

RESOLUTION NO. 19-017

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE FRANKLIN 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; 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 Franklin County is 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. Canal Winchester Community Reinvestment Area #1

	<u>Parcel Number</u>	<u>Property Owner</u>
1.	184-000017	Gammell, David & Andrea S
2.	184-000045	4 East Waterloo, LLC
3.	184-000123	4 East Waterloo, LLC
4.	184-000136	Green Quarters, LLC
5.	184-000197	Waterloo High, LLC
6.	184-000229	25 N High, LLC
7.	184-000241	Makdrew Development Co, LLC
8.	184-000258	Lynch Investment Properties, LLC
9.	184-000321	Bob McDorman Real Estate, LLC
10.	184-000337	Gibbs, Thomas W & Vickie L
11.	184-000733	Lark Enterprise Inc
12.	184-000855	BrewDog Columbus, LLC
13.	184-001376	MGD Investments, LLC
14.	184-002270	TS Trim Industries Inc
15.	184-003240	Canal Winchester Holdings, LLC

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

APPROVED AS TO FORM:

Sam D. [Signature]
LEGAL COUNSEL

[Signature]
PRESIDENT OF COUNCIL

[Signature]
MAYOR

DATE APPROVED 8-20-19

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

TAX YEAR 2018 STATUS REPORT FOR:

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	ESTIMATED # OF JOBS	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
184-000017	GRAMMEL DAVID & ANDREA S.	15 YRS / 100%	250,000	60,200	\$ 1,929.80	CURRENT	9	2004-2018 LAST YEAR	maintained	3/14/2019
184-000045	4 EAST WATERLOO LLC	10 YRS / 100%	200,000	43,000	\$ 1,378.43	CURRENT	4	2016-2025	maintained	3/14/2019
184-000123	4 EAST WATERLOO LLC	10 YRS / 100%	195,000	37,100	\$ 1,189.75	CURRENT	1	2016-2025	maintained	3/14/2019
184-000136	GREEN QUARTERS LLC	10 YRS / 100%	115,000	26,400	\$ 846.29	CURRENT	4	2009-2018 LAST YEAR	maintained	3/14/2019
184-000197	WATERLOO HIGH LLC	10 YRS / 100%	135,000	26,700	\$ 856.37	CURRENT	7	2016-2025	maintained	3/14/2019
184-000229	25 N HIGH LLC	10 YRS / 100%	182,000	98,900	\$ 3,170.84	No 2nd Half Payment Posted	3	2017-2026	maintained	3/14/2019
184-000241	MAKDREW DEVELOPMENT CO LTD	10 YRS / 100%	201,600	65,200	\$ 1,780.90	CURRENT	0	2010-2019	maintained	3/14/2019
184-000258	LYNCH INVESTMENT PROPERTIES LLC	10 YRS / 100%	92,300	32,500	\$ 1,042.29	CURRENT	2	2017-2026	maintained	3/14/2019
184-000321	BOB MCDORMAN REAL ESTATE LLC	15 YRS / 100%	2,057,900	2,005,800	\$ 64,298.88	CURRENT	0	2015-2029	maintained	3/14/2019
184-000337	GIBBS THOMAS W @(2)	10 YRS / 100%	130,000	28,900	\$ 926.89	CURRENT	3	2009-2018 LAST YEAR	maintained	3/14/2019
184-000733	LARK ENTERPRISES INC	10 YRS / 100%	380,000	147,200	\$ 4,718.71	CURRENT	28	2013-2022	maintained	3/14/2019
184-000855	BREWDOG COLUMBUS LLC	15 YRS / 100%	9,055,000	7,728,200	\$ 247,738.84	CURRENT	112	2017-2031	maintained	3/14/2019
184-001376	MGD INVESTMENTS LLC	10 YRS / 100%	110,200	31,900	\$ 871.72	CURRENT	5	2017-2026	maintained	3/14/2019
184-002270	TS TRIM INDUSTRIES INC	15 YRS / 100%	10,500,000	5,743,300	\$ 184,110.41	CURRENT	42	2014-2028	maintained	3/14/2019
184-003240	CANAL WINCHESTER HOLDINGS LLC	15 YRS / 100%	1335000	1,135,900	\$ 36,413.41	CURRENT	26	2017-2031	maintained	3/14/2019
		TOTALS:	24,939,000	17,211,200	\$ 551,273.53		246	3 EXPIRE		

Gender Road Tax Increment Finance District

created by Ordinance 13-34 on November 5, 2013

amended by Ordinance 16-037 on December 19, 2016

and Ordinance 17-059 on December 18, 2017

30 year (non-school) TIF at 100%

Dollar Amount Deposited into the TIF in 2018:	\$252,550.00
Cumulative amount deposited:	\$419,713.00

Dollar Amount expensed from the TIF in 2018:	\$147,355.00
Cumulative amount expended:	\$188,789.00

Year first payment made	2015
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Year of first expenditure	2015
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Current TIF Agreements and Liabilities as of 2018		Outstanding
CW Holdings	\$380,589.50	\$ 300,589.50
Propero Canal Winchester	\$100,000.00	\$ -
City of Canal Winchester -Hanners Park	\$400,000.00	\$ 400,000.00
Central Ohio Transit Authority	\$ 949,513.00	\$ 949,513.00
Totals	\$1,830,102.50	\$ 1,650,102.50