



**COMMUNITY REINVESTMENT AREA (CRA)  
HOUSING COUNCIL**

**THURSDAY, MARCH 9<sup>th</sup>, 2023– 4:00 P.M.**

**A G E N D A**

**Attendance (Appointing Authority):**

Tim Eggleston (Council)	_____	Kim Bulgin (CRA)	_____
Stan Evans (Council)	_____	John Kessler (Council)	_____
Vonda Alberson (Planning Board)	_____	Katelyn Berbach (CRA)	_____
John Green (Council)	_____	Janice Bates (Recording Secretary)	

- A. Call Meeting to Order/Roll Call
- B. Approval of March 10<sup>th</sup>, 2022 Minutes
- C. Review/Approval of Pre-1994 CRA Annual Reports (#'s 1, 2, 3, 4 & Residential)
- D. Review/Approval of Post-1994 CRA Annual Reports (#'s 5, 6, 7, 8, 9, 10, and 11)
- E. Other Items as Needed
- F. Next Meeting Thursday, March 14<sup>th</sup>, 2024.
- G. Adjournment

NOTES:



# Tipp City

## Memorandum

Date: February 24, 2023  
To: CRA Housing Council  
TIRC Members  
From: Matthew Spring - Community Development Director  
RE: 1) 2022 EZ Reporting  
2) 2022 TIF Reporting  
3) 2022 Post-1994 CRA Review, Report, & Recommendations

The Ohio Revised Code (ORC) §5709.68 requires the Tax Incentive Review Committee (TIRC) to make a recommendation to City Council for the active incentive agreements in Tipp City:

- Enterprise Zones (EZ's)
- Tax Increment Financing (TIF's)
- Post-1994 Community Reinvestment Areas (CRA's)

The following information shall detail the performance and compliance of Tipp City's existing TIF, EZ & post-1994 CRA incentive programs.

**TIF's:** The Ohio Revised Code (ORC) §5709.40(l) requires the TIRC to review Tax Increment Financing (TIF) agreements. One TIF agreement exists with the Randall Tipp City Land, LLC/Granger Group for the Randall Residence building at 6400 South CR25A (G15-023399), see attached annual reporting form as required by the State of Ohio. TIF dollars started to flow in 2015.

**EZ's:** There are no active EZ agreements at this time.

**CRA's:** The ORC §5709.85 also requires that the TIRC review agreement for post-1994 CRA's. Tipp City has one active post-1994 CRA, and three additional outstanding agreements with future review periods as follows:

<u>CRA District</u>	<u>EXISTING</u> <u>Entity</u>	<u>Reporting Period</u>
1. CRA #6	Meijer Automated Warehouse	2022-2036
<u>CRA District</u>	<u>FUTURE</u> <u>Entity</u>	<u>Reporting Period</u>
2. CRA #5	Law 14 E Main	2023-2032
3. CRA #8	NorthPoint	2023-2037
4. CRA #10	Monroe Federal Bank	2023-2032

### MOTIONS:

I would recommend that the TIRC recommend to Council to approve the 2022 performance and "continue" the incentive package for:

1. Randall Tipp City Land, LLC/Granger Group/Randall Residence (TIF)

**March 10, 2022**

Community & Revitalization Director Matt Spring called this meeting of the Community Reinvestment Area Housing Council to order at 4:00 p.m. Members in attendance include Stan Evan, Vonda Alberson, John Green, Kim Bulgin, Katelyn Berbach and Recording Secretary Janice Bates.

### **Appointment of Members**

Mr. Green moved to appoint Kim Bulgin and Katie Berbach. Ms. Alberson seconded. A vote was taken on the motion. The vote was unanimous.

### **Minutes**

Minutes of the March 11, 2021 meeting were approved on a motion by Mr. Green, seconded by Ms. Alberson. Motion carried.

### **Review/Approval of Pre-1994 CRA Annual Reports (#'s 1, 2, 3, 4 & Residential)**

Mr. Spring added, with the exception of CRA #1, Infinity Fitness/DLAREal Estate Investments LLC (Arbogast). Mr. Spring stated this agreement has 1 year left.

**CRA #2 (pre-1994)**– Reacorp has three existing abatements and is currently in compliance.

**CRA #3 (pre-1994)**– No existing agreements in place.

**CRA #4 (pre-1994)**– This CRA covers the Meijer Distribution Center, Captor Corporation, and Abbott. Both are currently in compliance. HAS will be effective in 2023 and will be reviewed in 2024.

**CRA #5 (post-1994)**- Mr. Spring informed everyone the CRA for Broadway Hair Studio expired in 2021. All agreements have been met and they are in compliance. Mr. Spring added, that Woodard Development will be effective in 2023 and will be reviewed in 2024.

**CRA #6 - #11 (post-1994)**- Mr. Spring informed everyone there are no current CRA's in district's 6-11.

Mr. Spring recommended continuation of CRA's 1-5 for one more year. Ms. Berbach moved to approve. Ms. Alberson seconded. Motion carried.

### **Updates**

None at this time.

**Other Items**

Mr. Spring reminded Board Members that next year's meeting will be held on Thursday, March 9, 2023 at 4:00 p.m.

**Adjournment**

The meeting adjourned at 4:12 p.m. on a motion by Ms. Berbach, seconded by Ms. Bulgin and unanimously approved.

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
Janice Bates, Recording Secretary Tim Eggleston, Chairman