

Bainbridge Township TIRC meeting 2/10/23

Tax Incentive Review Council Meeting

February 10, 2023

The Tax Incentive Review Council of Bainbridge Township met on Friday, February 10, 2023 at 9:00 a.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, Katherine Trudick, Mary Kolcum, and Tammy Most. Sherry Williamson present virtually via Microsoft Teams.

Members of Tax Incentive Review Council absent: -

Others present: Pam McMahan, Frank Antenucci, Rachel Blystone and Rick Hoffman

**APPROVAL OF MINUTES**

Jeff Markley, moved and Charles Walder seconded to approve the minutes of the 10/21/22 meeting as presented.

Results of the roll call vote: Voice vote: 3 ayes

Motion passed.

**NEW BUSINESS**

Tammy introduced Mr. Rick Hoffman from LGS LLC to the group. Mr Hoffman has been retained as a consultant by the Auditor's office to assist in properly and efficiently managing, maintaining, and reporting on TIFs.

**Discussion began regarding the TIF District.**

Present Values and dates for 11 parcels filed in 2022, included in these minutes as Exhibit 1. There are two duplicates in the filings from 12/29/22. Those parcels are: 03-019007 and 02-014700. The State will likely return these as already exempt in the final determination report. The DTE24 was first filed for these parcels on 12/31/21. Bainbridge requested copies of all the DTE24 filings from 12/31/21. Providing no changes, Kat will review the remaining 9 parcels filed in 2022 for accuracy in the base value, current value, and TIF start date and let Tammy know if any issues arise.

Jeff Markley, moved and Charles Walder seconded to approve the values and dates for parcels filed in 2022.

Voice vote: 3 ayes

There are no expected projects to be funded with TIF monies in 2024

Mr. Walder asked if the Township anticipates any new RID or TIF initiatives. Mr. Markley advised that there will be a revised TIF agreement likely approved by the Trustees this year for parcels in the Geauga Lake district area. TIF #1 or 2018A will move all the parcels that haven't already filed a DTE24 and also include new parcels into a new agreement. The new agreement is expected to contain both commercial and residential parcels and will also be 100% and 30 years. The Township is in the process of meeting with the school districts, Kenston LSD and Auburn JVSD, to get approval. Mr. Markley stated that once he redacts any possible privileged information, he will forward a copy of the new agreements to the Auditor's office. Mr. Markley agreed to allow the Auditor's office to forward a copy of the agreement to Mr. Hoffman for review.

Mr. Hoffman emphasized the importance of communication between the subdivision and the County Auditor's office. Every time a new permit is issued in the Township the Auditor's office should be alerted so that preparations may begin to capture the value for the parcel and establish dates for the TIF to begin.

Ms. Trudick provided a copy of the 2021 Bainbridge Twp TIF Annual Status Report.

Additionally, Mr. Hoffman explained that TIF Improvement value is not the same as Real Property Improvement value. Real Property value improvement is typically considered by the Auditor's office as a "stick or a brick", TIF improvement value is defined simply as dollars. If the value changes that is considered an improvement as far as the TIF is concerned.

Mr. Hoffman also suggested that if new agreements are being created, language should be added to include a certificate of occupancy as a trigger for residential TIFs. So be sure to communicate with the Auditor's office.

Auditor Walder offered to have Rick, Mary, and Tammy accompany Bainbridge Township Trustees to the meeting with the Commissioners when they set the new TIF agreement up and need to go for Commissioner approval.

## **WHAT TO EXPECT FOR NEXT YEAR**

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 meeting minutes to the Bainbridge Twp TIRC members in advance of the meeting.

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### **SCHEDULE MEETING FOR 2024**

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

The next meeting of the TIRC board was set for a Friday in February 2024 in the morning. In

### **ANY OTHER BUSINESS**

In last year's meeting it was suggested that the County may provide Bainbridge Twp with an estimate of revenue from the TIF projects for budgeting purposes. Upon advisement from both Mary and Rick that is not recommended. The budget for the upcoming year should only contain what the TIF funds currently hold in their carry over balance(s) from the previous year.

Mr. Walder requested to add an "Old Business" item to the agenda for these meetings to make sure any business from the previous year is addressed.

### **ADJOURN**

Janice Sugarman, moved and Jeff Markley seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 9:45 a.m.