

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.

MINUTES
June 19, 2019

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.