

Tax Incentive Review Council Meeting

March 6, 2023

The Tax Incentive Review Council of Chardon City met on Monday, March 6, 2023 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, Keith Brewster, Kyle Martin, Chuck Walder.

Members of Tax Incentive Review Council absent: Randy Sharpe.

Others present: Benjamin Chojnacki, Amy Day, Steve Yaney, Ron Leyde, Tammy Most, Mary Kolcum, Pam McMahan, Rachel Blystone.

APPROVAL OF MINUTES

Mr. Walder moved and Mr. Brewster seconded to approve the March 7, 2022 meeting minutes as presented.

Results of the roll call vote:

Walder:	Yes
Iacofano:	Yes
Brewster:	Yes
Martin:	Abstain

Motion passed.

NEW BUSINESS

TIF DISTRICT DISCUSSION AND ACTION

City of Chardon TIF Properties

City of Chardon Finance Director, Mark Iacofano, reported that the City's TIF properties have an ending fund balance of \$161,242.01. Nothing was spent from the fund in 2022, but the State Resurfacing and Wilson Mills Sidewalk Connectivity Projects are scheduled for 2024.

Redwood TIF

Mr. Iacofano reported that the Redwood TIF does not have any revenue or expenditures yet. It is one parcel on which 91 residential apartments are being planned. Eventually, 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 for clarification about the terminology of TIFs and RIDs

Mr. Chojnacki stated that both are TIFs. The City uses the term RID to separate the residential TIFs from the commercial TIFs.

RID DISTRICT DISCUSSION AND ACTION

Hidden Glen RID

Mr. Iacofano reported that the Hidden Glen RID has an ending balance of \$529,967.16. Nothing was spent from the fund in 2022 however, engineering for the Park Avenue Realignment and Intersection Improvements at Wilson Mills Road are scheduled for 2024 with construction planned in 2025.

Cider Mill RID

Mr. Iacofano reported that the City's Cider Mill RID has an ending fund balance of \$2,903. There are no projects planned at this time for this RID.

Mr. Yaney stated that this project is not under construction at this time.

Mr. Walder asked about the terms of the RID.

Law Director, Benjamin Chojnacki, stated that the RID is a 30-year 100 % RID.

Windemere & Willow-Tree RID

Mr. Iacofano reported that the ending balance for the Windemere and Willow-Tree RID is \$72,596 with no projected projects. 357 homes are projected in the RID.

Thistle Creek RID

Mr. Iacofano reported that the ending balance for the Thistle Creek RID is \$25.18. 32 homes are expected in the development at build-out. Eight homes were constructed in 2022 while four are currently under construction. Funds from the RID will be used for N. Hambden water main improvements and N. Hambden/Maple /Huntington intersection improvements.

ANY OTHER BUSINESS

Mr. Walder stated that it has been recommended that the annual TIRC meeting be scheduled just prior to the City's mandatory filing deadline with the State. That way anything resulting from the TIRC meeting could be of value to the filing.

The next meeting of the TIRC board was set for Friday, February 9, 2024 at 1:00 p.m.

ADJOURN

Mr. Brewster moved and Mr. Martin seconded adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 1:17 p.m.

Attest:



AMY DAY
Clerk of Council