



**2020 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL ANNUAL
MEETING**

MONDAY, AUGUST 10, 2020

CITY OF WHITEHALL

2:25PM VIA ZOOM

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - Minutes of 2019 TIRC meeting
4. Administration Reports, Correspondence and Claims
 - Tax Incentive Program Status Report To Date
5. Review of Post 94 CRA's
 - Poth Road CRA AirSouth2 -CIVF V-OH1M04
 - East Broad Street CRA – Heartland Bank
 - Hamilton Road CRA - Whitehall Assisted Living LLC
6. Review of the Tax Increment Financing (TIF) incentive districts
 - (9) districts
 - 2019 list of delinquent TIF parcels
7. Other Business for the TIRC
8. Adjourn

Whitehall Delquent TIF Parcel Tax List

PARCEL	PROJ #	PROJ NAME	OWNER(S)	Land Use	Current Tax Due	Prior Delq	Delq TIF \$	TOTAL	Payment Contract
090-000030-00	90-114	MAIN YEARLING TIF	H&S PARTNERSHIP	Res	\$ 1,311.22	\$ 1,500.84	\$ 174.05	\$ 3,138.17	NO
090-000327-00	90-114	MAIN YEARLING TIF	WHITEHALL CHURCH OF NAZARENE	Res	\$ 2,744.22	\$ 1,065.65	\$ 147.75	\$ 4,338.08	NO
090-000491-00	90-114	MAIN YEARLING TIF	HILL MANOR ENTERPRISES	Com	\$ 3,666.62	\$ 4,142.07	\$ 425.40	\$ 8,608.63	NO
090-000586-00	90-114	MAIN YEARLING TIF	ABDALLA HESHAM A	Com	\$ 2,843.17	\$ 14,338.94	\$ 1,309.63	\$ 22,296.22	NO
090-000778-00	90-114	MAIN YEARLING TIF	5600 NAICHE LLC	Com	\$ 5,387.91	\$ 2,914.21	\$ 647.96	\$ 10,148.05	NO
090-008264-00	90-114	MAIN YEARLING TIF	4040 E MAIN LLC	Com	\$ 10,293.21	\$ 22,772.26	\$ 2,375.42	\$ 36,595.96	YES
090-000125-00	90-115	MAIN HAMILTON TIF	LONG BROS PROPERTIES LLC	Com	\$ 2,807.26	\$ -	\$ -	\$ 2,880.23	NO
090-000733-00	90-116	TOWN & COUNTRY TIF	LEGG PATRICK S JR	Res	\$ 1,782.12	\$ 16,772.96	\$ 3,148.17	\$ 23,715.82	NO
090-005455-00	90-116	TOWN & COUNTRY TIF	RADI OIL INC	Com	\$ 3,888.09	\$ 18,762.31	\$ 3,443.01	\$ 34,624.76	NO

THE CITY OF WHITEHALL TIRC MEMBERS ROSTER

Auditor Michael Stinziano, Chairman

Michael Kinninger – Franklin County Commissioner Rep, Vice-Chair

Carlie Boos - Franklin County Commissioner Rep

Kelan Craig – Franklin County Commissioner Rep

Dan Miller, Auditor – City of Whitehall

Jenna Goehring, Economic Development Manager – City of Whitehall

Steve McAfee, Treasurer – Whitehall City Schools

Bonnie Hopkins, Superintendent – Eastland Fairfield Career & Technical Schools

CITY OF WHITEHALL
TAX INCENTIVE REVIEW COUNCIL
Monday, August 26th, 2019
2:00 p.m.

INDIVIDUALS PRESENT:

Kelly Washington- Franklin Co. Auditor
Zach Woodruff- City of Whitehall
Dan Miller- City of Whitehall
Brian Hamler- Whitehall City Schools
Kelan Craig- Franklin County
P.R. Casey - Franklin County

1. Call to Order. The meeting of the Whitehall TAX INCENTIVE REVIEW COUNCIL was called to order at 2:12 p.m. by P.R. Casey, representing the Franklin County Auditor's Office.
2. Roll Call. Mr. Casey welcomed all individuals and called the roll.
3. Approval of 2018 Minutes. Mr. Casey asked requested changes to the August 23rd, 2017 meeting minutes, which had been distributed to all members. He called for approval from the members. Dan Miller motioned and Kelan Craig seconded. Voting was unanimous and approved.
4. Administration Reports, Correspondence, and Claims. Committee members were given an update on Whitehall's Tax Incentives Programs by Mr. Woodruff.
5. Action on Current Tax Exemption Cases.
 - Mr. Woodruff explained the Real Property Improvements (new structure) completed calendar year 2009 for FedEx Ground Package System Inc. ("Tenant") owned by REALTY INCOME PROPERTIES 9 LLC ("Owner") at 4600 Poth Road located in CRA 049-84742-01 certified 3/11/04. He reported that the number of jobs and payroll met the guidelines in the agreement. Mr. Woodruff mentioned that this would be the final year for review of this abatement. Mr. Casey called for approval. Zach Woodruff motioned and Brian Hamler seconded. Voting was unanimous and approved.
 - Mr. Woodruff explained the Real Property Improvements (renovations) completed calendar year 2017 for Whitehall Assisted Living LLC (owner) at 4701 E. Broad Street. Located in CRA 049-84742-03. He reported that the number of jobs met the guidelines in the agreement. He reported that the payroll was \$200,000 short due to delay in leasing, but they are trending to be above the payroll goals for tax year 2019. Mr. Casey called for approval. Dan Miller motioned and Kelan Craig seconded. Voting was unanimous and approved.
 - Mr. Woodruff explained the Real Property Improvements (new structure) completed calendar year 2018 for Heartland Bank (owner) at 430 N. Hamilton Road. Located in CRA 049-84742-03. He reported that the number of jobs and payroll met the guidelines in the agreement. Mr. Casey called for approval. Kelan Craig motioned and Brian Hamler seconded. Voting was unanimous and approved.
6. Other Business. Mr. Woodruff shared with the TIRC the Annual status report on Tax Increment Financing (TIF) five incentive districts established 12/29/05 and effectuated 6/27/08. He also reviewed the current delinquent tax parcels. Mr. Katz called for approval from the members. Motion that the information presented was true, complete, and accurate. Zach Woodruff motioned, Dan Miller seconded and Kelan Craig abstained. Motion was approved.
7. Adjourn. As there was no other business, the meeting adjourned at 2:25 p.m.

RESOLUTION NO. 052-2019

APPROVING THE RECOMMENDATIONS OF THE CITY OF WHITEHALL TAX INCENTIVE REVIEW COUNCIL FOR TAX YEAR 2018.

WHEREAS, the City of Whitehall Tax Incentive Review Council (TIRC) reviewed projects for compliance per the Ohio Revised Code section 5709.85(C) on Monday, August 26, 2019, and

WHEREAS, the TIRC found the FedEx Ground Package System Inc. CRA exemption was in compliance with all requirements and the agreement expired after tax year 2018, and

WHEREAS, the TIRC found the Whitehall Assisted Living LLC CRA exemption was in compliance with all requirements and recommends continuing the agreement, and

WHEREAS, the TIRC found the Heartland Bank CRA exemption was in compliance with all requirements and recommends continuing the agreement, and

WHEREAS, the TIRC found the Town and Country TIF exemption was in compliance with all requirements and recommends continuing the agreement, and

WHEREAS, the TIRC found the Poth Road TIF exemption was in compliance with all requirements and recommends continuing the agreement, and

WHEREAS, the TIRC found the Main/Yearling TIF exemption was in compliance with all requirements and recommends continuing the agreement, and

WHEREAS, the TIRC found the Main/Hamilton TIF exemption was in compliance with all requirements and recommends continuing the agreement, and

WHEREAS, the TIRC found the Hamilton/Broad TIF exemption was in compliance with all requirements and recommends continuing the agreement, and

WHEREAS, Whitehall City Council is required by the Ohio Revised Code to submit an annual report on the status of each agreement and the recommendations of the TIRC to the Franklin County Auditor and to the Director of the Ohio Development Services Agency; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WHITEHALL, OHIO:

SECTION 1: The City Council hereby accepts the TIRCs' recommendations as stated herein.

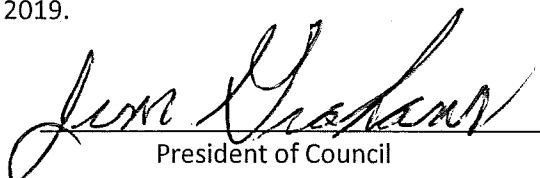
SECTION 2: The Economic Development Manager is hereby directed to file all information required by the State of Ohio with the Director of the Ohio Development Services Agency and Franklin County Auditor.

SECTION 3: That this Resolution shall go into full force and effect at the earliest date permitted by law.

PASSED this 17 day of December, 2019.

ATTEST:


Clerk of Council


President of Council

RESOLUTION NO. 052-2019

APPROVED this 18 day of December, 2019

Jim Magallon
Mayor

"I hereby certify the foregoing to be a true and exact
copy of Res. 052-2019 as passed by the
Council of the City of Whitehall, Ohio at its meeting
held December 17, 2019

Approved by the Mayor on December 18, 2019
Julie A. Deary
Clerk of Council of the City of Whitehall, Ohio

TIRC PROGRESS REPORT

Name of TIRC: The City of Whitehall

Date of TIRC: 08/10/2020

Company Name: CIVF V-OH1M04 LLC (Mark F. Taggart Comp

General Agreement Terms

CRA Type: New Construction

Community Reinvestment Area: Poth Rd CRA AirSouth2

No. Years: 15 2019 2033

% Value Abated: 100

Project Details/History:

Build a 260,000 square foot industrial building; employ 25 in year 1, 25 additional in year 2, 25 additional year 3; payroll increase of \$667,000 per year -totaling \$2 million over 3 years



Compliance History :

2019 In Compliance

Tenants:

Owner

Parcel # (s):

090-008380-00

AGREEMENT BENCHMARKS

Real Estate Only Investment: \$ 10,000,000
Investment Completion Date: 12/31/2019
Number of Jobs Retained: 0
Payroll Dollars Retained: \$ 0
New Jobs to be Created: 75 FTE
New Yearly Payroll Created: \$ 0
Jobs/Payroll Created By: 12/31/2019
Building Description/Use: 260,000 sf industrial building
Community Involvement:

Other Benchmarks:

Additional Materials Submitted: NO

Performance Statistics:

AS VERIFIED

Real Estate Only Invested: \$ 10,000,000
Date Investment Completed: 12/31/2019
Actual Retained Jobs: 0
Payroll Dollars Retained: \$ 0
Number of New Jobs Created: 24
Payroll Dollars Created: \$ 392,543
Total Appraised Value: \$ 14,380,900
Total Value Abated: \$ 14,265,500
Payable Annual Tax: \$ 3,290
Foregone Tax: \$ 406,608
Delinquent Tax: \$ 0.00
Vacancies: _____

Municipalities Recommendation:

The CRA Agreement has employment goals of 75 FTE within the first 36 months and currently has 24. The staff finds the agreement in compliance and recommends continuing the Air South 2 CRA Agreement.

TIRC Recommendation: In Compliance

Further Requirements, Instructions and/or Details:

75 FTE within 36 months

TIRC PROGRESS REPORT

Name of TIRC: The City of Whitehall

Date of TIRC: 08/10/2020

Company Name: Heartland Bank

General Agreement Terms
CRA Type: New Construction

Community Reinvestment Area: East Broad St CRA

No. Years: 15 2018 2032

% Value Abated: 100

Project Details/History:

Purchase 5.5 acre site, build 60,000 square foot corporate headquarters



Compliance History :

2018 In Compliance

2017 Future Abatement for TY2018

Tenants:

Owner

Parcel # (s):

090-008405-00

AGREEMENT BENCHMARKS

Real Estate Only Investment: \$ 1,500,000
Investment Completion Date: 12/31/2018
Number of Jobs Retained: 0
Payroll Dollars Retained: \$ 0
New Jobs to be Created: 86
New Yearly Payroll Created: \$ 5,559,000
Jobs/Payroll Created By: 12/31/2018
Building Description/Use: 60,000 Sq Ft Corporate Office
Community Involvement:

AS VERIFIED

Real Estate Only Invested: \$ 1,500,000
Date Investment Completed: 12/31/2019
Actual Retained Jobs: 0
Payroll Dollars Retained: \$ 0
Number of New Jobs Created: 54
Payroll Dollars Created: \$ 9,872,045
Total Appraised Value: \$ 8,500,000
Total Value Abated: \$ 7,658,700
Payable Annual Tax: \$ 23,979
Foregone Tax: \$ 218,295
Delinquent Tax: \$ 0.00
Vacancies: 0

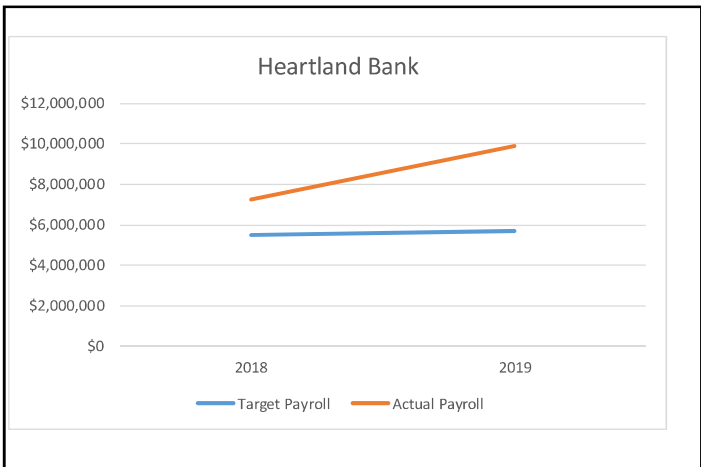
Other Benchmarks: 2019 required payroll: \$5,670,180; \$5,500,000 i

Additional Materials Submitted: NO

Municipalities Recommendation:

The CRA Agreement has exceeded payroll targets and are on target with employment goals. The staff finds the agreement in compliance and recommends continuing the Heartland Bank CRA Agreement.

Performance Statistics:



TIRC Recommendation: In Compliance

Further Requirements, Instructions and/or Details:

TIRC PROGRESS REPORT

Name of TIRC: The City of Whitehall

Date of TIRC: August 10, 2020

Company Name: Whitehall Assisted Living LLC

General Agreement Terms
CRA Type: Remodel Only

Community Reinvestment Area: Hamilton Road CRA

No. Years: 10 2017 2026

% Value Abated: 40

Project Details/History:

Convert former Ramada Inn into a 131 unit assisted living facility



Compliance History :

2018 In Compliance

2017 In Compliance

Tenants:

Owner

Parcel # (s):

090-001568-00

AGREEMENT BENCHMARKS

Real Estate Only Investment: \$ 8,400,000
Investment Completion Date: 12/31/2016
Number of Jobs Retained: 0
Payroll Dollars Retained: \$ 0
New Jobs to be Created: 40FT/25PT
New Yearly Payroll Created: \$ 1,449,720
Jobs/Payroll Created By: 12/31/2019
Building Description/Use: 131 Unit Assisted Living Facility
Community Involvement:

AS VERIFIED

Real Estate Only Invested: \$ 8,400,000
Date Investment Completed: 12/31/2016
Actual Retained Jobs: 0
Payroll Dollars Retained: \$ 0
Number of New Jobs Created: 28FT/45PT
Payroll Dollars Created: \$ 1,367,757
Total Appraised Value: \$ 8,600,000
Total Value Abated: \$ 2,848,400
Payable Annual Tax: \$ 163,938
Foregone Tax: \$ 82,120
Delinquent Tax: \$ 0.00
Vacancies: _____

Other Benchmarks: Terms: Yearly Payroll Increase

Additional Materials Submitted: NO

Municipalities Recommendation:

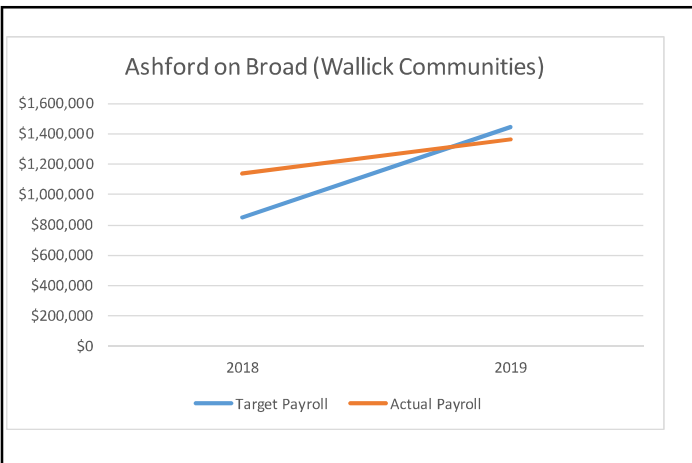
Performance Statistics:

The CRA Agreement has a target payroll of \$1,449,720 for 2019. Although the target was not hit, it is within 10%. The staff finds the agreement in compliance and recommends continuing the Ashford on Broad (Wallick Properties) CRA Agreement.

TIRC Recommendation: In Compliance

Further Requirements, Instructions and/or Details:

\$852,367 in year 1 with Payroll Increases per year



Section 1

Name of TIF Area:	Airport South 1
Date Created:	6/10/2015
Enacting Legislation Number:	Ord.
Type of TIF (Parcel or Incentive District):	Parcel TIF
Type of Project (Commercial or Residential):	Commercial
Type of Public Improvement/Obligations of the Revenue:	140,000SF Class A industrial. *See Section 1 of agreement
Exemption Percentage:	100%
Exemption Term (number of years):	30
Term Start:	2019
Term End:	2049
Year Form DTE 24 Filed with the Ohio Development Services Agency:	
Year first payment was made:	2019
Year first expense was paid:	2019
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	N/A
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	135 FTE; \$3,500,000 in payroll
Projected Investment at time of Legislation	\$4,250,000

Section 2**Report of 2019 Activity**

Cumulative Balance of TIF Fund:	\$250.57
Beginning TIF Fund Balance for 2019:	\$0.00
2019 Revenue to the TIF Fund:	\$86,887.52
2019 Expenditures:	\$86,636.95
Ending TIF Fund Balance as of 12/31/19:	\$250.57
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	No
Are there any unpaid PILOT payments?	

Section 1

Name of TIF Area:	Creative Palette
Date Created:	
Enacting Legislation Number:	Ord.
Type of TIF (Parcel or Incentive District):	Parcel TIF
Type of Project (Commercial or Residential):	Commercial
Type of Public Improvement/Obligations of the Revenue:	25,000SF Office
Exemption Percentage:	75%
Exemption Term (number of years):	10
Term Start:	2017
Term End:	2026
Year Form DTE 24 Filed with the Ohio Development Services Agency:	6/14/2016
Year first payment was made:	2019
Year first expense was paid:	2019
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	25% income tax to WCS
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	30 FTE; \$2,000,000 in payroll
Projected Investment at time of Legislation	

Section 2**Report of 2019 Activity**

Cumulative Balance of TIF Fund:	\$45,869.10
Beginning TIF Fund Balance for 2019:	\$0.00
2019 Revenue to the TIF Fund:	\$60,250.34
2019 Expenditures:	\$14,381.24
Ending TIF Fund Balance as of 12/31/19:	\$45,869.10
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	No
Are there any unpaid PILOT payments?	

Section 1

Name of TIF Area:	Etna Road
Date Created:	11/16/2018
Enacting Legislation Number:	Ord.
Type of TIF (Parcel or Incentive District):	Parcel TIF
Type of Project (Commercial or Residential):	Residential
Type of Public Improvement/Obligations of the Revenue:	Construction of 73,700 SF senior affordable housing; 64 units
Exemption Percentage:	100%
Exemption Term (number of years):	20
Term Start:	2018
Term End:	2038
Year Form DTE 24 Filed with the Ohio Development Services Agency:	2018
Year first payment was made:	2019
Year first expense was paid:	2019
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	37.5% collected TIF revenue to WCS
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	N/A
Projected Investment at time of Legislation	

Section 2**Report of 2019 Activity**

Cumulative Balance of TIF Fund:	\$41,648.92
Beginning TIF Fund Balance for 2019:	\$0.00
2019 Revenue to the TIF Fund:	\$42,673.26
2019 Expenditures:	\$1,024.34
Ending TIF Fund Balance as of 12/31/19:	\$41,648.92
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	No
Are there any unpaid PILOT payments?	

Section 1

Name of TIF Area:	Hamilton & Broad
Date Created:	12/29/2005
Enacting Legislation Number:	Ord. 102-05
Type of TIF (Parcel or Incentive District):	Incentive District
Type of Project (Commercial or Residential):	Mixed
Type of Public Improvement/Obligations of the Revenue:	See Exhibit B Ord. 102-05
Exemption Percentage:	100%
Exemption Term (number of years):	30
Term Start:	2009
Term End:	2039
Year Form DTE 24 Filed with the Ohio Development Services Agency:	
Year first payment was made:	2009
Year first expense was paid:	2009
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	N/A
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	N/A
Projected Investment at time of Legislation	

Section 2**Report of 2019 Activity**

Cumulative Balance of TIF Fund:	\$384,781.39
Beginning TIF Fund Balance for 2019:	\$357,187.55
2019 Revenue to the TIF Fund:	\$79,301.63
2019 Expenditures:	\$51,707.79
Ending TIF Fund Balance as of 12/31/19:	\$384,781.39
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	No
Are there any unpaid PILOT payments?	N/A

Section 1

Name of TIF Area:	Main & Hamilton
Date Created:	12/29/2005
Enacting Legislation Number:	Ord. 102-05
Type of TIF (Parcel or Incentive District):	Incentive District
Type of Project (Commercial or Residential):	Mixed
Type of Public Improvement/Obligations of the Revenue:	See Exhibit B Ord. 102-05
Exemption Percentage:	100%
Exemption Term (number of years):	30
Term Start:	2009
Term End:	2039
Year Form DTE 24 Filed with the Ohio Development Services Agency:	
Year first payment was made:	2009
Year first expense was paid:	2009
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	N/A
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	N/A
Projected Investment at time of Legislation	

Section 2**Report of 2019 Activity**

Cumulative Balance of TIF Fund:	\$1,438,926.85
Beginning TIF Fund Balance for 2019:	\$1,433,360.08
2019 Revenue to the TIF Fund:	\$219,743.81
2019 Expenditures:	\$214,123.04
Ending TIF Fund Balance as of 12/31/19:	\$1,438,926.85
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	No
Are there any unpaid PILOT payments?	N/A

Section 1

Name of TIF Area:	Main & Yearling
Date Created:	12/29/2005
Enacting Legislation Number:	Ord. 102-05
Type of TIF (Parcel or Incentive District):	Incentive District
Type of Project (Commercial or Residential):	Mixed
Type of Public Improvement/Obligations of the Revenue:	See Exhibit B Ord. 102-05
Exemption Percentage:	100%
Exemption Term (number of years):	30
Term Start:	2009
Term End:	2039
Year Form DTE 24 Filed with the Ohio Development Services Agency:	--
Year first payment was made:	2009
Year first expense was paid:	2009
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	N/A
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	N/A
Projected Investment at time of Legislation	--

Section 2**Report of 2019 Activity**

Cumulative Balance of TIF Fund:	\$1,188,655.18
Beginning TIF Fund Balance for 2019:	\$1,250,266.57
2019 Revenue to the TIF Fund:	\$212,458.46
2019 Expenditures:	\$274,069.85
Ending TIF Fund Balance as of 12/31/19:	\$1,188,655.18
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	No
Are there any unpaid PILOT payments?	N/A

Section 1

Name of TIF Area:	Norton Crossing
Date Created:	12/17/2018
Enacting Legislation Number:	Ord.
Type of TIF (Parcel or Incentive District):	Parcel TIF
Type of Project (Commercial or Residential):	Commercial
Type of Public Improvement/Obligations of the Revenue:	Redevelopment of 25 acres to include 360 residential units and 60,000 SF commercial and 1.5 acre park
Exemption Percentage:	25%
Exemption Term (number of years):	15 30 Year non-school
Term Start:	2020
Term End:	2050
Year Form DTE 24 Filed with the Ohio Development Services Agency:	
Year first payment was made:	
Year first expense was paid:	
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	\$160,000 (less property taxes on land) minimum service payment and 25% income tax
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	N/A
Projected Investment at time of Legislation	

Section 2

Report of 2019 Activity

Cumulative Balance of TIF Fund:	*Not yet begun collecting
Beginning TIF Fund Balance for 2018:	
2017 Revenue to the TIF Fund:	
2017 Expenditures:	
Ending TIF Fund Balance as of 12/31/18:	
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	
Are there any unpaid PILOT payments?	

Section 1

Name of TIF Area:	Poth Road
Date Created:	12/29/2005
Enacting Legislation Number:	Ord. 102-05
Type of TIF (Parcel or Incentive District):	Incentive District
Type of Project (Commercial or Residential):	Mixed
Type of Public Improvement/Obligations of the Revenue:	See Exhibit B Ord. 102-05
Exemption Percentage:	100%
Exemption Term (number of years):	30
Term Start:	2009
Term End:	2039
Year Form DTE 24 Filed with the Ohio Development Services Agency:	
Year first payment was made:	2009
Year first expense was paid:	2009
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	N/A
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	N/A
Projected Investment at time of Legislation	

Section 2**Report of 2019 Activity**

Cumulative Balance of TIF Fund:	\$844,526.78
Beginning TIF Fund Balance for 2019:	\$702,386.26
2019 Revenue to the TIF Fund:	\$203,473.84
2019 Expenditures:	\$61,333.32
Ending TIF Fund Balance as of 12/31/19:	\$844,526.78
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	No
Are there any unpaid PILOT payments?	N/A

Section 1

Name of TIF Area:	Town & Country
Date Created:	12/29/2005
Enacting Legislation Number:	Ord. 102-05
Type of TIF (Parcel or Incentive District):	Incentive District
Type of Project (Commercial or Residential):	Mixed
Type of Public Improvement/Obligations of the Revenue:	See Exhibit B Ord. 102-05
Exemption Percentage:	100%
Exemption Term (number of years):	30
Term Start:	2009
Term End:	2039
Year Form DTE 24 Filed with the Ohio Development Services Agency:	
Year first payment was made:	2009
Year first expense was paid:	2009
Does TIF legislation necessitate any PILOT payments? (Please list any required PILOT payments)	N/A
Does TIF legislation necessitate any employment requirements? (Please list any employee requirements, if any.)	N/A
Projected Investment at time of Legislation	

Section 2**Report of 2019 Activity**

Cumulative Balance of TIF Fund:	\$759,863.52
Beginning TIF Fund Balance for 2019:	\$744,875.83
2019 Revenue to the TIF Fund:	\$133,512.04
2019 Expenditures:	\$118,524.35
Ending TIF Fund Balance as of 12/31/19:	\$759,863.52
Any Delinquent Parcels in TIF Area (If yes, please give the parcel number):	No
Are there any unpaid PILOT payments?	N/A