

**RESOLUTION NO. 22-025**

**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, 2021; 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, 2021 has done so at their meeting on June 22, 2022, 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 #</u>	<u>Property Owner</u>
1.	0420376360	NIFCO AMERICA CORPORATION
2.	0420376030	NIFCO AMERICA CORPORATION
3.	0420376301	7895 DOVE PARKWAY LLC
4.	0420376290	COMBS GROUP THE LLC
5.	0420376202	TOBIN MARGARET E & RICHARD M
6.	0420376201	AK ATHLETIC EQUIPMENT INC
7.	0420376270	PRESTIFILIPPO REAL ESTATE LTD
8.	0420376203	MANIFOLD PHALOR REAL ESTATE LLC
9.	0420376020	JS WINCHESTER ENTERPISES
10.	0420376205	LUCKY BONES REAL ESTATE, LLC

11. 0420376010 7890 ROBINETT, LLC
12. 0420376206 SEBASTIAN/BOHLS FAMILY PARTNERSHIP
13. 0420376207 MILL TECH REALTY, LLC


- b. Canal Winchester #1 – Diley Road TIF
- Accept Report and continue agreement

- c. Canal Winchester #2 – Greengate TIF
- Accept Report and continue agreement

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

PASSED 7-5-22

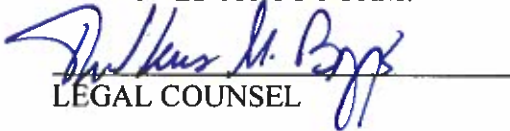
  
PRESIDENT OF COUNCIL

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 FAIRFIELD COUNTY

Minutes  
June 22, 2022

## **Members Present:**

Carri Brown, Fairfield County Auditor; James Mako, Fairfield County Board of Commissioners appointee; Rick Szabrak, Fairfield County Board of Commissioners appointee; Stan Smith, Violet Township appointee; Christine Boucher, Eastland-Fairfield Joint Vocational District representative; Bob Clark, Mayor appointee.

## **Also present:**

Mayor Michael Ebert; Lucas Haire, Canal Winchester Development Director; Liz Rodawalt, Administrative Assistant City of Canal Winchester; Aundrea Cordle, Fairfield County Administrator

## **Call to Order:**

*Mrs. Brown called the meeting to order at 1:32 pm.*

## **Introduction of Members:**

Council members introduced themselves and who they represented.

## **Approval of Minutes:**

*Mr. Szabrak moved to approve the 2021 minutes. Mr. Clark seconded the motion. The motion passed unanimously.*

## **Purpose of the Tax Incentive Review Council:**

Auditor Brown gave a brief explanation of the Community Reinvestment Area (CRA) programs, TIF programs, and compliance monitoring and reporting through the Tax Incentive Review Council.

## **Review of Canal Winchester CRA #2 Incentives:**

Mr. Haire reported on the thirteen properties located in CRA #2 currently receiving tax abatements on improvements to real property. The report was based on information compiled from the most recent CRA #2 Housing Council Review. He stated that they are all in compliance.

*Mr. Smith made a motion to recommend continuance. Mr. Szabrak seconded the motion. The motion passed unanimously.*

## **Review of Tax Increment Finance Districts:**

Mr. Haire reviewed the Diley Road TIF as based on the written report.

*Mr. Szabrak made a motion to accept the report. Mr. Clark seconded the motion. The motion passed unanimously.*

Mr. Haire reviewed the Greengate TIF as based on the written report.

*Mr. Clark made a motion to accept the report. Mr. Smith seconded the motion. The motion passed unanimously.*

**Other Business:**

None.

**Adjournment:**

*Mr. Szabrak made a motion to adjourn. Mr. Clark seconded the motion. The motion passed unanimously. Adjourned at 1:53 pm.*

DRAFT

2021 Tax Incentive Review Council for Canal Winchester Community Reinvestment Area #2

TAXABLE PARCEL NUMBER	ABATED 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	0428376361	NIFCO AMERICA CORPORATION	100%/ 15 years	I	2,542,970	\$88,368.80	1,338,400	\$34,365.36	Current	371	2007-2021	3/17/2022
0420376030	0428376030	NIFCO AMERICA CORPORATION	100%/ 15 years	I	9,787,050	\$17,973.48	9,542,050	\$245,005.95	Current	187	2020 - 2035	3/17/2022
0420376301	0428376301	7895 DOVE PARKWAY LLC	100%/ 15 years	I	470,570	\$3,363.60	424,720	\$10,905.30	Current	22	2007-2021	3/17/2022
0420376290	0428376290	COMBS GROUP THE LLC	100%/ 15 years	I	536,440	\$2,054.10	508,440	\$13,054.93	Current	17	2009-2023	3/17/2022
0420376202	0428376202	TOBIN MARGARET E & RICHARD M	100%/ 15 years	C	714,630	\$4,436.88	654,150	\$16,796.25	Current	35	2009-2023	3/17/2022
0420376201	0428376201	AK ATHLETIC EQUIPMENT INC	100%/ 15 years	I	1,260,310	\$4,653.32	1,196,880	\$30,731.63	Current	29	2010-2024	3/17/2022
0420376270	0428376270	PRESTIFILIPPO REAL ESTATE LTD	100%/ 15 years	I	486,750	\$2,126.04	457,770	\$11,753.91	Current	8	2010-2024	3/17/2022
0420376203	0428376203	MANIFOLD PHALOR REAL ESTATE LLC	100%/ 15 years	I	2,941,160	\$9,118.06	2,816,870	\$72,327.22	Current	72	2011-2025	3/17/2022
0420376020	0428376020	JS WINCHESTER ENTERPRISES	100%/ 15 years	I	357,620	\$2,252.18	326,920	\$8,394.14	Current	7	2015-2029	3/17/2022
0420376205	0428376205	LUCKY BONES REAL ESTATE LLC	100%/ 15 years	I	307,020	\$1,540.62	286,020	\$7,343.98	Current	21	2015-2029	3/17/2022
0420376010	0428376010	7890 ROBINETT LLC	100%/ 15 years	I	991,500	\$2,310.90	960,000	\$24,649.39	Current	11	2016 - 2030	3/17/2022
0420376206	0428376206	SEBASTIAN/BOHLS FAMILY	100%/ 15 Years	I	1,192,470	\$6,085.34	1,109,520	\$28,488.53	Current	36	2017-2031	3/17/2022
0420376207	0428376207	MILL TECH REALTY, LLC	100%/ 15 Years	I	2,929,000	\$5,911.44	2,848,420	\$73,137.31	Current	29	2020 - 2035	3/17/2022

\$ 150,194.76

\$576,953.89

845

**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 2021:	\$217,197
Cumulative amount deposited:	\$1,993,245
Dollar Amount expensed from the TIF in 2021:	\$2,721
Cumulative amount expended:	\$27,848
Year first payment made	2011
Year of first expenditure	2011
Current TIF Agreements and Liabilities as of 2021	
Diley Ridge Medical Center Agreement	\$1,372,207

**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 2021:	\$90,497
Cumulative amount deposited:	\$171,537

Dollar Amount expensed from the TIF in 2021:	\$1,000
Cumulative amount expended:	\$1,000

Year first payment made	2020
Year of first expenditure	2021

Current TIF Agreements and Liabilities as of 2021	
Shrimangeshi LLC Agreement - ORD 17-061	\$980,000