

March 2, 2021

@ 1:00

CW
RSharpe
McArthur
Rogonjic
Miss Blankenship

23
23
4/6

Tax Incentive Review Council Meeting

81 80 pcls included in
the RIDs/TIFs 2020
2022

March 2, 2020

The Tax Incentive Review Council of Chardon City met on Monday, March 2, 2020 at 1:00 p.m. in the conference room of the Geauga County Auditor, 215 Main Street, Chardon, Ohio.

The meeting opened with the pledge of allegiance and roll call.

Members of Tax Incentive Review Council present: Nancy McArthur, Mate Rogonjic, Randy Sharpe, Karen Blankenship.

Members of Tax Incentive Review Council absent: Chuck Walder.

Others present: Law Director Benjamin Chojnacki, Bella Qorri, Kate Jacob, Clerk of Council Amy Day, Community Development Administrator Steve Yaney, Ron Leyde.

APPROVAL OF MINUTES

Randy Sharpe moved and Mate Rogonjic seconded to approve the minutes of the March 1, 2019 meeting as presented. Upon voice vote the motion passed.

NEW BUSINESS

Discussion began regarding the TIF District.

Mate Rogonjic, City of Chardon Finance Director, stated that the monies that have come in from the TIF funds have been used to help pay for the debt service for the SW Trunk Sewer Project. No other money has been expended from this fund for anything else.

Discussion began regarding the RID Districts.

Mr. Rogonjic stated that there haven't been any monies expended from the RID Districts. However, in 2020, it is anticipated that monies from the Hidden Glen RID will be used for the Wilson Mills Road Reprofile/Park Avenue Realignment.

2025 need grant

Mr. Rogonjic noted that the Committee received a fund report detailing revenues and expenses in each of the districts.

Hidden Glen RID

Mr. Sharpe stated that it is unknown if Hidden Glen will move forward with additional phases.

Mr. Rogonjic stated that when construction begins on the Wilson Mills Road and Park Avenue Realignment, the City plans on using funds from the Hidden Glen RID.

Cider Mill RID

Mr. Sharpe reported that Cider Mill RID is ready and awaiting construction. The funds from this RID will be used for the Wilson Mills Road and Park Avenue Realignment or the RR Trunk Sewer Line.

Windemere & Willow-Tree RID

Mr. Sharpe reported that no action has taken place with this development.

Thistle Creek RID

Rec'd 3-1-21 Final Determination

Mr. Rogonjic noted that a new RID (Thistle Creek RID) has been created. Collections will begin in 2021 and will be used for N. Hambden Water Main Improvements and N. Hambden/Maple /Huntington intersection improvements.

Steve Yaney noted that it is anticipated that the Thistle Creek RID will have 31 new homes.

ANY OTHER BUSINESS

Mr. Sharpe noted that the TIFs and RIDs do not affect the school district. The school district continues to receive the funds that they would have otherwise.

The next meeting of the TIRC board was set for March 1, 2021 at 1:00 p.m. *(Rescheduled to March 2, 2021 at 1:00 p.m.)*

March 7, 2020 @ 1:00 pm

ADJOURN

Nancy McArthur moved and Mate Rogonjic seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 1:09 p.m.

Attest:

AMY DAY
Clerk of Council

*TIF for Loecy
20 acre
Redwood Apts project
TIF
for improvements on
Seventh Ave*

Chardon, City of
Statement of Cash from Revenue and Expense

From: 1/1/2020 to 12/31/2020
 Funds: 460 to 466

Include Inactive Accounts: No

Fund	Description	Beginning Balance	Net Revenue YTD	Net Expense YTD	Unexpended Balance	Encumbrance YTD	Ending Balance	Message
460	TIF FUND	\$8,203.93	\$73,203.23	\$46,540.00	\$34,867.16	\$0.00	\$34,867.16	
462	HIDDEN GLEN RID FUND	\$216,621.08	\$97,490.99	\$17,100.00	\$297,012.07	\$0.00	\$297,012.07	
464	CIDER MILL RID FUND	\$2,057.72	\$38.14	\$0.00	\$2,095.86	\$0.00	\$2,095.86	
466	WINDERMERE & WILLO-TREE RID FUND	\$31,048.50	\$3,099.61	\$0.00	\$34,148.11	\$0.00	\$34,148.11	
Grand Total:		\$257,931.23	\$173,831.97	\$63,640.00	\$368,123.20	\$0.00	\$368,123.20	

Chardon, City of Revenue Report

Accounts: 460.114.0414 to 466.991.5428
As Of: 1/1/2020 to 12/31/2020

		Include Inactive Accounts: No				
Account	Description	Budget	MTD Revenue	YTD Revenue	Uncollected	% Collected
460	TIF FUND			Target Percent:	100.00%	
460.114.0414	SERVICE PAYMENTS	\$40,000.00	\$0.00	\$73,203.23	(\$33,203.23)	183.01%
460 Total:		\$40,000.00	\$0.00	\$73,203.23	(\$33,203.23)	183.01%
462	HIDDEN GLEN RID FUND			Target Percent:	100.00%	
462.114.0414	SERVICE PAYMENTS	\$70,000.00	\$0.00	\$87,359.61	(\$17,359.61)	124.80%
462.214.0414	SERVICE PAYMENT ROLLBACK / HOME	\$8,000.00	\$0.00	\$10,131.38	(\$2,131.38)	126.64%
462 Total:		\$78,000.00	\$0.00	\$97,490.99	(\$19,490.99)	124.99%
464	CIDER MILL RID FUND			Target Percent:	100.00%	
464.114.0414	SERVICE PAYMENTS	\$400.00	\$0.00	\$0.00	\$400.00	0.00%
464.214.0414	SERVICE PAYMENT ROLLBACK / HOME	\$20.00	\$0.00	\$38.14	(\$18.14)	190.70%
464 Total:		\$420.00	\$0.00	\$38.14	\$381.86	9.08%
466	WINDERMERE & WILLO-TREE RID FUND			Target Percent:	100.00%	
466.114.0414	SERVICE PAYMENTS	\$8,000.00	\$0.00	\$2,217.53	\$5,782.47	27.72%
466.214.0414	SERVICE PAYMENT ROLLBACK / HOME	\$1,000.00	\$0.00	\$882.08	\$117.92	88.21%
466 Total:		\$9,000.00	\$0.00	\$3,099.61	\$5,900.39	34.44%
Grand Total:		\$127,420.00	\$0.00	\$173,831.97	(\$46,411.97)	136.42%
				Target Percent:		100.00%

Chardon, City of Expense Report

Accounts: 460.574.5621 to 466.991.5428

As Of: 1/1/2020 to 12/31/2020

Include Inactive Accounts: No
Include Pre-Encumbrances: No

Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
460	TIF FUND						100.00%	
UTILITY OPERATING								
460.574.5621	WATER LINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
460.574.5622	SEWER LINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	UTILITY OPERATING Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
STREET MAINTENANCE								
460.682.5651	STREET CONSTRUCTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
460.682.5652	STORM SEWER CONSTR.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
460.682.5653	SIDEWALK CONSTRUCTIO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	STREET MAINTENANCE Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
TRAFFIC SIGNS & SIGNALS								
460.684.5655	TRAFFIC SIGNAL CONSTRU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	TRAFFIC SIGNS & SIGNALS Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
GENERAL ADMINISTRATION								
460.799.5501	PERMANENT FUND TRANS.	\$46,540.00	\$23,240.00	\$46,540.00	\$0.00	\$0.00	\$0.00	100.00%
	GENERAL ADMINISTRATION Totals:	\$46,540.00	\$23,240.00	\$46,540.00	\$0.00	\$0.00	\$0.00	100.00%
DEBT								
460.991.5418	PRINCIPAL - LOANS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
460.991.5428	INTEREST - LOANS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	DEBT Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
460 Total:		\$46,540.00	\$23,240.00	\$46,540.00	\$0.00	\$0.00	\$0.00	100.00%
462	HIDDEN GLEN RID FUND						100.00%	
UTILITY OPERATING								
462.574.5621	WATER LINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
462.574.5622	SEWER LINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	UTILITY OPERATING Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
STREET MAINTENANCE								
462.682.5651	STREET CONSTRUCTION	\$22,100.00	\$0.00	\$17,100.00	\$5,000.00	\$0.00	\$5,000.00	77.38%
462.682.5652	STORM SEWER CONSTR.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
462.682.5653	SIDEWALK CONSTRUCTIO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	STREET MAINTENANCE Totals:	\$22,100.00	\$0.00	\$17,100.00	\$5,000.00	\$0.00	\$5,000.00	77.38%
TRAFFIC SIGNS & SIGNALS								
462.684.5655	TRAFFIC SIGNAL CONSTRU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	TRAFFIC SIGNS & SIGNALS Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
GENERAL ADMINISTRATION								
462.799.5501	PERMANENT FUND TRANS.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A

Expense Report

As Of: 1/1/2020 to 12/31/2020

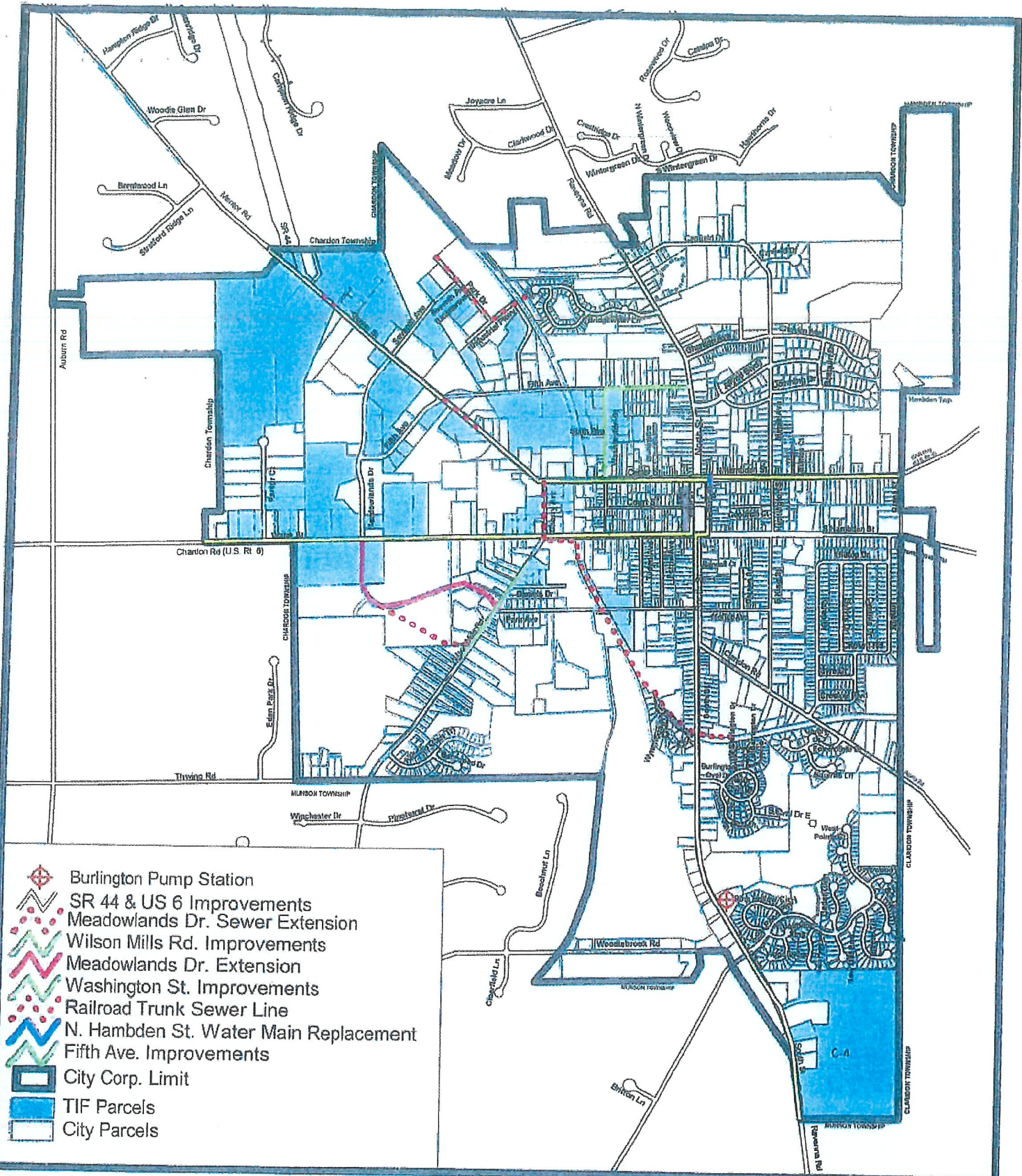
Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
GENERAL ADMINISTRATION Totals:								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
DEBT								
462.991.5418	PRINCIPAL - LOANS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
462.991.5428	INTEREST - LOANS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	DEBT Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
462 Total:		\$22,100.00	\$0.00	\$17,100.00	\$5,000.00	\$0.00	\$5,000.00	77.38%
464	CIDER MILL RID FUND							Target Percent: 100.00%
UTILITY OPERATING								
464.574.5621	WATER LINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
464.574.5622	SEWER LINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	UTILITY OPERATING Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
STREET MAINTENANCE								
464.682.5651	STREET CONSTRUCTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
464.682.5652	STORM SEWER CONSTR.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
464.682.5653	SIDEWALK CONSTRUCT O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	STREET MAINTENANCE Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
TRAFFIC SIGNS & SIGNALS								
464.684.5655	TRAFFIC SIGNAL CONSTRU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	TRAFFIC SIGNS & SIGNALS Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
GENERAL ADMINISTRATION								
464.799.5501	PERMANENT FUND TRAMS.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	GENERAL ADMINISTRATION Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
DEBT								
464.991.5418	PRINCIPAL - LOANS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
464.991.5428	INTEREST - LOANS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	DEBT Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
464 Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
466	WINDERMERE & WILLO-TREE RID FUND							Target Percent: 100.00%
UTILITY OPERATING								
466.574.5621	WATER LINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
466.574.5622	SEWER LINES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	UTILITY OPERATING Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
STREET MAINTENANCE								
466.682.5651	STREET CONSTRUCTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
466.682.5652	STORM SEWER CONSTR.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
466.682.5653	SIDEWALK CONSTRUCT O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	STREET MAINTENANCE Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
TRAFFIC SIGNS & SIGNALS								
466.684.5655	TRAFFIC SIGNAL CONSTRU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	TRAFFIC SIGNS & SIGNALS Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
GENERAL ADMINISTRATION								
466.799.5501	PERMANENT FUND TRAMS.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A

Expense Report

As Of: 1/1/2020 to 12/31/2020

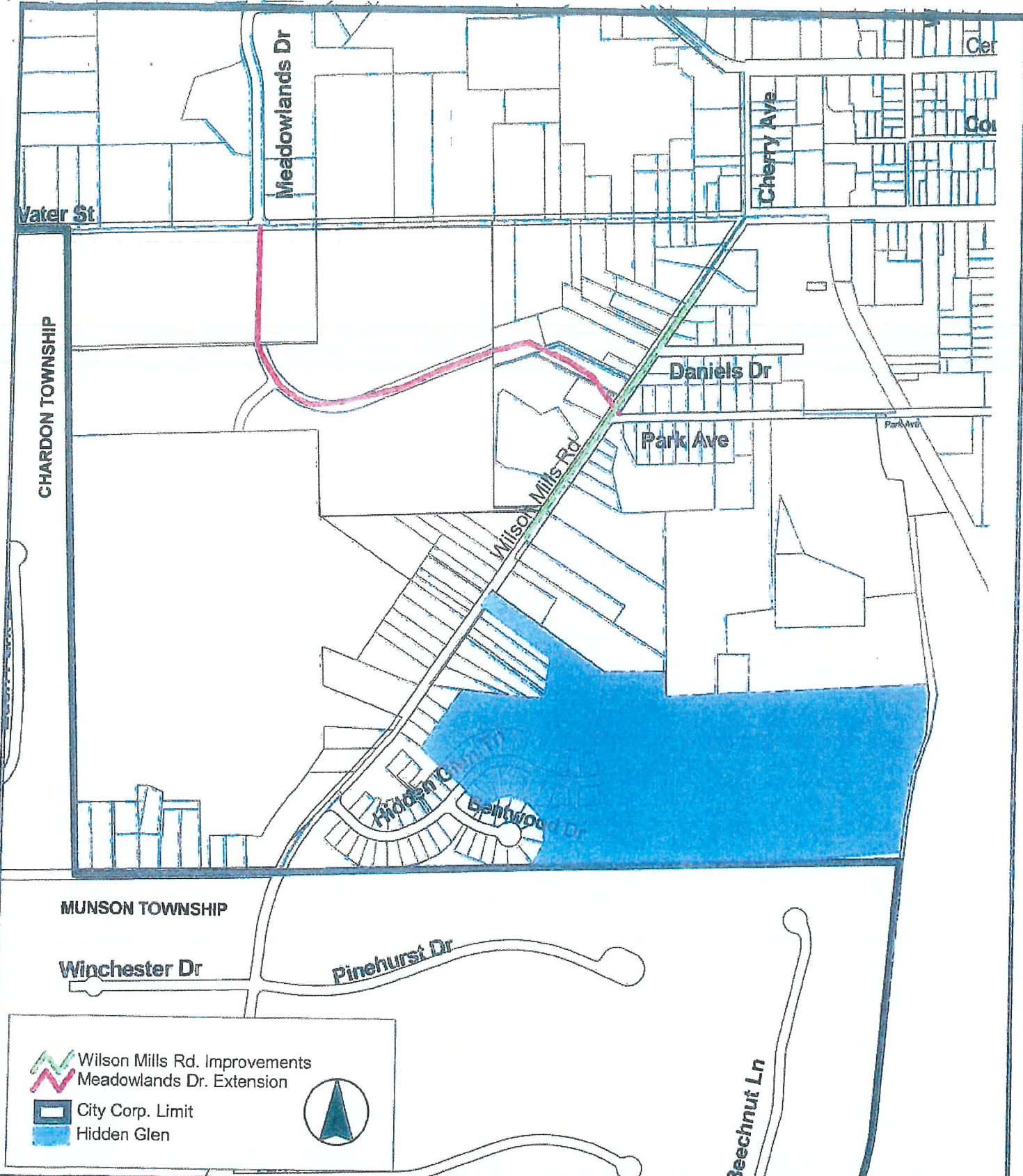
Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
GENERAL ADMINISTRATION Totals:								
DEBT		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
466.991.5418	PRINCIPAL - LOANS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
466.991.5428	INTEREST - LOANS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	DEBT Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
466 Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
Grand Total:		\$68,640.00	\$23,240.00	\$63,640.00	\$5,000.00	\$0.00	\$5,000.00	92.72%





Target Percent: 100.00%




City of Chardon, Ohio TIF Properties

November 26, 2013



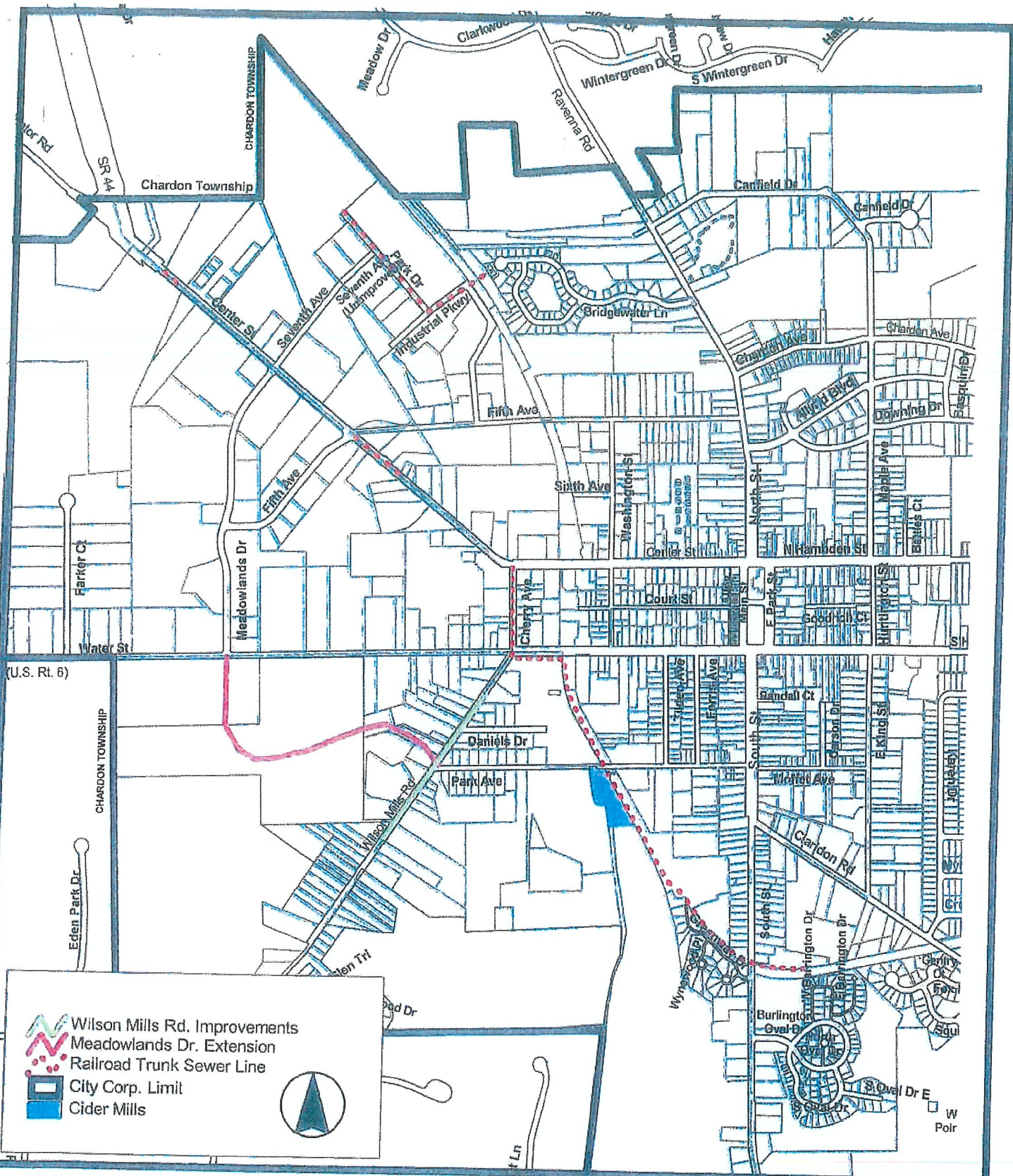
 Wilson Mills Rd. Improvements
 Meadowlands Dr. Extension
 City Corp. Limit
 Hidden Glen




City of Chardon, Ohio

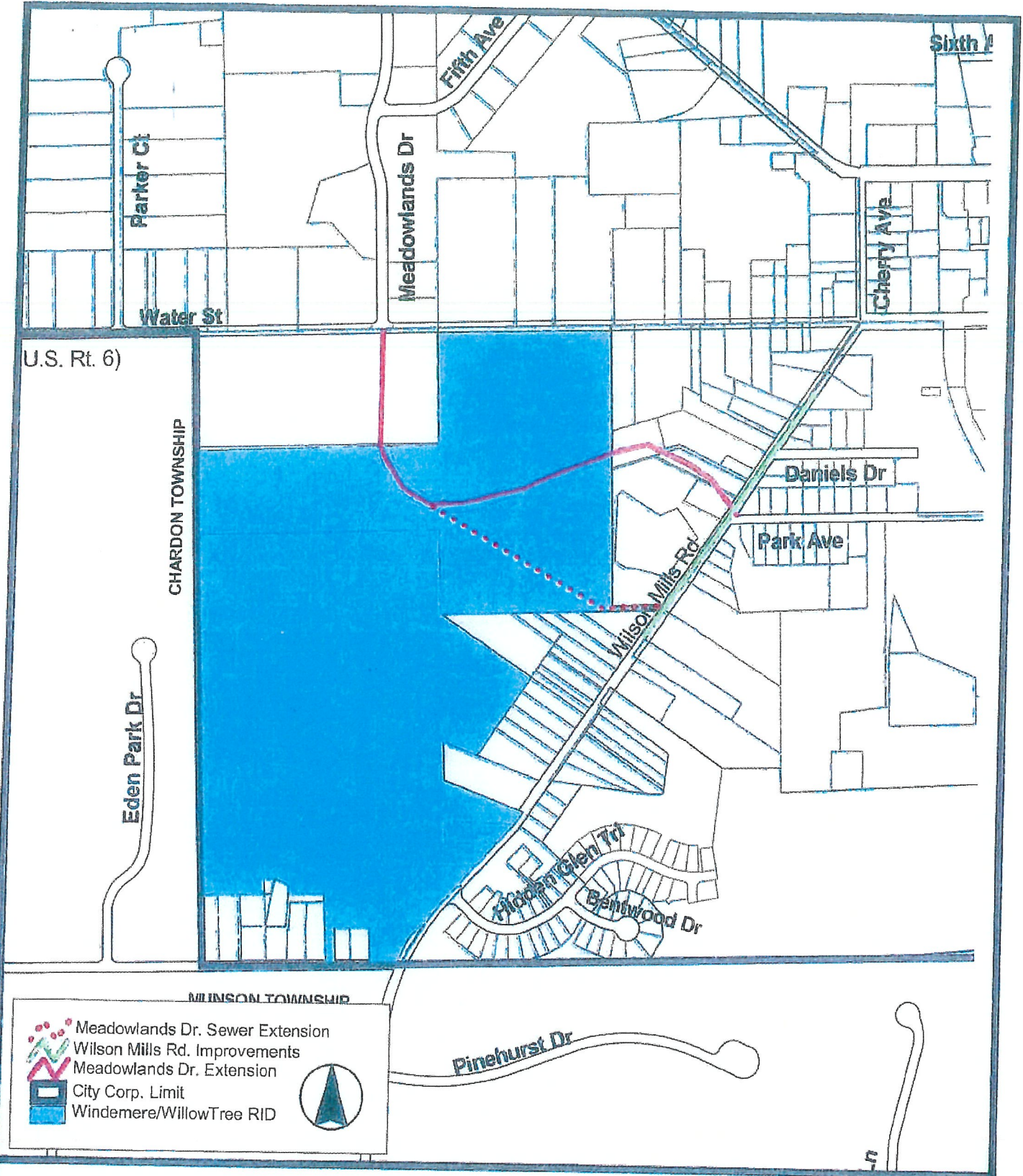
Hidden Glen RID

November 26, 2013



City of Chardon, Ohio Cider Mill RID

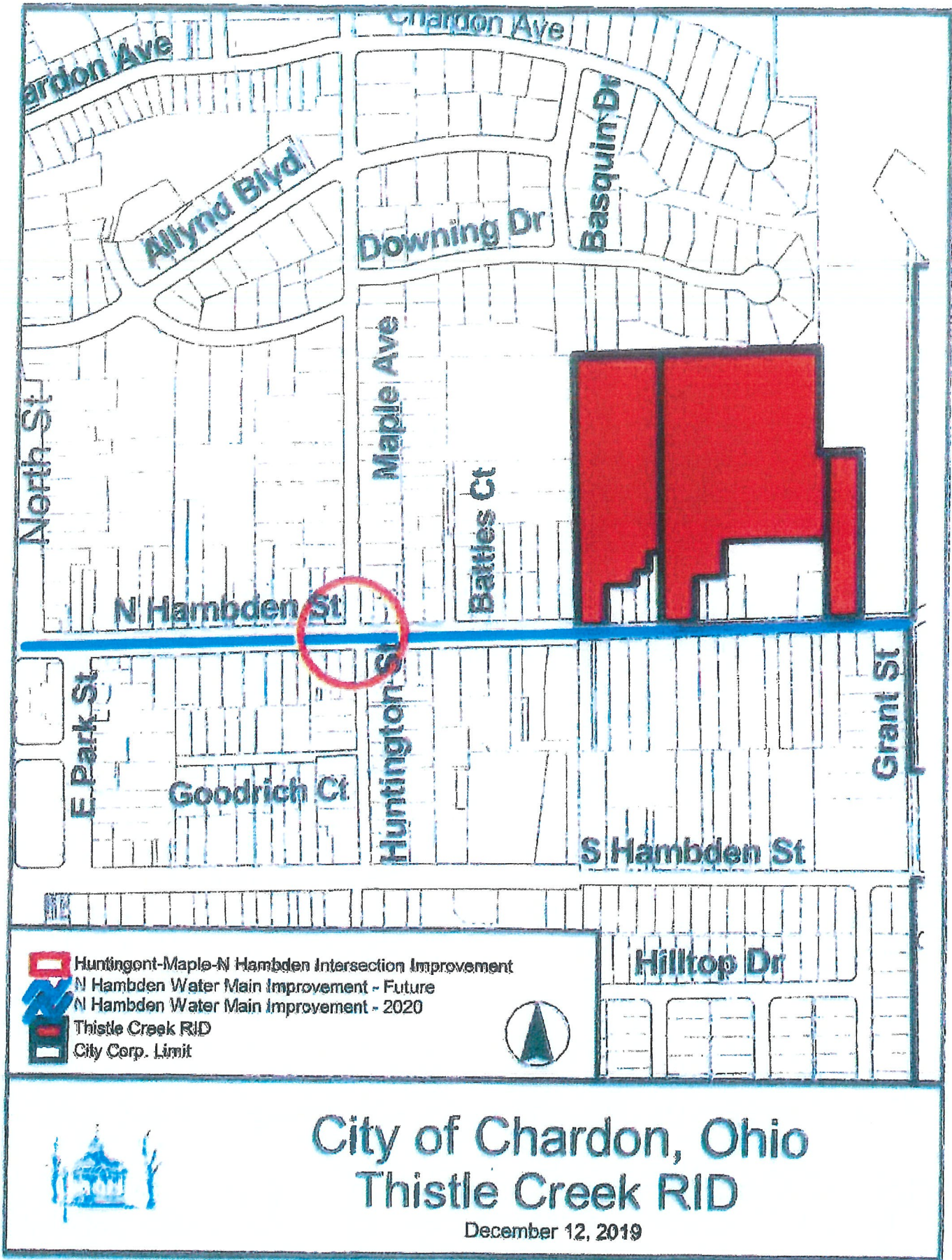
June 5, 2013



City of Chardon, Ohio Windemere / Willow Tree RID

November 26, 2013

EXHIBIT B-1



City of Chardon, Ohio
Thistle Creek RID

December 12, 2019