

RESOLUTION NO. 19-018

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FAIRFIELD COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

WHEREAS, the City of Canal Winchester has the statutory authority to create or be a part of various zones that provide economic development incentives, which include Community Reinvestment Areas, Enterprise Zones, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, the City Council may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic development projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be created for each of the zones as required to review these agreements between the City or County and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, each TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each agreement within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31, 2018; and

WHEREAS, the recommendations of each TIRC are required to be forwarded to the City Council within 60 days of making the recommendations and the Council is required to act upon those recommendations;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Canal Winchester Tax Incentive Review Council for any zones located in Fairfield County required to review agreements as of December 31, 2018 has done so and has forwarded its recommendations to the City Council.

SECTION 2. The City Council has taken the recommendations under consideration within the 60-day time frame.

SECTION 3. The City Council accepts the recommendations of the TIRC to accept the report and continue the agreement for all the properties described below:

a. CRA No. 2—Fairfield County

	<u>Parcel Number</u>	<u>Property Owner</u>
1.	0420376360	NIFCO American Corporation
2.	0420376370	380 W Muskegon LLC
3.	0420376380	Wolfenbarker, George R & Caren L
4.	0420376230	8260 Industrial, LLC
5.	0420376240	Busey Road Office Venture 1 LLC
6.	0420376301	7895 Dove Parkway LLC
7.	0420376290	The Combs Group LLC
8.	0420376202	Tobin, Margaret E & Richard M
9.	0420376201	AK Athletic Equipment Inc
10.	0420376270	Prestifilippo Real Estate Ltd
11.	0420376203	Manifold Phalor Real Estate LLC
12.	0420376020	Patrick M Shea & Susan R Stedman
13.	0420376205	Lucky Bones Real Estate, LLC
14.	0420376010	Rommell Group, LLC
15.	0420376206	Sebastian/Bohls Family

b. Diley Road TIF – accept report and continue agreement

c. Greengate TIF – accept report and continue agreement

b. Canal Winchester Community Reinvestment Area #2

	<u>Parcel Number</u>	<u>Property Owner</u>
1.	184-000426	Zealer, Carl C

c. Gender Road Public Improvement TIF – approve report and continue

SECTION 4. That this resolution shall take effect and be in force from and after its passage.

PASSED 8/19/2019

ATTEST Amanda M Jackson
CLERK OF COUNCIL

[Signature]
PRESIDENT OF COUNCIL

[Signature]
MAYOR

DATE APPROVED 8-20-19

APPROVED AS TO FORM:

[Signature]
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Amanda M Jackson
Finance Director/Clerk of Council

2018 Tax Incentive Review Council for Canal Winchester Community Reinvestment Area #2

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	PROP CLASS	TOTAL APPRAISED VALUE	ANNUAL TAX PAID	TOTAL ABATED VALUE	ESTIMATED TAX SAVINGS	TAX STATUS	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	DATE PROPERTY INSPECTED
0420376360	NIFCO AMERICA CORPORATION	100%/ 15 years	I	\$6,032,780.00	\$131,911.39	\$1,911,440.00	\$51,602.00	Current	622	2007-2021	3/14/2019
0420376370	380 W MUSKEGON LLC	100%/ 15 years	I	\$650,000.00	\$5,307.02	\$464,120.00	\$12,530.10	Current	80	2004-2018 LAST YEAR	3/14/2019
0420376380	WOLFENBARKER GEORGE R & CAREN L	100%/ 15 years	I	\$537,770.00	\$2,874.97	\$443,840.00	\$11,982.48	Current	21	2005-2019	3/14/2019
0420376230	8260 INDUSTRIAL, LLC	100%/ 15 years	I	\$922,460.00	\$2,263.60	\$845,660.00	\$22,830.28	Current	31	2005-2019	3/14/2019
0420376240	BUSEY ROAD OFFICE VENTURE 1 LLC	100%/ 15 years	I	\$568,160.00	\$3,844.21	\$458,000.00	\$12,364.28	Current	37	2006-2020	3/14/2019
0420376301	7895 DOVE PARKWAY LLC	100%/ 15 years	I	\$595,600.00	\$3,536.52	\$464,600.00	\$12,542.46	Current	30	2007-2021	3/14/2019
0420376290	COMBS GROUP THE LLC	100%/ 15 years	I	\$636,010.00	\$2,481.70	\$556,010.00	\$15,010.66	Current	21	2009-2023	3/14/2019
0420376202	TOBIN MARGARET E & RICHARD M	100%/ 15 years	I	\$888,070.00	\$5,232.70	\$715,260.00	\$19,309.98	Current	23	2009-2023	3/14/2019
0420376201	AK ATHLETIC EQUIPMENT INC	100%/ 15 years	I	\$1,461,340.00	\$5,480.03	\$1,280,110.00	\$34,558.16	Current	30	2010-2024	3/14/2019
0420376270	PRESTIFILIPPO REAL ESTATE LTD	100%/ 15 years	I	\$547,720.00	\$1,922.54	\$494,920.00	\$13,361.58	Current	14	2010-2024	3/14/2019
0420376203	MANIFOLD PHALOR REAL ESTATE LLC	100%/ 15 years	I	\$3,142,040.00	\$13,846.56	\$2,919,240.00	\$78,808.68	Current	65	2011-2025	3/14/2019
0420376020	PATRICK M SHEA & SUSAN R STEDMAN	100%/ 15 years	I	\$396,760.00	\$1,683.02	\$334,430.00	\$9,029.08	Current	15	2015-2029	3/14/2019
0420376205	LUCKY BONES REAL ESTATE LLC	100%/ 15 years	I	\$345,760.00	\$1,876.73	\$291,760.00	\$7,876.74	Current	24	2015-2029	3/14/2019
0420376010	ROMMEL GROUP LLC	100%/ 15 years	I	\$958,760.00	\$2,024.74	\$883,760.00	\$23,858.46	Current	22	2016 - 2030	3/14/2019
0420376206	SEBASTIAN/BOHLS FAMILY	100%/ 15 Years	I	\$1,291,010.00	\$6,835.92	\$1,104,710.00	\$29,823.04	Current	27	2017-2031	3/14/2019
				\$18,974,240.00	\$184,285.73	\$13,167,860.00	\$355,487.98		1062		

Diley Road Tax Increment Finance District

created by Ordinance 73-07 on December 17, 2007

amended by Ordinance 45-08 on July 21, 2008

30 year (non-school) TIF at 100%

Dollar Amount Deposited into the TIF in 2018:	\$221,259.00
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Cumulative amount deposited:	\$1,361,694.51
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Dollar Amount expensed from the TIF in 2018:	\$3,835.00
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Cumulative amount expended:	\$19,635.00
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Year first payment made	2011
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Year of first expenditure	2011
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Current TIF Agreements and Liabilities as of 2018

Diley Ridge Medical Center Agreement	\$881,880.00
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Greengate Public Improvements Tax Increment Finance District

created by Ordinance 17-058 on November 20, 2017
30 year (non-school) TIF at 100%

Dollar Amount Deposited into the TIF in 2018:	\$0.00
Cumulative amount deposited:	\$0.00

Dollar Amount expensed from the TIF in 2018:	\$0.00
Cumulative amount expended:	\$0.00

Year first payment made	0
Year of first expenditure	0

Current TIF Agreements and Liabilities as of 2018	
Shrimangeshi LLC Agreement - ORD 17-061	\$980,000.00