

2020 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL
ANNUAL MEETING

- - -

In the Matter of:
City of Groveport

- - -

Monday, August 10, 2020
9:30 a.m.
Anderson Reporting Services, Inc.
1421 West Third Avenue
Columbus, Ohio 43212

- - -

SUSAN L. COOTS, RPR
Registered Professional Reporter

- - -

ANDERSON REPORTING SERVICES, INC.
1421 West Third Avenue
Columbus, Ohio 43212
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1 APPEARANCES VIA VIDEOCONFERENCE:

2 Michael Stinziano, Franklin County Auditor

3
4 Carlie Boos, Franklin County Commissioners' Appointee

5
6 Michael Kinninger, Franklin County Commissioners'
7 Appointee

8 Kelan Craig, Franklin County Commissioners' Appointee

9
10 Gena Shelton, Open Government and Legal Services
11 Manager, Franklin County Auditor's Office

12 Kelly Washington, TIRC Administrator Franklin County
13 Auditor's Office

14 Christine Boucher, Fairfield Eastland Career Technical
15 School

16 Felicia Drummey, Treasurer, Groveport-Madison Local
17 Schools

18 Jason Carr, Finance Director, City of Groveport

19 Jeff Green, City of Groveport Assistant City
20 Administrator and Development Director

21
22 Susan Brobst, Administrator, City of Groveport

23
24 Derek Robinson, Madison Township Fire Chief

P R O C E E D I N G S

- - -

BE IT REMEMBERED THAT, on the 10th day of August, 2020, 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 proceeding were had:

CHAIRPERSON STINZIANO: Good morning.

Welcome to the 2020 City of Groveport Tax Incentive Review Council. Today is August 10th, 2020. I'm Michael Stinziano, Franklin County Auditor and the statutory chairperson for the TIRC.

We are conducting the Groveport TIRC meeting via videoconference using Zoom in accordance with the Open Meetings Act and the emergency provisions provided in House Bill 197.

With that said, we do need to have a proper record of who is in attendance with us this morning. Please remember to unmute microphones.

At this time, I will ask each TIRC member or designee to state their name and the agency that they are representing.

I will start. Franklin County Auditor,

1 Michael Stinziano, TIRC chairperson.

2 Who do we have from the City of Groveport?

3 MR. GREEN: Jeff Green, Assistant City
4 Administrator and Development Director.

5 MR. CARR: Jason Carr, Finance Director.

6 CHAIRPERSON STINZIANO: Representatives from
7 the Franklin County Board of Commissioners.

8 MS. BOOS: Carlie Boos, Franklin County
9 Commissioners' Appointee.

10 MR. KINNINGER: Michael Kinninger, Franklin
11 County Commissioners' appointee.

12 MR. CRAIG: Kelan Craig, Franklin County
13 Commissioners' appointee.

14 CHAIRPERSON STINZIANO: Madison Township
15 representatives.

16 MS. BROBST: Susan Brobst, administrator.

17 MR. ROBINSON: Derek Robinson, fire chief.

18 CHAIRPERSON STINZIANO: Jefferson Township
19 representatives or designees?

20 (No response.)

21 MR. GREEN: No, there shouldn't be, not for
22 this one.

23 CHAIRPERSON STINZIANO: Okay. Groveport
24 Madison Local Schools representative or appointee.

1 MS. DRUMMEY: Hi. Felicia Drummey,
2 Treasurer, Groveport Madison.

3 CHAIRPERSON STINZIANO: Any representative
4 from Eastland Fairfield Career and Technical Schools?

5 MS. BOUCHER: Yes. Christine Boucher,
6 Eastland Fairfield Career and Technical Schools.

7 CHAIRPERSON STINZIANO: Thank you, all.

8 I'll now ask the City of Groveport to state
9 if you have any additional folks in attendance today?

10 MR. GREEN: No, we don't.

11 CHAIRPERSON STINZIANO: All right. I'll ask
12 then the staff from the Franklin County Auditor's
13 Office to introduce themselves that are in attendance.

14 MS. SHELTON: Gena Shelton, Open Government
15 and Legal Services for the auditor.

16 MS. WASHINGTON: Kelly Washington, Franklin
17 County Auditor.

18 CHAIRPERSON STINZIANO: Thank you, both.
19 I appreciate all your help in getting us prepared for
20 today.

21 Are there any additional stakeholders from
22 the public or media that wish to announce themselves
23 in attendance for purposes of today's TIRC meeting?

24 (No response.)

1 CHAIRPERSON STINZIANO: All right. Thank
2 you, everyone, for being in attendance for today's
3 meeting.

4 Lastly, most important, so we do have a
5 proper record, if you are going to be speaking, please
6 unmute your mic and announce who you are. Then when
7 it comes time for voting, we are going to unmute and
8 say "Yay" at the same time. There will be an
9 opportunity for a vote in opposition and for
10 abstentions.

11 If we don't hear anything in the "Nay" or
12 during the abstentions, it will be assumed you said
13 "Yay" in chorus or didn't get a chance to unmute your
14 microphone in enough time for the record.

15 We will now begin with a review of last
16 year's minutes dated August 12th, 2019.

17 Are there any necessary corrections and/or
18 changes?

19 (No response.)

20 Christine, if you're talking, you're muted.

21 MS BOUCHER: No.

22 CHAIRPERSON STINZIANO: Okay. If there are
23 no changes or corrections, is there a motion to
24 approve the minutes?

1 MR. KINNINGER: So moved.

2 CHAIRPERSON STINZIANO: They've been moved.

3 Is there a second?

4 MR. CRAIG: Second.

5 CHAIRPERSON STINZIANO: Thank you. It's
6 been moved and seconded. All those in favor, please
7 signify by saying "Aye."

8 (Vote taken.)

9 CHAIRPERSON STINZIANO: Same sign for any
10 opposition.

11 (No response.)

12 CHAIRPERSON STINZIANO: Any abstentions.

13 MS. BOOS: Carlie Boos, I abstain.

14 CHAIRPERSON STINZIANO: Thank you.

15 The minutes are passed.

16 And now we will begin our CRA report and
17 review. We will review and vote on the status of each
18 pre-'94 CRA abatement report for tax year 2019.

19 Again, since we are meeting virtually and
20 voices are difficult to discern, please announce
21 yourself and speak as clearly as you can. At the
22 appropriate time, we will do our Yea or Nays and
23 abstentions. I do appreciate everyone's cooperation.

24 Who will be presenting the reports this

1 morning?

2 MR. GREEN: I will.

3 CHAIRPERSON STINZIANO: All right,
4 Mr. Green, the floor is yours.

5 MR. GREEN: Thank you.

6 By the way, Kelly, I am working off a
7 printed report here. I will send you this report when
8 we're done so you'll have a record basically of
9 everything I'm going to talk about.

10 We have four pre-1994 CRAs that are active
11 right now. The City actually has five CRAs. One will
12 be activated -- CRA No. 1, actually will be activated
13 probably by the end of this year with a project by
14 AEP.

15 Right now, we have four of the CRAs that are
16 active. And I'll start with CRA No. 2. There are
17 currently two properties that are abated; all are in
18 compliance, all are presently occupied. We had nine
19 abatements that expired in CRA No. 2 at the end of
20 2019. Employment in the abated properties totaled
21 182.

22 I will point out that AEP recently completed
23 construct of a new data center. And Pizzuti Realty is
24 nearing completion of the first of two warehouses, so

1 we will be seeing more activity in this CRA in the
2 next couple of years.

3 CHAIRPERSON STINZIANO: Thank you for the
4 report.

5 Are there any questions or comments from
6 members of the TIRC?

7 MS. BROBST: I have a question.

8 CHAIRPERSON STINZIANO: Please.

9 MS. BROBST: So on Page 2, the first parcel
10 on the top of that page, Parcel 185-00-2782, where it
11 has a building status of vacant.

12 MR. GREEN: Which one are we talking about?

13 MS. BROBST: Oh, wait a minute. I'm sorry.
14 We are on CRA No. 2. I'm sorry. I will have a
15 question on No. 3. I didn't realize that was -- I
16 apologize.

17 MR. GREEN: Okay.

18 CHAIRPERSON STINZIANO: That's actually
19 helpful because there's only one page I've got for
20 CRA No. 3. So that was good. If there were two
21 pages, I think we would have gotten really confused.

22 Are there any additional questions or
23 comments?

24 (No response.)

1 CHAIRPERSON STINZIANO: Seeing none, I'd
2 like to seek a motion to accept the CRA report and
3 find it in compliance.

4 MS. BROBST so moved.

5 MS. BOOS: Carlie Boos, second.

6 CHAIRPERSON STINZIANO: Thank you.

7 It's been moved and seconded. All those
8 board members in favor, please signify by saying
9 "Aye."

10 (Vote taken.)

11 CHAIRPERSON STINZIANO: Same sign for any
12 opposition.

13 (No response.)

14 CHAIRPERSON STINZIANO: Any abstentions?

15 The report is accepted.

16 Next we'll move to CRA No. 3.

17 MR. GREEN: We have 31 properties currently
18 abated with three that expired at the end of 2018.
19 All are in compliance. All are presently occupied,
20 but Susie just pointed out that that's not correct.
21 Actually, we have the one that's vacant. Beyond the
22 (inaudible) one, it's on Page 2. I'll continue here
23 real quick and come back to that.

24 Current employment in CRA No. 3 in the

1 abated properties only is 3,775, which is an increase
2 of 24 percent from 2018.

3 What was your question about Parcel
4 No. 185-00-2782, Susan?

5 MS. BROBST: Correct. And so it shows the
6 building's status is vacant. I didn't know if that
7 actually affects anything since it's rolling off of
8 the tax abatement.

9 MR. GREEN: It does not.

10 MS. BROBST: Okay.

11 MR. GREEN: These are -- Actually, the ones
12 you see, I think there are five of them -- six of them
13 right in a row, we have -- they are small office
14 warehouses, basically, like condos. So a multi,
15 multi-tenant building with separate owners of each of
16 the units.

17 MS. BROBST: Okay. Thank you.

18 MR. GREEN: Uh-huh.

19 CHAIRPERSON STINZIANO: Are there any
20 additional questions or comments?

21 (No response.)

22 CHAIRPERSON STINZIANO: Hearing none, I'd
23 like to seek a motion to accept the CRA report and
24 find it in compliance.

1 MS. BROBST: So moved.

2 MR. KINNINGER: Second.

3 CHAIRPERSON STINZIANO: Thank you. It's
4 been moved and seconded. All those board members in
5 favor, please significant by saying "Aye."

6 (Vote taken.)

7 CHAIRPERSON STINZIANO: Same sign for any
8 opposition.

9 (No response.)

10 CHAIRPERSON STINZIANO: Any abstention.

11 (No response.)

12 CHAIRPERSON STINZIANO: The CRA report is
13 accepted.

14 Next, we'll move to CRA No. 4.

15 MR. GREEN: CRA No. 4. We have three
16 properties that are currently abated. Actually, if
17 you look at the spreadsheet, it looks like six, but
18 they are actually three separate properties.

19 All are in compliance. All are occupied.
20 Employment in CRA No. 4 in the abated property is
21 1,010.

22 CHAIRPERSON STINZIANO: Thank you for the
23 report.

24 Are there any questions or comments?

1 (No response.)

2 Hearing none, I'd like to seek a motion to
3 accept the CRA report and find it in compliance.

4 MS. BROBST: So moved.

5 MR. CRAIG: Second.

6 CHAIRPERSON STINZIANO: Susan, motion.
7 Kelan second.

8 All those in favor, please significant by
9 saying "Aye."

10 (Vote taken.)

11 CHAIRPERSON STINZIANO: Same sign for any
12 opposition.

13 (No response.)

14 CHAIRPERSON STINZIANO: Any abstentions.

15 (No response.)

16 CHAIRPERSON STINZIANO: Thank you, all. The
17 CRA report is accepted.

18 Next we will move to CRA No. 5.

19 MR. GREEN: CRA No. 5. We're down to two
20 abated properties in this CRA. Both are in compliance
21 and are presently occupied. Employment in the
22 properties -- in the two abated properties are 475.

23 CHAIRPERSON STINZIANO: Are there any
24 questions or comments?

1 (No response.)

2 CHAIRPERSON STINZIANO: Hearing none, I'd
3 like to seek a motion to accept the CRA report and
4 find it in compliance.

5 MS. BROBST: So moved.

6 MS. BOOS: Second.

7 CHAIRPERSON STINZIANO: Thank you.

8 It's been moved and seconded. All those
9 members please signify by saying "Aye."

10 (Vote taken.)

11 CHAIRPERSON STINZIANO: Same sign for any
12 opposition.

13 (No response.)

14 CHAIRPERSON STINZIANO: Same sign for any
15 abstentions.

16 (No response.)

17 CHAIRPERSON STINZIANO: Hearing none,
18 the CRA report is accepted.

19 Now we will move to the TIF review. We will
20 review and vote on the City of Groveport TIF District
21 Status Report for Tax Year 2019 and acknowledge the
22 auditor's delinquent tax parcel list included in the
23 TIRC packet.

24 Who will be presenting the TIF report for us

1 this morning?

2 MR. GREEN: Yeah. Now, our TIF report for
3 now is fairly simple because we have three TIFs.
4 They're all nonschool TIFs, and they are all
5 subordinate to CRAs that have yet to expire.

6 One of them -- One of the CRAs which is the
7 Duke TIF expires at the end of this year. Another one
8 expires at the end of next year. And in 2022, the
9 third one fall off, and then that's when repayment
10 will start.

11 So these are fairly simple. There's not a
12 lot of activity in any of them. So I'll start with
13 the first which is -- We call it the OPUS TIF. This
14 is OPIS North Corporation. There have been -- two
15 facilities have been constructed in this district,
16 both are occupied. Job creation to date was 1,102
17 jobs. The 2008, the PILOT payments that total
18 \$49,365.

19 CHAIRPERSON STINZIANO: And that's for all
20 three?

21 MR. GREEN: No, that's just for one TIF.

22 CHAIRPERSON STINZIANO: I believe you can do
23 all three TIFs.

24 MR. GREEN: I can do all three? Okay. I'll

1 just keep going then.

2 The second one, we call it the Duke TIF,
3 Duke Realty. No outstanding issues. Infrastructure
4 funded the through the TIF is complete. Two
5 facilities housing Kraft Foods, Gymboree and ODW
6 Logistics. Three, to date, is approximately 700.
7 PILOT payments in 2019 were \$47,019.

8 Then Air East TIF is the third one. There
9 are no outstanding issues. The infrastructure is
10 complete. We have three buildings in this TIF.
11 They're now complete and they're occupied by
12 Honeywell, FedEx, and FARO Logistics. Job creation is
13 approximately 1,000. 2019 PILOT payments were
14 \$77,058.

15 That's my TIF report.

16 CHAIRPERSON STINZIANO: All right. Thank
17 you for the report.

18 Are there any questions or comments?

19 MS. WASHINGTON: Jeff, could you send us
20 over the reports that you're reading from later today?

21 MR. GREEN: Yeah. That's what I said
22 earlier. I'll send this to you as soon as we are done
23 here.

24 MS. WASHINGTON: Okay. Great. Thank you.

1 CHAIRPERSON STINZIANO: Any other questions
2 or further review?

3 (No response.)

4 CHAIRPERSON STINZIANO: Hearing none, I'd
5 like to seek a motion to accept the TIF reports and
6 find them in compliance.

7 MR. ROBINSON: So moved.

8 MR. CRAIG: Second.

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

11 All those TIRC board members, please signify
12 by stating "Aye."

13 (Vote taken.)

14 CHAIRPERSON STINZIANO: Same sign for any
15 opposition.

16 (No response.)

17 CHAIRPERSON STINZIANO: Any abstentions.

18 (No response.)

19 CHAIRPERSON STINZIANO: Hearing none,
20 the five reports are accepted.

21 Is there any other business for the TIRC
22 today?

23 (No response.)

24 CHAIRPERSON STINZIANO: Hearing none, with

1 no further business, we are adjourned.

2 Thanks, everyone.

3 MR. GREEN: Thank you.

4 - - -

5 And, thereupon, the proceedings were
6 concluded at 9:47 a.m.

7 - - -

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 10th day of August, 2020, and transcribed from my stenographic notes.



SUSAN L. COOTS, RPR
Registered Professional
Reporter and Notary Public in
and for the State of Ohio.

My Commission Expires: January 10, 2025

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