



TAX INCENTIVE REVIEW COUNCIL (TIRC)

THURSDAY, MARCH 9th, 2023 – 4:15 P.M.

A G E N D A

Attendance (Appointing Authority):

John Green (City)	_____	Curtis Philpot (MVCTC)	_____
Matt Spring (City)	_____	Tim Eggleston-Vice Chair (County)	_____
Amber Murray - Chair (County)	_____	Stan Evans (County)	_____
Theresa Dunaway (Tipp BOE)	_____	John Kessler (County)	_____
Bill Rodenberg (Township)	_____	Jim Grainger (Township)	_____
		Janice Bates (Recording Secretary)	

- A. Call Meeting to Order/Roll Call (Chairman Amber Murray)
- B. Election of the Vice-Chairperson
- C. Approval Minutes for:
 - a. March 10th, 2022
- D. Review Current Agreements:
 - a. EZ # 379C (EZ # 2, north of West Main Street)
 - i. No active agreements
 - b. EZ #373C (EZ # 1, south of West Main Street)
 - i. No active agreements
 - c. EZ #402C (EZ # 3, east of Hyatt to Miami-Erie Canal)
 - i. No active agreements
 - d. Post-1994 - CRA # 5 (Restoration District Boundaries)
 - i. No active agreements
 - e. Post-1994 - CRA # 6
 - f. Post-1994 - CRA # 7
 - g. Post-1994 - CRA # 8
 - h. Post-1994 - CRA # 9
 - i. Post-1994 - CRA # 10
 - j. Post-1994 - CRA # 11



k. TIF – Randall Residence (Fieldstone Subdivision) – IL 4116 – 2020 A/R

E. Other Items as Needed

F. Next Meeting March 14th, 2024

G. Adjournment

NOTES:

March 10, 2022

Amber Murray called this meeting of the Tax Incentive Review Council to order at 4:15 p.m. Other members in attendance include John Green, Matt Spring, Theresa Dunaway, Stan Evans and Jim Grainger. Also present was Recording Secretary Janice Bates

Nomination of Vice Chair

John Green nominated Tim Eggleston as Vice Chair of the Tax Incentive Review Council. Mr. Spring seconded. Motion carried.

Minutes

Minutes of the March 11, 2021 meeting were unanimously approved on a motion by Mr. Grainger, seconded by Mr. Spring.

Review of Current Agreements (EZ and Post-1994 CRA)

EZ#379C

Mr. Spring noted that there were no active agreements currently in place in Enterprise Zone #379C.

EZ#373C

Mr. Spring noted that there were no active agreements currently in place in Enterprise Zone #373C.

EZ#402C

Mr. Spring noted that there were no active agreements currently in place in Enterprise Zone #402C.

Post-1994 CRA# 5 (10976876-01)

Mr. Spring noted the abatement for Broadway Hair Studio & Company expired in 2021. Mr. Spring also noted that LAW 14 LLC will take effect in 2023 with the first review being in 2024.

Post-1994 CRA# 6

Mr. Spring noted the abatement in CRA #6 is the new Meijer Automated Warehouse.

Post-1994 CRA# 10

Mr. Spring noted that Monroe Federal (the new location on the former Taco Bell site) will take effect in 2023 with the first review being in 2024.

Post-1994 CRA# 11

Mr. Spring noted there are were no active agreements currently in place in this Enterprise Zone.

TIF – Randall Residence (Fieldstone Subdivsion)

Mr. Spring noted the Full Time Equavalent has increased from 2021. They have increased their full-time personnel from 67-95 and they are current on their taxes and is performing as expected and thus is in “compliance.”

Mr. Spring stated staff would like to recommend to Council favorable recommendations from this board for the TIF.

On a motion by Mr. Evans, seconded by Mr. Grainger, and unanimously approved, it was recommended that Council continue the TIF agreement with Randall Residence Tipp City Land, LLC/Granger Group/Randall Residence and finding they are “compliance.”

Updates

Mr. Spring noted there is no other additional information regarding new Enterprise Zones.

Other Items

Ms. Murray reminded Board Members that next year’s meeting will be held on Thursday, March 9, 2023 at 4:15 p.m.

Adjournment

The meeting adjourned at 4:15 p.m. on a motion by Mr. Evans, seconded by Mr. Spring and unanimously approved.

ATTEST: _____ APPROVED: _____
Janice Bates, Recording Secretary Amber Murray, Chairman



Department of Development

TIFF REPORT - 2022

- 1 and 2. Name of Local Jurisdiction and County: City of Tipp City Miami
3. Jurisdiction that created the TIF ("County", "Municipal", or "Township"): Municipal
4. TIF type ("Parcel TIF or "Incentive District TIF"): Parcel TIF
5. Date Created (mm/dd/yy): 06/18/12
6. Identify Affected School District(s): Tipp City Exempted Village School District; Miami Valley Career Technology Center
7. Project Information/Name: Randall Residence
8. Type of Project: Commercial (C=Commercial, I=Industrial, M=Mixed Use, R=Residential)
9. Type of Public Improvements: Roadway and Storm Sewer (Evanston Road & S County Road 25A); Water Line; Sanitary Sewer
10. Exemption %: 100.0 Exemption Term: 30.0

Table with 3 columns: Project Investment, Real Property, Personal Property (if applicable). Rows for Projected and Actual values.

Table with 3 columns: Employment Information, Retained, Created. Rows for Projected and Actual values.

13. Dollar amount of service payments deposited into the TIF's tax increment equivalent fund:
In Calendar Year 2022 \$104,045.00 Cumulative (through 12/31/2022) \$781,781.00
Year first payment made 2015

14. Expenditures of money from the tax increment equivalent fund for the public infrastructure associated with the TIF
In Calendar Year 2022 \$104,045.00 Cumulative (through 12/31/2022) \$781,781.00
Year first expense made 2015

15. Date of most recent Tax Incentive Review Council (TIRC): 03/09/23

16. TIRC recommendation (e.g.: compliance, non-compliance, etc.): Compliance

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the TIF project as of December 31, 2022.

Signature of Authorized Representative (handwritten signature)

Title: Comm. Dev. Dir Date: 3-27-23

Printed name of Authorized Representative: Matthew Spring

*Retain paper copy of worksheet.