

DRAFT



CITY OF PICKERINGTON

**TAX INCENTIVE REVIEW COUNCIL
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, JUNE 26, 2024**

**REGULAR MEETING MINUTES
11:00 A.M.**

1. CALL TO ORDER AND INTRODUCTIONS

Dr. Brown called the Tax Incentive Review Council (TIRC) meeting to order at 11:00 A.M.

Present: John Walsh, Pickerington Local School District Treasurer; Anthony Iachini, Fairfield County Economic Development Coordinator; Jeff Porter, Fairfield Deputy County Administrator; Rick Szabrak, Fairfield County Economic Development Director; Carri Brown, Fairfield County Auditor and Chair of the Tax Incentive Review Council; Nick Derksen, City of Pickerington Council President; Lee Gray, Mayor of the City of Pickerington; Cherrelle Turner, Business Partnership Coordinator for Eastland Fairfield Technical Schools; Kelly Sarko, Violet Township Zoning Inspector

Others Present: Dave Gulden, City of Pickerington Development Director; Chris Schornack, City of Pickerington Finance Director; Heather Moore, City Clerk for the City of Pickerington; Stephanie Cheney, City of Pickerington HR Director; Heather Maynard, City of Pickerington Executive Assistant to the City Manager; Greg Butcher, City Manager for the City of Pickerington

2. ROLE OF TAX INCENTIVE REVIEW COUNCILS

Dr. Brown stated the role of the Tax Incentive Review Council is to monitor and review the tax incentive agreements for compliance and other codified requirements and to make a recommendation to either continue or not continue those agreements.

3. INFORMATION POSTED ON THE COUNTY WEBSITE

Dr. Brown stated that minutes, resolutions, membership and documents regarding the Tax Incentive Review Councils throughout Fairfield County can be found on the Fairfield County website. In addition, the county plans to create some maps to place on the website as well.

4. AFFIRMATION OF VICE-CHAIRPERSON ELECTION (Mayor Gray)

Dr. Brown stated that Mayor Lee Gray currently serves as the Vice-Chairperson and is willing to continue serving in that role.

Moved by Nick Derksen to affirm the election of Mayor Lee Gray as the Vice-Chairperson of the Tax Incentive Review Council, seconded by Jeff Porter
All members voted "Aye."

5. REVIEW AND APPROVAL OF MINUTES OF JUNE 29, 2023

Dr. Brown stated she would accept a motion for approval of the June 29, 2023 minutes.

Moved by Nick Derksen to approve, seconded by John Walsh
All members voted "Aye."

6. REPORT OF COMMUNITY REINVESTMENT AREA PROJECTS &
NON-DISCRIMINATORY EMPLOYMENT PRACTICES IN COMPLIANCE WITH CITY
POLICY

Dave Gulden highlighted the Community Reinvestment Areas as follows:

A. Pediatric Associates, Parcel Number 0411179600

Located near the Diley Road/Hill Road area, the abatement was certified in 2012, they have 35 jobs, the building is in great condition, and they have an equal employment opportunity policy.

B. Scarlett Dental, Parcel Number 0410283000

Located in the Olde Village, the abatement was certified in 2012, they have 13 jobs, and they have an equal employment opportunity policy.

C. Essie's Angels, Parcel Number 0410262600

Hair and nail salon located in the Olde Village, the abatement was certified in 2012, there are seven independent contractor jobs, the property is in great shape, and they have an equal employment opportunity policy.

D. Church Street Properties, Parcel Number 0410262300

Food Pantry in the Olde Village, the abatement was certified in 2013, there is a mix of 30 part-time jobs and volunteers, the property is not blighted, and Church Street Properties has the required policy.

E. Church Street Properties, Parcel Number 0410262430

Located on West Borland Street, the abatement was certified in 2017, there are 25 jobs, the building is in great condition, and they have the same Church Street Properties policy.

F. Church Street Properties, Parcel Number 0410275100

Located at 88 West Church Street, the abatement was certified in 2023, there are seven jobs, the building is brand new, and it is covered under the Church Street Properties policy.

Dr. Brown clarified that there are no problems to report with any of the businesses and all the requirements of the agreements are being met.

7. REPORT ON TAX INCREMENT FINANCING ACTIVITY & NON-DISCRIMINATORY EMPLOYMENT PRACTICES IN COMPLIANCE WITH CITY POLICY

Chris Schornack highlighted the Tax Increment Financing activity as follows:

A. State Route 256 Municipal Public Improvement TIF Fund

This area includes the Aldi on Hill Road, we received the pilots, and there was no activity on the expense side.

B. Courtright TIF Fund

This area includes the Overland Park Apartments off of Courtright Drive, pilots were received in 2023, there were no expenditures, and the plan is to eventually extend Courtright Drive.

C. Hill-Diley TIF

This area includes Sycamore Creek Assisted Living, Midas, and Kemba, revenues have been received from pilots, and there is no activity on the expense side.

D. Equity TIF

This area includes Mackenzie River and Roosters and this is an in and an out to pay for the debt service on Stonecreek Drive.

E. Ohio Health TIF

The Ohio Health property was re-evaluated in 2023, we received additional pilots in 2023 compared to previous years, the project was closed with ODOT in 2023 and the capital expenditures are included in the report, and we are making debt service payments of roughly \$300,000 annually.

F. Diley/Refugee Muni TIF Fund

This area includes Redbud, Trilogy, Mark Matthews Insurance, and OhioGastro (along Refugee Road), there was no expense activity in 2023 but we did receive pilots in 2023, and the funds will go towards repaving Diley Road in the future.

Dr. Brown noted that there was no comment in the report about the non-discriminatory policies and stated that as part of the agreements the businesses would have been required to say that they would follow the city non-discriminatory policy. Chris Schornack stated he was not aware of any issues, problems, or cases filed with any of the members. Dr. Brown clarified that for next year the city would contact the businesses to ensure that they are following the non-discriminatory policies.

8. TIRC COUNCIL RECOMMENDATION ON CONTINUANCE OF AGREEMENTS

Moved by Rick Szabrak to approve the reports for the community reinvestment area projects as well as the report on the non-discriminatory employment practices and recommend continuing the agreements, seconded by Nick Dersen
All members voted "Aye."

Moved by Jeff Porter to accept the report on the Tax Increment Financing Agreements as well as the report presented for the non-discriminatory employment practices, which included the recommendation for next year to follow up with additional reporting, seconded by Nick Derksen
All members voted "Aye."

9. OTHER BUSINESS

No other business was brought forward.

10. 2025 TIRC MEETING DATE & LOCATION

Thursday, June 26, 2025, 11:00 AM
Pickerington City Hall

11. ADJOURNMENT

Moved by Jeff Porter to adjourn, seconded by Nick Derksen
All members voted "Aye"

The Tax Incentive Review Council adjourned at 11:12 A.M., June 26, 2024.

RESPECTFULLY SUBMITTED:

Heather Moore, City Clerk

Dr. Carri Brown, Fairfield County Auditor
and Chair of the TIRC