



Franklin County  
Board of Commissioners

**ECONOMIC DEVELOPMENT  
& PLANNING**

**Franklin County Tax Incentive Review Council Annual Meeting**  
Monday, August 10, 2020  
1:15 PM

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**Jefferson Township TIRC**  
*(Franklin County Staff Administered)*

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**AGENDA**

- **Call to Order by Chairman**
- **Reading and Approval of Prior Meeting Minutes**
- **Review of Council Composition, Roles of the TIRC, Agenda**
- **Overview of Company Agreements**
  - **TS Tech**  
Vote (motion) on Staff Report and Recommendation(s)
- **Adjournment**

1 2019 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL  
2 ANNUAL MEETING

3 - - -

4  
5 In the Matter of:  
6 Jefferson Township  
7 Enterprise Zone Agreement  
8 Tax Incentive Review Council  
9

10 - - -

11 TRANSCRIPT OF PROCEEDINGS

12 - - -

13 Monday, August 12, 2019  
14 1:17 p.m.  
15 Franklin County Commissioners'  
16 Hearing Room  
17 373 South High Street  
18 26th Floor  
19 Columbus, Ohio 43215

20 - - -

21  
22 TRACI E. PEOPLES  
23 PROFESSIONAL COURT REPORTER  
24

- - -

25  
26 ANDERSON REPORTING SERVICES, INC.  
27 1421 West Third Avenue  
28 Columbus, Ohio 43212  
29 (614) 326-0177

1 APPEARANCES:

2 Michael Stinziano, Franklin County Auditor

3 Toni Cunningham, Franklin County Commissioners  
4 Appointee

5 Kelan Craig, Franklin County Commissioners Appointee

6 Michael Kinninger, Franklin County Commissioners  
Appointee

7 Joshua Roth, Franklin County Economic Development  
8 and Planning Department

9 Mike Anderson, Jefferson Township Development  
Director

10 Amy Ucan, Licking Heights School District

11 - - -

12 ALSO PRESENT:

13 Shelley May, Franklin County Auditor's Office  
14 Kelly Washington, Franklin County Auditor's Office

15 - - -

1 MONDAY AFTERNOON SESSION  
2 August 12, 2019  
3 1:17 p.m.

4 - - -

5 P R O C E E D I N G S

6 - - -

7 BE IT REMEMBERED THAT, on the 12th day of  
8 August, 2019, this cause came on for meeting before  
9 Franklin County Tax Incentive Review Council. And,  
10 the parties appearing in person and/or by counsel,  
11 as hereinafter set forth, the following proceedings  
12 were had:

13 - - -

14 CHAIRPERSON STINZIANO: Good afternoon.  
15 Welcome to the 2019 Commissioners TIRC. I am  
16 Michael Stinziano, Franklin County Auditor and  
17 statutory chair. Today is August 12, 2019. We are  
18 here to review the Commissioner's Jefferson Township  
19 TIRC.

20 I'd like to start by going around the  
21 room and introducing ourselves to verify that we do  
22 have a quorum. We'll start to my right.

23 MS. UCAN: Amy Ucan, Assistant Treasurer  
24 for Licking County Local School District, on behalf  
of the Treasurer.

1 MR. ANDERSON: Mike Anderson, Development  
2 Director at Jefferson Township.

3 MR. CRAIG: Kelan Craig, Franklin County  
4 Commissioners Appointee.

5 CHAIRPERSON STINZIANO: Michael  
6 Stinziano, Franklin County Auditor.

7 MS. CUNNINGHAM: Toni Cunningham,  
8 Franklin County Commissioners Appointee.

9 MR. KINNINGER: Michael Kinninger,  
10 Franklin County Commissioners Appointee.

11 MR. ROTH: Josh Roth, Senior Program  
12 Coordinator with Franklin County Economic  
13 Development and Planning.

14 CHAIRPERSON STINZIANO: Will the staff  
15 introduce themselves for purposes being in the  
16 minutes.

17 MS. WASHINGTON: Kelly Washington,  
18 Franklin County Auditor Support.

19 MS. MAY: Shelley May, County Auditor  
20 Support.

21 CHAIRPERSON STINZIANO: Thank you, all.

22 Next we will review last year's minutes,  
23 dated July 18, 2018. Are there any corrections or  
24 desired changes?

1 (No audible response.)

2 CHAIRPERSON STINZIANO: Being none, is  
3 there a motion to approve the minutes?

4 MR. CRAIG: So moved.

5 MR. KINNINGER: Second.

6 CHAIRPERSON STINZIANO: It's been moved  
7 and seconded.

8 All in favor?

9 (Vote taken.)

10 CHAIRPERSON STINZIANO: Any opposed?

11 (No audible response.)

12 CHAIRPERSON STINZIANO: I will be  
13 abstaining from this vote since I was not present.  
14 The minutes have passed.

15 Now for the Enterprise Zone Review. We  
16 will review and vote on the status of the Enterprise  
17 Zone Report for Tax Year 2018.

18 Who will be presenting today?

19 MR. ROTH: I will.

20 CHAIRPERSON STINZIANO: The floor is all  
21 yours.

22 MR. ROTH: Thank you, Mr. Chair.

23 So this is the 2014 -- The only agreement  
24 in the Jefferson Township Enterprise Zone -- it's an

1 enterprise zone. Sorry. I was looking to see if  
2 the CRA is in here.

3 So the only agreement in this enterprise  
4 zone is with TS Tech Americas from 2014. This is  
5 when they consolidated some of their distribution  
6 jobs into their main manufacturing plant. It would  
7 be the building at the front to the far right corner  
8 of that picture, if you're looking at the agreement,  
9 the first status page.

10 And so they are actually behind this year  
11 in their employment. This is where -- These  
12 actually had a stair-step for their employment and  
13 job creation requirements. So their -- Last year  
14 was a little bit lower. This year, it's 77. And I  
15 believe next year they're going to hit 85. And  
16 that's where it's going to cap out. And they're  
17 currently behind, although they do have the position  
18 descriptions open and posted. They're just having  
19 trouble hiring people.

20 And then also, from staff's perspective,  
21 it's important to note that the payroll amount  
22 significantly outpaces that of what was projected at  
23 the time that the agreement was struck.

24 And that's all in addition to the

1 retained jobs that they have relocated from within  
2 the site.

3 CHAIRPERSON STINZIANO: Thank you for the  
4 report.

5 Are there in any questions or comments?

6 (No audible response.)

7 CHAIRPERSON STINZIANO: Being none, I'd  
8 like to take a motion to accept the report and find  
9 it in compliance.

10 MR. KINNINGER: So moved.

11 MS. CUNNINGHAM: Second.

12 CHAIRPERSON STINZIANO: It's been moved  
13 and seconded.

14 All those in favor?

15 (Vote taken.)

16 CHAIRPERSON STINZIANO: Any opposed?

17 (No audible response.)

18 CHAIRPERSON STINZIANO: The report is  
19 accepted.

20 There are no TIFs for Jefferson Township.  
21 So is there any other business for the Commissioners  
22 Jefferson Township TIRC?

23 (No audible response.)

24 CHAIRPERSON STINZIANO: Being none, we



1 are adjourned.

2 - - -

3 And, thereupon, the proceeding was  
4 concluded at approximately 1:21 p.m.

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C-E-R-T-I-F-I-C-A-T-E

I do hereby certify that the foregoing is a true, correct and complete written transcript of the proceedings in this matter, taken by me on the 12th day of August, 2019, and transcribed from my stenographic notes.

*Traci E. Peoples*

TRACI E. PEOPLES  
Professional Reporter and Notary Public  
in and for the State of Ohio.

My Commission Expires July 15, 2024.



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# TIRC PROGRESS REPORT

Name of TIRC: Franklin County Commissioner

Date of TIRC: 08/10/2020

Company Name: TS Tech USA

General Agreement Terms  
CRA Type: New Construction

Community Reinvestment Area: TS Tech PHIII

No. Years: 10 2016 2025

% Value Abated: 75

## Project Details/History:

There is currently one Enterprise Zone agreement with TS Tech Americas (2014).

As of 12/31/2019, TS Tech Americas has created 66 new jobs (goal of 85 by 2019) and retained 256 jobs (goal of 256). The firm generated \$4,912,225 in new payroll (goal of \$5,200,000 by 2019).

Jobs and Payroll requirements escalate each year.



## Compliance History :

2018 In Compliance

2017 In Compliance

## Tenants:

Owner

Parcel # (s):

171-000001

## AGREEMENT BENCHMARKS

Real Estate Only Investment: \$ 4,200,000  
Investment Completion Date: 12/31/2014  
Number of Jobs Retained: 256  
Payroll Dollars Retained: \$ 14,600,000  
New Jobs to be Created: 85  
New Yearly Payroll Created: \$ 5,200,000  
Jobs/Payroll Created By: 12/31/2019  
Building Description/Use: Bldg Expansion at R & D facility  
Community Involvement: Licking Heights SD

## Other Benchmarks:

Additional Materials Submitted: Yes

## Performance Statistics:

## AS VERIFIED

Real Estate Only Invested: \$ 12,063,586  
Date Investment Completed: 12/31/2015  
Actual Retained Jobs: 256  
Payroll Dollars Retained: \$ 14,600,000  
Number of New Jobs Created: 66  
Payroll Dollars Created: \$ 4,912,225  
Total Appraised Value: \$ 10,000,000  
Total Value Abated: \$ 2,435,900  
Payable Annual Tax: \$ 228,862  
Foregone Tax: \$ 73,701  
Delinquent Tax: \$ 0.00  
Vacancies: 0

## Municipalities Recommendation:

EDP Staff recommends continuation of this Agreement

TIRC Recommendation: In Compliance

Further Requirements, Instructions and/or Details: