

RESOLUTION NO. 22-024

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, 2021 has done so at their June 22, 2022 meeting, 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
- | | |
|----------------|----------------------------------|
| 1. 184-000045 | 4 EAST WATERLOO, LLC |
| 2. 184-000123 | 4 EAST WATERLOO, LLC |
| 3. 184-000197 | WATERLOO HIGH, LLC |
| 4. 184-000227 | RRCT, LLC |
| 5. 184-000229 | 25 N HIGH, LLC |
| 6. 184-000258 | LYNCH INVESTMENT PROPERTIES, LLC |
| 7. 184-000282 | LAUNDRY ONE INC |
| 8. 184-000733 | LARK ENTERPRISE INC |
| 9. 184-000789 | CAULK TRUST |
| 10. 184-000855 | BREWDOG COLUMBUS, LLC |
| 11. 184-001376 | MGD INVESTMENTS, LLC |

- 12. 184-002270 TS TRIM INDUSTRIES INC
- 13. 184-003240 CANAL WINCHESTER HOLDINGS, LLC
- 14. 184-003365 WINCHESTER OFFICE PARK, LLC
- 15. 184-003364 WINCHESTER OFFICE PARK, LLC
- 16. 184-003482 WINCHESTER OFFICE PARK, LLC
- 17. 184-003363 OVD CANAL HOLDING, LLC
- 18. 184-001280 GC WAREHOUSING, LLC
- 19. 184-000162 CANAL WINCHESTER INDUSTRY & COMMERCE CORP.

B. Route 33 Community Reinvestment Area

- 1. 184-000532, 184-003445 STAG INDUSTRIAL HOLDINGS, LLC

C. Route 33 North Community Reinvestment Area

- 2. 184-003512, 184-000879, 184-003368 NP CANAL WINCHESTER, LLC

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

E. Bixby 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 7.5.22



 PRESIDENT OF COUNCIL

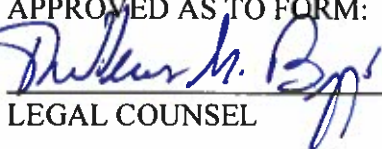
ATTEST 

 CLERK OF COUNCIL



 MAYOR

DATE APPROVED 7-6-22

APPROVED AS TO FORM:


 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.



 Clerk of Council/Finance Director

CANAL WINCHESTER TAX INCENTIVE REVIEW COUNCIL FOR FRANKLIN COUNTY

Minutes:
June 22, 2022

Members Present:

Michael Stinziano Franklin County Auditor (Chair); Michele Reynolds, Madison Township appointee; Christine Boucher, Eastland-Fairfield Joint Vocational District representative; Bob Clark, Mayor appointee; Carlie Boos, Franklin County Board of Commissioners appointee; Kelan Craig, Franklin County Board of Commissioners appointee; Julie Orr, Franklin County Board of Commissioners appointee.

Also present:

Lucas Haire, Canal Winchester Development Director; Liz Rodawalt, Administrative Assistant City of Canal Winchester; Gena Shelton, Franklin County Auditor Director of Community Outreach.

Call to Order:

Mr. Stinziano called the meeting to order at 1:00 pm.

Introduction of Members:

Council members introduced themselves and who they represented.

Approval of Previous Meeting Minutes:

Ms. Boos moved to approve the 2021 minutes. Mr. Clark seconded the motion. The motion passed unanimously.

Review of Canal Winchester CRA #1 Incentives:

Mr. Haire reported on the nineteen properties located in CRA #1 currently receiving tax exemptions on improvements to real property. The report was based on information compiled from the most recent CRA #1 Housing Council Review. He stated that they are all in compliance.

Ms. Boos made a motion to accept the report and recommend the continuation of the tax abatements as previously reviewed. Mr. Craig seconded the motion. The motion passed unanimously.

Review of Canal Winchester Route 33 CRA Incentives:

Mr. Haire reported on two properties located in the Route 33 CRA currently receiving tax abatements on improvements to real property. The report was based on information compiled from the most recent Housing Council Review. He stated that it is in compliance with the approved agreement to create 80 new jobs and \$2,400,000 in annual payroll. The two properties owned by Stag Industrial had 414 full time employees as of December 31, 2021 and \$9,935,945 of company payroll in 2021.

Ms. Orr made a motion to accept the report and recommend the continuation of the tax abatement as reviewed. Ms. Boos seconded the motion. The motion passed unanimously.

Review of Canal Winchester Route 33 North CRA Incentives:

Mr. Haire reported on two properties located in the Route 33 North CRA currently receiving tax abatements on improvements to real property. The report was based on information compiled from

the most recent Housing Council Review. He stated that it is in compliance with the approved agreement to create 80 new jobs and \$2,400,000 in annual payroll. The two properties owned by NP Canal Winchester and NP Canal Winchester Building 2, LLC had 152 employees as of December 31, 2021 and \$6,205,551 of company payroll in 2021.

Mr. Clark made a motion to accept the report and recommend the continuation of the tax abatement as previously reviewed. Ms. Orr seconded the motion. The motion passed unanimously.

Review of Canal Winchester Tax Increment Finance District

Mr. Haire reported on the Gender Road Public Improvement TIF as per the written report.

Mr. Craig made a motion to accept the report. Ms. Boos seconded the motion. The motion passed unanimously.

Mr. Haire reported on the Bixby Road Public Improvement TIF as per the written report.

Ms. Orr made a motion to accept the report. Mr. Clark seconded the motion. The motion passed unanimously.

Other Business:

None.

Adjournment:

1:30 pm.

TAX YEAR 2021 STATUS REPORT FOR:

RES-22-024
Attachment
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CANAL WINCHESTER C.R.A. #1

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	ESTIMATED # OF JOBS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE
184-000045	4 EAST WATERLOO LLC	10 YRS / 100%	REMOD	\$ 240,400	\$ 47,300	\$ 1,399.39	Current	3	2016-2025	maintained	3/17/2022
184-000123	4 EAST WATERLOO LLC	10 YRS / 100%	REMOD	\$ 225,700	\$ 40,800	\$ 1,206.72	Current	9	2016-2025	maintained	3/17/2022
184-000197	WATERLOO HIGH LLC	10 YRS / 100%	REMOD	\$ 148,500	\$ 29,300	\$ 867.01	Current	7	2016-2025	maintained	3/17/2022
184-000227	RRCT LLC	10 YRS / 100%	REMOD	\$ 385,000	\$ 120,000	\$ 3,549.21	Current	16	2019-2028	maintained	3/17/2022
184-000229	25 N HIGH LLC	10 YRS / 100%	REMOD	\$ 200,200	\$ 108,800	\$ 3,217.94	Current	0	2017-2026	maintained	3/17/2022
184-000258	LYNCH INVESTMENT PROPERTIES LLC	10 YRS / 100%	REMOD	\$ 110,800	\$ 39,000	\$ 1,153.50	Current	2	2017-2026	maintained	3/17/2022
184-000282	LAUNDRY ONE INC	10 YRS / 100%	REMOD	\$ 1,840,000	\$ 819,800	\$ 24,246.91	Current	17	2019-2028	maintained	3/17/2022
184-000733	LARK ENTERPRISES INC	10 YRS / 100%	REMOD	\$ 418,000	\$ 161,800	\$ 4,785.50	Current	22	2013-2022	maintained	3/17/2022
184-000789	CAULK TRUST	5 YRS / 100%	REMOD	\$ 240,900	\$ 141,000	\$ 3,277.92	Current	0	2019-2023	maintained	3/17/2022
184-000855	BREWDOG COLUMBUS LLC	15 YRS / 100%	NEW CONST	\$ 15,836,300	\$ 14,300,800	\$ 422,969.08	Current	144	2017-2031	maintained	3/17/2022
184-001376	MGD INVESTMENTS LLC	10 YRS / 100%	REMOD	\$ 126,800	\$ 36,700	\$ 875.65	Current	2	2017-2026	maintained	3/17/2022
184-002270	TS TRIM INDUSTRIES INC	15 YRS / 100%	NEW CONST	\$ 12,075,000	\$ 6,604,800	\$ 195,347.54	Current	421	2014-2028	maintained	3/17/2022
184-003240	CANAL WINCHESTER HOLDINGS LLC	15 YRS / 100%	NEW CONST	\$ 1,468,500	\$ 1,249,500	\$ 36,956.41	Current	34	2017-2031	maintained	3/17/2022
184-003365	WINCHESTER OFFICE PARK LLC	15 YRS / 100%	NEW CONST	\$ 1,302,300	\$ 1,187,400	\$ 35,119.36	Current	2	2020-2034	maintained	3/17/2022
184-003364	WINCHESTER OFFICE PARK LLC	15 YRS / 100%	NEW CONST	\$ 606,500	\$ 549,100	\$ 16,240.94	Current	22	2020-2034	maintained	3/17/2022
184-003482	WINCHESTER OFFICE PARK LLC	15 YRS / 100%	NEW CONST	\$ 1,954,700	\$ 1,843,800	\$ 54,533.34	Current	50	2021-2035	maintained	3/17/2022
184-003363	OVD CANAL HOLDING LLC	15 YRS / 100%	NEW CONST	\$ 606,500	\$ 549,100	\$ 16,240.94	Current	4	2020-2034	maintained	3/17/2022
184-001280	GC WAREHOUSING LLC	10 YRS / 100%	REMOD	\$ 1,140,000	\$ 185,500	\$ 5,486.88	Current	10	2021-2030	maintained	3/17/2022
184-000162	CANAL WINCHESTER INDUSTRY & COMM. CORP	15 YRS / 100%	NEW CONST	\$ 2,850,700	\$ 2,652,000	\$ 78,437.12	Current	36	2021-2035	maintained	3/17/2021
TOTALS				41,776,800	30,666,500	\$ 905,911.36		801			

Abatement Form

Name of TIRC Canal Winchester
Company Name OPUS Development Company
CRA Name CANAL WINCH ROUTE 33
First Year 2020 **Last Year** 2034
Total Appraised Value \$40,355,000

Tax Year 2021
Community Reinvestment Area Type
Percent Abated 100%
Number of Years 15
Total Value Abated \$35,711,500

Annual Tax Paid \$137,340.22
Delinquent Tax \$0

Foregone Tax \$1,056,225.24
Do you believe this abatement is in compliance?

Building Description/Use Warehouse
Tenants DHL Supply Chain, Kenco Group

Yes
Parcel Numbers 184-000532, 184-003445
Vacancies 60,000 square feet

Project Details/History

Construction of two industrial buildings that total 815,000 square feet.

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$22,000,000
Investment Completion Date August 30, 2020
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 80
New Payroll Created \$2,400,000
Jobs/Payroll Created By December 31, 2023

As Verified

Real Estate Only Invested \$36,281,000
Date Investment Completed July 23, 2021
Actual Retained Jobs 0
Payroll Dollars Retained \$0
New Jobs Created 414
New Payroll Dollars Created \$9,935,945
Community Involvement

Other Agreement Benchmarks None
Notes

Abatement Form

Name of TIRC Canal Winchester
Company Name NorthPoint Development LLC
CRA Name CANAL WINCH RT 33 NORTH
First Year 2020 **Last Year** 2034
Total Appraised Value \$5,231,500

Tax Year 2021
Community Reinvestment Area Type
Percent Abated 100%
Number of Years 15
Total Value Abated \$1,000,000

Annual Tax Paid \$125,153.82
Delinquent Tax \$0

Foregone Tax \$29,576.6
Do you believe this abatement is in compliance?

Building Description/Use Warehouse
Tenants Covetrus, Pitney Bowes

Yes
Parcel Numbers 184-003512, 184-000879, 184-003368
Vacancies 174,675 square feet

Project Details/History

Construction of two industrial buildings totaling 870,200 square feet

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$30,000,000
Investment Completion Date December 2, 2020
Number of Retained Jobs
Payroll Retained \$
Number of New Jobs Created 80
New Payroll Created \$2,400,000
Jobs/Payroll Created By December 30, 2021

As Verified

Real Estate Only Invested \$36,000,000
Date Investment Completed August 13, 2021
Actual Retained Jobs 0
Payroll Dollars Retained \$0
New Jobs Created 152
New Payroll Dollars Created \$6,205,551
Community Involvement

Other Agreement Benchmarks None
Notes

TIF Form

Municipality CANAL WINCHESTER CORP
TIF Name Bixby Road
TIF Ordinance 20-058
First Year 2015 **Last Year** 2044
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

Tax Year 2021
Percent of TIF 100
TIF ORC Code 5709.40 (B)
Number of years total 30
Revenue Sharing N
School District CANAL WINCHESTER LSD

Project History

The TIF was established to address infrastructure needs in regards to the Bixby Road interchange, and Bixby Road improvements.

Fund Balance \$0
Funds Received this Year \$0
Expenditures \$0

Balance Owed \$0
Funds Received Total \$0

Expenditure Details

None to date

TIF Form

Municipality CANAL WINCHESTER CORP
TIF Name GENDER ROAD TIF
TIF Ordinance 2013-33
First Year 2015 **Last Year** 2042
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

Tax Year 2021
Percent of TIF 100
TIF ORC Code 5709.40 (B)
Number of years total 30
Revenue Sharing N
School District CANAL WINCHESTER LSD

Project History

This TIF was established to address infrastructure needs due to the significant existing and future development in the Gender Road corridor.

Fund Balance \$1,207,951
Funds Received this Year \$566,555
Expenditures \$2,589,383

Balance Owed \$2,554,765
Funds Received Total \$1,879,916

Expenditure Details

Winchester Blvd. extension, utility extensions, Hanners Park acquisition, drainage improvements.