

STRATEGIC PLANNING COMMITTEE MINUTES 5/6/2025

Circleville City Strategic Planning Committee convened in City Council Chambers, 127 South Court St, Circleville, OH on Tuesday May 6, 2025, at 6:30 p.m. Members present: Chair Sheri Theis, John Moats, Audrey Lukasak and Clerks; Melissa Burns and Sarah Kolesar. Other Council members present: Council President Barry Keller, Tom Klitzka, and Jeff Hallinin. Other guests present: Mayor Michelle Blanton, Law Director Kendra Kinney, City Auditor Mark Bidwell.

Theis called the meeting to order at 6:30 p.m.

Moats motioned to approve the Strategic Planning minutes from April 7, 2025. Seconded by Lukasak. Motion carried.

New Business:

a) AN ORDINANCE CREATING THE ALTO-RYAN HOMES TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; REQUIRING THE DISTRIBUTION OF A PORTION OF THOSE SERVICE PAYMENTS TO THE CIRCLEVILLE CITY SCHOOL DISTRICT AND THE PICKAWAY-ROSS CAREER AND TECHNOLOGY CENTER; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICTS; APPROVING A TAX INCREMENT FINANCING AGREEMENT WITH THE DEVELOPER OF THE INCENTIVE DISTRICTS; AND DECLARING AN EMERGENCY.

Discussion: Scribner stated this Ordinance is specifically for single-family homes. The TIF does not raise taxes on surrounding properties. Scribner explained that with a TIF, for an agreed upon time and percentage it collects the new property tax dollars generated by the new investment and will go towards public infrastructure. Scribner explained that this would be considered a non-school TIF, meaning they would not take any of the schools' share of that revenue being created. He explained that TIF's have been used all over Ohio and Pickaway County, for residential and industrial development. Keller noted that the City has used TIFs in the past for other projects. Colburn stated the Pickaway County Commissioners have approved the TIF. Colburn explained that on a case-by-case basis, if improvements are needed around Pickaway County, they will first speak with the county commissioners for approval and to negotiate an appropriate TIF agreement. Theis noted that this TIF would not affect existing property taxes for homeowners. Theis explained that the Tax Incentive Review Council will monitor the development in which Colburn will oversee, reporting back to the City and its investors annually. Fisher with Alto explained they purchased 34 acres and are in contract for another 25 acres but is contingent upon receiving these incentives; stating that if not, they will be unable to move forward with the project.

MOTION - ROLL CALL – VOTE

Lukasak motioned to forward the Ordinance to the Council Meeting on May 20, 2025, with a recommendation for passage. Moats Seconded. (3 Yeas - 0 Nays) Motion carried.

b) AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; REQUIRING THE DISTRIBUTION OF A PORTION OF THOSE SERVICE PAYMENTS TO THE CIRCLEVILLE CITY SCHOOL DISTRICT AND THE PICKAWAY-ROSS CAREER AND TECHNOLOGY CENTER; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THE PARCELS; APPROVING A TAX INCREMENT FINANCING AGREEMENT; AND DECLARING AN EMERGENCY

Discussion: Scribner stated this TIF is for the commercial multi-family product. Scribner stated this TIF will capture the non-school tax portion of revenue that is not abated through years 1-15 and then the full increment amount in years 16-30.

MOTION - ROLL CALL – VOTE

Moats motioned to forward the Ordinance to the Council Meeting on May 20, 2025, with a recommendation for passage. Lukasak Seconded. (3 Yeas - 0 Nays) Motion carried.

Lukasak motioned to adjourn the meeting at 6:52 p.m. Moats seconded. Motion carried.

Minutes prepared by: Melissa Burns and Sarah Kolesar, Clerks.