

CIRCLEVILLE STRATEGIC PLANNING COMMITTEE

City Hall. Building | 127 South Court St. | Council Chambers 2 Fl. | Circleville, Ohio

Strategic Planning Committee Agenda Tuesday May 6, 2025, at 6:30 p.m.

Chair: Sheri Theis

Committee Members: John Moats and Audrey Lukasak

Non-voting members: Barry Keller

Clerks: Melissa Burns and Sarah Kolesar

The Strategic Planning Committee oversees planning for municipal needs, including land use, acquisition, and office space, developing, maintaining, and reviewing the comprehensive plan for the city, the Tree Commission, Downtown Redevelopment Districts, economic development initiatives including P3 contracting, park and trail development and maintenance, the Historic Review Board, information technology, and annexation.

Call Meeting to Order and Roll call.

Approval of Strategic Planning Minutes from April 7, 2025.

Old Business:

New Business:

a) INCENTIVE DISTRICT TIF

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.

b) PARCEL TIF

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

Adjournment