

## Tax Incentive Review Council Meeting

March 2, 2021

The Tax Incentive Review Council of Chardon City met on Monday, March 2, 2021 at 1:00 p.m via video-conferencing service, Zoom (Meeting ID 880 5609 9504).

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, Chuck Walder.

Members of Tax Incentive Review Council absent: none.

Others present: Law Director Benjamin Chojnacki, Clerk of Council Amy Day, Community Development Administrator Steve Yaney, Mary Kolcum, Ron Leyde, Brian Doering.

### **APPROVAL OF MINUTES**

Mrs. McArthur moved and Mr. Rogonjic seconded to approve the minutes of the March 2, 2020 meeting as presented.

Results of the roll call vote:

Blankenship: Yes  
McArthur: Yes  
Rogonjic: Yes  
Sharpe: Yes  
Walder: Abstain

Motion passed.

### **NEW BUSINESS**

#### **Discussion began regarding the TIF District.**

Mate Rogonjic, City of Chardon Finance Director, stated that there have been no significant changes from the prior year. The city continues to use the TIF funds to pay for the EPA loan for the southwest sanitary trunk sewer. The TIF fund had a balance of approximately \$35,000 at the end of 2020 and the City has budgeted to spend 2021 collections on the sewer loan.

Mr. Walder reported that the 2020 collections are well over the 95% mark so there are no delinquency issues and noted that none of the TIF collections affect the schools.

#### **Discussion began regarding the RID Districts.**

### **Hidden Glen RID**

Mr. Rogonjic stated that 2020 was the first year that funds were spent on a project. Funds in the Hidden Glen RID were used for engineering of Wilson Mills Road improvements, tentatively scheduled to happen in 2025. He noted that the project is contingent upon the City receiving a federal grant.

Mr. Walder asked how many homes are in the Hidden Glen RID.

Mr. Yaney stated that there are 48 parcels in the RID.

### **Cider Mill RID**

Mr. Rogonjic stated that nothing has been spent from the Cider Mill RID,

Mr. Walder asked how many homes are in the RID currently and at build-out.

Mr. Rogonjic stated that there is 1 parcel currently in the Cider Mill RID.

Mr. Yaney stated that 21 homes are approved in the Cider Mill development.

### **Windemere & Willow-Tree RID**

Mr. Rogonjic stated that nothing has been spent from the Windemere & Willow-Tree RID.

Mr. Walder asked how many homes are in the RID currently and at build-out.

Mr. Rogonjic stated that there are 3 parcels currently in the Windemere & Willow-Tree RID.

Mr. Yaney stated that 357 homes are projected in the Windemere & Willow-Tree RID.

### **Thistle Creek RID**

Mr. Rogonjic noted that nothing has been collected yet for the Thistle Creek RID. 31 homes are expected in the development at build-out. Funds from the RIDS will be used for N. Hambden Water Main Improvements and N. Hambden/Maple /Huntington intersection improvements.

### **ANY OTHER BUSINESS**

The next meeting of the TIRC board was set for March 7, 2022 at 1:00 p.m.

Mr. Walder asked if the City anticipates any new RID or TIF initiatives.

Mr. Sharpe stated that the City is looking for a TIF for the Locey property on Seventh Avenue for apartments.

Mr. Sharpe stated that the funds generated from the TIF will be used for improvements on Seventh Avenue.

The Committee members spoke in support of the cooperation between the Auditor's office and the City.

**ADJOURN**

Mr. Sharpe moved and Mr. Rogonjic seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 1:20 p.m.

Attest:

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AMY DAY  
Clerk of Council