



Village of Urbancrest

3492 First Avenue
Urbancrest, Ohio 43123

Telephone
(614) 875-1279
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Roster

July 26, 2021

11:00 a.m. – 12:00 p.m.

TIRC MEETING

Village Council Hall

MUNICIPALITY NAME: Village of Urbancrest			
NAME/TITLE	TERM EXPIRATION	APPOINTED BY	CONTACT INFORMATION
Chairman Michael Stinziano, Franklin County Auditor AuditorStinziano@franklincountyohio.gov	Unexpired	Statutory Member	614.462.7399
Carlie Boos, (TIRC Vice-Chair), (The Commissioners Appointee) carlie@ahaco.org		The Commissioners	
Julie Verne Orr, (The Commissioners Appointee) Julie.orr@ccdcorp.org		The Commissioners	
Kelan Craig, (The Commissioners Appointee) KCraig@ohiohome.org		The Commissioners	
Lacy Wallace, (Village of Urbancrest Appointee) wallacelacy7@gmail.com		Village of Urbancrest Mayor Barnes	
Stefanie Day, (Village of Urbancrest Appointee) stefday447@gmail.com		Village of Urbancrest Mayor Barnes	
Hugh Garside, (Southwestern City School) hwg0926@swcsd.us			
Ron Grossman, (Jackson Township) rong@jacksontwp.org			
Lane E. Newcome, (Tax Incentive Team Lead/TIRC Representative) Lane.Newcome@franklincountyohio.gov			

"THE COMMUNITY WHERE EVERYBODY IS SOMEBODY"



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VILLAGE OF URBANCREST TAX INCENTIVE REVIEW COUNCIL MEETING

AGENDA
July 26, 2021
11:00 a.m.

I. CALL TO ORDER – Introduction of Members and Participants

II. APPROVAL OF TIRC MINUTES

August 31, 2020 TIRC Minutes

III. AGENDA ITEMS:

CRA Abatement Presentation

- a. GEW Management Company
- b. TH Midwest Inc.
- c. VP Columbus LLC
- d. OIRE Ohio C LLC (McKesson)
- e. OIRE Ohio C LLC (Pilkington)
- f. Americana Investment Co
- g. Nature Floors LLC
- h. TIXE LLC
- i. MNB Holdings LLC
- j. Steven L. Funk

IV. ADJOURNMENT

VILLAGE OF URBANCREST
TAX INCENTIVE REVIEW COMMISSION

STATE OF OHIO

- - -

August 31, 2020

Meeting via Zoom video conference

herein, taken before me, Angela S. Moore, a
Professional Reporter and Notary Public in and for
the State of Ohio, on Monday, August 31, 2020,
commencing at approximately 4:00 p.m., and
concluding at approximately 5:00 p.m.

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Higgins & Associates
4889 Sinclair Road, Suite 102
Columbus, OH 43229-5433
*614.985.DEPO (3376) *888.244.1211

1 APPEARANCES:

2 Michael Stinziano, Franklin County Auditor,
Chairman

3 Gena Shelton, Open Government and Legal
4 Services

5 Kelly Washington, TIRC Administrator

6 Dr. Stephanie Day, Member, TIRC committee

7 Lacey Wallace, Member, TIRC committee

8 Kelan Craig, Franklin County Commissioners
Representative

9 Carlie Boos, Franklin County Commissioners
10 Representative

11 Michael Kinninger, Franklin County
Commissioners Representative

12 Hugh Garside, Treasurer, South-Western City
13 Schools

14 Joseph L. Barnes, Sr., Mayor, Village of
15 Urbancrest

16 Elberta Barnes, Administrative Assistant,
Village of Urbancrest

17 Rodd Lawrence, Law Director, Village of
18 Urbancrest

19 - - -
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23
24
25

Monday Afternoon Session
August 31, 2020
4:00 p.m.

- - -

P R O C E E D I N G S

- - -

AUDITOR STINZIANO: Good afternoon.

Welcome to the 2020 Village of Urbancrest Tax Incentive Council Review meeting. Today is August 31, 2020. I'm Michael Stinziano, the Franklin County Auditor, and as the Auditor I'm serving as statutory chairperson for the TIRC. We are conducting today's Village of Urbancrest TIRC meeting by video conference using Zoom, in accordance with the Open Meetings Act and the urgency provisions provided in House Bill 197.

With that said, we do desire to have a proper record of who's in attendance for this portion of the meeting. So when it is time, please remember to unmute the microphone and state your name and entity you are representing.

For this meeting, we do have a court reporter who is creating a transcription of the proceedings. This does mean it is critical when speaking you identify yourself, your organization or municipality representing so that she can

1 capture a proper record of the meeting.

2 I know the reporter has received the
3 meeting materials, including the roster, to help
4 her follow our flow. So we will kick it off with
5 identifying every member of the TIRC. And I will
6 begin. Franklin County Auditor, Michael Stinziano,
7 TIRC Chairperson.

8 What representatives do we have from
9 the Village of Urbancrest?

10 DR. DAY: Hello, this is
11 Dr. Stephanie Day, I am a Village of Urbancrest
12 resident and a member of the TIRC committee.

13 AUDITOR STINZIANO: Thank you,
14 Ms. Day.

15 Do we have Ms. Wallace?

16 MS. DAY: Mr. Wallace. I do not see
17 him in attendance yet.

18 AUDITOR STINZIANO: Franklin County
19 Commissioners representatives?

20 MS. BOOS: This is Carlie Boos,
21 county commissioners appointee.

22 MR. KINNINGER: Michael Kinninger,
23 Franklin County Commissioners appointee.

24 MR. CRAIG: And Kelan Craig,
25 Franklin County Commissioners appointee.

1 AUDITOR STINZIANO: Thank you.
2 Representative from Jackson Township?

3 And a representative from
4 South-Western City School District?

5 MR. GARSIDE: Hugh Garside,
6 Treasurer, South-Western City Schools.

7 AUDITOR STINZIANO: How are you,
8 Treasurer?

9 MR. GARSIDE: Pretty good. How are
10 you?

11 AUDITOR STINZIANO: Doing good.

12 Now, I will ask if there is anyone
13 from the Village of Urbancrest who would like to
14 introduce themselves for the record? Please
15 introduce yourselves.

16 MS. BARNES: My name is Elberta
17 Barnes, Secretary/Administrative Assistant with
18 Urbancrest.

19 AUDITOR STINZIANO: Hello,
20 Ms. Barnes.

21 Anyone from the Franklin County
22 Auditor's office, please introduce yourselves.

23 MS. WASHINGTON: Kelly Washington,
24 TIRC Administrator.

25 MS. SHELTON: Gena Shelton, Open

1 Government and Legal Services.

2 AUDITOR STINZIANO: Thank you all.

3 And as Gena notes, it's our last
4 TIRC of the season. So I appreciate, Gena and
5 Kelly, for all of your help, and keeping me on task
6 and all of the paperwork in order.

7 Are there any additional people from
8 the public?

9 MAYOR BARNES: Yes. I'm sorry.
10 Mayor Barnes with the Village of Urbancrest.

11 AUDITOR STINZIANO: Hello, Mayor.

12 Are there any additional
13 stakeholders, people from the public, media persons
14 who wish to introduce themselves for attendance at
15 the meeting?

16 MR. ROTH: Hi, Mr. Auditor. Josh
17 Roth with the Franklin County Economic Planning and
18 Development Staff.

19 AUDITOR STINZIANO: Anyone else?

20 Very good. Thank you all for your
21 attendance in today's meeting.

22 Because we are conducting it by
23 Zoom, as I mentioned, when there is a motion or a
24 second, please unmute, identify yourself and the
25 entity you are representing for the record. And in

1 addition, after the motion and seconds, I will call
2 for a vote in support at that point. Everybody
3 that is supportive, please vote by saying aye, then
4 we will have an opportunity for any abstention and
5 any opposition. If you are not able to clearly
6 identify yourself during the abstention or
7 opposition votes, then it will be presumed you are
8 a vote in favor, and just were not able to unmute
9 fast enough, or speak loud enough.

10 With that, are there any questions
11 before we move to our first agenda item?

12 - - -

13 APPROVAL OF MINUTES

14 - - -

15 AUDITOR STINZIANO: Hearing none,
16 next, we will review last year's minutes, dated
17 August 29, 2019. Are there any necessary changes
18 or corrections to the minutes?

19 Is there a motion to approve the
20 minutes?

21 MR. GARSIDE: So moved, Hugh
22 Garside, South-Western.

23 MR. KINNINGER: Michael Kinninger,
24 second.

25 AUDITOR STINZIANO: Thank you. It's

1 been moved and seconded. All those board members
2 in favor, signify by saying aye.

3 Same sign for any opposition.

4 And any abstentions.

5 MS. BOOS: This is Carlie Boos, I
6 abstain.

7 AUDITOR STINZIANO: Thank you. The
8 minutes are passed.

9 - - -

10 CRA REPORTS

11 - - -

12 AUDITOR STINZIANO: Next, we will
13 move to CRA reports and votes.

14 I do want to, before we get to the
15 CRAs, talk about last year's review. Last year the
16 TIRC did make a series of recommendations for the
17 village to act upon within 90 days of the meeting.
18 These recommendations all involved creating an
19 appropriate assumption or assignment of CRA
20 benefits. Many of the business condos have sold.
21 And while the new owners have been reporting jobs
22 and payroll to the village, the village failed to
23 pass the appropriate legislation to reassign
24 abatement. The lack of this assignment makes the
25 abatements noncompliant.

1 The auditor's office has taken
2 multiple steps to try and ensure the village acted
3 upon these recommendations in a timely manner and
4 would be better prepared for this year's meeting.
5 That included, I hired a court reporter to
6 transcribe the 2019 TIRC meeting and provide a copy
7 to the village so they had a full and complete
8 record of last year's conversation.

9 In addition, we sent a follow-up
10 letter, and appreciate Mayor Barnes participating,
11 with the list of each recommendation made by the
12 TIRC. And we also conducted follow-up calls with
13 village employees, including a conference call
14 between the village's legal counsel and an attorney
15 from the auditor's office where they reviewed each
16 recommendation, provided a spreadsheet of parcel
17 that needed action, and offered further technical
18 assistance, if needed.

19 At this time, we have not seen
20 documentation that a legal recommendation from last
21 year was executed by the village. While businesses
22 continue to do their report and provide reports on
23 employees and payroll, the village, unfortunately,
24 fails to pass the required legislation to make many
25 of the CRAs compliant.

1 I'm hopeful that during the report,
2 the village is able to provide documentation that
3 they have, in fact, made these agreements
4 compliant. If they cannot, I will likely be asking
5 for a motion defining each CRA that lacks an
6 appropriate assignment or assumption of
7 noncompliance, with the recommendation that within
8 90 days the village passes a resolution to either
9 make an appropriate assignment or appropriately
10 cancel the noncompliant CRA.

11 With that said, we will move and
12 review, a vote and status for each CRA abatement
13 report for tax year 2019. Again, because we are
14 meeting virtually and voices are difficult to
15 discern completely, please unmute and clearly
16 identify yourself when speaking or making a motion.
17 I do appreciate everyone's cooperation. Zoom has
18 made all of these TIRC meetings awfully exciting.

19 With that said, who will be
20 presenting from Urbancrest for us this afternoon?

21 MAYOR BARNES: Mr. Stinziano, the
22 secretary will be presenting. But I did want to
23 make a comment. As the parcel assignment, we did
24 go through the process with our legal and have a
25 parcel agreement recorded and put into proper form.

1 Council did approve them through legislative form.
2 So after that point, our legal counsel pretty much
3 had everything in hand. So I did not hear him on
4 the call.

5 MR. LAWRENCE: I'm here.

6 MAYOR BARNES: You are here, okay.

7 MR LAWRENCE: Yep.

8 MAYOR BARNES: So you will be able
9 to answer any questions in that area.

10 MS. BARNES: We will start with the
11 GEW Management Company, the Tropical Fruit, they
12 reported 120 jobs, and \$5,657,762 in payments.

13 AUDITOR STINZIANO: Is that the
14 report?

15 MS. BARNES: Yes. They have paid
16 their fees; so they were in compliance.

17 AUDITOR STINZIANO: Thank you for
18 the report.

19 Are there any questions or comments?

20 DR. DAY: This is Dr. Day. I'm
21 sorry to interrupt. I see two new people on the
22 call, but they have not been introduced or reported
23 as attendees. One says Coolpad Legacy, the other
24 says iPhone. I was wondering if these two
25 participants can introduce themselves?

1 MR. LAWRENCE: Yes, this is Rodd
2 Lawrence, the Law Director for the village.

3 AUDITOR STINZIANO: That's the
4 iPhone. And I don't know who Coolpad Legacy is.

5 MS. SHELTON: Ms. Day, to be fair,
6 it is technically a public meeting, so folks could
7 log on to watch the proceedings without identifying
8 themselves, as long as they don't speak for the
9 record. So if Coolpad wishes to identify
10 themselves, they can; if not, they can watch as a
11 member of the public until we need to record a
12 statement for the record.

13 DR. DAY: Thank you.

14 AUDITOR STINZIANO: So proceeding
15 with the GEW Management Company report, is there
16 questions or comments from members of the board?

17 If there is no further review, I'd
18 like to seek a motion to accept the report and find
19 it in compliance.

20 MS. BOOS: This is Carlie Boos, so
21 moved.

22 MR. GARSIDE: Hugh Garside, second.

23 AUDITOR STINZIANO: Thank you. It's
24 been moved and seconded. All those board members
25 in favor, signify by saying aye.

1 Same sign for any opposition.

2 And any abstentions.

3 (Vote taken; motion passed.)

4 AUDITOR STINZIANO: Thank you. We
5 will now move to CenterPoint, Big Run Industrial
6 Park complex.

7 MS. BARNES: We have TH Midwest,
8 Turkey Hill, they reported eight full-time jobs, 32
9 part-time jobs, and it was \$368,939 in payroll.
10 Now, there was a -- I don't know what you have,
11 seems to be 969, but those numbers was transposed,
12 because I checked, and it was reported 939. So
13 that's --

14 AUDITOR STINZIANO: Okay. Thank you
15 for the report.

16 Are there any questions or comments?

17 Hearing no further review, I'd like
18 to take a motion accepting the report and find it
19 in compliance.

20 MR. KINNINGER: I make a motion to
21 accept.

22 MR. GARSIDE: Second, Hugh Garside.

23 AUDITOR STINZIANO: It's been moved
24 and seconded. All those board members in favor,
25 signify by saying aye.

1 Same sign for any opposition.

2 And any abstention.

3 (Vote taken; motion passed.)

4 AUDITOR STINZIANO: The report is
5 accepted. We will move to VP Columbus, LLC.

6 MS. SHELTON: One moment.

7 Mr. Coolpad, did you just vote? If it's yes, could
8 you just identify yourself for the court reporter
9 and the record? It looks like you unmuted and said
10 aye.

11 I can't hear you.

12 MS. BARNES: Is that Wallace?

13 MS. SHELTON: I see an eyeball.

14 Mr. Mayor, do you recognize that
15 member of your TIRC?

16 MS. BARNES: Is it Mr. Wallace? I
17 am not sure.

18 MAYOR BARNES: I can't hear him; so
19 I don't know. I can't hear the person.

20 DR. DAY: Mayor, this is Dr. Day, I
21 recognize Lacey Wallace from his video feed now. I
22 see him on screen; it appears to be Lacey Wallace.

23 MS. SHELTON: Ms. Moore, does that
24 help you with your transcript process?

25 THE REPORTER: Yes.

1 AUDITOR STINZIANO: We are ready for
2 the VP Columbus, LLC presentation.

3 MS. BARNES: VP Columbus, LLC,
4 Woodsprings Suites, reported eight jobs, \$245,159
5 in payroll. They are in compliance with their
6 fees.

7 AUDITOR STINZIANO: Thank you for
8 the report.

9 Are there any questions or comments
10 from members of the board?

11 Hearing no further review, I would
12 like to seek a motion to accept the CRA report and
13 find it in compliance.

14 DR. DAY: Dr. Day, so moved.

15 MR. GARSIDE: Hugh Garside, second.

16 AUDITOR STINZIANO: All those in
17 favor, please signify by voting aye.

18 Same sign for any opposition.

19 And any abstentions.

20 (Vote taken; motion passed.)

21 AUDITOR STINZIANO: Thank you. The
22 report is accepted.

23 Next, we will move to the Lockbourne
24 Properties, LLC.

25 MS. BARNES: I think we skipped the

1 Exeter-Core, Donavin. Did we have that one on the
2 report? I thought it was on the agenda.

3 AUDITOR STINZIANO: I got that we
4 did TH Midwest, and the second one we did was
5 Exeter-Core, which was the confusion of Mr. Lacey,
6 and then we just did VP Columbus.

7 MS. BARNES: We did not do Ex -- we
8 did TH Midwest and VP.

9 AUDITOR STINZIANO: Thank you. I
10 apologize for my confusion. If you're ready to
11 present, we can do Exeter-Core 3210.

12 MS. BARNES: Okay. Reported 103
13 jobs, \$7,951,856 in payroll. And they also are in
14 compliance with their fees.

15 AUDITOR STINZIANO: Thank you for
16 the report.

17 Are there any questions or comments
18 from members of the board?

19 Hearing no further review, I would
20 like to seek a motion to accept the report and find
21 them in compliance.

22 MR. GARSIDE: So moved, Hugh
23 Garside.

24 MR. KINNINGER: Michael Kinninger,
25 second.

1 AUDITOR STINZIANO: It's been moved
2 and seconded. All those board members in favor,
3 signifying by saying aye.

4 Same sign for any opposition.

5 And any abstentions.

6 (Vote taken; motion passed.)

7 AUDITOR STINZIANO: Thank you. The
8 report is accepted.

9 Now, we will move, again, I
10 apologize, to the Lockbourne Properties, LLC.

11 MS. BARNES: This is at 3341
12 CenterPoint Drive, Units A-L. Lockbourne
13 Properties, LLC, Skrap House Gym reported three
14 jobs, and \$121,200 in payroll. Lockbourne
15 Properties, LLC, Glass Guru reported three jobs,
16 and \$68,968 in payroll. And all combined of six
17 jobs at \$190,168 to payroll. And they are
18 combined. They are also in compliance with their
19 fees.

20 AUDITOR STINZIANO: Thank you for
21 the report.

22 Are there any questions or comments?

23 MR. KINNINGER: Did you say they are
24 in compliance with what?

25 MS. BARNES: Their fees, annual

1 fees.

2 MR. KINNINGER: Is this one of the
3 ones, the auditor's staff can correct me, we were
4 looking for a parcel assignment; is that correct?

5 MS. WASHINGTON: No, not on these
6 two units. They actually have an agreement. It
7 was done at time of transfer, but they do not have
8 any terms. They don't have any commitments as far
9 as number of jobs and payroll. Now, they do have
10 units in the other building that we do not have
11 agreements with.

12 MS. SHELTON: I had the same
13 question, Lockbourne Properties owns properties in
14 both condos, ones that have agreements and ones
15 that do not.

16 MR. KINNINGER: I just want to
17 clarify if I'm looking at the correct report. The
18 compliance history says that the TIRC requested an
19 assignment for the new owner.

20 MS. WASHINGTON: Yes. Yes, so
21 because we did not have one on file, we were
22 assuming that there was not an agreement, an
23 assignment done. And when we actually got ahold of
24 the owner, they provided us with a copy of that
25 assignment. That was -- previously did not have

1 one, and we were thinking that they needed to --
2 that the village needed to put one together;
3 however, they actually had one.

4 MR. KINNINGER: And it just does not
5 have any requirements for payroll or jobs?

6 MS. WASHINGTON: Yes, that's
7 correct.

8 MS. BOOS: There is, under project
9 details that says part of original agreement, 375,
10 six mill payroll. Can somebody just clarify what
11 that indicates?

12 MS. WASHINGTON: Sure. So
13 originally, the entire building that has, I believe
14 it's 12 individual commercial condos, that was the
15 original agreement. And then, of course, as those
16 units sold off, it was never reassigned or
17 allocated in any way.

18 AUDITOR STINZIANO: Are there any
19 additional questions or comments from members of
20 the board?

21 Hearing no further review, I would
22 like to seek a motion accepting the report and
23 finding it in compliance.

24 MR. KINNINGER: I would like to
25 clarify one other thing. Sorry, Mr. Auditor. This

1 is the last year for the abatement on these
2 properties, correct?

3 MS. WASHINGTON: Yes. In this
4 building, yes.

5 MR. KINNINGER: Yes, I move to find
6 it in compliance.

7 MR. CRAIG: Second.

8 AUDITOR STINZIANO: It's been moved
9 and seconded. All those board members in favor,
10 please signify by saying aye.

11 Same sign for any opposition.

12 And any abstentions.

13 (Vote taken; motion passed.)

14 AUDITOR STINZIANO: Thank you. The
15 report is accepted. We will move to Pandar
16 Enterprises, LLC.

17 MS. BARNES: Pandar Enterprises,
18 LLC, MCR Medical reported 13 jobs and \$490,956 in
19 payroll. And they are in compliance with their
20 annual fees.

21 AUDITOR STINZIANO: Thank you for
22 the report. Are there any questions or comments?

23 I believe this one was similar to
24 last year, where we got the agreement from the
25 owner, because the village was not able to find the

1 agreement at the time. But we have the executed
2 agreement for today.

3 If there's no further review, I
4 would like to seek a motion to accept the CRA
5 report and find it in compliance.

6 MR. GARSIDE: I move, Hugh Garside.

7 MR. CRAIG: Second, Kelan Craig.

8 AUDITOR STINZIANO: It's been moved
9 and seconded. All those in favor, please signify
10 by saying aye.

11 Same sign for any opposition.

12 And any abstention.

13 MR. KINNINGER: This is Michael
14 Kinninger, I abstain.

15 (Vote taken; motion passed.)

16 AUDITOR STINZIANO: Thank you,
17 Michael. Report is approved.

18 Next, we will move to Americana
19 Investment Company.

20 MS. BARNES: Relay Express reported
21 two jobs, \$127,318 in payroll. American
22 Investment, A1 Office Installation, warehouse only,
23 they did not report. American Investment -- these
24 are all combined -- American Investment, Cadillac
25 Coffee reported one job, and \$57,020 in payroll.

1 American Investment, Ketchum & Walton, storage
2 only, they did not report. So combined there is
3 three jobs, \$184,338 in payroll. And they are in
4 compliance with their annual fees.

5 AUDITOR STINZIANO: So I don't know
6 if there is anyone who can speak to it, but I have
7 a note we are missing the assignment or assumption
8 in this one.

9 MS. SHELTON: This is one of the
10 assignments or assumptions we are missing. And we
11 have asked for the legislation on that, and have
12 not received it. And so I'm curious, has it passed
13 legislatively? And when I should expect to see
14 that in our office so we have a record of legal
15 compliance?

16 MS. BARNES: This is Elberta. And
17 I'm asking our attorney, Rodd, to speak to that.
18 We did pass legislation on these, and I would like
19 for the law director to speak to those.

20 MR. LAWRENCE: So, yeah, this is the
21 first time I've heard that the Auditor does not
22 have a copy and needs a copy. And so I have not
23 looked. What I would appreciate doing is getting a
24 list of these things that are needed, forwarded to
25 me. And I would also appreciate a copy of that

1 initial statement at the beginning of this meeting
2 so that these things can be addressed.

3 MS. SHELTON: Mr. Lawrence, I sent
4 you the spreadsheets and a list of the parcels we
5 were seeking, and I had a conference call with you
6 and asked you for the legislation. It was a call.
7 So to say that we didn't tell you we needed it or
8 asked for it, is not --

9 MR. LAWRENCE: Right. In
10 preparation for this meeting, I didn't know you
11 needed a copy of that. So if you could resend. I
12 don't recall seeing that in conjunction with this
13 meeting today. So, as you know, I have not been a
14 part of these committee meetings for ten years.
15 So, yes, I have been trying to find those things.
16 Like I said, I didn't know I needed to have that
17 available for this meeting today.

18 MS. WASHINGTON: I believe the TIRC
19 had requested that within 90 days of the last
20 meeting. And we did send you that information last
21 year after the meeting.

22 MS. SHELTON: And had a call with
23 you requesting the information.

24 MR. LAWRENCE: Like I said, if you
25 want to provide me with an itemized list, I can

1 attempt to provide, again --

2 MS. SHELTON: I will certainly --

3 MR. LAWRENCE: -- I don't have all
4 of the village's records.

5 MS. SHELTON: And I will certainly,
6 once again, provide you with the itemized
7 spreadsheets and letter requesting each piece of
8 legislation I'm missing.

9 MR. LAWRENCE: Okay. That's fine.
10 I will work with the village to see if the village
11 has record of that.

12 AUDITOR STINZIANO: So what I heard,
13 the village took action. Do we have any dates when
14 that legislation would have been passed?

15 MS. SHELTON: Would have been within
16 the last year.

17 MS. BARNES: This is Elberta again.
18 To my knowledge, I think we passed something in
19 March, where we came back to council, April --
20 well, not April, June or something, stating that we
21 were going to let all of these parcels together --

22 MR. LAWRENCE: Right. It was a
23 general legislation to continue the agreements.
24 But it didn't address, and what the issue here is,
25 what are the specific requirements with regard to

1 income and payroll, and employment with regard to
2 each of these things. So that is what I don't -- I
3 need to have a list of those things to try to work
4 with you, Elberta, to put a list together of what
5 those individual requirements are so that you can
6 evaluate whether they are truly in compliance or
7 not. But, yes, the village said -- the village
8 voted to continue the agreements in whatever form
9 they are. And that was it. So there wasn't no
10 itemization with regard to each parcel assignment
11 agreement to evaluate and confirm what their
12 particular requirements were, which is why there is
13 the issue right now of saying, okay, so there is
14 three jobs, but out of how many?

15 MAYOR BARNES: Okay.

16 MR. LAWRENCE: And they were
17 supposed to have -- and so, yes, there was general
18 legislation passed approving continuing these
19 agreements through the last year they would exist
20 and that was it.

21 AUDITOR STINZIANO: Thank you for
22 the explanation.

23 Do any other board members have
24 questions or comments?

25 If there is no further review --

1 MR. KINNINGER: Do you know
2 businesses that sent, I guess, the resolutions to
3 set, to continue the agreement, but there were not
4 new assignments drafted, is that what I'm hearing?
5 Is that correct?

6 MR. LAWRENCE: Well, and so --
7 right. This is, again, a bookkeeping issue from
8 the purpose of hearing that there were agreements
9 entered into with no employment or payroll
10 requirements specified. Yes. Yeah, I don't know
11 how that happened when the idea is, obviously, for
12 each of these, that the benefit is an exchange for
13 having a certain number of jobs and a certain
14 number of payroll. But, yeah, like I said, there's
15 got to be a look through the village's records with
16 regard to what they have.

17 MR. CRAIG: Once again, there's been
18 no assignment or assumption per the recommendation
19 of the TIRC last year that these be held in
20 noncompliance.

21 MR. LAWRENCE: Well, that was the
22 whole policy discussion that we were having earlier
23 about this whole issue is, obviously, these --
24 these entities, some of these entities, some of
25 these units were sold, and I believe without any

1 notice to the village and request for an
2 assignment, which is required pursuant to the
3 original agreement and the prior assignment
4 agreements, that those assignments have to be
5 approved in advance by the village, an agreement
6 entered into in advance. I think these properties
7 were sold without that happening, and so then you
8 are trying to come in and create an agreement after
9 the fact. And again, without the village having
10 been put on notice with regards to the transfers
11 and going in and trying to figure out. Now, what
12 the village has done historically, yes, if the
13 whole building would have a total requirement of 24
14 employees, sticking in, okay, if there is 12 units
15 and 24 employees, then they are dividing it up two
16 employees per unit, and --

17 MR. KINNINGER: Mr. Law Director,
18 can I interrupt? This is Michael Kinninger,
19 commissioner appointee. I think we discussed this,
20 my reading of the minutes, we made it through all
21 of this conversation and discussion last year at
22 the TIRC. I'm looking at a letter to Mayor Barnes,
23 dated September 24, summarizes the TIRC's
24 recommendations from last year, is that the village
25 would draft -- decide what the job numbers and

1 payroll numbers should be for each parcel or unit,
2 draft a parcel agreement and send it by certified
3 mail, I believe, according to the minutes from last
4 year, to the businesses to ask them and enter into
5 a new agreement. And it sounds like none of that
6 has happened yet.

7 So I understand your discussion.
8 You are just kind of replotting what we have been
9 through. And I understand the difficulty of trying
10 to parcel out a larger agreement that has hundreds
11 of jobs in individual units. That's the work we
12 expected the village to do after last year's
13 meeting on August 29th. So this gave a deadline of
14 no later than Monday, December 1st to make that
15 determination and to draft a parcel agreement for
16 those businesses, and it sounds like that has not
17 happened.

18 MR. CRAIG: So Mr. Craig. I don't
19 know that we can find these businesses -- I still
20 have the same issue I had prior years, I don't know
21 that we can find a property in noncompliance when
22 there's no -- there's no assignment or agreement
23 for them to comply to.

24 MR. LAWRENCE: Right. However,
25 legally, and this was the faith I had before, was

1 that, and this is something that the village
2 struggled with, and why there was delay with regard
3 to approving the concept of that, is the village
4 council struggled with the concept of if the entity
5 that bought -- is occupying or owning that property
6 never did what they were supposed to do to begin
7 with, to approach the village and request an
8 assignment agreement in advance, that's not the
9 village's fault. And so originally, from
10 inception, those entities were not in compliance,
11 because they didn't have an agreement.

12 Now, if the village, though,
13 ultimately decided, but it decided only recently,
14 they wanted to adjust because they were at the end
15 of their terms anyway, if the village wanted to go
16 ahead and grant and extend those, that they would.
17 So that's the issue. But, yes, I have been trying
18 to identify which entity that we are dealing with.
19 Now you are telling me there are some for which
20 there are agreements, but no requirements
21 specified. And are those agreements executed by
22 the village?

23 MS. WASHINGTON: Yes. And that was
24 just the one property, the Lockbourne Properties,
25 the two, Unit A and B.

1 MR. LAWRENCE: And they are executed
2 by the village?

3 MS. WASHINGTON: Yes.

4 MR. LAWRENCE: As well as the owner?

5 MS. WASHINGTON: Yes. Yes.

6 MR. LAWRENCE: Okay.

7 MS. WASHINGTON: So the one that
8 took place does have job and payroll requirements.

9 MR. LAWRENCE: Okay.

10 MS. BARNES: This is Elberta. My
11 understanding at the meeting, and as we went forth,
12 when our attorney came to the office, looking
13 through all of the files, trying to find the
14 agreements and getting as many as we had, my
15 understanding was that after we did that, and he
16 drew up legislation, council passed it for us to,
17 you know, almost done with the CRAs, to let them go
18 forth and make up new agreements and just let it go
19 that way. And when they did the legislation, my
20 understanding was that everything was in motion and
21 rectified, and all they had to do is just let them
22 know, the attorney let them know that they would
23 now have to go into an agreement. Because I don't
24 understand why the legislation was enforced if it
25 still has not been rectified. I had an

1 understanding it was taken care of. So we had
2 legislation with no meeting. I don't know. I'm
3 trying to understand because I thought it was
4 rectified.

5 AUDITOR STINZIANO: So my
6 recommendation to --

7 MR. LAWRENCE: No. No, the issue is
8 now they want --

9 AUDITOR STINZIANO: -- due to the
10 lack of required assignment or assumption, I would
11 like to accept a motion to find the CRA
12 noncompliant for tax year 2019, and as part of that
13 motion, recommendation that the village simply
14 allow the natural expiration of the CRA to stand.

15 MR. KINNINGER: So moved.

16 MR. GARSIDE: I second that, Hugh
17 Garside.

18 AUDITOR STINZIANO: Thank you. It's
19 been moved and seconded. All those members in
20 favor of that motion, signify by saying aye.

21 Same sign for any opposition.

22 And any abstentions.

23 (Vote taken; motion passed.)

24 AUDITOR STINZIANO: Thank you. The
25 motion passes.

1 Next, we will move to BB Properties,
2 LLC.

3 MS. BARNES: BB Properties, LLC,
4 Midwest All Pro did not report.

5 AUDITOR STINZIANO: So do you have a
6 recommendation?

7 So this is another situation where
8 we are missing the assignment or assumption. I did
9 not hear a recommendation, but I would again
10 suggest that we, due to the lack of required
11 assignment or assumption, seek a motion to find the
12 CRA noncompliant for tax year 2019, and like a
13 recommendation that the village, again, simply
14 allow the natural expiration of the CRA to stand.

15 MR. LAWRENCE: Is this the same
16 situation as the others, that this -- we know this
17 has been -- ownership has been transferred, or is
18 it the same owner and they just have to report?

19 MS. BARNES: I am not sure about
20 that.

21 MS. SHELTON: This one has
22 transferred ownership, and does not have the
23 appropriate assignment or assumption. I do not
24 know necessarily the reporting status. Elberta has
25 the joy of collecting that for us all. But this

1 one expired end of tax year 2019; hence, our
2 recommendation the natural expiration just stands.

3 MR. CRAIG: This is Kelan, I will
4 make the motion that the Auditor recommended.

5 MS. BOOS: Carlie Boos, second.

6 AUDITOR STINZIANO: It's been moved
7 and seconded. All those in favor of the motion,
8 signify by saying aye.

9 Same sign for any opposition.

10 And any and abstentions.

11 (Vote taken; motion passed.)

12 AUDITOR STINZIANO: Thank you. The
13 motion passes.

14 Next, we will move to William K. and
15 Nancy L. Sheridan Property CRA.

16 MS. BARNES: Sheridan William K TR,
17 Northern Haserot Foods, it was storage only for
18 2018, but they reported one job, and \$30,692 in
19 payroll. And they are in compliance with their
20 annual fee.

21 AUDITOR STINZIANO: So, I, again,
22 have a note it's missing assignment or assumption.

23 MS. BOOS: Is it safe to assume that
24 there's been no assignment or assumption on any of
25 those?

1 MS. WASHINGTON: Yes.

2 MS. BOOS: Thank you.

3 MR. CRAIG: This is Kelan, I suggest
4 we follow suit, make a similar motion.

5 AUDITOR STINZIANO: You are making a
6 motion to find the CRA noncompliant for tax year
7 2019, as well as the village allow the natural
8 expiration of the CRA to stand?

9 MR. CRAIG: Yes.

10 AUDITOR STINZIANO: Is there a
11 second?

12 MS. BOOS: This is Carlie, I'll
13 second.

14 AUDITOR STINZIANO: Thank you. It's
15 been moved and seconded. All those in favor of
16 that motion, please signify by saying aye.

17 Same sign for any opposition.

18 And abstentions.

19 (Vote taken; motion passed.)

20 AUDITOR STINZIANO: Motion passes.

21 Next, we move to Karen C. Stewart
22 CRA.

23 MS. BARNES: Karen Stewart C, that
24 is Jeff's Lawn Service and Snow Removal, reported
25 14 jobs, \$127,000 in payroll.

1 AUDITOR STINZIANO: So again, I have
2 a note we are missing assignment or assumption, as
3 well as village trying to cancel improperly the CRA
4 at the end of tax year 2018, but we have yet to
5 receive legislation to cancel the agreement. Is
6 that consistent, Ms. Barnes?

7 MS. BARNES: I don't know which ones
8 was sent to our law director. Ms. Kim, which is
9 absent at the moment, was working with him on
10 those --

11 MR. LAWRENCE: With regard to Karen
12 Stewart, originally, the village voted to terminate
13 her agreement, but then subsequently voted to
14 continue it until its conclusion.

15 MS. BARNES: Okay.

16 MR. LAWRENCE: Consistent with the
17 rest of them.

18 MS. BARNES: Okay.

19 MS. SHELTON: With that in there,
20 was there an existing assignment and assumption
21 that we don't know about then?

22 MR. LAWRENCE: No.

23 AUDITOR STINZIANO: So once again,
24 due to the lack of required assignment or
25 assumption, I would like to call for a motion to

1 find the CRA noncompliant for tax year 2019, and
2 also as part of that, a requirement that the
3 village allow the natural expiration of the CRA to
4 stand.

5 MR. GARSIDE: I so move, Hugh
6 Garside.

7 MR. KINNINGER: Michael Kinninger,
8 second.

9 AUDITOR STINZIANO: It's been moved
10 and seconded. All those in favor, vote by saying
11 aye.

12 Same sign for any opposition.

13 And any abstention.

14 (Vote taken; motion passed.)

15 AUDITOR STINZIANO: Motion passes.

16 Next, we will move to OPUS North
17 Complex CRA, we will do OIRE Ohio, LLC.

18 MS. BARNES: I will read OIRE Ohio,
19 LLC, McKesson, reported 393 jobs, \$14,155,739 in
20 payroll. Annual fee is in compliance. They did
21 pay it. For the OIRE Ohio, LLC, UPS Mail
22 Innovations reported 14 jobs, \$450,390 in payroll.
23 Annual fee is paid. They are in compliance. OIRE
24 Ohio, LLC, Pilkington reported 169 jobs, \$8,060,409
25 in payroll. They are all combined. So with them

1 being combined is 576 jobs, \$22,666,538 in payroll.
2 And they are in compliance. That is what they
3 reported.

4 AUDITOR STINZIANO: So my report has
5 McKesson separated from Pilkington.

6 MS. BARNES: Okay. Yes.

7 AUDITOR STINZIANO: So I would like
8 to take them as separate votes, so for OIRE Ohio,
9 LLC, 3500 CenterPoint Drive, McKesson, thank you
10 for the report.

11 Are there any questions or comments
12 from members of the board?

13 Hearing no further review, I would
14 like to seek a motion to accept that report and
15 find them in compliance.

16 MS. BOOS: This is Carlie Boos, so
17 moved.

18 MR. GARSIDE: Huge Garside, second.

19 AUDITOR STINZIANO: Thank you. It's
20 been moved and seconded. All those in favor,
21 signify by saying aye.

22 Same sign for any opposition.

23 And any abstentions.

24 (Vote taken; motion passed.)

25 AUDITOR STINZIANO: Report is

1 accepted.

2 Next, we will move to OIRE Ohio,
3 LLC, 3440 CenterPoint Drive, Pilkington. Again,
4 thank you for the reports.

5 Are there any questions or comments
6 from members of the board?

7 Hearing no further review, I'd like
8 to take a motion to accept the report and find them
9 in compliance.

10 MR. GARSIDE: So moved, Hugh
11 Garside.

12 MR. KINNINGER: Michael Kinninger,
13 second.

14 AUDITOR STINZIANO: It's been moved
15 and seconded. All those in favor, please vote by
16 saying aye.

17 Same sign for any opposition.

18 And any abstention.

19 (Vote taken; motion passed.)

20 AUDITOR STINZIANO: Report is
21 approved.

22 Next, we will move to the Lockbourne
23 Properties, LLC, 3455 CenterPoint Drive, A, B and
24 K.

25 MS. BARNES: A, B, K, okay.

1 Lockbourne Properties, LLC, Columbus Joint and
2 Clutch, two jobs at \$180,470 in payroll -- 108
3 thousand -- I'm sorry, I didn't say that right --
4 470 in payroll. And they are in compliance with
5 their annual fees.

6 AUDITOR STINZIANO: So I have a note
7 we are, again, missing an assignment or assumption
8 on this one.

9 MS. BARNES: Okay. Do you want K,
10 Funky's Auto Sales? Does that go with that?

11 AUDITOR STINZIANO: We treat them
12 all as one; so whatever you want to include in the
13 report, you are welcome to.

14 MS. BARNES: Okay. We will do that
15 one first, the Columbus Joint and Clutch.

16 MS. SHELTON: Elberta, we just need
17 one vote on all three of the condos. I think the
18 Auditor is saying if you have a third business that
19 reported, go ahead and complete that report, and we
20 will do one motion. Okay? I know this is
21 confusing. There are many units.

22 MS. BARNES: The two Lockbournes and
23 the Steve Funk, do they all go together?

24 MS. WASHINGTON: Well, we have three
25 Lockbournes and Unit K, the ownership is

1 Lockbourne, they are renting it to Steven Funk,
2 which has Unit L, but this should be reported under
3 the ownership; so yes.

4 MS. BARNES: So Lockbourne
5 Properties, LLC, Funky's Auto Sales reported 11
6 jobs and \$256,244 in payroll. And their annual fee
7 is in compliance. And L, Steven Funk, I think he's
8 also in there, he has 5.5 jobs at \$128,172 in
9 payroll. So the three of them.

10 AUDITOR STINZIANO: Thank you for
11 the report. Again, I have a note that it's missing
12 assignment or assumption. So due to the lack of
13 requirement of assignment or assumption, I would
14 like to receive a motion to find the CRA
15 noncompliant for tax year 2019, and I would also
16 like a recommendation that the village take the
17 required steps to bring the CRA into compliance
18 within 90 days of this meeting, by either passing a
19 village ordinance with the appropriate assignment
20 or passing legislation to cancel the abatement.

21 MR. CRAIG: So moved, Kelan Craig.

22 MR. KINNINGER: Could you clarify
23 your motion, Mr. Auditor? If the village passes an
24 ordinance for assignment, it has to be some
25 notification and evidence that the business or the

1 property owner was notified and had an opportunity
2 to sign for that agreement, right?

3 AUDITOR STINZIANO: Yes.

4 MR. KINNINGER: Could you read the
5 recommended motion one more time?

6 AUDITOR STINZIANO: The motion to
7 find the CRA noncompliant for tax year 2019, along
8 with the recommendation that the village take the
9 required steps to bring the CRA into compliance
10 within 90 days of this meeting by either passing a
11 village ordinance with the appropriate assignment
12 or passing legislation to cancel the abatement.

13 MS. SHELTON: And, Mr. Kinninger,
14 the statute lines out notice to property owners for
15 both cancellation and assumptions; so a properly
16 passed ordinance should cover that concern.

17 MR. KINNINGER: Thank you. I will
18 second that motion.

19 AUDITOR STINZIANO: Motion has been
20 moved and seconded. All those in favor, please
21 signify by saying aye.

22 Same sign for any opposition.

23 And any abstentions.

24 (Vote taken; motion passed.)

25 AUDITOR STINZIANO: Motion passes.

1 Next, we move to Americana
2 Investment Company, 3455 CenterPoint Drive, Unit C.

3 MS. BARNES: Americana Investment
4 Company, Terminex, reported 34 jobs, \$2,927,050 --
5 2 million 920 -- sorry -- 750 dollars in payroll.
6 And they are in compliance with their fees.

7 AUDITOR STINZIANO: So again, I'm
8 missing assignment or assumption. Due to that lack
9 of the required assignment or assumption, I would,
10 again, like to find this CRA noncompliant for tax
11 year 2019, and a recommendation as well that the
12 village take the required steps to bring the CRA
13 into compliance within 90 days of this meeting by
14 either passing the village ordinance with the
15 appropriate assignment or passing legislation to
16 cancel the abatement.

17 MR. CRAIG: So moved, this is Kelan
18 Craig.

19 MR. KINNINGER: Michael Kinninger,
20 second.

21 AUDITOR STINZIANO: It's been moved
22 and seconded. All those in favor of the motion,
23 please signify by saying aye.

24 Same sign for any opposition.

25 And any abstentions.

1 (Vote taken; motion passed.)

2 AUDITOR STINZIANO: The motion
3 passes.

4 Next, we will move to the Nature
5 Floors, LLC, 3455 CenterPoint Drive, Unit D.

6 MS. BARNES: Nature Floors, LLC,
7 Braden's Gym. Now, they filed bankruptcy, and then
8 the owner sold it to someone else, and they filed
9 bankruptcy; so there was no reporting.

10 AUDITOR STINZIANO: I also have no
11 assignment or assumption. So due to the lack of
12 required assignment or assumption, I would like to
13 call for a motion finding the CRA noncompliant for
14 tax year 2019, as well as the recommendation that
15 the village take the required steps to bring the
16 CRA into compliance within 90 days of this meeting,
17 by either passing a village ordinance with
18 appropriate assignment or passing legislation
19 canceling the abatement.

20 MR. KINNINGER: Michael Kinninger,
21 so moved.

22 MR. CRAIG: Kelan Craig, second.

23 AUDITOR STINZIANO: It's been moved
24 and seconded. All those in favor, signify by
25 voting aye.

1 Same sign for any opposition.

2 And any abstentions.

3 (Vote taken; motion passed.)

4 AUDITOR STINZIANO: Motion passes.

5 Next, we will move to -- I am
6 going -- I don't know how to pronounce it, TIXE,
7 LLC, 3455 CenterPoint Drive, Units E through I.

8 MS. BARNES: TIXE, LLC/Day Company,
9 Dotter Fastner, two jobs, \$90,000 in payroll.

10 AUDITOR STINZIANO: Thank you for
11 the report.

12 Are there any questions or comments
13 from members of the board?

14 Hearing no further review, I would
15 like to seek a motion to accept the report and find
16 it in compliance.

17 MS. WASHINGTON: Well, we should go
18 ahead and add all of the units with this owner,
19 because it's under the same agreement. We have E
20 through I.

21 MS. SHELTON: E through I.

22 And, Michael Kinninger this is one
23 last year that did not have the agreement, And the
24 owner provided us with the properly executed
25 agreement after last year's TIRC.

1 MS. BARNES: TIXE, LLC/Day Company,
2 Vitality Gym, F and G, four jobs, \$58,000 in
3 payroll. TIXE, LLC/Day Company, Aqua Doc, 20 jobs,
4 \$750,000 in payroll. TIXE, LLC/Day Company,
5 Contractors Choice, four jobs, \$227,000 in payroll.

6 MR. CRAIG: Just for clarification
7 for Parcel E through I, the total requirement in
8 the agreement are 25 FTEs and 400,000 in payroll?

9 MS. WASHINGTON: Correct. Yes.

10 MR. CRAIG: And the auditor staff,
11 you were able to verify these amounts, jobs and
12 payroll were accurate?

13 MS. WASHINGTON: As far as what was
14 reported, yeah. We don't have a means of verifying
15 that. This is what the companies are providing to
16 the village. They are consistent with what they
17 have been previous years. I imagine they would
18 have to -- if the village wanted to verify these,
19 they could do some kind of payroll verification,
20 income tax verification.

21 MS. BARNES: Last year, we did
22 verify those, because we physically went to the
23 units for where the staff was.

24 MR. CRAIG: Okay. Thank you.

25 AUDITOR STINZIANO: Are there any

1 additional questions or comments from members of
2 the board?

3 Hearing none, again, I would like to
4 take a motion to accept the report and find it in
5 compliance.

6 MR. KINNINGER: Michael Kinninger,
7 so moved.

8 MS. BOOS: Carlie Boos, second.

9 AUDITOR STINZIANO: It's been moved
10 and seconded. All those in favor, please signify
11 by saying aye.

12 Same sign for any opposition.

13 And any abstentions.

14 (Vote taken; motion passed.)

15 AUDITOR STINZIANO: Report is
16 accepted.

17 Next, we will move to MNB Holdings,
18 LLC, 3455 CenterPoint Drive, Unit J.

19 MS. BARNES: MNB Holdings, LLC,
20 Herbal Remedies and Wellness, four full-time jobs,
21 six part-time jobs, \$80,000 in payroll. The
22 Wellness reported two jobs with no payroll; they
23 are doing fee for service.

24 AUDITOR STINZIANO: Thank you for
25 the report.

1 Again, for the board members, we are
2 missing an assignment or assumption. So due to
3 that lack of required assignment or assumption, I
4 would like to seek a motion to find the CRA
5 noncompliant for tax year 2019. I would like the
6 recommendation that the village take the required
7 steps to bring the CRA into compliance within 90
8 days of this meeting by either passing a village
9 ordinance with the appropriate assignment or
10 passing legislation to cancel the abatement.

11 MR. GARSIDE: So moved, Hugh
12 Garside.

13 MR. CRAIG: Second, Kelan Craig.

14 AUDITOR STINZIANO: It's been moved
15 and seconded. All those board members in favor of
16 the motion, please signify by saying aye.

17 Same sign for any opposition.

18 And any abstentions.

19 (Vote taken; motion passed.)

20 AUDITOR STINZIANO: And motion
21 passes. Thank you.

22 Now, we move to the last CRA, the
23 Steven L. and Trudy A. Funk, 3455 CenterPoint
24 Drive, Unit L.

25 MS. BARNES: Steven Funk, Funky's

1 Auto Sales reported, in combined with K, 5.5 jobs
2 at 120 -- 128 thousand, sorry, 172 in payroll.

3 AUDITOR STINZIANO: Thank you for
4 the report.

5 Again, we are missing an assignment
6 or assumption. Do any of the members of the board
7 have questions or comments?

8 MR. KINNINGER: I'm a little afraid
9 to ask, why is this property separate on the CRA
10 report?

11 MS. SHELTON: They rent Unit L from
12 Lockbourne Properties. They apparently expanded
13 from their original one they purchased.

14 MR. KINNINGER: So is the
15 recommendation to assign the agreement for Unit K
16 or for Unit L?

17 AUDITOR STINZIANO: This one is Unit
18 L.

19 MR. KINNINGER: Okay.

20 AUDITOR STINZIANO: So because of
21 the lack assignment or assumption, I would like to
22 call for a motion to find the CRA noncompliant for
23 tax year 2019, and make a recommendation the
24 village take the required steps to bring the CRA
25 into compliance within 90 days of the meeting, by

1 either passing a village ordinance with the
2 appropriate assignments or passing legislation to
3 cancel the abatement.

4 MR. KINNINGER: Michael Kinninger,
5 so moved.

6 MS. BOOS: Second.

7 AUDITOR STINZIANO: It's been moved
8 and seconded. All those board members in favor of
9 the motion, signify by saying aye.

10 Same sign for any opposition.

11 And any abstentions.

12 (Vote taken; motion passed.)

13 AUDITOR STINZIANO: Thank you all.
14 That is all of the reports that I have on today's
15 agenda.

16 Is there any other business before
17 today's TIRC?

18 Hearing no other business, we are
19 adjourned.

20 - - -

21 Thereupon, the proceeding was adjourned at
22 approximately 5:00 p.m.

23 - - -

24

25

C E R T I F I C A T E

- - -

THE STATE OF OHIO:

SS:

COUNTY OF FRANKLIN:

I, Angela S. Moore, a Professional Reporter and Notary Public in and for the State of Ohio, do hereby certify that the foregoing is a true, correct, and complete written transcript of the proceedings in this matter;

That the foregoing was taken by me stenographically and transcribed by me with computer-aided transcription;

That the foregoing occurred at the aforementioned time and place;

That I am not an attorney for or relative of either party and have no interest whatsoever in the event of this litigation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of office at Columbus, Ohio, this 15th of September, 2020.

/s/Angela S. Moore
Notary Public, State of Ohio

My Commission Expires: February 28, 2021.

- - -

RECORD OF RESOLUTIONS

BEAR GRAPHICS 800-325-8084 FORM NO. 30045

Resolution No. 20-20

Passed October 13, 2020

A RESOLUTION APPROVING THE RECOMMENDATIONS
OF THE TAX INCENTIVE REVIEW COUNCIL AND TO DECLARE AN
EMERGENCY

Moved by: Ziglar-Zimmerman

WHEREAS, the Tax Incentive Review Council for the Village of Urbancrest
convened on Monday August 31, 2020 at 4:00 pm – 5:00 pm; and

WHEREAS, the Tax Incentive Review Council reviewed the status of employment
and payroll of the various parties to the Community Reinvestment Area Agreements
with the Village, as required by the Community Reinvestment Area Agreements;
and

WHEREAS, the Tax Incentive Review Council recommended, upon its review, that
the Community Reinvestment Area Agreement with each of the following parties
be continued

WHEREAS, these CRA's are found in compliance for year 2019 and
recommended to continue; and

1. GEW Management (Tropical Fruit & Nut) (161-000004)
2. **Centerpoint (Big Run Industrial Park Complex)**
 - * TH Midwest Inc. (Turkey Hill) (161-001128)
 - * VP Columbus LLC (Woodspring Suites) (161-001170)
 - * Exeter-Core 3210 (Palmer Donavin) (161-001136)
3. **3341 Centerpoint Dr. Units A-D (161-001142-161-001145)**
 - * Lockbourne Properties-Skrapp House Gym (161-001142-A)
 - * Lockbourne Properties-Glass Guru (161-001143-B)
 - * Pandar Enterprise LLC-MCR Medical (161-001144-C) &
(161-001145-D)
4. **Opus North Complex 3500 CenterPoint Drive**
 - * Oire Ohio C LLC - McKesson Medical/USP Mail
(161-001155)**Opus North Complex 3340 CenterPoint Drive**
 - * Oire Ohio C LLC-Pilkington (161-001156)
5. **3455 Centerpoint Dr. Units E-I**
 - * Tixie LLC/Day Company – Dotter Fastener (161-001161-E)
 - * Tixie LLC/Day Company – Vitality Gym (161-001162-F) &
(161-001163-G)
 - * Tixie LLC/Day Company-Aqua doc (161-001164-H)
 - * Tixie LLC/Day Company-Contractors Choice
(161-001165-I)

WHEREAS, due to the lack of the required assignment or assumption the
following CRA's is found noncompliant, with a recommendation that the Village
simply allow the natural expiration of the CRA to stand (2019).

6. **3341 Centerpoint Dr. Units E-I (161-001146-161-001150)**
 - * Americana Investment Co, – Relay Express,
(161-001146-E) & (161-0001148-F)
 - * American Investment Co,-A1 Office Installation Warehouse
only (161-001147-G)

RECORD OF RESOLUTIONS

BEAM GRAPHICS 800-325-8094 FORM NO. 30045

Resolution No. _____, Passed _____, 20____

- * American Investment Co.,-Cadillac Coffee (161-001149-H)
- * American Investment Co.,-Ketchem & Walton Storage only for 2019 (161-001150-I)
- * BB Properties LLC - Midwest All Pro (161-001151-J)
- * Sheridan William K TR -Northern Haserot Foods Storage only for 2019 (161-001152-K)
- * Stewart Karen C - Jeff's Lawn Service & Snow Removal (161-001153-L)

7. 3455 Centerpoint Dr. Units A-L

WHEREAS, That the following CRA's is found noncompliant for tax year 2019 with steps to bring into compliance of this meeting within 90 days of the August 31, 2020 meeting, by either passing a village ordinance with the appropriate assignment or passing legislation to cancel the abatement.

- * Lockbourne Properties LLC - Columbus Joint & Clutch (161-001157-A) & (161-001158-B)
- * Lockbourne Properties LLC - Funky's Auto Sales (161-001167-K) & (161-001168-L)
- * American Investment Company - Terminex (161-001159-C)
- * Nature Floors LLC - Braden's Floors/Fit City LLC (161-001160-D)
- * MNB Holdings LLC - Herbal Remedies & Wellness (161-001166-J)
- * Steven L & Trudy Funk-Funky's Auto Sales (161-001168-L)

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF URBANGREST, STATE OF OHIO:

SECTION ONE:

That based upon the recommendations of the Village's Tax Incentive Review Council, the Community Reinvestment Area Agreements with the following entities shall be continued.

- *GEW Management (Tropical Fruit & Nut) (161-000004)
- Centerpoint (Big Run Industrial Park Complex)**
- * TH Midwest Inc.(3000) (Turkey Hill) (161-001128)
- * VP Columbus LLC (3205) (Woodspring Suites) (161-001170)
- * (Exeter-Core (3210) (Palmer Donavin) (161-001136)
- 3341 Centerpoint Dr. Units A-D (161-001142-161-001145)**
- * Lockbourne Properties-Skrap House Gym (161-001142-A)
- * Lockbourne Properties-Glass Guru (161-001143-B)
- * Pandar Enterprise LLC-MCR Medical (161-001144-C) & (161-001145-D)
- Opus North Complex 3500 CenterPoint Drive**
- * Oire Ohio C LLC - McKesson Medical/USP Mail (161-001155)
- Opus North Complex 3340 CenterPoint Drive**
- * Oire Ohio C LLC-Pilkington (161-001156)

RECORD OF RESOLUTIONS

BEAR GRAPHICS 800-325-8094 FORM NO. 30045

Resolution No. 20-20

Passed October 13, 2020, 20

3455 Centerpoint Dr. Units E-I

- * Tixie LLC/Day Company – Dotter Fastener (161-001161-E)
- * Tixie LLC/Day Company – Vitality Gym (161-001162-F) & (161-001163-G)
- * Tixie LLC/Day Company-Aqua doc (161-001164-H)
- * Tixie LLC/Day Company-Contractors Choice (161-001165-I)

SECTION TWO: That due to the lack of the required assignment or assumption the following CRA's is found noncompliant, with a recommendation that the Village simply allow the natural expiration of the CRA to stand (2019).

3341 Centerpoint Dr. Units E-I (161-001146-161-001150)

- * Americana Investment Co, – Relay Express, (161-001146-E) & (161-0001148-F)
- * American Investment Co,-A1 Office Installation Warehouse only (161-001147-G)
- * American Investment Co,-Cadillac Coffee (161-001149-H)
- * American Investment Co,-Ketchum & Walton Storage only for 2019 (161-001150-I)
- * BB Properties LLC – Midwest All Pro (161-001151-J)
- * Sheridan William K TR –Northern Haserot Foods Storage only for 2019 (161-001152-K)
- * Stewart Karen C – Jeff's Lawn Service & Snow Removal (161-001153-L)

SECTION THREE: That the following CRA's is found noncompliant for tax year 2019 with steps to bring into compliance of this meeting within 90 days of the August 30, 2020 meeting, by either passing a village ordinance with the appropriate assignment or passing legislation to cancel the abatement.

3455 Centerpoint Dr. Units A-L

- * Lockbourne Properties LLC - Columbus Joint & Clutch (161-001157-A) & (161-001158-B)
- * Lockbourne Properties LLC – Funky's Auto Sales (161-001167-K) & (161-001168-L)
- * American Investment Company – Terminex (161-001159-C)
- * Nature Floors LLC – Braden's Floors/Fit City LLC (161-001160-D)
- * MNB Holdings LLC – Herbal Remedies & Wellness (161-001166-J)
- * Steven L & Trudy Funk-Funky's Auto Sales (161-001168-L)

SECTION FOUR: That the recommendation for the subject CRA's to come into compliance or terminate them within 90 days of the tax incentive Review Councils meeting which was August 31, 2020 was changed by Council and then decided upon making that 90 days from today's date as of the September 8, 2020 council meeting."

SECTION FIVE: That an emergency exists that requires immediate passage of this resolution for the preservation of the health, safety and welfare of the public to satisfy timing requirements set forth by Ohio law.

RECORD OF RESOLUTIONS

BEAR GRAPHICS 800-325-8094 FORM NO. 30045

Resolution No. _____ Passed _____, 20____

SECTION SIX: This resolution shall take immediate effect.

SECTION SEVEN: That it is found and determined that all formal actions of this Council or committees thereof, concerning and relating to the passage of this resolution was adopted in an open meeting in compliance with Section 121.22 of the Ohio Revised Code.

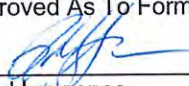
Seconded by: Moore

Vote:

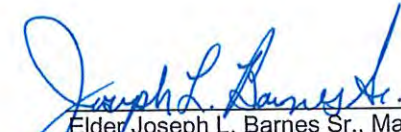
Moore	<u>Y</u>
Larkins	<u>Y</u>
Larkins-Jackson	<u>Y</u>
Skinner	<u>Y</u>
Wiggins	<u>Y</u>
Ziglar-Zimmerman	<u>Y</u>

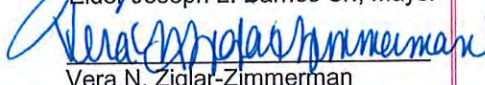
Passed this 13th day of October 2020

Approved As To Form:



Rodd Lawrence,
Law Director

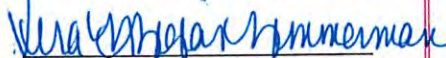


Elder Joseph L. Barnes Sr., Mayor


Vera N. Ziglar-Zimmerman
Acting Fiscal Officer

FISCAL OFFICER'S CERTIFICATION

I, Vera N. Ziglar-Zimmerman, Acting Fiscal Officer of Council, Village of Urbancrest, Ohio do hereby certify that foregoing is a true copy of Resolution # 20-20, adopted by the Council for the Village of Urbancrest, Ohio, on October 13, 2020, and now on file in the office of the Fiscal Officer, Village of Urbancrest, Ohio.



Vera N. Ziglar-Zimmerman,
Acting Fiscal Officer

Abatement Form

Name of TIRC Urbancrest

Company Name GEW Management Co

CRA Name CenterPoint CRA

First Year 2009 **Last Year** 2023

Total Appraised Value \$5,280,000

Annual Tax Paid \$63,968.38

Delinquent Tax \$0

Building Description/Use 83,640 Sq Ft Warehouse
Tenants

Project Details/History

Agreement Benchmarks

Real Estate Only Investment \$5,200,000

Investment Completion Date 1/15/2009

Number of Retained Jobs 44

Payroll Retained \$

Number of New Jobs Created 18.5

New Yearly Payroll Created \$1,565,000

Jobs/Payroll Created By 12/31/2011

Other Agreement Benchmarks

Notes

Additional Information

Date of TIRC

Community Reinvestment Area Type New
Construction

Percent Abated 75%

Number of Years 15

Total Value Abated 12/31/2011

Foregone Tax \$89,912.31

Do you believe this abatement is in compliance? In
Compliance

Parcel Numbers 161-000004

Vacancies

Additional Information

As Verified

Real Estate Only Invested \$5,200,000

Date Investment Completed

Actual Retained Jobs 82

Payroll Dollars Retained

New Jobs Created 43

New Payroll Dollars Created \$1,353,132.35

Community Involvement Yes

Abatement Form

Name of TIRC Urbancrest
Company Name TH Midwest

CRA Name CenterPoint CRA
First Year 2011 Last Year 2025
Total Appraised Value \$1,523,600
Annual Tax Paid \$33,434.72
Delinquent Tax \$0

Building Description/Use Gas Station
Tenants

Project Details/History

Agreement Benchmarks

Real Estate Only Investment \$15000000
Investment Completion Date
Number of Retained Jobs 0
Payroll Retained \$325,500
Number of New Jobs Created 8
New Yearly Payroll Created \$210,000
Jobs/Payroll Created By
Other Agreement Benchmarks
Notes

Date of TIRC

Community Reinvestment Area Type New
Construction

Percent Abated 100%

Number of Years 15

Total Value Abated

Foregone Tax \$10,969.75

Do you believe this abatement is in compliance? In
Compliance

Parcel Numbers 161-001128

Vacancies

Additional Information

As Verified

Real Estate Only Invested 0
Date Investment Completed
Actual Retained Jobs 12
Payroll Dollars Retained \$325,500
New Jobs Created 20
New Payroll Dollars Created \$350,000
Community Involvement

Additional Information

Abatement Form

Name of TIRC Urbancrest
Company Name VP Columbus/Woodspring Suites
Hotel
CRA Name OPUS North
First Year 2015 **Last Year** 2029
Total Appraised Value \$5,125,000
Annual Tax Paid \$34,395.64
Delinquent Tax \$0

Building Description/Use Hotel
Tenants

Project Details/History

Actual Investment: \$6,222,900.00 Actual
Retained Jobs: 3 for \$330,000.00 Actual
New Jobs: 9 which include 5 FT and 4 PT
jobs Actual New Payroll: 2020 payroll =
\$291,681.00

Agreement Benchmarks

Real Estate Only Investment \$15,000,000
Investment Completion Date
Number of Retained Jobs 0
Payroll Retained \$
Number of New Jobs Created 5
New Yearly Payroll Created \$200,000
Jobs/Payroll Created By
Other Agreement Benchmarks
Notes

Date of TIRC
Community Reinvestment Area Type New
Construction
Percent Abated 100%
Number of Years 15
Total Value Abated
Foregone Tax \$114,966.9
Do you believe this abatement is in compliance? In
Compliance
Parcel Numbers 161-001170
Vacancies

Additional Information

As Verified

Real Estate Only Invested \$6,222,900.00
Date Investment Completed
Actual Retained Jobs 3
Payroll Dollars Retained \$330,000.00
New Jobs Created 9
New Payroll Dollars Created \$291,681
Community Involvement

Additional Information

Abatement Form

Name of TIRC Urbancrest
Company Name OIRE Ohio LLC (McKesson)

CRA Name OPUS North
First Year 2007 **Last Year** 2021
Total Appraised Value \$23,000,000
Annual Tax Paid \$99,753.78
Delinquent Tax \$0

Building Description/Use Medical Supplies
Tenants

Project Details/History

Agreement Benchmarks

Real Estate Only Investment \$0
Investment Completion Date
Number of Retained Jobs 0
Payroll Retained \$
Number of New Jobs Created 45
New Yearly Payroll Created \$720,000
Jobs/Payroll Created By
Other Agreement Benchmarks
Notes

Additional Information

Date of TIRC
Community Reinvestment Area Type New
Construction
Percent Abated 100%
Number of Years 15
Total Value Abated
Foregone Tax \$570,556.17
Do you believe this abatement is in compliance? In
Compliance
Parcel Numbers 161-001155
Vacancies

Additional Information

As Verified

Real Estate Only Invested
Date Investment Completed
Actual Retained Jobs
Payroll Dollars Retained
New Jobs Created 257
New Payroll Dollars Created \$1,622,341,198
Community Involvement

Abatement Form

Name of TIRC Urbancrest
Company Name OIRE Ohio LLC (Pilkington)

CRA Name OPUS North
First Year 2007 Last Year 2021
Total Appraised Value \$18,400,000
Annual Tax Paid \$64,461.34
Delinquent Tax \$0

Building Description/Use Glass Mfg/Warehouse
Tenants

Project Details/History

Agreement Benchmarks

Real Estate Only Investment \$15,000,000
Investment Completion Date
Number of Retained Jobs 0
Payroll Retained \$
Number of New Jobs Created 88
New Yearly Payroll Created \$880,000
Jobs/Payroll Created By
Other Agreement Benchmarks
Notes

Date of TIRC
Community Reinvestment Area Type New
Construction
Percent Abated 100%
Number of Years 15
Total Value Abated
Foregone Tax \$471,787.46
Do you believe this abatement is in compliance? In
Compliance
Parcel Numbers 161-001156
Vacancies

Additional Information

As Verified

Real Estate Only Invested \$15,000,000.00
Date Investment Completed
Actual Retained Jobs
Payroll Dollars Retained
New Jobs Created 5
New Payroll Dollars Created \$275,000
Community Involvement

Additional Information

Abatement Form

Name of TIRC Urbancrest
Company Name Americana Investments co

CRA Name OPUS North
First Year 2007 **Last Year** 2021
Total Appraised Value \$585,000
Annual Tax Paid \$1,877.7
Delinquent Tax \$0

Building Description/Use 1 Commercial Condo
Tenants Terminix

Project Details/History

Terminix merged branch operations at a few locations in the Greater Columbus area. As a result of this, only 1 person worked from 1/1/20 to 8/31/20 As of 9/1/20-no one is actually working from that location.

Agreement Benchmarks

Real Estate Only Investment \$0
Investment Completion Date
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 3
New Yearly Payroll Created \$48,000.00
Jobs/Payroll Created By
Other Agreement Benchmarks
Notes

Date of TIRC
Community Reinvestment Area Type New Construction
Percent Abated 100%
Number of Years 15
Total Value Abated
Foregone Tax \$15,172.32
Do you believe this abatement is in compliance?
Other (please explain in the notes)
Parcel Numbers 161-001159
Vacancies

Additional Information

As Verified

Real Estate Only Invested 0
Date Investment Completed
Actual Retained Jobs 0
Payroll Dollars Retained 0
New Jobs Created 1
New Payroll Dollars Created \$29,449
Community Involvement

Additional Information

Abatement Form

Name of TIRC Urbancrest
Company Name Nature Floors LLC

CRA Name OPUS North
First Year 2007 Last Year 2021
Total Appraised Value \$489,100
Annual Tax Paid \$1,877.7
Delinquent Tax \$0

Building Description/Use 1 Commercial Condo
Tenants

Project Details/History

Agreement Benchmarks

Real Estate Only Investment \$0
Investment Completion Date
Number of Retained Jobs
Payroll Retained \$
Number of New Jobs Created 2
New Yearly Payroll Created \$32,000.00
Jobs/Payroll Created By
Other Agreement Benchmarks
Notes

Date of TIRC
Community Reinvestment Area Type New
Construction
Percent Abated 100%
Number of Years 15
Total Value Abated
Foregone Tax \$12,377.83
Do you believe this abatement is in compliance? In
Compliance
Parcel Numbers 161-001160
Vacancies 0

Additional Information

As Verified

Real Estate Only Invested
Date Investment Completed
Actual Retained Jobs
Payroll Dollars Retained
New Jobs Created 2
New Payroll Dollars Created \$38,788
Community Involvement

Additional Information

Abatement Form

Name of TIRC Urbancrest
Company Name TIXE LLC- Day Co

CRA Name OPUS North
First Year 2007 **Last Year** 2021
Total Appraised Value \$1,947,900
Annual Tax Paid \$7,604.88
Delinquent Tax \$0

Building Description/Use 5 Comercial Condos

Tenants Dotter Fastener (E), Vitality Gym (F,G), Aqua
Doc (H)

Project Details/History

54,400 sq.ft. multi-tenant office
warehouse building

Agreement Benchmarks

Real Estate Only Investment \$15,000,000
Investment Completion Date 12/31/2016
Number of Retained Jobs 0
Payroll Retained \$
Number of New Jobs Created 25
New Yearly Payroll Created \$400,000
Jobs/Payroll Created By 1/1/2017

Other Agreement Benchmarks
Notes

Actual Investment : \$1,085,400.00

Additional Information

Date of TIRC
Community Reinvestment Area Type New
Construction
Percent Abated 100%
Number of Years 15
Total Value Abated 1/1/2017
Foregone Tax \$49,170.74
Do you believe this abatement is in compliance? In
Compliance
Parcel Numbers 161-001161, 161-001162, 161-
001163, 161-001164, 161-001165
Vacancies

Additional Information

As Verified

Real Estate Only Invested \$1,085,400.00
Date Investment Completed
Actual Retained Jobs
Payroll Dollars Retained
New Jobs Created 36
New Payroll Dollars Created \$1,188,000
Community Involvement

Abatement Form

Name of TIRC Urbancrest
Company Name MNB Holdings LLC

CRA Name OPUS North
First Year 2007 **Last Year** 2021
Total Appraised Value \$315,200
Annual Tax Paid \$1,283.16
Delinquent Tax \$0

Building Description/Use 1 Commercial Condo
Tenants Holistic Herbal Solutions, LLC

Project Details/History

Agreement Benchmarks

Real Estate Only Investment \$0
Investment Completion Date
Number of Retained Jobs 0
Payroll Retained \$
Number of New Jobs Created 2
New Yearly Payroll Created \$32,000.00
Jobs/Payroll Created By
Other Agreement Benchmarks
Notes

Date of TIRC
Community Reinvestment Area Type New Construction
Percent Abated 100%
Number of Years 15
Total Value Abated
Foregone Tax \$7,903.83
Do you believe this abatement is in compliance? In Compliance
Parcel Numbers 161-001166
Vacancies

Additional Information

As Verified

Real Estate Only Invested
Date Investment Completed
Actual Retained Jobs
Payroll Dollars Retained
New Jobs Created 5
New Payroll Dollars Created \$180,000
Community Involvement

Additional Information

Abatement Form

Name of TIRC Urbancrest

Company Name Steven L Funk

CRA Name OPUS North

First Year 2007 **Last Year** 2021

Total Appraised Value \$349,800

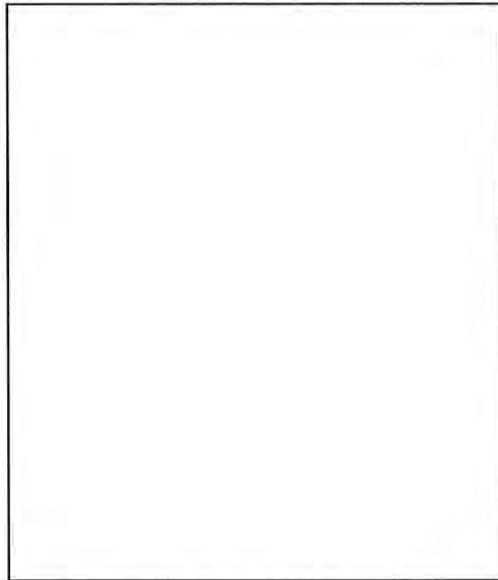
Annual Tax Paid \$1,283.16

Delinquent Tax \$0

Building Description/Use 1 Commercial Condo

Tenants Steven L. Funk Premier Audio

Project Details/History



Date of TIRC

Community Reinvestment Area Type New Construction

Percent Abated 100%

Number of Years 15

Total Value Abated

Foregone Tax \$8,912.21

Do you believe this abatement is in compliance? In Compliance

Parcel Numbers 161-001168

Vacancies

Additional Information

Agreement Benchmarks

Real Estate Only Investment \$0

Investment Completion Date

Number of Retained Jobs 0

Payroll Retained \$0

Number of New Jobs Created 2

New Yearly Payroll Created \$32,000.00

Jobs/Payroll Created By

Other Agreement Benchmarks

Notes

As Verified

Real Estate Only Invested 0

Date Investment Completed

Actual Retained Jobs 0

Payroll Dollars Retained \$0

New Jobs Created 2

New Payroll Dollars Created \$48,000

Community Involvement

Actual New Jobs: 2 Actual New Payroll: \$ 48,000.00

Additional Information