

1 City of Obetz, Ohio
2 Tax Incentive Review Council Annual Meeting
3 For the Year Ended December 31, 2021
4
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6

7 Moderated by Michael Stinziano
8 Thursday, August 25, 2022
9 12:05 p.m.

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12 City of Obetz
13 4175 Alum Creek Drive
14 Obetz, OH 43207
15 (614) 491-1080
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19 Reported by: Marianne Hissong
20 JOB NO.: 5370807
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<p style="text-align: right;">Page 2</p> <p>1 A P P E A R A N C E S</p> <p>2 List of Attendees:</p> <p>3 Angela M. Kirk, Mayor of Obetz</p> <p>4 M. Matthew Cramblit, Finance Director</p> <p>5 Julie Vern Orr, Commissioner Representative</p> <p>6 Kyle Gray, Commissioner Representative</p> <p>7 Derek Robinson, Madison Township Fire Chief</p> <p>8 Gary Armstrong, Hamilton Township</p> <p>9 Felicia Drummey, Groveport Madison Schools</p> <p>10 Christine Boucher, Eastland Fairfield Technical</p> <p>11 Schools</p> <p>12 Rod Davisson, City Administrator for the City of Obetz</p> <p>13 Gina Shelton, Director of Community Outreach</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 4</p> <p>1 Hamilton Township.</p> <p>2 MR. ARMSTRONG: Gary Armstrong,</p> <p>3 Hamilton Township.</p> <p>4 THE CHAIRMAN: Thank you.</p> <p>5 Groveport Madison Schools.</p> <p>6 MS. DRUMMEY: Felicia Drummey;</p> <p>7 Groveport Madison.</p> <p>8 THE CHAIRMAN: Eastland Fairfield</p> <p>9 Career Technical Schools.</p> <p>10 MS. BOUCHER: Christine Boucher;</p> <p>11 Eastland Fairfield Technical Schools.</p> <p>12 THE CHAIRMAN: Any representative from</p> <p>13 Hamilton Local Schools?</p> <p>14 MS. KIRK: No. They're not coming.</p> <p>15 THE CHAIRMAN: Thank you. Is there</p> <p>16 anyone else from the Village of Obetz who would like</p> <p>17 to introduce themselves for the purposes of today's</p> <p>18 minutes and records?</p> <p>19 MR. DAVISSON: Mr. Chairman, I'm Rod</p> <p>20 Davisson, the City Administrator for the City of</p> <p>21 Obetz.</p> <p>22 THE CHAIRMAN: Thank you.</p> <p>23 And I'll ask the staff in the auditor's</p> <p>24 office to please introduce themselves.</p> <p>25 MS. SHELTON: I'm Gina Shelton;</p>
<p style="text-align: right;">Page 3</p> <p>1 P R O C E E D I N G S</p> <p>2 THE CHAIRMAN: Welcome to 2022 City of</p> <p>3 Obetz Tax Incentive Review Council meeting. Today is</p> <p>4 August 25, 2022. And I serve as an auditor, which</p> <p>5 also makes me the statutory chair of all TIRCs across</p> <p>6 the county.</p> <p>7 For purposes of today's meeting, I'm</p> <p>8 going to ask that each TIRC member or TIRC member</p> <p>9 designee, please state your name and agency you're</p> <p>10 representing. I'll begin. Franklin County Auditor,</p> <p>11 Michael Stinziano, from the Village of Obetz.</p> <p>12 MS. KIRK: Mayor Angie Kirk.</p> <p>13 MR. CRAMBLIT: Finance Director, Matt</p> <p>14 Cramblit.</p> <p>15 THE CHAIRMAN: Thank you.</p> <p>16 From the Board of Commissioners.</p> <p>17 MS. ORR: Julie Vern Orr, Commissioner</p> <p>18 Representative.</p> <p>19 MR. GRAY: Kyle Gray, Commissioner</p> <p>20 Representative.</p> <p>21 THE CHAIRMAN: Thank you.</p> <p>22 Madison Township.</p> <p>23 MR. ROBINSON: Madison Township Fire</p> <p>24 Chief; Derek Robinson.</p> <p>25 THE CHAIRMAN: Thank you.</p>	<p style="text-align: right;">Page 5</p> <p>1 Director of Community Outreach.</p> <p>2 THE CHAIRMAN: That's always</p> <p>3 appreciated everyone that took the time to make</p> <p>4 today's meeting happen. Any other stakeholders that</p> <p>5 would like to introduce themselves for the purposes of</p> <p>6 today's record?</p> <p>7 Thank you all for being in attendance.</p> <p>8 We will now move to the approval of minutes. We will</p> <p>9 review last year's minutes dated August 24, 2021. Are</p> <p>10 there any corrections and/or changes?</p> <p>11 There is one change that I have on my</p> <p>12 end of it, on page 16 of the transcript. So it's in</p> <p>13 little boxes. There's two references that should be</p> <p>14 highlighted; 282,000 and 182,412.75. Those should be</p> <p>15 updated to 118,000 in both places.</p> <p>16 Are there any other corrections or</p> <p>17 changes that any members of the Board would like to</p> <p>18 see on there? Hearing none, is there a motion to</p> <p>19 agree with the minutes with those changes?</p> <p>20 MS. DRUMMEY: Motion made.</p> <p>21 UNIDENTIFIED SPEAKER: Second.</p> <p>22 THE CHAIRMAN: It's been moved to the</p> <p>23 second, all those in favor, please signify by voting</p> <p>24 "aye."</p> <p>25 MS. DRUMMEY: Aye.</p>

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1 MS. KIRK: Aye.
 2 UNIDENTIFIED SPEAKER: Aye
 3 THE CHAIRMAN: Same sign for any
 4 opposition and any abstentions. The minutes have
 5 passed.
 6 We will now review and go over the
 7 status of each pre-'94 CRA abatement report for tax
 8 year 2020.
 9 MR. CRAMBLIT: Thank you, Chairman. To
 10 the honorary current members of the TIRC, we
 11 appreciate you coming out today. We will try to make
 12 this as efficient as possible and we have one pre-1994
 13 CRA Obez named CRA No. 1. And there are nine current
 14 abatements, no delinquencies. The total
 15 abatement -- number is \$46,845,100. The foregone tax
 16 to date is \$3,463,465.40. There was one expiration in
 17 2021, that, of course, will now be on the report for
 18 next year. All these requirements are met and we
 19 recommend a motion to accept that report.
 20 Accept questions if you have them.
 21 THE CHAIRMAN: Thanks for the
 22 presentation. I have in my notes that it's one multi-
 23 divided parcel but we're going to take two separate
 24 votes.
 25 MR. CRAMBLIT: Yes. You're --

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1 THE CHAIRMAN: Just want to clarify --
 2 one, but we're going to take two votes --
 3 MR. CRAMBLIT: -- there are eight named
 4 township parcels and one Madison Township parcel.
 5 THE CHAIRMAN: There we go. Are there
 6 any questions or comments from members of the Board?
 7 Thanks for the presentation.
 8 Hearing no further review, I would like
 9 to seek a motion to complete the Hamilton Township
 10 Hamilton Local Schools report to approve eight
 11 parcels.
 12 UNIDENTIFIED SPEAKER: [Unintelligible
 13 response.]
 14 MS. KIRK: It's -- motion.
 15 UNIDENTIFIED SPEAKER: Second.
 16 THE CHAIRMAN: It's been muted.
 17 UNIDENTIFIED SPEAKER: I didn't hear
 18 them. I'm sorry.
 19 THE CHAIRMAN: You moved and it's been
 20 seconded. All those in favor, please signify by
 21 voting "aye."
 22 MS. KIRK: Aye.
 23 MS. DRUMMEY: Aye.
 24 UNIDENTIFIED SPEAKER: Aye
 25 THE CHAIRMAN: Same sign for any

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1 opposition and abstentions. That report is accepted.
 2 Next, I will seek a motion to accept
 3 the Madison Township Groveport Madison Schools CRA
 4 reports.
 5 MS. DRUMMEY: So moved.
 6 UNIDENTIFIED SPEAKER: Second.
 7 THE CHAIRMAN: It's been moved to the
 8 second. All those in favor, please signify by voting
 9 "aye."
 10 MS. DRUMMEY: Aye.
 11 MS. KIRK: Aye.
 12 UNIDENTIFIED SPEAKER: Aye.
 13 THE CHAIRMAN: Same sign for any
 14 opposition and any abstentions. The report is
 15 accepted.
 16 Now we will review notes as to post-'94
 17 CRA -- report for tax returns for 2021.
 18 MR. CRAMBLIT: Thank you, Mr. Chairman.
 19 Beginning our post-1994 CRE, we reviewed with the Rohr
 20 Road CRA which is in Hamilton Local School District,
 21 Hamilton Township. The first parcel of our first
 22 building is 2120 Creekside Parkway owned by Duke
 23 Realty Ohio, currently occupied by a Geodis-Wellpet;
 24 has a total of 97 employees. There's no payroll
 25 requirement in that agreement; however, their actual

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1 payroll is \$4,593,266.
 2 The requirements are met pursuant to
 3 the agreement which was modified on March 20th of
 4 2012, approved by the council in January of 2012,
 5 under the Ordinance 0112. And we would respectfully
 6 ask that they continue --
 7 THE CHAIRMAN: Thank you for the
 8 report.
 9 Are there any questions or comments?
 10 Hearing no further review, I'd like to take the motion
 11 to accept the report and find it in compliance.
 12 MS. DRUMMEY: Motion made.
 13 UNIDENTIFIED SPEAKER: Second.
 14 THE CHAIRMAN: It's been moved to the
 15 second. Would all those in favor, please signify by
 16 voting "aye"?
 17 MS. DRUMMEY: Aye.
 18 MS. KIRK: Aye.
 19 UNIDENTIFIED SPEAKER: Aye.
 20 THE CHAIRMAN: Same sign for any
 21 opposition and any abstentions. The report is
 22 accepted.
 23 MR. CRAMBLIT: Next up, we have 2240
 24 Creekside Parkway, owned by Sreit Creekside Boulevard,
 25 LLC. Occupied currently by Meadowbrook Meat Company,

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1 also known as MDM/Darden and McLane Food Service.
 2 There are 116 employees required. There are currently
 3 268 employees of the business. Their required payroll
 4 is roughly \$7.5 million. Their actual payroll is over
 5 8 million. They have met the requirements that we
 6 have set forth and we would recommend finding them in
 7 compliance.
 8 THE CHAIRMAN: Thank you for the
 9 report.
 10 Are there any questions or comments?
 11 Hearing none, let's seek a motion to accept the report
 12 and find them in compliance.
 13 MS. KIRK: Motion made.
 14 UNIDENTIFIED SPEAKER: Second.
 15 THE CHAIRMAN: It's been moved to the
 16 second. All those in favor, please signify by voting
 17 "aye."
 18 MS. KIRK: Aye.
 19 MS. DRUMMEY: Aye.
 20 UNIDENTIFIED SPEAKER: Aye.
 21 THE CHAIRMAN: Same sign for any
 22 opposition and any abstentions. The report is
 23 accepted.
 24 MR. CRAMBLIT: Next up we have our Toy
 25 Road CRA which is in the Groveport Madison Schools,

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1 Madison Township. It is a single campus-wide
 2 agreement that comprises of several buildings. Those
 3 include 1555 Centerpoint Parkway, 5235 Westpoint
 4 Drive, 3220 Toy Road, 5415 Center Heights [ph], 5300
 5 Centerpoint, 2465 Centerpoint, and 5275 Centerpoint.
 6 The actual number of employees required
 7 in Toy Road is 400; in total is 1,162. So they are
 8 three times that. You will notice that there is a
 9 blank under the Shiseido. We did get the report back
 10 in time. We'll upgrade that. It has no effect on the
 11 overall requirements because they've exceeded it by so
 12 much.
 13 The payroll required is \$10 million.
 14 The actual payroll is 44,937,272.83. They have met
 15 all the requirements. We respectfully request to find
 16 them in compliance.
 17 THE CHAIRMAN: Thank you for the
 18 report.
 19 Are there any questions or comments?
 20 Hearing none, I'd like to seek the motion to accept
 21 the report and find them in compliance.
 22 MS. DRUMMEY: So moved.
 23 MS. KIRK: Second.
 24 THE CHAIRMAN: It's been moved to the
 25 second. All those in favor, please signify by voting

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1 "aye."
 2 MS. KIRK: Aye.
 3 UNIDENTIFIED SPEAKER: Aye.
 4 MS. DRUMMEY: Aye.
 5 THE CHAIRMAN: Same sign for any
 6 opposition and any abstentions. The report is
 7 accepted.
 8 MR. CRAMBLIT: Next up, we have the
 9 Stambaugh CRA. Again, modeling the -- campus-wide
 10 agreement. Currently, we have tenants over there from
 11 Amazon phone center, LaserShip, Crate & Barrel, Owens
 12 & Minor, and Anheuser-Busch. They are required to
 13 have 1,337 employees by 2034. Their current count of
 14 employees is 1,458. Their required payroll was
 15 27,809,000; roughly. And their actual payroll is
 16 currently 39,121,000. They do -- have met the
 17 requirements and respectfully request finding them in
 18 compliance.
 19 THE CHAIRMAN: Thank you for the report
 20 and recommendation.
 21 Are there any questions or comments?
 22 Hearing no further review, I'd like to seek a motion
 23 to accept the report and find it in compliance.
 24 MS. KIRK: Motion made.
 25 MS. DRUMMEY: Second.

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1 THE CHAIRMAN: It's been moved to the
 2 second. All those in favor, please signify by voting
 3 "aye."
 4 MS. DRUMMEY: Aye.
 5 MS. KIRK: Aye
 6 UNIDENTIFIED SPEAKER: Aye.
 7 THE CHAIRMAN: Same sign for any
 8 opposition and any abstentions. The report is
 9 accepted.
 10 We will now do our TIF review. We'll
 11 review and vote on the City of Obetz TIF District
 12 Status Report for Tax Year 2020 and acknowledge the
 13 auditor's delinquent tax parcel which was included in
 14 the TIRC packet.
 15 MR. CRAMBLIT: Thank you, sir. First
 16 up, we have the Creekside South TIF which had an
 17 opening balance of \$435,788.20. They had an income in
 18 2021 of \$492,230.25. Expenses of \$2,170.87, which
 19 left the remaining balance of \$625,847.58.
 20 Do you want to accept each of these
 21 individually or do you want me to do them all at the
 22 same time?
 23 THE CHAIRMAN: You can go for them all.
 24 MR. CRAMBLIT: Okay. -- that's fine.
 25 The next would be our Toy Road TIF.

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1 Toy Road had an opening balance of zero dollars,
 2 income of 157,268.25, expenses of 157,110.29, leaving
 3 a balance of \$157.96. The January TIF, we had --
 4 developer made improvements and we made the developer
 5 guarantee the debt service on that TIF, so there is a
 6 letter of credit attached to that debt service. So
 7 each year for -- for a long time, that TIF didn't
 8 generate any money at all so the developer had to sit
 9 on that for a while. Now that it's -- that it's
 10 producing some revenue, those dollars are going
 11 towards satisfying the letter of credit for Hamilton,
 12 so each year that essentially zeros itself out.
 13 And then, finally, we have the
 14 Stambaugh TIF which opened with 118,412.75, income of
 15 57,588.26, expenses of \$220.42, leaving a remaining
 16 balance of 175,780.59.
 17 In your packets just past the reports,
 18 we have added a fund ledger for each of those TIFS
 19 that specifically detail the income and expenses for
 20 each as I reported.
 21 Thank you, sir.
 22 THE CHAIRMAN: Thank you for the report
 23 and information.
 24 We will begin on the Creekside South
 25 TIF. Are there any questions or comments? Hearing

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1 none, I'd like to seek a motion to accept the report
 2 and find them in compliance.
 3 MS. KIRK: Motion made.
 4 UNIDENTIFIED SPEAKER: Second.
 5 THE CHAIRMAN: It's been moved to the
 6 second. All those in favor, please signify by voting
 7 "aye."
 8 UNIDENTIFIED SPEAKER: Aye
 9 MS. KIRK: Aye.
 10 MS. DRUMMEY: Aye.
 11 THE CHAIRMAN: Same sign for any
 12 opposition and abstentions. The report is accepted.
 13 Next, we'll do the Toy Road TIF. Any
 14 questions or comments? Hearing none, I'd like to seek
 15 a motion to accept the report and find them in
 16 compliance.
 17 MR. ROBINSON: Motion made.
 18 UNIDENTIFIED SPEAKER: Second.
 19 THE CHAIRMAN: It's been moved to the
 20 second. All those in favor, please signify by voting
 21 "aye."
 22 MS. KIRK: Aye.
 23 MS. DRUMMEY: Aye.
 24 MR. ROBINSON: Aye.
 25 THE CHAIRMAN: Same sign for any

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1 opposition and any abstentions. The report has been
 2 accepted.
 3 And now, the last one is the Stambaugh
 4 TIF. Are there any questions or comments? Hearing no
 5 further review, I'd like to seek a motion to accept
 6 the report and find them in compliance.
 7 MS. DRUMMEY: So moved.
 8 MS. KIRK: Second.
 9 THE CHAIRMAN: It's been moved and
 10 seconded. All those in favor, please signify by
 11 voting "aye."
 12 MS. KIRK: Aye.
 13 MS. DRUMMEY: Aye.
 14 UNIDENTIFIED SPEAKER: Aye.
 15 THE CHAIRMAN: Same sign for any
 16 opposition and any abstentions.
 17 That concludes our reports. Is there
 18 any other business for purposes of today's TIRC?
 19 MR. CRAMLIT: Mr. Chairman --
 20 UNIDENTIFIED SPEAKER: We always love a
 21 good -- development update.
 22 MR. CRAMLIT: -- things are going
 23 beautifully -- we are -- we are launching our --
 24 development, which is roughly a billion dollar mixed-
 25 use development -- other folks are as well. We had a

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1 groundbreaking this week on the first section of that
 2 which will be some apartments which typically -- , so
 3 that's a new thing for us. We think that's going to
 4 be great being in partnership with JBM. And then we
 5 have danglers involved as well.
 6 We're going to have a couple hundred
 7 houses done by Pulte on one section of it and then
 8 three hundred and so or four hundred houses currently
 9 on the Omni [ph] property. It's essentially three big
 10 farms; about 400 acres we're developing right now.
 11 And then the city owns 152 acres right
 12 in the middle of all of that, directly across from
 13 Hamilton High School. That's to be a mixed-use
 14 development, and we'll be able to have some retail in
 15 there and maybe some sports facility, the kind of
 16 facility -- We're excited about that development.
 17 Excited about the future of Obetz.
 18 Things are super busy right now
 19 although I think the economy is suspect at the moment
 20 and certainly, we're seeing some declines in income
 21 tax revenue this year. But last year, of course, was
 22 the greatest year in history for income tax,
 23 particularly if you're in the business that we're in,
 24 which is shipping stuff to people's houses during
 25 COVID. Right? So we had an outstanding -- we were up


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1 30 percent in 2021, and we're back down to about 18 so
 2 far. So I think that that's going to level off and
 3 hopefully take --
 4 So we're excited about things going on
 5 here. We appreciate our partnership with your office,
 6 Mr. Chairman, with the -- the two townships because we
 7 get to interact with, the two schools, and of course
 8 the JBS. I think we have a place for everybody in --
 9 in that development that we're working on -- we're
 10 excited about that.
 11 And -- and we have another four or
 12 five taking off that, in another year, will be huge;
 13 they're just not huge compared to --
 14 I would -- you would not see my -- you
 15 can't see the green blood that flows through my veins,
 16 but I have yet to mention the zucchini fest coming up
 17 next week. We'd love to have all of you out for that.
 18 It's going to be an exciting time. I put a little
 19 card on your -- on your desk there to pass that. And
 20 finally, if you -- if you show up and it's lunchtime,
 21 you're going to get fed whether you like it or not.
 22 So we'll make sure we have some lunch there and we'd
 23 love for you to stay and have lunch with us.
 24 THE CHAIRMAN: Any weather forecast
 25 predictions for zucchini fest this year?

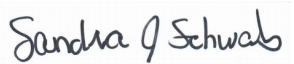
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1 MR. CRAMBLIT: It always rains so our
 2 expectation is rain and --
 3 MS. KIRK: No rain. Sunshine skies
 4 with a high of 72.
 5 MR. CRAMBLIT: -- sure the festival
 6 gets rain and the -- twice in the last several years
 7 so we expect rain 'cause that's what happens this time
 8 of year. But we'll stick it out as usual and it
 9 should be an exciting time. So please join us and
 10 thank you for your patience.
 11 THE CHAIRMAN: I appreciate the
 12 wonderful updates as always.
 13 Seeing no further business for today's
 14 TIRC, we are adjourned.
 15 MS. KIRK: Thank you very much.
 16 (Whereupon, the meeting concluded at
 17 12:21 p.m.)
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1 CERTIFICATE OF DEPOSITION OFFICER
 2 I, MARIANNE HISSONG, the officer before whom
 3 the foregoing proceedings were taken, do hereby
 4 certify that any witness(es) in the foregoing
 5 proceedings, prior to testifying, were duly sworn;
 6 that the proceedings were recorded by me and
 7 thereafter reduced to typewriting by a qualified
 8 transcriptionist; that said digital audio recording of
 9 said proceedings are a true and accurate record to the
 10 best of my knowledge, skills, and ability; that I am
 11 neither counsel for, related to, nor employed by any
 12 of the parties to the action in which this was taken;
 13 and, further, that I am not a relative or employee of
 14 any counsel or attorney employed by the parties
 15 hereto, nor financially or otherwise interested in the
 16 outcome of this action.
 17

 18 MARIANNE HISSONG
 19 Notary Public in and for the
 20 State of Ohio
 21
 22
 23
 24
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1 CERTIFICATE OF TRANSCRIBER
 2 I, SANDRA SCHWAB, do hereby certify that
 3 this transcript was prepared from the digital audio
 4 recording of the foregoing proceeding, that said
 5 transcript is a true and accurate record of the
 6 proceedings to the best of my knowledge, skills, and
 7 ability; that I am neither counsel for, related to,
 8 nor employed by any of the parties to the action in
 9 which this was taken; and, further, that I am not a
 10 relative or employee of any counsel or attorney
 11 employed by the parties hereto, nor financially or
 12 otherwise interested in the outcome of this action.
 13
 14

 15 SANDRA SCHWAB
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&	20th 9:3	5370807 1:20	acknowledge
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0	220.42 14:15	57,588.26 14:15	acres 17:10,11
0112 9:5	2240 9:23	6	action 20:12,16
1	24 5:9	614 1:15	21:8,12
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18 18:1	43207 1:14	8:1,14 9:21	18:5 19:11
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2	44,937,272.83.	accept 6:19,20	approve 7:10
2,170.87 13:18	11:14	8:2 9:11 10:11	approved 9:4
2012 9:4,4	46,845,100 6:15	11:20 12:23	armstrong 2:8
2020 6:8 13:12	491-1080 1:15	13:20 15:1,15	4:2,2
2021 1:3 5:9	492,230.25.	16:5	attached 14:6
6:17 8:17 13:18	13:18	accepted 8:1,15	attendance 5:7
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2022 1:8 3:2,4	5235 11:3	13:9 15:12 16:2	attorney 20:14
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			auditor 3:4,10

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