

CIRCLEVILLE JUDICIAL COMMITTEE MEETING MINUTES 5/6/2025

Circleville Judicial Committee convened in City Council Chambers, 127 South Court St, Circleville, OH. on Tuesday, May 6, 2025, at 6:00 p.m. Members present at Roll Call: Chair Tom Klitzka, Committee Members Sheri Theis, John Moats, and Clerks, Sarah Kolesar and Melissa Burns. Other guests present: President Barry Keller, Tom Duvall and Audrey Lukasak, Mayor Michelle Blanton, Tim Colburn and Law Director Kendra Kinney.

Klitzka called the meeting to order at 6:00 p.m.

Theis motioned to approve the minutes from April 29, 2025. Seconded by Moats. Motion carried.

New Business:

a) AMENDING AND RESTATING ORDINANCE NO. 11-66-2010 IN ORDER TO RE-ESTABLISH, DESCRIBE, AND EXPAND THE BOUNDARIES OF THE CITY OF CIRCLEVILLE COMMUNITY REINVESTMENT AREA; INCREASE THE TERMS AND CATEGORIES OF, AND AMEND ELIGIBILITY REQUIREMENTS FOR, CERTAIN REAL PROPERTY TAX EXEMPTIONS THEREIN; AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY.

DISCUSSION: Tim Colburn outlines the residential development in Circleville will utilize existing infill to create both multifamily and single-family homes. Ryan Scribner, representing the Montrose Group on behalf of Alto Real Estate Group, explained that the proposed Ordinance offers a tax exemption to make the project financially viable for the developer while ensuring affordable housing prices. Scribner noted that such a Community Reinvestment Area (CRA) exemption would not have been feasible during the 2010 economic and housing crisis, but current conditions make it viable. Theis inquired about the Housing Officer role, to which Mayor Blanton confirmed Tim Colburn would serve in that capacity. Theis further clarified that the Ordinance provides a 15-year, 75% tax exemption for the multifamily apartments.

MOTION - ROLL CALL – VOTE: Moats motioned to forward this Ordinance to the next Council meeting on May 20, 2025, with a recommendation for passage. Seconded by Theis. Roll call (3 Yeas-0 Nays). Motion carried.

b) AUTHORIZING THE MAYOR TO ENTER INTO A RESIDENTIAL COMMUNITY REINVESTMENT AREA AGREEMENT FOR REAL PROPERTY LOCATED WITHIN THE CIRCLEVILLE COMMUNITY REINVESTMENT AREA CONSTITUTING MULTI-FAMILY FACILITIES; AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY.

DISCUSSION: Scribner explained that the Ordinance authorizes the Mayor to enter into an agreement with AB Construction, following extensive analysis and negotiations to ensure the project's viability while addressing concerns from the schools and the City. Scribner emphasized that the development will spur growth in a city that has seen limited expansion, with the tax incentive designed to be competitive yet maintain affordable rent. Scribner stressed that the project would not be feasible without this agreement, noting that while surrounding areas offer developers 100% tax abatements, they are seeking a more modest incentive. Theis highlighted an additional benefit, stating that the development will help resolve long-standing stormwater drainage issues in the City.

MOTION - ROLL CALL – VOTE: Theis motioned to forward this Ordinance to the next Council meeting on May 20, 2025, with a recommendation for passage. Seconded by Moats. Roll call (3 Yeas-0 Nays). Motion carried.

Other Business:

Theis motioned to adjourn the meeting at 6:29 p.m. Seconded by Moats. Motion carried.

Minutes prepared by: Sarah Kolesar and Melissa Burns, Clerks