

Bainbridge Township TIRC meeting 10/21/22

Tax Incentive Review Council Meeting

October 21, 2022

The Tax Incentive Review Council of Bainbridge Township met on Friday, October 21, 2022 at 2:00 p.m in the conference room of the Auditor's Office 215 Main Street Chardon, OH.

Members of Tax Incentive Review Council present: Auditor Chuck Walder, Janice Sugarman, Jeff Markley, Mary Kolcum, and Tammy Most. Sherry Williamson and Paul Pestello, present virtually via Microsoft Teams.

Members of Tax Incentive Review Council absent: none

Others present: Pam McMahan, Theresa Rose, Kat Trudick

*In the future Chagrin Falls EVSD Treasurer will be invited to attend.*

**APPROVAL OF MINUTES**

N/A

Appointment of a Vice Chair RC 5709.85(B)

Auditor Walder nominated Jeff Markley as the Vice Chair of the TIRC. Upon voice vote the nomination passed unanimously.

**NEW BUSINESS**

Prior to approving the values and dates for the 13 parcels triggered in 2022, there was some discussion about the process. Mr. Markley acknowledged that their process for filing the DTE24's needs to be better defined. Ms. Sugarman asked that the county provide information on which TIF projects receive money. This will allow for proper expenditure of the funds. There was also the question of whether a sale of property, revaluation, or update triggers a TIF. The answers were conflicting. The suggestion was made to have the attorneys figure out the answer. The Township's counsel has suggested that a sale of property would trigger the start of a TIF. The counsel received by the Auditor's office courtesy of Bricker and Eckler, suggested otherwise.

Additionally, there was some confusion as to how the schools figure into the TIFs. The agreement does not specifically mention the schools but Mr. Markley and Mr. Pestello both understood that the schools get 25% of the increased value and the remaining 75% goes to the township.

**DISCUSSION OF TIF RC 5709.85(C)(2)**

Present Values and dates for 13 parcels filed in 2022.

Calendar Year of Resolution	Tax	TIF Project	Parcel #	Owner	DTE24 application date	ODT Final Determination dated	TIF TY	TIF T	Historical Base	TIF pe	Base Land Val
2018	2	2018-A	02-126700	Geauga Lake LLC	1/3/22	5/17/22	2019	2028	1,426,900.00	75.00%	1,426,900
2019	2	2018-A	02-271600	ABC Bainbridge LLC	12/30/19	9/30/21	2019	2028	425,000.00	75.00%	306,700
2019	2	2018-A	02-379370	Halle Properties LLC	12/30/19	9/30/21	2019	2028	248,400.00	75.00%	268,000
2018	2	2018-A	02-420756	Marketplace Associates LLC	1/3/22	5/17/22	2019	2028	8,694,200.00	75.00%	1,527,700
2018	2	2018-A	02-420805	RE Aurora Ohio Family LLC	1/3/22	5/17/22	2019	2028	7,428,400.00	75.00%	1,068,000
2018	2	2018-A	02-420981	Target Corporation	1/3/22	5/17/22	2019	2028	6,388,100.00	75.00%	1,310,000
2018	2	2018-A	02-420989	Ryan LLC Steak & Shake	1/3/22	5/17/22	2019	2028	849,600.00	75.00%	619,400
2018	2	2018-A	02-421195	Marketplace Associates LLC	1/3/22	5/17/22	2019	2028	3,505,100.00	75.00%	370,000
2018	2	2018-A	02-421196	Marketplace Associates LLC	1/3/22	5/17/22	2019	2028	4,601,400.00	75.00%	759,600
2018	2	2018-A	02-421197	Marketplace Associates LLC	1/3/22	5/17/22	2019	2028	9,186,300.00	75.00%	1,783,600
2018	2	2018-A	02-421449	Menards	1/3/22	5/17/22	2019	2028	2,454,000.00	75.00%	2,454,000
2019	2	2019-A	02-014700	SHAHINIAN HERSHMAN LLC	1/3/22	5/17/22	2020	2029	891,000.00	75.00%	456,000
2019	2	2019-A	02-419665	NEW WEMBLEY LLC	1/3/22	5/17/22	2020	2029	528,200.00	75.00%	234,900
2019	260	2019-B	03-019007	Kids Club Property LLC	1/3/22	5/17/22	2020	2029	310,200.00	75.00%	48,000
2019	260	2019-B	03-019010	Ross Bushman Co LLC	1/3/22	5/17/22	2020	2029	591,400.00	75.00%	218,400
<b>15</b>											<b>12,851,200</b>

Jeff Markley made the motion, and Chuck Walder seconded, to approve the historical base and start year for parcels filed in 2022. Upon voice vote the motion passed unanimously.

- The Auditor’s office agreed to provide to the Township:
  - a listing of the TIF parcels that were triggered prior to 2022
  - the TIF Tax report which lists the collection amounts by TIF projects.
  - the DTE24 filings and final determinations received by the Auditor’s office
  - estimated revenue amounts from TIFs for budgeting in 2024.

Expected projects to be funded with TIF monies in 2023

- 2018A (TIF#1) will be used to reimburse the General Fund for miscellaneous expenses which occurred in the planning stages of Geauga Lake project.
- 2019A (TIF #2) will be used to repair parking lot entrance at plaza on Rt 306 at the corner of Washington Street.
- 2019B (TIF #3) there are no plans as yet regarding to how the funds will be used.

Mr. Walder asked if the Township anticipates any new TIF initiatives.

- New DTE24’s will likely be filed by the end of the year.
- No new TIF projects expected.

Bainbridge Twp must file TIF Annual Status Report each year.

Janice agreed she would file the report for 2021 before the end of the year to be caught up going forward.

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### **WHAT TO EXPECT FOR NEXT YEAR'S MEETING**

Prior to the meeting Auditor's office may request from Bainbridge Twp information including: revenue received and expenses charged to the TIF Fund

Auditor's office will send an agenda and prior year's meeting minutes to the Bainbridge Twp TIRC members in advance of the meeting.

Auditor's office will try to provide Bainbridge Township an estimate of revenue from the TIF for 2024 budgeting purposes. A new form will be created.

(Per RC 5709.85 (c)(1) Recommendations from the TIRC will be sent to the Bainbridge Township on or before September 1<sup>st</sup> of each year for continuance, modification, or cancellation of each agreement. -This does not apply since it applies only to agreements under 5709.28)

### **SCHEDULE MEETING FOR 2023**

Meeting should be prior to March 31<sup>st</sup>.

The next meeting of the TIRC board was set for February 10, 2023 at 9:00 a.m.  
Invites will be sent.

### **ANY OTHER BUSINESS**

Kat may work with Mary in the Appraisal office to learn where to look for properties that the township may want to file DTE24's on.

### **ADJOURN**

Janice Sugarman made a motion. and Chuck Walder seconded, to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 2:55 p.m.