Any opposed?

(No audible response.)

CHAIRPERSON STINZIANO: The report is approved.

We will now review and vote on the TIF Districts report for Tax Year 2018.

MR. GREEN: First of all, all -- Groveport has three TIF districts. All TIFs are 30-year, nonschool TIFs. And they are all in a subordinate position to the existing CRA agreements.

The first one is what we refer to as the OPUS TIF. There are two facilities that have been constructed in the TIF. Both are occupied. Job creation to date is 1,102 jobs. In 2018, there were \$80,000 in Pilot Payments made.

1 The second one is the Duke TIF. There
2 are no outstanding issues. Infrastructure funded
3 through the TIF is complete. There are two
4 facilities housing Kraft Foods, Gymboree and ODW
5 Logistics. Job creation to date is approximately
6 700. 2018 Pilot Payments were \$47,708.

7 The third one is the Air East TIF. No
8 outstanding issues. The infrastructure is complete.
9 Three buildings now are complete and occupied by
10 Honeywell, FedEx and Faro Logistics. Job creation
11 to date is approximately 1,000. The 2018 Pilot
12 Payments were \$77,316.

13 That's it.

14 CHAIRPERSON STINZIANO: Thank you for the
15 report.

16 Are there any questions or comments?

17 MR. KINNINGER: Are those Pilot Payments
18 going to support the City's debt service on the
19 infrastructure?

20 MR. GREEN: The developer's debt service.

21 MR. KINNINGER: The developer's?

22 MR. GREEN: Yes.

23 MR. KINNINGER: Okay.

24 CHAIRPERSON STINZIANO: Any additional

1 questions or comments?

2 (No audible response.)

3 CHAIRPERSON STINZIANO: If there's no
4 further review, I'd like to take a motion to accept
5 the TIF report and find them in compliance.

6 MS. CUNNINGHAM: So moved.

7 CHAIRPERSON STINZIANO: It's been moved.
8 Is there a second?

9 MR. CRAIG: Second.

10 CHAIRPERSON STINZIANO: It's been moved
11 and seconded.

12 All those in favor?

13 (Vote taken.)

14 CHAIRPERSON STINZIANO: Any opposed?

15 (No audible response.)

16 CHAIRPERSON STINZIANO: The TIF reports
17 are accepted.

18 Is there any other business for the City
19 of Groveport?

20 (No audible response.)

21 CHAIRPERSON STINZIANO: Being none, the
22 meeting is adjourned.

23 - - -

24 And, thereupon, the proceeding was

1 concluded at approximately 10:43 a.m.

2 - - -

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 12th day of August, 2019, and transcribed from my stenographic notes.

Traci E. Peoples

TRACI E. PEOPLES
Professional Reporter and Notary Public
in and for the State of Ohio.

My Commission Expires July 15, 2024.



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