

TAX INCENTIVE REVIEW COUNCIL
CITY OF GROVEPORT
AUGUST 10, 2020

AGENDA

- I. Call to Order
- II. Approval of minutes from TIRC August 12, 2019 meeting
- III. **Pre 1994 CRAs**
 - A. CRA #2
 - B. CRA #3
 - C. CRA #4
 - D. CRA # 4
- IV. **TIF Districts**
 - A. OPUS TIF
 - B. DUKE TIF
 - C. AIR EAST TIF

GROVEPORT TIRC Members:

Michael Stinzinao, Franklin County Auditor/Chair

Carlie Boos, Commissioner Representative

Michael Kinninger, Commissioner Representative

Kelan Craig, Commissioner Representative

Jason Carr, Finance Director, City of Groveport

Benjamin King, Administrator, City of Groveport

Felicia Drummey, Treasurer, Groveport Madison Local Schools

Christine Boucher, Eastland-Fairfield Career & Tech

Susan Brobst, Administrator, Madison Township

1 2019 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL
2 ANNUAL MEETING

3 - - -

4
5 In the Matter of:
6 City of Groveport
7 Community Reinvestment Area
8 Tax Increment Financing
9 Tax Incentive Review Council

10
11 - - -

12 TRANSCRIPT OF PROCEEDINGS

13 - - -

14 Monday, August 12, 2019
15 10:36 a.m.
16 Franklin County Commissioners'
17 Hearing Room
18 373 South High Street
19 26th Floor
20 Columbus, Ohio 43215

21 - - -

22 TRACI E. PEOPLES
23 PROFESSIONAL COURT REPORTER

24 - - -

ANDERSON REPORTING SERVICES, INC.
1421 West Third Avenue
Columbus, Ohio 43212
(614) 326-0177

1 APPEARANCES:

2 Michael Stinziano, Franklin County Auditor

3 Toni Cunningham, Franklin County Commissioners
4 Appointee

5 Kelan Craig, Franklin County Commissioners Appointee

6 Michael Kinninger, Franklin County Commissioners
Appointee

7 Joshua Roth, Franklin County Economic Development
8 and Planning Department

9 Jim Schimmer, Franklin County Director of Economic
Development and Planning

10 Susan Brobst, Madison Township Administrator

11 Jason Carr, City of Groveport Finance Director

12 Jeff Green, City of Groveport Assistant
13 Administrator

14 Marsha Hall, City of Groveport Administrator

15 John Walsh, Groveport Madison Local Schools

16 - - -

17 ALSO PRESENT:

18 Shelley May, Franklin County Auditor's Office
19 Kelly Washington, Franklin County Auditor's Office

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22
23
24

1 MONDAY MORNING SESSION
2 August 12, 2019
3 10:36 a.m.

4 - - -

5 P R O C E E D I N G S

6 - - -

7 BE IT REMEMBERED THAT, on the 12th day of
8 August, 2019, this cause came on for meeting before
9 Franklin County Tax Incentive Review Council. And,
10 the parties appearing in person and/or by counsel,
11 as hereinafter set forth, the following proceedings
12 were had:

13 - - -

14 CHAIRPERSON STINZIANO: Good morning.
15 Welcome to the 2019 Commissioners Tax Incentive
16 Review Council meeting. Today is August 12, 2019.
17 I am Michael Stinziano, Franklin County Auditor and
18 the statutory chairperson for the TIRC.

19 I'd like to start the meeting by going
20 around and introducing everyone and verifying that
21 we do have a quorum.

22 MR. WALSH: John Walsh, Treasurer,
23 Groveport Madison Local Schools.

24 MR. CARR: Jason Carr, Finance Director,
City of Groveport.

1 MS. HALL: Marsha Hall, City
2 Administrator, City of Groveport.

3 MR. CRAIG: Kelan Craig, Franklin County
4 Commissioners Appointee.

5 CHAIRPERSON STINZIANO: Michael
6 Stinziano, Franklin County Auditor.

7 MS. CUNNINGHAM: Toni Cunningham,
8 Franklin County Commissioners Appointee.

9 MR. KINNINGER: Michael Kinninger,
10 Franklin County Commissioners Appointee.

11 MR. GREEN: Jeff Green, Assistant
12 Administrator of the City of Groveport.

13 MS. BROBST: Susan Brobst, Administrator,
14 Madison Township.

15 CHAIRPERSON STINZIANO: Anyone in the
16 audience likely to be potentially in the minutes?

17 MS. WASHINGTON: Kelly Washington,
18 Franklin County Auditor's Office Support.

19 MS. MAY: Shelley May, County Auditor
20 Support.

21 CHAIRPERSON STINZIANO: Thank you.
22 First on the agenda will be review of
23 last year's minutes, dated July 18, 2018.

24 Are there any necessary corrections or

1 changes?

2 (No audible response.)

3 CHAIRPERSON STINZIANO: Being none, is
4 there a motion to approve the minutes?

5 MR. KINNINGER: So moved.

6 MS. BROBST: Second.

7 CHAIRPERSON STINZIANO: It's been moved
8 and seconded.

9 All those in favor?

10 (Vote taken.)

11 CHAIRPERSON STINZIANO: Any opposed?

12 (No audible response.)

13 CHAIRPERSON STINZIANO: I will be
14 abstaining from the vote since I was not present at
15 that meeting.

16 Now we are going to the CRA review of the
17 pre-94 CRA abatement and a vote on the status for
18 the tax year 2018.

19 Who will be presenting those reports?

20 MR. GREEN: Groveport currently has five
21 CRA districts. Of the five, one of them in 2018 was
22 not active. But in 2018, CRA 2, 3, 4 and 5 were
23 active.

24 In CRA No. 2, we have three properties

1 that are currently abated. All are compliant. All
2 are presently occupied. And employment at the
3 abated properties totals 294.

4 CHAIRPERSON STINZIANO: Are there any
5 questions or comments?

6 MS. WASHINGTON: And one does expire this
7 year.

8 MR. GREEN: One expires, you are correct.

9 CHAIRPERSON STINZIANO: Is it staff's
10 recommendation to do all areas in one vote?

11 MS. MAY: Sure.

12 CHAIRPERSON STINZIANO: Okay.

13 Is there a motion to approve CRAs 2, 3, 4
14 and 5?

15 MR. KINNINGER: Do we want to do the
16 reports on the other ones?

17 MR. GREEN: Yeah, there's still more. I
18 just did 2.

19 Should I do the others?

20 CHAIRPERSON STINZIANO: Okay.

21 MR. GREEN: CRA No. 3, we have 29
22 properties. Three expired at the end of 2018. All
23 are in compliance; all are presently occupied.
24 Employment was 2877.

1 For CRA No. 4, two properties currently
2 abated. All are in compliance; all are occupied.
3 And the employment in the abated properties is 395.

4 CRA No. 5, we have two abated properties.
5 All are in compliance and are presently occupied.
6 The employment in the abated properties is 89.

7 The total employment for all CRA abated
8 properties is 3,655.

9 CHAIRPERSON STINZIANO: Any questions or
10 comments?

11 MS. MAY: None were delinquent.

12 CHAIRPERSON STINZIANO: Okay.

13 MR. WALSH: Hey, Jeff. On CRA No. 5,
14 you've got the second listed. Currently, there are
15 no jobs. When do you anticipate some employment
16 there?

17 MR. GREEN: Those buildings were occupied
18 actually earlier this year. They were still vacant
19 because it was a new building.

20 MR. WALSH: So you say it's occupied now?

21 MR. GREEN: It is occupied now, or in the
22 process of being occupied.

23 CHAIRPERSON STINZIANO: Any additional
24 questions or comments?

1 (No audible response.)

2 CHAIRPERSON STINZIANO: Being none, is
3 there a motion for approval?

4 MR. KINNINGER: So moved.

5 MS. BROBST: Second.

6 CHAIRPERSON STINZIANO: It's been moved
7 and seconded.

8 All those in favor?

9 (Vote taken.)

10 CHAIRPERSON STINZIANO: Any opposed?

11 (No audible response.)

12 CHAIRPERSON STINZIANO: The report is
13 approved.

14 We will now review and vote on the TIF
15 Districts report for Tax Year 2018.

16 MR. GREEN: First of all, all --
17 Groveport has three TIF districts. All TIFs are
18 30-year, nonschool TIFs. And they are all in a
19 subordinate position to the existing CRA agreements.

20 The first one is what we refer to as the
21 OPUS TIF. There are two facilities that have been
22 constructed in the TIF. Both are occupied. Job
23 creation to date is 1,102 jobs. In 2018, there were
24 \$80,000 in Pilot Payments made.

1 The second one is the Duke TIF. There
2 are no outstanding issues. Infrastructure funded
3 through the TIF is complete. There are two
4 facilities housing Kraft Foods, Gymboree and ODW
5 Logistics. Job creation to date is approximately
6 700. 2018 Pilot Payments were \$47,708.

7 The third one is the Air East TIF. No
8 outstanding issues. The infrastructure is complete.
9 Three buildings now are complete and occupied by
10 Honeywell, FedEx and Faro Logistics. Job creation
11 to date is approximately 1,000. The 2018 Pilot
12 Payments were \$77,316.

13 That's it.

14 CHAIRPERSON STINZIANO: Thank you for the
15 report.

16 Are there any questions or comments?

17 MR. KINNINGER: Are those Pilot Payments
18 going to support the City's debt service on the
19 infrastructure?

20 MR. GREEN: The developer's debt service.

21 MR. KINNINGER: The developer's?

22 MR. GREEN: Yes.

23 MR. KINNINGER: Okay.

24 CHAIRPERSON STINZIANO: Any additional

1 questions or comments?

2 (No audible response.)

3 CHAIRPERSON STINZIANO: If there's no
4 further review, I'd like to take a motion to accept
5 the TIF report and find them in compliance.

6 MS. CUNNINGHAM: So moved.

7 CHAIRPERSON STINZIANO: It's been moved.
8 Is there a second?

9 MR. CRAIG: Second.

10 CHAIRPERSON STINZIANO: It's been moved
11 and seconded.

12 All those in favor?

13 (Vote taken.)

14 CHAIRPERSON STINZIANO: Any opposed?

15 (No audible response.)

16 CHAIRPERSON STINZIANO: The TIF reports
17 are accepted.

18 Is there any other business for the City
19 of Groveport?

20 (No audible response.)

21 CHAIRPERSON STINZIANO: Being none, the
22 meeting is adjourned.

23 - - -

24 And, thereupon, the proceeding was

1 concluded at approximately 10:43 a.m.

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C-E-R-T-I-F-I-C-A-T-E

I do hereby certify that the foregoing is a true, correct and complete written transcript of the proceedings in this matter, taken by me on the 12th day of August, 2019, and transcribed from my stenographic notes.

Traci E. Peoples

TRACI E. PEOPLES
Professional Reporter and Notary Public
in and for the State of Ohio.

My Commission Expires July 15, 2024.



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TAX YEAR 2019 STATUS REPORT FOR:

Groveport Madison LSD - Madison Twp

GROVEPORT C.R.A. # 2

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-001372	AO SMITH CORPORATION	10 YR / 100%	REMOD	\$ 3,000,000	\$ 899,800	\$ 27,306.91	CURRENT	2016-2025	OCC	7/24/2020	157	
185-002889	WH CAPITAL LLC	15 YRS / 100%	NEW CONST	\$ 405,000	\$ 193,800	\$ 5,881.40	CURRENT	2008-2022	OCC	7/24/2020	25	
			TOTALS	3,405,000	1,093,600	\$ 33,188.31		0 EXPIRE			182	

TAX YEAR 2019 STATUS REPORT FOR:

GROVEPORT C.R.A. # 3

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-000916	GROVEPORT SQUARE LTD	15 YRS / 100%	NEW CONST	2,800,000	546,100	\$ 16,573.35	Current	2005-2019	OCC	7/24/2020	5	BANK
185-000927	RRR RACCOON CREEK LLC & KJR RACCOON CREEK LLC	15 YRS / 100%	NEW CONST	1,350,000	529,000	\$ 16,053.96	Current	2015-2029	OCC	7/24/2020	9	
185-001316	BUILD-A-BEAR RETAIL MANAGEMENT INC	15 YRS / 100%	NEW CONST	13,500,000	11,584,900	\$ 351,576.05	Current	2007-2021	OCC	7/24/2020	100	
185-001359	BOB WARD FAMILY LP	15 YRS / 100%	NEW CONST	2,000,000	355,000	\$ 10,773.45	Current	2010-2024	OCC	7/24/2020	0	STORAGE UNITS
185-001442	FIRST SERVICE FEDERAL CREDIT UNION	15 YRS / 100%	NEW CONST	2,200,000	739,400	\$ 22,439.13	Current	2010-2024	OCC	7/24/2020	26	
185-001962	G&I IX 7070 PONTIUS LLC	15 YRS / 100%	NEW CONST	23,200,000	19,922,600	\$ 604,606.03	Current	2016-2030	OCC	7/24/2020	200	
185-001962	G&I IX 7070 PONTIUS LLC	15 YRS / 100%	NEW CONST				Current	2018-2032	OCC	7/24/2020	200	NEW 200' X 500' WAREHOUSE
185-002245	FRANKLIN INTERNATIONAL INC	15 YRS / 100%	NEW CONST	4,900,000	2,384,300	\$ 72,358.56	Current	2016-2030	OCC	7/24/2020	30	
185-002547	BRIGHT INNOVATIONS LLC	15 YRS / 100%	NEW CONST	1,250,000	603,300	\$ 18,309.23	Current	2014-2028	OCC	7/24/2020	50	
185-002622	GROVEPORT SQUARE LTD	15 YRS / 100%	NEW CONST	4,600,000	743,700	\$ 22,570.07	Current	2010-2024	OCC	7/24/2020	200	NEW ADDITION TO THE W SIDE OF EXISTING BLDG
185-002753	MOBIS PARTS AMERICA LLC	15 YRS / 100%	NEW CONST	12,400,000	10,109,600	\$ 306,803.60	Current	2005-2019	OCC	7/24/20	150	
185-002757	GRIFFIN GROVEPORT ESSENTIAL ASSET REIT II LLC	15 YRS / 100%	NEW CONST	16,000,000	13,707,500	\$ 415,992.18	Current	2015-2029	OCC	7/24/2020	225	
185-002758	DUKE SECURED FINANCING 2009-1ALZ LLC	15 YRS / 100%	NEW CONST	21,924,000	18,571,400	\$ 563,600.17	Current	2005-2019	OCC	7/24/2020	80	
185-002781	P&S RENTAL PROPERTIES LLC	15 YRS / 100%	NEW CONST	375,400	307,200	\$ 9,322.82	Current	2005-2019	OCC	7/24/2020	5	

TAX YEAR 2019 STATUS REPORT FOR:

GROVEPORT C.R.A. # 3

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-002782	BIOUNDI-HUFFMAN LLC	15 YRS / 100%	NEW CONST	379,400	311,600	\$ 9,456.36	Current	2005-2019	VAC	7/24/2020	0	
185-002783	BIOUNDI-HUFFMAN LLC	15 YRS / 100%	NEW CONST	375,400	308,400	\$ 9,359.25	Current	2005-2019	OCC	7/24/2020	8	
185-002784	BIOUNDI-HUFFMAN LLC	15 YRS / 100%	NEW CONST	375,400	307,600	\$ 9,334.96	Current	2005-2019	OCC	7/24/2020	4	
185-002785	LANTERN PROPERTY LLC	15 YRS / 100%	NEW CONST	379,600	312,500	\$ 9,484.09	Current	2005-2019	OCC	7/24/2020	4	
185-002786	LANTERN PROPERTY LLC	15 YRS / 100%	NEW CONST	312,400	254,100	\$ 7,711.80	Current	2005-2019	OCC	7/24/2020	4	
185-002791	WPT PONTIUS ROAD LP	15 YRS / 100%	NEW CONST	26,800,000	22,994,100	\$ 697,819.59	Current	2007-2021	OCC	7/24/2020	320	
185-002792	RICK 5 L L C	15 YRS / 100%	NEW CONST	35,000,000	31,012,700	\$ 941,166.03	Current	2006-2020	OCC	7/24/2020	125	
185-002878	CHCT OHIO LLC	15 YRS / 100%	NEW CONST	2,300,000	1,858,700	\$ 56,407.80	Current	2006-2020	OCC	7/24/2020	30	
185-002898	KTR OHIO LLC	15 YRS / 100%	NEW CONST	14,900,000	12,793,000	\$ 388,238.74	Current	2007-2021	OCC	7/24/2020	148	
185-002905	6201 GREEN POINTE OWNER LLC	15 YRS / 100%	NEW CONST	19,260,000	15,938,000	\$ 483,682.41	Current	2015-2029	OCC	7/24/2020	118	
185-002931	EXETER 3301-3361 TOY LLC	15 YRS / 100%	NEW CONST	20,048,400	17,422,300	\$ 528,728.01	Current	2008-2022	OCC	7/24/2020	715	
185-002945	VILLAGE OF GROVEPORT	15 YRS / 100%	NEW CONST	775,000	652,600	\$ 19,804.94	Current	2016-2030	OCC	7/24/2020	28	
185-002951	ZELLER-401 FX TIC LLC & ZELLER-FX TIC LLC	15 YRS / 100%	NEW CONST	14,500,000	10,890,000	\$ 330,487.00	Current	2014-2028	OCC	7/24/2020	175	
185-002960	CABOT IV-OH1B02 LLC	15 YRS / 100%	NEW CONST	43,500,000	37,452,600	\$ 1,136,602.06	Current	2016-2030	OCC	7/24/2020	145	

TAX YEAR 2019 STATUS REPORT FOR:

GROVEPORT C.R.A. # 3

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-002964	6500 PONTIUS ROAD INC	15 YRS / 100%	NEW CONST	19,855,000	17,604,300	\$ 534,251.28	Current	2017-2031	OCC	7/24/2020	186	
185-002966	ROHR ROAD LLC	15 YRS / 100%	NEW CONST	9,073,800	7,552,400	\$ 229,198.35	Current	2019-2033	OCC	7/24/2020	210	
185-002967	COI 6198 GREEN POINTE 759 LLC	15 YRS / 100%	NEW CONST	26,647,600	23,272,700	\$ 706,274.47	Current	2019-2033	OCC	7/24/2020	305	
			TOTALS:	340,981,400	281,041,600	\$ 8,528,985.74		9 EXPIRE			3775	

TAX YEAR 2019 STATUS REPORT FOR:

GROVEPORT C.R.A. # 4

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST. # OF JOBS	NOTES
185-001461	LCN EBP COLUMBUS (OH) LLC	12 YRS / 100%	REMOD	39,825,100	-	0.00	Current	2015-2026	OCC	7/24/2020	770	No value increase for this project
185-002923	2829 ROHR ROAD LLC	15 YRS / 100%	NEW CONST	50,644,100	45,078,500	4,368,031.41	Current	2006-2020	OCC	7/24/2020	40	
185-002923	2829 ROHR ROAD LLC	15 YRS / 100%	NEW CONST					2007-2021				(2007-2008 abt on pnt pcl 185-002883)
185-002924	DRCS 936 LLC	15 YRS / 100%	NEW CONST	43,000,000	37,741,100	1,145,357.83	Current	2006-2020	OCC	7/24/2020	200	(2006-2010 abt on pnt pcl 185-002764)
185-002924	DRCS 936 LLC	10 YRS / 100%	REMOD					2011-2020				
185-002924	DRCS 936 LLC	15 YRS / 100%	NEW CONST					2011-2025				
		TOTALS:		133,469,200	82,819,600	\$ 5,513,389.24		0 EXPIRE			1010	

TAX YEAR 2019 STATUS REPORT FOR:

GROVEPORT C.R.A. # 5

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-002958	EXETER 3219 ROHR LLC	15 YRS / 100%	NEW CONST	26,650,000	24,363,200	\$ 739,368.26	Current	2017-2031	OCC	7/24/2020	240	
185-002965	RICKENBACKER 717 DEVELOPMENT INC	13 YRS / 100%	NEW CONST	27,000,000	23,998,300	\$ 728,294.79	Current	2017-2029	OCC	7/24/2020	235	TY 15 abt on pcl 185-002953 & for TY 16 abt on pcl 185-002957
		TOTAL:		53,650,000	48,361,500	\$ 1,467,663.05		0 EXPIRE			475	