1. TIRC Agenda 2021

   Documents:
   
   TAX INCENTIVE REVIEW COMMITTEE AGENDA 2021 FOR 2020 - CORRECT MEETING DATE.PDF

1.I. TIRC Minutes 2020

   Documents:
   
   TIRC MINUTES 2020 FOR 2019 REPORTING - DRAFT.PDF
Tax Incentive Review Committee
2021 Annual Meeting to Review 2020 Financial Reports
Friday, June 11th, 2021
9:00 am
City Council Chambers

Agenda
I. Call to Order
II. 2020 Meeting Minutes
III. Staff Recommendations
IV. CRA
   a. Torchlight Pass
   b. Sorg Mansion
   c. Spoken Bicycles / Lion and Ram Studios
   d. O’Reilly Auto Parts
   e. BMW Motorcycles of Greater Cincinnati
   f. Parrot Lofts
V. EZ
   a. Middletown Coke
   b. Kadant Johnson / SSI Fabricated
   c. Pilot Chemical
   d. Cliffs Research and Innovation Center (formerly AK)
   e. Ohio Power Partners (formerly NTE)
   f. 75 Logistics
   g. MADE Industrial Park
VI. TIF
   a. Downtown
   b. Aeronca
   c. Airport
   d. MADE
   e. Miller Road N
   f. Miller Road S
   g. Greentree Industrial Park
   h. S Yankee / Suncoke
   i. E End / S Towne Blvd
   j. Towne Mall / Hospital
   k. New Towne Mall
   l. Manchester Rd.
   m. Renaissance N
   n. Renaissance S
   o. Sawyer’s Mill
VII. Adjourn
TAX INCENTIVE REVIEW COUNCIL
City of Middletown Annual Review of Enterprise Zone Agreements,
Tax Increment Financing (TIF) Districts, and Community Reinvestment Areas
Reporting Year 2019

Wednesday, June 29, 2020
2:00 P.M.
CITY COUNCIL CHAMBER and Via Zoom

MEMBERS PRESENT
JULIE LEPSKY, Butler County Deputy Auditor
TOM BRICKEY, Middletown Resident
BETSY HANAVAN, Middletown Resident
NICOLE CONDREY, Mayor
JIM PALENICK, City Manager
JACOB BURTON, Finance Director

MEMBERS PRESENT via Zoom
MATT NOLAN, Warren County Auditor
RANDY BERTRAM, Middletown City Schools Treasurer
ERIC SOTZING, Lebanon City Schools Treasurer
PAUL CARPENTER, Butler Tech CFO
RON CARTER, Middletown Resident

MEMBERS ABSENT
ROBERT GIUFFRE, Franklin City Schools Interim Treasurer
JOHN LANGHORNE, Middletown Resident
CATHY McMONIGLE, Warren County Career Center

STAFF MEMBERS PRESENT
CHRIS XEIL LYONS, Economic Development Director
ALAINA GERES, Economic Development Program Manager
DEBBIE GARITSON, Economic Development Administrative Assistant
SUSAN COHEN, Administrative Services Director

CALL TO ORDER AND INTRODUCTIONS

Alaina Geres welcomed everyone to the annual meeting and asked the roll be called. She then introduced the new Economic Development Staff Members Director Chris Xeil Lyons and Alaina Geres, Program Manager. Alaina then introduced the new members City Manager Jim Palenick, Mayor Nicole Condrey, and Robert Giuffre, the Interim Treasurer for the Franklin City Schools.
Alaina asked for a motion to approve the minutes from 2019. Randy Bertram moved to approve the minutes. Julie Lepsky seconded and the motion carried unanimously.

COMMUNITY REINVESTMENT AREA AGREEMENTS

Alaina showed the power point spreadsheet with details of each agreement and asked for questions. The spreadsheet is included with these minutes. Betsy Hanavan asked if all businesses within the building were included for Torchlight Pass agreement. Chris Xeil Lyons replied that all business within the building are included and the job creation ramp up period is 12 to 36 months. Betsy asked for the execution dates of the agreements for Torchlight and Spoken. Alaina said Torchlight was executed October 2016 and Spoken was June 2018.

VOTING
COMMUNITY REINVESTMENT AREA

Tom Brickey moved to approve the staff recommendation to continue all CRA agreements. Betsy Hanavan seconded. Motion carried unanimously.

ENTERPRISE ZONE AGREEMENTS

Alaina showed the power point spreadsheet with details of each agreement and asked for questions. The spreadsheet is included with these minutes. Staff has reviewed all EZ agreements/ TIRC reports and recommends continuing all agreement with the exception of Akers packaging. Staff recommends terminating this agreement. Chris Xeil and Alaina have met with Akers packaging and they understand the reason for the termination of their EZ agreement. They did not meet the number of jobs committed. In 2017, Akers added an automated piece of equipment that eliminated an entire shift. It was noted that Akers had received two other grants besides the EZ for the creation of 27 jobs – a $70K Training Grant and a Job Creation Incentive Grant valued at $62,620 to date.

VOTING

Betsy Hanavan moved to approve the staff recommendations. Tom Brickey seconded and the motion carried.

Jim Palenick moved to terminate Akers EZ agreement effective January 1, 2020. Julie Lepsky seconded and the motion carried.
(TIF) TAX INCENTIVE FINANCING DISTRICTS

Alaina showed the power point spreadsheet with details of each TIF District. The spreadsheet is included with these minutes. The financial information is provided by the City of Middletown Finance Director, Jake Burton. All active TIF projects are in compliance. Staff recommends continuing all TIF agreements.

The Downtown and East End/ S Towne TIFs both expire this year 2020. When asked for what the TIF funds are used, Jake Burton replied the TIF funds are used to pay down existing debt such as the 2004 SR 122/ I-75 improvements due to expire in 2025 and the Towne Boulevard Improvements debt which is due to expire in 2022.

VOTING

Tom Brickey moved to approve the staff recommendation to continue all TIF agreements. Betsy Hanavan seconded. Motion carried unanimously.

ADJOURNMENT

With no further comments, Alaina adjourned the meeting and thanked everyone for their time.