

# CITY OF WESTERVILLE

## 2020 Tax Incentive Review Council Agenda

**2:00 p.m. August 19, 2020**

Westerville City Hall, 2<sup>nd</sup> Floor Conference Room  
21 South State Street, Westerville, OH

I. Call to Order

II. Roll Call of Members

III. Review of Minutes from August 15, 2019

IV. Tax Year 2019 review of five CRA's

- a. Alum Creek – St. Ann's MOB III
- b. East Broadway – Wallerville
- c. East Broadway – Westerville Development LLC
- d. E Broadway – 162 Wetherby

V. Tax Year 2019 review of the Westerville Road TIF

- a. S. State Street TIF
- b. St. Ann's TIF
- c. Bigham TIF
- d. Central College TIF

VI. Other Business

VII. Adjournment

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**WESTERVILLE – FRANKLIN COUNTY – WESTERVILLE CITY SCHOOL DISTRICT  
TAX INCENTIVE REVIEW COUNCIL (TIRC) MINUTES  
August 15, 2019**

Chairman Stinziano convened the Westerville/Franklin County/Westerville City School District TIRC at 3:09 p.m. on August 15, 2019.

**Present:** Michael Stinziano (Franklin County Auditor - Chairman), Kelly Washington (Franklin County Auditor's Office), John Bokros (City Appointment & Resident), Chris Monacelli (City Appointment & Resident), Kelan Craig (Franklin County Commissioner Appointment), Michael Kinninger (Franklin County Commissioner Appointment) and Nicole Marshall (Westerville City School District Treasurer). Also in attendance: Gene Hollins (Attorney), and Rob Rishel (City of Westerville).

**1. Approval of August 2, 2018 Minutes.**

*Mr. Kinninger moved and Mr. Monacelli seconded the motion to approve the minutes of the August 2, 2018 meeting. Motion approved unanimously.*

**2. Review of 2018 Activity.**

Mr. Rishel gave a presentation that summarized the CRA and TIF activity during tax year 2018. Mr. Rishel began by giving an overview of the last three year's activity in the CRA Evaluation showing 5 abated properties currently active with \$14 million market value. Mr. Rishel reported the payroll and job numbers for these areas and indicated that staff will be recommending continuation of all agreements.

a. Post-1994 Community Reinvestment Areas (CRA)

i. Alum Creek CRA – St. Ann's MOB III (477 Cooper). The property at 477 Cooper is a medical office building in the Mt. Carmel St. Ann's medical campus. The property had approximately 179 employees in 2018, compliant with the pledged number of jobs from their agreement. Reported payroll was \$19.8 million; exceeding their committed payroll. As such, staff recommended continuation of the agreement.

Ms. Washington confirmed that the abatement has one more year, and Mr. Rishel agreed.

*Ms. Marshall moved and Mr. Bokros seconded the motion to find the project in compliance and to recommend its continuation. Motion carried unanimously.*

ii. East Broadway CRA - P & C Aytte (91 S. State). The abatement for this property supported the rehabilitation and reuse of a building in the Uptown area. The current tenants include Crimson & Clover and Novellus Design. There were no significant changes in 2018. The company met and exceeded their job and payroll commitments, and this is the last year of the abatement.

*Mr. Kinninger moved and Ms. Marshall seconded the motion to find the project in compliance. Motion carried unanimously.*

iii. East Broadway CRA - Ementee Properties LLC/Wallerville LLC (654 Brooksedge Blvd). Fast Signs, a stable anchor of the Brooksedge development, is the primary tenant at 654 Brooksedge Boulevard. The number of jobs and payroll has remained steady and in compliance with the agreement terms.

*Mr. Bokros moved and Mr. Monacelli seconded the motion to find the project in compliance and to recommend its continuation. Motion carried unanimously.*

iv. East Broadway CRA – Westerville Development LLC (7-9 State). The purpose of the abatement was to renovate and rehabilitate a feature building in Uptown. More than \$2 million was reinvested during the rehabilitation of 7-9 N. State Street. Koble occupies the down stairs space with residential above, however this is a non-residential CRA. Koble met and exceeded the job and payroll requirements of the CRA agreement. Their payroll numbers have actually increased in 2018.

*Ms. Marshall moved and Mr. Craig seconded the motion to find the project in compliance and to recommend its continuation. Motion carried unanimously.*

v. East Broadway CRA – 162 Wetherby. This abatement was certified in 2016 for the purpose of constructing a new building at 162 Wetherby. The building opened as the new headquarters for Financial Providence Group in November of 2018. Mr. Rishel indicated that their jobs numbers look low because they only reported the hours for the last 30 days of the year; however, since this is the last year of their “ramp up” they are in compliance. Mr. Rishel indicated that he will review next year’s reported numbers for compliance.

*Mr. Bokros moved and Ms. Marshall seconded the motion to find the project in compliance and to recommend its continuation. Motion carried unanimously.*

b. Tax Increment Financing Districts (TIF).

Mr. Rishel began the TIF presentation by addressing jobs and payroll in the TIF Districts. He explained that the TIF agreements do not have a specific “metric” for job creation and retention. The same is true for payroll, so it’s not a metric that the TIRC considers for compliance. However, with one exception, our TIF Districts overlap the CRA districts, so the provided CRA job data can be reviewed. The one exception is South State Street, however, again, there is no development agreement specifically setting job metrics. Mr. Rishel noted that we see retention and growth there with projects such as the ALoft. Auditor Stinziano acknowledged the comments as correct, and Mr. Rishel proceeded to review the individual districts.

i. South State Street TIF. This TIF was created to support road, utility and pedestrian improvements to South State Street. All improvements are fully complete. The incremental increase in property market valuation of properties in the TIF area exceeds \$75.22 million since the TIF was established. Mr. Rishel noted that the City estimates that the District has produced just over 420 jobs.

Mr. Kinninger asked how the City paid for the improvements, and Ms. Washington suggested that she thought it was a bond. Mr. Rishel confirmed it was a bond and offered to provide further details, but Mr. Kinninger said it was not necessary.

ii. Bigham TIF. A non-school, 50 percent, 10-year TIF was approved to support parkland, trail and road development. Service payments started to be received in 2018, and staff has no concerns.

iii. St. Ann’s TIF. The St. Ann’s TIF had no activity in Tax Year 2018. The property is still in a CRA.

iv. Central College TIF. The City completed the purchase of the parkland back in 2016. A sewer extension has been completed as well. Service payments were expected to begin in 2018, but the multi-family development has not started, thus no service payments. Though staff reported compliance it is a TIF that the City is watching closely in the next year to see if CASTO does their development.

*Mr. Kinninger moved and Mr. Craig seconded the motion to find the TIF districts located within the Westerville City School District portion of Franklin County in compliance and accept staff’s recommendation for continuation. Motion carried unanimously.*

Mr. Rishel presented a slide showing the delinquent TIF payments. Mr. Rishel acknowledged that this is a very low amount of delinquencies and thanked the Auditor for their efforts in collection. Mr. Rishel extended an offer to assist the Auditor collect the remaining should that be required. Auditor Stinziano thanked the City and adjourned the meeting.

3. Meeting adjourned at 3:32 p.m.

Minutes approved by the TIRC on

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Franklin County - Westerville City School District

Chair HON. MICHAEL STINZIANO Franklin County Auditor

School District (Permanent) NICOLE MARSHALL Westerville City School District

County GENA SHELTON Commissioner Appointment

MICHAEL KINNINGER Commissioner Appointment

CARLIE BOOS Commissioner Appointment

City Appointments CHRIS MONACELLI City of Westerville

JOHN BOKROS City of Westerville

Kelan Craig (Franklin County Commissioner Appointment), Michael Kinninger (Franklin County Commissioner Appointment) and Nicole Marshall (Westerville City School District Treasurer). Also in attendance: Gene Hollins (Attorney), and Rob Rishel (City of Westerville).