

Tax Incentive Review Council Meeting

March 7, 2022

The Tax Incentive Review Council of Chardon City met on Monday, March 7, 2022 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: Mark Iacofano, Randy Sharpe, Karen Blankenship, Chuck Walder.

Members of Tax Incentive Review Council absent: Kyle Martin.

Others present: Benjamin Chojnacki, Amy Day, Ron Leyde, Bella Qorri, Tammy Most.

APPROVAL OF MINUTES

Mr. Sharpe moved and Mr. Walder seconded to approve the minutes of the March 2, 2021 meeting as presented. Upon roll call vote the motion passed unanimously.

NEW BUSINESS

Deputy Auditor, Tammy Most, reviewed a TIF training, prepared by Bricker & Eckler, which representatives from the Auditor's office attended. The training provided information on creating, maintaining and reporting on the TIF Districts.

Mr. Walder noted that as part of the training, they were made aware that mental health and safety force levies are exempt from the TIFs, and they desire to make sure that the collections for these types of levies are being handled appropriately.

TIF DISTRICT DISCUSSION AND ACTION

City of Chardon TIF Properties

City Manager, Randy Sharpe, stated that the City's TIF properties are commercial properties. The ending fund balance is \$83,791.15. The net expenses (\$46,540) have been for an EPA loan for the Southwest Sanitary Trunk Sewer.

Redwood TIF

Mr. Sharpe stated that the Redwood TIF was recently created and does not have any revenue or expenditures yet. It is one parcel on which 91 residential apartments are being planned. The TIF will be used for improvements to 7th Avenue, 7th Avenue extension, Industrial Parkway, and intersection, lighting and sidewalks in the area.

Mr. Walder asked about the terms of the Redwood TIF.

Law Director, Benjamin Chojnacki, stated that the Redwood TIF is a 30 year 100 % TIF. The schools and library will be made whole and there is a compensation agreement with the County where if more than \$4 million is collected in the fund, the TIF will expire.

School Board President, Karen Blankenship, inquired about a 2-year tax abatement for the property.

Mr. Chojnacki stated that in addition to the TIF, the property is in a pre-1994 Community Reinvestment area where property taxes are abated for 2 years. The tax abatement will start once construction on the property is complete. Part of the property is located in the tax abatement area and part of the property is out of the area.

Mr. Walder stated that they are seeking clarification on if their sexennial re-appraisal will move the base for the TIFs.

RID DISTRICT DISCUSSION AND ACTION

Cider Mill RID

Finance Director, Mark Iacofano, stated that there is one parcel currently in the Cider Mill RID. 21 homes are approved in the Cider Mill development.

Mr. Walder asked if the property has been triggered.

Mr. Sharpe stated that it has not been. The property owner is looking to sell it to another developer.

Mr. Walder stated that if the property sells, they will need to track if the base moves.

Windemere & Willow-Tree RID

Mr. Iacofano stated that there are three parcels currently in the Windemere & Willow-Tree RID, and 357 homes are projected in the RID. There has been no activity on this RID.

Mr. Sharpe stated that it is anticipated that there will eventually be lot splits and the properties will develop as single-family homes similar to Hidden Glen.

Thistle Creek RID

Mr. Iacofano stated that construction is starting in the Thistle Creek RID. 32 homes are expected in the development at build-out. Funds from the RID will be used for N. Hambden water main improvements and N. Hambden/Maple /Huntington intersection improvements.

Hidden Glen RID

Mr. Sharpe reported that there are only a few lots remaining in the existing phases of Hidden Glen. The RID has a balance of \$411,110.81 which can be used for Wilson Mills Road improvements, the Meadowlands Drive extension, as well as engineering work for the realignment of Park Ave/Wilson Mills Rd.

ANY OTHER BUSINESS

Mr. Walder reported that the State is considering a reduction in the gas tax distribution to communities which may have an effect on the amount of TIF funds the City plans to use.

The next meeting of the TIRC board was set for Monday, March 6, 2023 at 1:00 p.m.

ADJOURN

Ms. Blankenship moved to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 1:26 p.m.

Attest:


AMY DAY
Clerk of Council