

VILLAGE OF OBETZ, OHIO

TAX INCENTIVE REVIEW COUNCIL ANNUAL MEETING
FOR THE YEAR ENDED DECEMBER 31, 2019



— THE VILLAGE OF —
OBETZ
For Work. For Play. For Everyone.



**TAX INCENTIVE REVIEW COUNCIL
AUGUST 10, 2020
REPORTING ON CALENDAR YEAR 2019**

PACKET TABLE OF CONTENTS

PAGES	ITEM
2	MEMBERSHIP ROSTER
3	LETTER OF APPOINTMENT/CONFIRMATION
4-7	MEETING AGENDA
8	CRA #1 REPORT
9-12	TIRC PROGRESS REPORTS
13-14	TAX INCREMENT FINANCE DISTRICT FINANCIAL REPORTS
	TIRC MEETING MINUTES FOR 2019

MEMBERSHIP ROSTER

In accordance with Ohio Revised Code Section 5709.85(A)(2), the following persons comprise the roster of the Village of Obetz Tax Incentive Review Council:

“...three members appointed by the board of county commissioners;”

- 1. County Commissioner Representative: Carlie Boos
- 2. County Commissioner Representative: Kelan Craig
- 3. County Commissioner Representative: Michael Kinninger

“...two members from each municipal corporation to which the instrument granting the tax exemption applies, appointed by the chief executive officer with the concurrence of the legislative authority of the respective municipal corporations;”

- 1. Village of Obetz Representative: Hon. Angela M. Kirk, Mayor of the Village of Obetz/Obetz Resident.
- 2. Village of Obetz Representative: E. Rod Davisson, Esq., Village Administrator/Obetz Resident.

“...two members of each township to which the instrument granting the tax exemption applies, appointed by the board of township trustees of the respective townships;”

- 1. Madison Township Representative: Susan Brobst
- 2. Madison Township Representative: Derek Robinson
- 3. Hamilton Township Representative: Howard Hahn
- 4. Hamilton Township Representative:

“...the county auditor or the county auditor's designee;”

- 1. County Auditor or Designee: Michael Stinziano

“...an individual appointed by the board of education of each city, local, exempted village, and joint vocational school district to which the instrument granting the tax exemption applies.”

- 1. Groveport Madison Representative: Felicia Drummey
- 2. Hamilton Local Representative: Adam Collier
- 3. Eastland/Fairfield J.V.S. Representative: Christine Boucher

*“At least two members of the council shall be residents of the municipal corporations or townships to which the instrument granting the tax exemption applies.” Satisfied by Mayor Kirk and Administrator Davisson—both Obetz residents.

LETTER OF APPOINTMENT

I, Angela M. Kirk, Mayor of the Village of Obetz, Ohio, pursuant to Ohio Revised Code Section 5709.85(A)(2)—and with concurrence of the legislative authority for the Village of Obetz, Ohio—hereby appoint the following people to the Village of Obetz Tax Review Council. Such appointments shall remain in effect until I rescind them or until I am replaced as Mayor.

Appointees:

1. Angela M. Kirk, Mayor and Obetz Resident.
2. E. Rod Davisson, Administrator and Obetz Resident.

Executed this 27th day of July 2020.



Angela M. Kirk, Mayor

OBETZ TAX INCENTIVE REVIEW COUNCIL AGENDA
AUGUST 10, 2020

- I. Call Meeting to Order/Introductions
- II. Approval of Prior Meeting Minutes
- III. Pre 1994 CRA Review
 - A. Obetz CRA #1**
 - 1. 13 abatements
 - 2. No delinquencies
 - 3. Total abated Value: \$133,563,900
 - 4. Forgone Tax: \$3,043,963.91
 - 5. Two expirations in 2019
 - 6. Requirements met.
 - 7. Motion to Accept Report

IV. Post 1994 CRA Review

A. Rohr Road CRA

1. 2120 Creekside Parkway
 - a. Parcel ID#152-001756
 - b. Owner: Duke Realty Ohio
 - c. Occupants
 - i. Geodis – Wellpet
 - d. Total Employees
 - i. 118
 - ii. No Payroll Requirement/Actual \$4,831,691.28
 - e. Requirements met pursuant to Agreement modified by Assignment executed March 20, 2012. Approved by Council January 23, 2012. Ordinance 01-12.
 - f. Recommend Continuing Abatement.
2. 2240 Creekside Parkway
 - a. Parcel ID#152-001840
 - b. Owner: Ohio Becknell Investors 2007 LLC
 - c. Occupants
 - i. Meadowbrook Meat Company (MBM/Darden) McLane Foodservice
 - d. Total Employees
 - i. 146 (116 required)
 - ii. Payroll required \$6,161,600.00/Actual \$7,887,715.37
 - e. Requirements met.
 - f. Recommend Continuing Abatement.

B. Toy Road CRA

1. (One campus-wide agreement)
 - a. Owners, Address, Tenant, Parcel ID, and Employees

Owner	Address	Tenant	Parcel ID	Employees
ICON EX Properties Owner Pool 3 Midwest/Southeast LLC	5255 Centerpoint Parkway	Shiseido	186-000395	541
Big Box Property Owner D LLC	5235 Westpoint Drive	Pier 1	186-000399	
Big Box Property Owner D LLC	5235 Westpoint Drive	Pier 1	186-000403	
Bromberg Properties LLC	3220 Toy Road	TNT Powerwash	186-000406	61
GPT Obetz Owner LLC	5415 Centerpoint Parkway	Nautilus	186-000409	21
Cole ID Obetz OH LLC	5300 Centerpoint Parkway	Tech Data	186-000410	302
G&I X INDUSTRIAL OH KY LLC	5465 Centerpoint Parkway	Spec	186-002015	
Total (400 required)				925

- b. Payroll required \$10M/Actual \$39,367,594M
- c. Requirements met.
- d. Recommend Continuing Abatement.

C. Stambaugh CRA

1. One campus-wide agreement

a. Owners, Address, Tenant, Parcel ID, and Employees

Owner	Address	Tenant	Parcel ID	Employees
Menard, Inc.	650 Gateway Court	Amazon Fulfillment Center	186-002017	766
BVK US II POOL 01 LLC	2950-2980 Toy Road	LaserShip Crate and Barrel	152-001941	33
BVK US II POOL 01 LLC	2820 Global Court	Owens & Minor Anheuser-Busch Co.	152-001936	57
Total (1337 required by 2034)				856

b. Payroll required \$27,809,600M/Actual \$38,847,855.57M

c. Requirements met.

d. Recommend Continuing Abatement.

TIRC PROGRESS REPORT

Name of TIRC: The Village of Obetz

Date of TIRC: 08/10/2020

Company Name: Duke Realty Ohio 2120 Creekside Pkwy

General Agreement Terms
CRA Type: New Construction

Community Reinvestment Area: Obetz Rohr Rd CRA

No. Years: 15 2008 2022

% Value Abated: 100

Project Details/History:

This project is located at 2120 Creekside Parkway in the Creekside Development. It is a 613,312 square foot distribution facility completed in December of 2007. It is currently occupied by Geodis Wellpet with 118 full-time employees and an annual payroll of \$4,831,691.



Compliance History :

- 2018 In Compliance - Waived Monitoring Fee
- 2017 In Compliance - Waived Monitoring Fee

Tenants:

Geodis Wellpet

Parcel # (s):

152-001756-00

AGREEMENT BENCHMARKS

Real Estate Only Investment: \$ 15,332,800
Investment Completion Date: 12/31/2008
Number of Jobs Retained: 0
Payroll Dollars Retained: \$ 0
New Jobs to be Created: 0
New Yearly Payroll Created: \$ 0
Jobs/Payroll Created By: 0
Building Description/Use: Distribution Warehouse/Offices

AS VERIFIED

Real Estate Only Invested: \$ 15,332,800
Date Investment Completed: 12/31/2007
Actual Retained Jobs: 0
Payroll Dollars Retained: \$ 0
Number of New Jobs Created: 118
Payroll Dollars Created: \$ 4,831,691
Total Appraised Value: \$ 23,475,000
Total Value Abated: \$ 20,031,500
Payable Annual Tax: \$ 88,860
Foregone Tax: \$ 516,916
Delinquent Tax: \$ 0.00

Community Involvement:

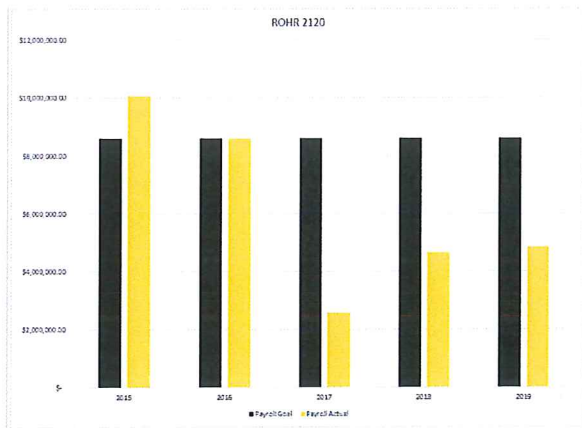
Other Benchmarks: School Compensation Agreement Hamilton LS

Additional Materials Submitted: Yes

Vacancies: 0

Performance Statistics:

Municipalities Recommendation:



In compliance. Continue abatement.

TIRC Recommendation: In Compliance

Further Requirements, Instructions and/or Details:

Per Obetz - No agreement terms were assigned to Duke Realty when purchased in 2012. (Res#01-12 Assignment)

TIRC PROGRESS REPORT

Name of TIRC: The Village of Obetz

Date of TIRC: 08/10/2020

Company Name: Ohio Becknell (New Owner SREIT Creekside)

General Agreement Terms
CRA Type: New Construction

Community Reinvestment Area: Obetz Rohr Rd CRA (2240)

No. Years: 15 2012 2026

% Value Abated: 100

Project Details/History:

This project is located at 2240 Creekside Parkway in the Creekside Development. It is a 125,000 square foot distribution facility completed in January of 2013. It is currently occupied by McLane with 146 full-time employees and an annual payroll of \$7,887,715.



Compliance History :

2018 In Compliance - Waived Monitoring Fee

2017 In Compliance - Waived Monitoring Fee

Tenants:

MBM Corp/McLane

Parcel # (s):

152-001840-00

AGREEMENT BENCHMARKS

Real Estate Only Investment: \$ 5,000,000
Investment Completion Date: 08/30/2012
Number of Jobs Retained: 0
Payroll Dollars Retained: \$ 0
New Jobs to be Created: 116
New Yearly Payroll Created: \$ 6,161,600
Jobs/Payroll Created By: 12/31/2027
Building Description/Use: Food Distribution Warehouse

AS VERIFIED

Real Estate Only Invested: \$ 6,500,000
Date Investment Completed: 01/01/2013
Actual Retained Jobs: 0
Payroll Dollars Retained: \$ 0
Number of New Jobs Created: 146
Payroll Dollars Created: \$ 7,887,715
Total Appraised Value: \$ 5,439,000
Total Value Abated: \$ 4,149,000
Payable Annual Tax: \$ 33,288
Foregone Tax: \$ 107,065
Delinquent Tax: \$ 0.00
Vacancies: 0

Community Involvement:

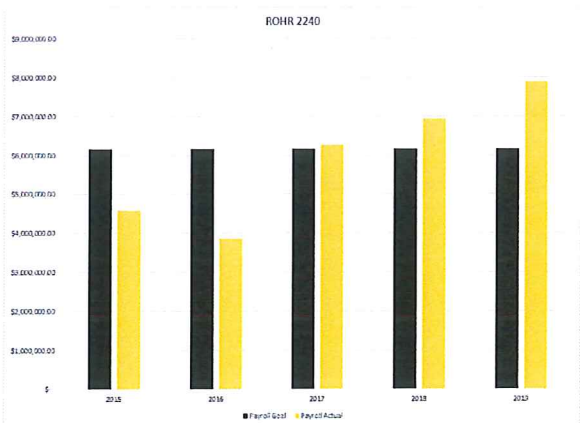
Other Benchmarks: School Compensation Agreement Hamilton LS

Additional Materials Submitted: Yes

Municipalities Recommendation:

In compliance. Continue abatement.

Performance Statistics:



TIRC Recommendation: In Compliance

Further Requirements, Instructions and/or Details:

New owner 12/02/2019 - Was an assignment created?

TIRC PROGRESS REPORT

Name of TIRC: The Village of Obetz

Date of TIRC: 08/10/2020

Company Name: Big Box Property Owner D, LLC, G&I X Indus

General Agreement Terms
CRA Type: New Construction

Community Reinvestment Area: Obetz Toy Rd CRA

No. Years: 15 2007 2022

% Value Abated: 100

Project Details/History:

The Toy Road CRA is a campus-wide agreement currently comprising six buildings and several parcels (the "Campus"). The Campus is currently occupied with the following tenants: Shiseido, Tech Data, TNT Services, Nautilus, Pier 1, and ODW Logistics. The Campus has a total of 925 full-time employees with a total payroll of \$39,367,594 reported.



Compliance History :

- 2018 In Compliance - Waived Monitoring Fee
- 2017 In Compliance - Waived Monitoring Fee

Tenants:

Shiseido, Tech Data, TNT Services, Nautilus, Pier 1, ODW

Parcel # (s):

186-395,186-399,186-403,186-406,186-409,186-410,186-2015

AGREEMENT BENCHMARKS

Real Estate Only Investment:	\$ 79,800,000
Investment Completion Date:	12/01/2016
Number of Jobs Retained:	0
Payroll Dollars Retained:	\$ 0
New Jobs to be Created:	400FT/20PT/80Temp
New Yearly Payroll Created:	\$ 10,630,000
Jobs/Payroll Created By:	12/31/2015
Building Description/Use:	Distribution Warehouses
Community Involvement:	Groveport School Comp

AS VERIFIED

Real Estate Only Invested:	\$ 128,486,400
Date Investment Completed:	12/31/2016
Actual Retained Jobs:	0
Payroll Dollars Retained:	\$ 0
Number of New Jobs Created:	925
Payroll Dollars Created:	\$ 39,367,594
Total Appraised Value:	\$ 162,083,700
Total Value Abated:	\$ 146,726,100
Payable Annual Tax:	\$ 465,248
Foregone Tax:	\$ 4,468,214
Delinquent Tax:	\$ 0.00
Vacancies:	0

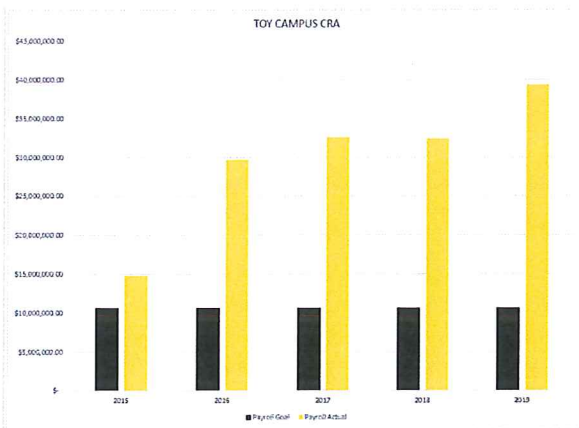
Other Benchmarks:

Additional Materials Submitted: Yes

Municipalities Recommendation:

In compliance and exceeds all benchmarks. Recommend continuing abatement.

Performance Statistics:



TIRC Recommendation: In Compliance

Further Requirements, Instructions and/or Details:

Assignments for new owners of parcels
186-002015 - G&IX Industrial - 12/20/2019

TIRC PROGRESS REPORT

Name of TIRC: The Village of Obetz

Date of TIRC: 08/10/2020

Company Name: Menard, Inc., BVK US II Pool 01, LLC

General Agreement Terms
CRA Type: New Construction

Community Reinvestment Area: Obetz Stambaugh Rd CRA

No. Years: 15 2018 2032

% Value Abated: 100

Project Details/History:

The Stambaugh CRA is a campus-wide agreement currently comprising three buildings and several parcels (the "Campus"). The Campus is currently occupied with the following tenants: Amazon, Crate & Barrel, Lasership, Owens & Minor, and Anheuser Busch. These businesses together have a total of 856 full-time employees and a total payroll creation of \$38,847,856.



Compliance History :

2018 In Compliance

2017 TY 2018

Tenants:

Amazon, Crate & Barrel/Lasership, Owens & Minor,

Parcel # (s):

152-001941-00

AGREEMENT BENCHMARKS

Real Estate Only Investment: \$ 63,317,200
Investment Completion Date: 12/31/2034
Number of Jobs Retained: 0
Payroll Dollars Retained: \$ 0
New Jobs to be Created: 1337
New Yearly Payroll Created: \$ 27,809,600
Jobs/Payroll Created By: 12/31/2034
Building Description/Use: Distribution, e-commerce,
Community Involvement:

AS VERIFIED

Real Estate Only Invested: \$ 74,508,044
Date Investment Completed: 12/31/2019
Actual Retained Jobs: 0
Payroll Dollars Retained: \$ 0
Number of New Jobs Created: 856
Payroll Dollars Created: \$ 38,847,856
Total Appraised Value: \$ 14,200,000
Total Value Abated: \$ 12,994,800
Payable Annual Tax: \$ 31,101
Foregone Tax: \$ 335,332
Delinquent Tax: \$ 0.00
Vacancies: 0

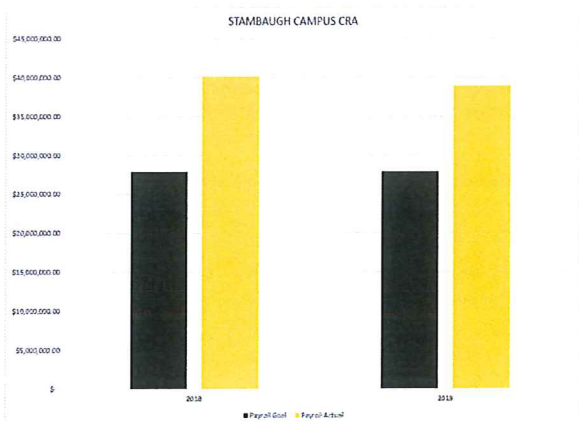
Other Benchmarks: School Compensation Agreement Hamilton LS

Additional Materials Submitted: Yes

Municipalities Recommendation:

In compliance. Continue abatement.

Performance Statistics:



TIRC Recommendation: In Compliance

Further Requirements, Instructions and/or Details:

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	NOTES
Hamilton Twp Voting									
152-000272	QUINLAN LLC	15 YR / 100%	NEW CONST	634,200	313,700	\$ 8,095.46	Current	2018-2032	
152-000721	SCHWANS HOME SERVICE INC	15 YR / 100%	NEW CONST	1,300,000	989,300	\$ 25,529.43	Current	2005-2019	
152-001839	SEALY CREEKSIDE I LLC	15 YR / 100%	NEW CONST	23,761,600	22,049,400	\$ 568,988.34	Current	2016-2030	
152-001842	DUKE REALTY OHIO	15 YR / 100%	NEW CONST	16,185,000	13,354,500	\$ 344,615.41	Current	2005-2019	
152-001850	WPT CREEKSIDE PARKWAY LP	15 YR / 100%	NEW CONST	25,752,000	20,636,400	\$ 532,525.63	Current	2007-2021	
152-001922	NORTHERN HOLDING XXI-COLUMBUS LLC	15 YR / 100%	NEW CONST	13,700,000	12,451,500	\$ 321,313.34	Current	2009-2023	
152-001933	NORTHERN HOLDING XXI-COLUMBUS LLC	15 YR / 100%	NEW CONST	14,150,000	12,853,300	\$ 331,681.88	Current	2015-2029	
152-001935	2130 ROHR ROAD LLC	15 YR / 100%	NEW CONST	17,606,000	16,311,800	\$ 420,928.62	Current	2017-2031	
152-001982	ILPT PROPERTIES LLC (formerly Pizzuti/Creekside)	14 YRS / 100%	NEW CONST	7,200,000	6,434,900	\$ 166,054.01	Current	2019-2032	Pnt Pcl 152-001942
152-001983	ILPT PROPERTIES LLC (formerly Pizzuti/Creekside)	14 YRS / 100%	NEW CONST	9,575,000	8,539,500	\$ 220,363.55	Current	2019-2032	Pnt Pcl 152-001943
Madison Twp Voting									
186-000016	VANCE REAL ESTATE HOLDINGS LLC	15 YR / 100%	NEW CONST	3,700,100	3,410,800	\$ 103,868.24	Current	2015-2029	
			TOTALS:	133,563,900	117,345,100	\$ 3,043,963.91		2 EXPIRE	

V. TIF Review

A. Creekside South TIF

- 1. Start: \$213,254.44
- 2. Income: \$112,417.06
- 3. Expense: \$1,270.45
- 4. End: \$324,401.05

B. Toy Road TIF

- 1. Start: \$0
- 2. Income: \$146,647.71
- 3. Expense: \$146,388.97
- 4. End: \$258.74
- 5. Purpose: Debt Service covered by Letter of Credit from Developer

C. Goodyear TIF

- 1. Start: \$193,821.67
- 2. Income: \$0
- 3. Expense: \$0
- 4. End: \$193,821.67

D. Stambaugh TIF

- 1. Start: \$29,186.32
- 2. Income: \$28,897.60
- 3. Expense: \$0
- 4. End: \$58,083.92

VI. Other Business

VII. Adjournment

VILLAGE OF OBETZ, FRANKLIN COUNTY
Fund Ledger
Year 2019

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Post Date	Transaction Date	Source / Vendor / Payee	Reasoning	Account Code	Process ID	PO / BC Receipt	Warrant / Charges Number	Debit Expenditure	Credit Revenue	Pool	Non-Pool	Fund Balance
Fund: 2401 - CREEKSIDE SOUTH TIF FUND												
01/01/2019			CARRY FORWARD FUND: 2401	2401						\$0.00	\$0.00	\$0.00
03/06/2019	03/12/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement	2401-740-344-0000	136176	R251-2019		\$1,270.45		\$213,254.44	\$0.00	\$213,254.44
03/06/2019	03/12/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement	2401-830-0000	136176	R251-2019			\$112,417.06	\$211,983.99	\$0.00	\$211,983.99
							Total for Fund 2401:	\$1,270.45	\$112,417.06	\$324,401.05	\$0.00	\$324,401.05
							YTD:	\$1,270.45	\$112,417.06			
Fund: 2402 - TOY ROAD TIF FUND												
01/01/2019			CARRY FORWARD FUND: 2402	2402						\$0.00	\$0.00	\$0.00
03/06/2019	03/12/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement	2402-740-344-0000	136176	R251-2019		\$1,184.45		\$0.00	\$0.00	\$0.00
03/06/2019	03/12/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement	2402-830-0000	136176	R251-2019			\$104,807.33	-\$1,184.45	\$0.00	-\$1,184.45
06/06/2019	06/06/2019	HUNTINGTON NATIONAL BANK		2402-850-790-0000	140902	PO 303-2019	62142	\$103,622.88		\$103,622.88	\$0.00	\$103,622.88
08/07/2019	08/13/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement	2402-740-344-0000	144588	R855-2019		\$470.77		\$0.00	\$0.00	\$0.00
08/07/2019	08/13/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement	2402-830-0000	144588	R855-2019			\$41,581.64	-\$470.77	\$0.00	-\$470.77
08/29/2019	08/29/2019	HUNTINGTON NATIONAL BANK		2402-850-790-0000	145632	PO 303-2019	62812	\$41,110.87		\$41,110.87	\$0.00	\$41,110.87
09/17/2019	09/25/2019	Huntington National Bank	PILOT money sent back to Village in error.	2402-892-0000	147550	R1140-2019			\$41,110.87	\$0.00	\$0.00	\$0.00
09/25/2019	09/25/2019	Negative Adjust Receipt for Huntington Na	Return PILOT money erroneously refunded	2402-892-0000	147551	R1140-2019	62974		-\$41,110.87	\$0.00	\$0.00	-\$41,110.87
11/25/2019	12/05/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement - Tax Year 2018	2402-892-0000	151676	R1438-2019		\$258.74		\$258.74	\$0.00	\$258.74
							Total for Fund 2402:	\$146,388.97	\$146,647.71	\$258.74	\$0.00	\$258.74
							YTD:	\$146,388.97	\$146,647.71			
Fund: 2403 - GOODYEAR TIF FUND												
01/01/2019			CARRY FORWARD FUND: 2403	2403						\$0.00	\$0.00	\$0.00
							Total for Fund 2403:	\$0.00	\$0.00	\$193,821.67	\$0.00	\$193,821.67
							YTD:	\$0.00	\$0.00			
Fund: 2404 - STAMBAUGH TIF												
01/01/2019			CARRY FORWARD FUND: 2404	2404						\$0.00	\$0.00	\$0.00
03/06/2019	03/12/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement	2404-830-0000	136176	R251-2019			\$14,423.31	\$29,186.32	\$0.00	\$29,186.32
08/07/2019	08/13/2019	FRANKLIN COUNTY AUDITOR	Real Estate Settlement	2404-830-0000	144588	R855-2019			\$14,423.31	\$43,609.63	\$0.00	\$43,609.63
									\$58,032.94	\$58,032.94	\$0.00	\$58,032.94

Report reflects selected information.

VILLAGE OF OBETZ, FRANKLIN COUNTY
Fund Ledger
 Year 2019

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Post Date	Transaction Date	Source / Vendor / Payee	Reasoning	Account Code	Process ID	PO / BC Receipt	Warrant / Charges Number	Debit Expenditure	Credit Revenue	Pooled	Non - Pooled	Fund Balance
11/26/2019	12/05/2019	FRANKLIN COUNTY AUDITOR	REA Refund - Tax Year 2018	2404-892-0000	151676	R1438-2019		\$0.00	\$50.98	\$58,083.92	\$0.00	\$58,083.92
Total for Fund 2404:								\$0.00	\$28,897.60			
YTD:								\$0.00	\$28,897.60			
Report Total for Selected Funds:								\$147,659.42	\$287,962.37			
Report YTD Total for Selected Funds:								\$147,659.42	\$287,962.37			

Report reflects selected information.

1 2019 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL
2 ANNUAL MEETING

3 - - -

4
5 In the Matter of:

6 Village of Obetz

7 Community Reinvestment Area

8 Tax Increment Financing

9 Tax Incentive Review Council

10
11 - - -

12 TRANSCRIPT OF PROCEEDINGS

13 - - -

14 Monday, August 12, 2019

15 11:00 a.m.

16 Franklin County Commissioners'

17 Hearing Room

18 373 South High Street

19 26th Floor

20 Columbus, Ohio 43215

21 - - -

22 TRACI E. PEOPLES

23 PROFESSIONAL COURT REPORTER

24 - - -

ANDERSON REPORTING SERVICES, INC.

1421 West Third Avenue

Columbus, Ohio 43212

(614) 326-0177

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APPEARANCES:

Michael Stinziano, Franklin County Auditor

Toni Cunningham, Franklin County Commissioners
Appointee

Kelan Craig, Franklin County Commissioners Appointee

Michael Kinninger, Franklin County Commissioners
Appointee

Joshua Roth, Franklin County Economic Development
and Planning Department

Jim Schimmer, Franklin County Director of Economic
Development and Planning

Susan Brobst, Madison Township Administrator

Rod Davisson, Village of Obetz Administrator

Stacie Garvine, City of Obetz Assistant Director of
Economic Development

John Walsh, Groveport Madison Local Schools

- - -

ALSO PRESENT:

Shelley May, Franklin County Auditor's Office

Kelly Washington, Franklin County Auditor's Office

- - -

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MONDAY MORNING SESSION
August 12, 2019
11:00 a.m.

- - -

P R O C E E D I N G S

- - -

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

- - -

CHAIRPERSON STINZIANO: Good morning, and welcome. It is August 12, 2019. I am Michael Stinziano, Franklin County Auditor and statutory chairperson of the TIRC.

We are here to review the City of Obetz CRA Agreements.

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

MR. WALSH: John Walsh, Treasurer of Groveport Madison Local Schools.

MR. DAVISSON: Rod Davisson, Village

1 Administrator, Village of Obetz.

2 MS. BROBST: Susan Brobst, Administrator,
3 Madison Township.

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

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

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

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

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

15 CHAIRPERSON STINZIANO: And anyone else
16 in the audience want to introduce themselves for
17 purposes of the record?

18 MS. WASHINGTON: Kelly Washington, County
19 Auditor Support.

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

22 CHAIRPERSON STINZIANO: Thank you very
23 much.

24 First on the agenda is review of last

1 year's minutes, dated July 18, 2018.

2 Are there any necessary corrections or
3 changes?

4 (No audible response.)

5 CHAIRPERSON STINZIANO: Being none, is
6 there a motion to approve the minutes?

7 MR. DAVISSON: So moved.

8 MS. CUNNINGHAM: Second.

9 CHAIRPERSON STINZIANO: It's been moved
10 and seconded.

11 All those in favor?

12 (Vote taken.)

13 CHAIRPERSON STINZIANO: Any opposed?

14 (No audible response.)

15 CHAIRPERSON STINZIANO: I will be
16 abstaining from this vote since I was not present,
17 although it would have been wonderful.

18 Now we will review and go through the
19 status of each of the pre-94 and post-94 CRA
20 abatement agreement reports for Tax Year 2018.

21 Who will be presenting the reports this
22 morning?

23 MR. DAVISSON: I have that, sir. Rod
24 Davisson, Village of Obetz.

1 CHAIRPERSON STINZIANO: I look forward to
2 it.

3 MR. DAVISSON: Thank you, Mr. Auditor.

4 Obetz has a pre-1994 CRA. We refer to it
5 as CRA No. 1. If you scroll back in the packet to
6 page 4, you'll see the beginning of our agenda.

7 CRA No. 1 has 11 abatements and no
8 delinquencies. It's a total abated value of 117
9 million, a total forgone tax of 3 million. No
10 expirations in 2018. And all of the requirements
11 are met.

12 Any questions that you have regarding CRA
13 No. 1?

14 MS. MAY: There are two different school
15 districts, I believe.

16 MR. DAVISSON: Correct.

17 MS. MAY: So that would require two
18 votes.

19 CHAIRPERSON STINZIANO: Okay.

20 Are there any additional questions or
21 comments?

22 (No audible response.)

23 CHAIRPERSON STINZIANO: Being none, why
24 don't we seek a motion to accept the CRA report for

1 Hamilton Township and, if so be, find them in
2 compliance.

3 MR. KINNINGER: So moved.

4 MR. DAVISSON: Second.

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

7 All those in favor?

8 (Vote taken.)

9 CHAIRPERSON STINZIANO: Any opposed?

10 (No audible response.)

11 CHAIRPERSON STINZIANO: That report is
12 accepted.

13 And then I will seek a motion to accept
14 the CRA report for Madison Township and find them in
15 compliance.

16 MR. KINNINGER: So moved.

17 MR. DAVISSON: Second.

18 CHAIRPERSON STINZIANO: It's been moved
19 and seconded.

20 All those in favor?

21 (Vote taken.)

22 CHAIRPERSON STINZIANO: Any opposition?

23 (No audible response.)

24 CHAIRPERSON STINZIANO: The CRA report is

1 accepted.

2 MR. DAVISSON: Thank you, sir.

3 Moving on to the post-1994 CRAs.

4 We have an agreement of 2120 Creekside
5 Parkway owned by Duke Realty and occupied by Geodis
6 and Wellpet. Last year, you may recall that that
7 facility had 76 jobs, roughly 2.5 million in
8 payroll. It's up to 124 jobs, 4.6 million in
9 payroll and meets -- well, we think it's in
10 compliance.

11 Do you want to do them one at a time? Or
12 do you want me to go through the --

13 CHAIRPERSON STINZIANO: Do them one at a
14 time.

15 MR. DAVISSON: Perfect. I'll take
16 questions if you have any.

17 CHAIRPERSON STINZIANO: Thank you for the
18 report.

19 Are there any other questions or
20 comments?

21 MR. KINNINGER: I think the report
22 says -- If I read the minutes correctly, it said we
23 voted that in 2017 it was in compliance. I think we
24 actually voted it was -- we took a vote that it was

1 not in compliance with the previous agreement.

2 MR. DAVISSON: Correct, yes.

3 MR. KINNINGER: And you've noted here,
4 you've got the resolution number that the agreement
5 was amended.

6 MR. DAVISSON: Yes.

7 MR. KINNINGER: So I don't know that it's
8 important to amend the TIRC's progress report, but I
9 just wanted to clarify that I think last year we
10 voted not in compliance with the original agreement.

11 MR. DAVISSON: Correct.

12 MR. KINNINGER: But I want to move that
13 this year we vote in compliance with the amended
14 agreement, according to resolution 01-12.

15 MR. DAVISSON: I'll second that.

16 CHAIRPERSON STINZIANO: So there's been a
17 motion and a second.

18 All those in favor?

19 (Vote taken.)

20 CHAIRPERSON STINZIANO: Any opposed?

21 (No audible response.)

22 CHAIRPERSON STINZIANO: The report is
23 accepted.

24 MR. DAVISSON: Thank you, sir.

1 Next up, we have 2240 Creekside Parkway,
2 owned by Ohio Becknell Investors 2007 LLC, occupied
3 by Meadowbrook Meat Company and McLane Foodservice.
4 Their requirement was 116 employees; they have 147.
5 Their required payroll is 6.1 million; they have
6 6.9.

7 They are occupied and operating and we
8 think in compliance.

9 CHAIRPERSON STINZIANO: Thank you for the
10 report.

11 Are there any questions or comments?

12 (No audible response.)

13 CHAIRPERSON STINZIANO: Being none, I'll
14 seek a motion to accept the report and find them in
15 compliance.

16 MR. CRAIG: So moved.

17 MR. KINNINGER: Just out of curiosity,
18 are you waiving the monitoring fees?

19 MR. DAVISSON: Yes. There are a couple
20 out there that we're collecting. But, for the most
21 part, we are waiving those.

22 MR. KINNINGER: Okay. So the previous
23 one was waived and this one is waived?

24 MR. DAVISSON: Correct.

1 MR. KINNINGER: Okay. Just for clarity,
2 when you do your report, just denote which ones were
3 paid and which ones weren't.

4 MR. DAVISSON: Understood.

5 MR. KINNINGER: I'll make the -- I'll
6 second.

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

9 All those in favor?

10 (Vote taken.)

11 CHAIRPERSON STINZIANO: Any opposed?

12 (No audible response.)

13 CHAIRPERSON STINZIANO: The report is
14 accepted.

15 MR. DAVISSON: Next up, we have our Toy
16 Road CRA, which is a campus-wide agreement. It
17 currently has 791 employees. It's a required
18 payroll of 10 million; the actual payroll is 32
19 million. They are obviously outpacing the
20 requirements, and we recommend finding them in
21 compliance.

22 And anybody over there, there's no
23 monitoring fees at all coming out of that one;
24 right? I'm looking at Stacie.

1 MS. GARVINE: Correct.

2 MS. MAY: Are there any vacancies?

3 MR. DAVISSON: What's that?

4 MS. WASHINGTON: Is it a spec building?

5 MR. DAVISSON: There's a new spec coming
6 online that's still vacant. The rest are full.

7 CHAIRPERSON STINZIANO: Any additional
8 questions or comments?

9 MR. KINNINGER: The new spec that's
10 coming on, would that only have abatement through
11 2022? Or does the 15 years start once that building
12 is complete?

13 MR. DAVISSON: Correct. Once the
14 building is completed.

15 MR. KINNINGER: So the -- Where it's
16 listed 2007 to 2022 here, is that the last -- is
17 2022 the last year someone is eligible to get --

18 MR. DAVISSON: Correct.

19 MR. KINNINGER: -- 15 years?

20 MR. DAVISSON: Yes.

21 CHAIRPERSON STINZIANO: Any additional
22 questions or comments?

23 (No audible response.)

24 CHAIRPERSON STINZIANO: Being none, I'd

1 like to take a motion to accept the report and find
2 them in compliance.

3 MR. DAVISSON: So moved.

4 MR. CRAIG: Second.

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

7 All those in favor?

8 (Vote taken.)

9 CHAIRPERSON STINZIANO: Any opposition?

10 (No audible response.)

11 CHAIRPERSON STINZIANO: The report is
12 accepted.

13 MR. DAVISSON: Thank you, sir.

14 Next up we have our Stambaugh CRA, which
15 also operates as a campus-wide agreement. It's
16 currently occupied by Amazon, which is the Menard
17 building; LaserShip; Crate and Barrel; Owens &
18 Minor; and Anheuser-Busch. It's currently at 1298
19 employees. They are required to have 1337 by 2034.
20 And their required payroll is 27 million, but their
21 actual payroll is 40.

22 We think the requirements are met and
23 recommend a finding of compliance.

24 CHAIRPERSON STINZIANO: Thank you for the

1 report.

2 Are there any questions or comments?

3 Being none, I'd like to seek a motion to
4 accept the CRA report and find them in compliance.

5 MR. KINNINGER: So moved.

6 MR. DAVISSON: Second.

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

9 All those in favor?

10 (Vote taken.)

11 CHAIRPERSON STINZIANO: Any opposed?

12 (No audible response.)

13 CHAIRPERSON STINZIANO: The report is
14 accepted.

15 MR. DAVISSON: Thank you, sir.

16 Next up we have our TIF review. We have
17 four TIFs, I believe, we're covering today.

18 So our Creekside South TIF fund started
19 with \$110,000 and 103, roughly, in income. 1100
20 is --

21 MR. KINNINGER: Sorry. Do we have
22 another CRA to review?

23 MR. ROTH: I believe we included them
24 all.

1 MR. KINNINGER: Were they all in the one
2 we just did?

3 CHAIRPERSON STINZIANO: Yes.

4 MR. DAVISSON: So there were -- The
5 Stambaugh CRA, that's the one that has Menard,
6 LaserShip, Crate and Barrel, Owens & Minor and
7 Anheuser-Busch. It's all a single agreement that
8 those are pulling from. So they're aggregated as a
9 campus-wide agreement, much like the Toy Road CRA.

10 MS. WASHINGTON: Do those -- You have
11 Madison Township and Hamilton Township on those.

12 MR. DAVISSON: There are both, yes.

13 So the Menard building is in Madison
14 Township. The BVK building -- there are two
15 buildings on there. It's in Hamilton Township.

16 MS. WASHINGTON: So do we need to do the
17 vote --

18 MR. WALSH: Two votes.

19 CHAIRPERSON STINZIANO: So we --

20 MS. MAY: I can redefine them. I
21 separated them out.

22 MR. DAVISSON: Into individual
23 agreements?

24 MS. MAY: Yes. Owens & Minor, Crate and

1 Barrel, each have their own spreadsheet.

2 MR. DAVISSON: Okay.

3 MS. WASHINGTON: And the first one ends in
4 2031, and the two other are in 2032.

5 MR. DAVISSON: Yeah. They will continue
6 to come online at different times as they're filled
7 in.

8 MS. WASHINGTON: We should be redoing
9 this vote.

10 MR. DAVISSON: I don't -- Sorry to
11 interrupt. I don't know that they have separate
12 requirements.

13 MS. MAY: They don't? I think they do.
14 The real estate, the jobs.

15 MR. DAVISSON: It's all under that one
16 master agreement.

17 MS. MAY: It's all in the same blanket.

18 MS. WASHINGTON: Do we need to --

19 MS. MAY: We do.

20 MR. DAVISSON: Yes.

21 MS. MAY: So Amazon would be one vote for
22 Groveport Madison schools. And Crate and Barrel and
23 Owens & Minor --

24 MR. DAVISSON: Right.

1 MS. MAY: -- would be Hamilton Schools.

2 MR. DAVISSON: Correct.

3 MR. KINNINGER: So if they're all under
4 the same agreement, then I assume the Owens & Minor
5 investment time frame should also be until
6 December 31, 2034?

7 MR. DAVISSON: Correct.

8 CHAIRPERSON STINZIANO: What is staff's
9 recommendation?

10 MS. WASHINGTON: So we'll need a vote.

11 CHAIRPERSON STINZIANO: Two votes? Three
12 votes?

13 MS. WASHINGTON: Two.

14 CHAIRPERSON STINZIANO: Okay. So we've
15 taken one vote.

16 MS. MAY: That was for Amazon.

17 CHAIRPERSON STINZIANO: Okay.

18 MS. WASHINGTON: That was the first one.

19 CHAIRPERSON STINZIANO: And then we'll
20 seek a motion to accept the CRA report for the
21 Hamilton Township --

22 MR. DAVISSON: So moved.

23 CHAIRPERSON STINZIANO: -- and to find
24 them in compliance.

1 MS. KINNINGER: So this is for Crate and
2 Barrel and Owens & Minor?

3 MR. DAVISSON: Correct. It's all in the
4 same building.

5 MS. KINNINGER: I'll make motion.

6 MR. DAVISSON: Second.

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

9 All those in favor?

10 (Vote taken.)

11 CHAIRPERSON STINZIANO: Any opposed?

12 (No audible response.)

13 CHAIRPERSON STINZIANO: The report is
14 accepted.

15 Now we will review and vote on the City
16 of Obetz TIF District's Tax Report for Tax Year 2018
17 and acknowledge the auditor's belief that that
18 parcel was included in the TIRC packet.

19 MR. DAVISSON: Thank you, sir.

20 The first is Creekside South TIF. It
21 started with 110,000 and had 103 in income, expenses
22 of 1100. And it ended with 213,000. The purpose of
23 that TIF in each of these are various and sundry
24 infrastructure improvements and includes roads,

1 utilities and the kind of regular vanilla
2 infrastructure improvements.

3 Any question that you have on the
4 Creekside South TIFF?

5 MR. KINNINGER: I noted from the minutes
6 last year someone was going to address whether or
7 not the developers were conceding interest payments
8 on this. Did you find an answer to that?

9 MR. DAVISSON: Yeah. So the interest
10 payments are on Revdex, the Bond Buyer 25, which is
11 a compendium of 30-A or better level bond issuances
12 during that year, which -- I don't know what the
13 current rate is. But if you think about it, they
14 take 30 solid bond issues, and that creates the
15 index for the interest. My guess is it's probably
16 3 percent-ish.

17 MR. KINNINGER: Does that match what the
18 developer -- Do you have any knowledge, does that
19 match what the developer's cost of funds is?

20 MR. DAVISSON: I don't know. I would be
21 surprised if the developer could get the monies as
22 cheaply as we could.

23 MR. KINNINGER: Yeah. But they're
24 probably covering the spread, based on their own

1 cost.

2 MR. DAVISSON: Correct.

3 MR. KINNINGER: Okay. Thank you.

4 MR. DAVISSON: Yes, sir.

5 CHAIRPERSON STINZIANO: Any additional
6 questions or comments?

7 (No audible response.)

8 CHAIRPERSON STINZIANO: If there's no
9 further review, I'd like to seek a motion to accept
10 the TIF report and find them in compliance.

11 MR. DAVISSON: So moved.

12 MS. BROBST: Second.

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

15 All those in favor?

16 (Vote taken.)

17 CHAIRPERSON STINZIANO: Any opposed?

18 (No audible response.)

19 CHAIRPERSON STINZIANO: The report is
20 accepted.

21 MR. DAVISSON: Thank you, sir.

22 Next up is the Toy Road TIF. It started
23 at zero and had an income of 146,924, an expense of
24 146,924. That TIF is not generating enough money to

1 cover its debt service that's issued on it. That
2 debt service is backed up by a letter of credit from
3 the original developer. So that developer pays
4 those maintenance abatements, and then they're
5 eligible to recover that money in the back end of
6 the TIF.

7 For right now, I think they're still
8 covering with their letter of credit. So all of the
9 money that comes in then gets flushed back out to
10 the developer, which is not enough to cover their
11 payment, but it's all they're entitled to.

12 MR. KINNINGER: That's because it's still
13 falling under the CRA. So once that rolls off --

14 MR. DAVISSON: Right.

15 MR. KINNINGER: -- they'll --

16 MR. DAVISSON: Yeah. It's a combination
17 of they didn't fully develop all of the areas that
18 they thought they would in the order they thought
19 they would. And then, of course, you have Community
20 Reinvestment Areas on top of that that are eating
21 the first 15.

22 MR. KINNINGER: Okay.

23 MR. DAVISSON: But it's going along
24 swimmingly.

1 CHAIRPERSON STINZIANO: Thank you for the
2 report.

3 Are there any additional questions or
4 comments?

5 MR. KINNINGER: Can we just -- We usually
6 do one vote for all of the TIFs.

7 MR. DAVISSON: We usually do, but it
8 doesn't really make any different to me one way or
9 the other.

10 CHAIRPERSON STINZIANO: I'll do whatever
11 staff's recommendations are.

12 MS. WASHINGTON: We have two different
13 school districts, so that's two votes.

14 CHAIRPERSON STINZIANO: So we did one for
15 Triangle Creekside South.

16 Do we have two school districts for Toy
17 Road?

18 MR. DAVISSON: Toy?

19 MS. WASHINGTON: Those TIFs have -- Oh,
20 no. You're right.

21 MR. DAVISSON: Toy's is --

22 MS. WASHINGTON: Triangle is Hamilton and
23 then Toy is Madison.

24 MR. DAVISSON: Yeah.

1 CHAIRPERSON STINZIANO: So, again, we
2 already did it for Triangle. So we'll be seeking a
3 motion to accept the TIF report for Toy Road TIF.

4 MR. DAVISSON: So moved.

5 MR. KINNINGER: Second.

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

8 All those in favor?

9 (Vote taken.)

10 CHAIRPERSON STINZIANO: Any opposed?

11 (No audible response.)

12 CHAIRPERSON STINZIANO: Thank you for the
13 report.

14 Is there any other business?

15 MR. DAVISSON: We have two more TIFs,
16 Mr. Auditor.

17 CHAIRPERSON STINZIANO: Oh, I'm sorry.

18 MR. DAVISSON: One will be a very brief
19 conversation. It's the Goodyear TIF, which is
20 currently in front of the Board of Tax Appeals. And
21 I don't know anything more than that, other than
22 we're waiting for them to figure out how that's
23 going to come down.

24 As you may recall, that was the one that

1 was 16 years, meant to be 30, with a 15 CRA on it.
2 I know, Mr. Auditor, you're just catching up. Or
3 catching us all up, that -- when that happened, we
4 realized the horrible mistake and thought we had it
5 fixed and didn't. And so we've appealed that to the
6 Tax Commissioner. And that's been going on for
7 quite a while, but I think it's about through.

8 So really, nothing to do on the Goodyear
9 TIF. I think from your perspective, it is not
10 counted as a TIF momentarily. So let me know if
11 there's anything different.

12 And then the Stambaugh TIF, which is
13 brand new -- "brand new" in the sense that it's
14 finally starting to have buildings on it for this
15 year, which started at zero, had an income of
16 29,000, roughly, and expenses of 29,000.

17 Any questions that you have on any of
18 that.

19 MR. KINNINGER: So the final balance on
20 the Goodyear, are all of the Pilots staying in
21 escrow at this point until the case is through?

22 MR. DAVISSON: That's my understanding,
23 yeah.

24 The \$200,000 expense that you see coming

1 out of that Goodyear TIF was part and parcel of the
2 new deal cut with Hamilton Local Schools. So we cut
3 them a check for \$200,000.

4 Other than that, there's nothing coming
5 out of those funds. And that was out of the money
6 that existed, I think, before -- well, it was money
7 accrued before we realized the issue, but certainly
8 paid out after we knew that the issue existed.

9 MR. KINNINGER: But that should have been
10 paid out regardless of this -- the resolution of the
11 case?

12 MR. DAVISSON: There's a number that
13 should be paid out, regardless of the resolution in
14 the case, yeah.

15 Well, not regardless of the resolution of
16 the case. If the case is determined to go the way
17 we think it is, which is to include this modified
18 agreement to correct the scrivener's error, then the
19 school would be fully paid with the \$200,000, and
20 then there is an agreement going forward with the
21 school where the school is able to -- we have a
22 school comp agreement on a go-forward basis.

23 If the Tax Commissioner were to say no,
24 that thing is no good, then we're going to have to

1 start figuring out who owes who what and unwind it.

2 MS. MAY: When might you know the results
3 of the appeal?

4 MR. DAVISSON: I know it's getting close,
5 only because it's been as far up -- I think we've
6 appealed it all the way up as far as it can go
7 without going to the Supreme Court. And I think
8 we're currently waiting on the last decision, which
9 hopefully should be soon. I mean, I'm expecting
10 still maybe this summer to hear something. And
11 we'll have to go from there with whatever comes down
12 or whatever the lawyers say to do next.

13 MR. KINNINGER: Any idea what the
14 outstanding potential --

15 MR. DAVISSON: No.

16 MR. KINNINGER: -- number? Okay.

17 MR. DAVISSON: It's more than a dollar.

18 MR. KINNINGER: That's good enough.

19 MR. DAVISSON: We are blissfully hopeful
20 that the Tax Commissioner will see things our way.

21 CHAIRPERSON STINZIANO: So we're not
22 going to take a vote on the Goodyear TIF.

23 MR. DAVISSON: Correct. We just need
24 Stambaugh, which is --

1 CHAIRPERSON STINZIANO: Is there a motion
2 for approval of the Stambaugh report?

3 MR. DAVISSON: And Stambaugh is a split.
4 So it's two -- We're going to do both again.

5 CHAIRPERSON STINZIANO: Perfect.
6 Is there a motion to accept the TIF
7 report for Stambaugh?

8 MR. DAVISSON: So moved.

9 MR. KINNINGER: Second.

10 All those in favor?

11 (Vote taken.)

12 CHAIRPERSON STINZIANO: Any opposed?

13 (No audible response.)

14 CHAIRPERSON STINZIANO: The TIF report is
15 accepted.

16 And is there a motion to --

17 MR. DAVISSON: For Madison.

18 So moved.

19 MR. CRAIG: Second.

20 CHAIRPERSON STINZIANO: It's been moved
21 and seconded.

22 All those in favor?

23 (Vote taken.)

24 CHAIRPERSON STINZIANO: Any opposed?

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(No audible response.)

CHAIRPERSON STINZIANO: The report is
accepted.

Now is there any other business for the
Obetz TIRC?

MR. DAVISSON: Not from our perspective.
Thank you, Mr. Auditor.

CHAIRPERSON STINZIANO: Very good. Then
the meeting is adjourned.

- - -

And, thereupon, the proceeding was
concluded at approximately 11:19 a.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.

