

**Village of Commercial Point  
Committee of the Whole Minutes  
April 17, 2017**

Mr. Sadler called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Sadler, Mr. Townsend, Mr. Geiger, Mr. O'Neil, Ms. Blevins, and Mr. Laxton. Mayor Joiner was also present.

Mr. Sadler asked if there were any changes or corrections to the March 20, 2017 Council of the Whole Meeting Minutes. No changes or corrections requested. Ms. Blevins motioned for approval, seconded by Mr. Laxton. All in favor, motion passed.

Mayors Report: Mayor Joiner said the preliminary analysis of the new well is pumping 1500 gallons per minute. He said it has to run for 24 hours for a draw down but all indications show it is money well spent.

Engineer's Report: Nothing to report

Additional Items:

- a. Ryan Scribner, P3: Mr. Scribner introduced himself. He said P3 is the Economic Development for Pickaway County. He said he has enjoyed meeting with Mayor Joiner to discuss development goals of the village. He said he wanted to discuss some options the village may want to look into for development. He said not just tools for residential development but also commercial and industrial. He said Mayor Joiner asked him to come discuss CRA's, Community Reinvestment Areas. He said a CRA is an incentive. He said principally he hates CRA's. He said he was the county administrator for a few years, he said it is not something they lead with or promote. He said but giving the nature of a very competitive environment, it is good to have to attract large projects. He said he was at a development last fall and a gentleman that spoke said any given year there are 200 projects for companies to compete for. The gentleman said there are approx. 15,000 companies who compete for those projects. He said there are a couple areas they look for in economic development: must have accessibility, good clean available ground, ability to secure zoning that is favorable to a certain type of development and access to workforce. Commercial Point has these. He said he is not here to tell us we need to rush and create a CRA but he is suggesting us creating a framework to have the option to consider a CRA. He said Community Reinvestment Area is a specifically defined piece of ground. He said it could be by parcel or city wide. He said within the CRA the controlling entity could consider giving companies property tax relief. He said if we take a blank piece of ground and develop it, the ground value is going to increase regardless of what the CRA does. He said the CRA does not apply to machinery, inventory or equipment. He said all the CRA applies to is the physical fixed permanent property structure associated with the new development. Mr. Scribner said you cannot take a CRA and relieve taxes on a building already constructed, it must be a new construction or new value from a refurbished building. He said the level of value we can provide is a maximum term of 15 years at 100% tax abatement. He said we can get creative with the % given. He said an important thing to consider is the school district. He said for every dollar of real property tax we collect the school receives 2/3-3/4 of that dollar. He said because of this if a community gives an incentive above a certain threshold, the school has an opportunity to say yes or no. He said there is

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a negotiation and discussion that will need to take place. He said it is just about using this as a tool to have, not about saying we have to use the CRA. Mr. Sadler confirmed that it is just property tax. Mr. Scribner said yes. Mr. Sadler asked if as an example does the Township have any say if we are implementing the CRA, or do we work together. Mr. Scribner said he is not an attorney, but in his experience the other CRA areas, some groups have worked together and some have not. Mr. O'Neil said he understand the tax abatement but if you take someone with parcel of land with nothing on it, and they pay \$1000 tax dollars. He said if someone builds a large building which increases the taxes to \$50,000, is the CRA saying they would get the whole \$50,000 if we chose to give 100% exempt. Mr. Scribner said yes, if you chose the 100%. Mr. O'Neil confirmed that if the community does the CRA, we are not required to use it. Mr. Scribner said correct, it does not obligate us in any way, just gives us the option to use it. Mr. O'Neil asked what help do we have if we give them the tax abatement for 15 years and the company stays for 14 years then moves? Mr. Scribner said it is a risk, but we can not re-up a CRA for another company. He said there are examples of companies who do this, but there is also revision under the ORC to prevent companies from doing this. He said there is a risk that a company will do this. Mr. Scribner said there is a process called a Tax Incentive Review Council. He said a community can require the company to hire a certain percentage of people and possible certain percentage from the community. He said these get reviewed an annual basis. He said they can revoke the exemption if needed. He said at P3 they want to have a good degree on confidence in the companies that want to develop. He said they do not spend a lot of time throwing around abatements. Mr. Sadler asked if they have a CRA does they exclude other taxing agents like a JEDD or TIFF. Mr. Scribner said no. Mr. Laxton asked if we have a CRA and we take applications, is the CRA a blanket cover of example a 100% or can we set different % for different companies. Mr. Scribner said there are some that are a blanket exemption offer, but he does not agree with that because it take away control and limits being selective. He said he recommends taking a case by case basis and reserve the rights to set the incentive. Mayor Joiner said he believes it is important for council to understand that CRA is strictly for the four walls and we still get the income tax. Mr. Scribner agreed. Mr. Sadler shared as an FYI for council, if they go to Ohio Development Service Agency, there is a CRA look up.

- b. Mike Struckman: Trustee Struckman said he has researched CRA's and he said he understood a CRA is also for rundown buildings and could allow residential housing. He asked Mr. Scribner if there are different types. Mr. Scribner said it was originally intended to help with housing. He said this is not how they use them. He said P3 uses them exclusively for industrial projects. Mr. Struckman asked if council signed it, they can use it for residential. Mr. Scribner said yes, but other who have used the CRA have excluding residential. He said it is an important detail to remember. Mr. Struckman said his understanding is the taxes from the 1200 acres is what the taxes will be what we receive and not go up. He said those taxes is what the property is now, and will not receive additions. He said their concern as the trustees is we are asking the township, aka the fire department to support 100 million dollars building with 2000-3000 employees with no additional funds. He also said we have the issue of our roads and no additional funds. He said if we lose the money, getting a levy passed is not easy. He said they are using 93% of the JEDD money for the fire department. He said the village has

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already put in 147 homes with an average of three additional people per house with no additional funds. He said if the fire department goes downhill it will also hurt the residents which council was elected to represent. He said the fire department will not have the ability to serve them. He said he just wanted to make sure we are aware of this. He said he was not able to find any place where we could give money to the fire department. He is hoping we can look at doing something a little different to help the fire depart receive additional funds to operate. He said he is just asking council to look at everything before they vote. Trustee Maynard addressed Mr. Scribner and said once a certain threshold is met, the law says the school board must be a party to sign off on the agreement. The law does not mandate the township be a part of it. Mr. Scribner said correct. Trustee Maynard said there is nothing in the law that prohibits the sponsoring government entity from including a % of those abatements tax revenue where the township would receive some relief from the abatement. Mr. Scribner said he does not think there is anything that would stop that from happening. Trustee Maynard asked what the threshold is before the school is brought in. Mr. Scribner said they will require notice but the level is 60% or 10 years before the school is required to be brought in.

- c. Mayor Joiner: Mayor Joiner said it is important for us to discuss these items, especially since all the trustees are present. He said he feels it is important that the village and township work together. He said it hasn't always been the case. He said he thinks it is coming to a point that with the upcoming growth, to look at what is going to better the community. He said he thinks we should sit down as a collective body and discuss development plans and how we will be able to properly fund the fire department as well as allow us to build infrastructure. He said regardless of what is decided, maybe they need to discuss putting together a Development Committee. Trustee Struckman said he believes the village and township have gotten along well and worked well together for the past 15 years. Mayor Joiner said on a limited basis, but he does not think as deep as it needs to be. Trustee Struckman said there have not had any issues. Mayor Joiner said with the three trustees here, there is apparently an issue. Trustee Struckman said it is a concern. Trustee Maynard said not issue, but this is growth that our area has not seen before and it is something they are not used to on a day to day basis. He said the village is going through the same growing pains the township is, it is just a concern. Mayor Joiner said tonight is just a chance for Mr. Scribner to come in and discuss the CRA. He said there is nothing up for vote or decision tonight. He said he doubts it will happen in the next 12 months and not without having some input from the township. Mayor Joiner said he spoke to Mr. Taylor. He said Mr. Taylor is contemplating on giving us the easement without having to go to the county. He said he thinks we need to have the southbound lanes from the corporation limit to the State Route 762 reduced to 35mph. Mr. Sadler asked if he was just sharing with council or did he need them to do something. Mayor Joiner said he will need council to pass legislation. Mr. O'Neil asked if we are looking to lower both sides by working with the county. He said he is not in favor of lowering one side. Mayor Joiner said we have a southbound lane that is heavy populated and no availability for a turn lane. He said people are driving at least 55 mph, he wants to do what he can to prevent an accident from happening. He said the growth is appearing on the southbound side. Mr. Sadler said yes but the residents pulling out making a left turn would have cars on one side driving one speed and on the other another speed. Mayor Joiner said the person driving the car has to take

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on some responsibility. He said the southbound is going to slow down and we must work with the county if Mr. Taylor doesn't give us the easement. He said what he is asking is council take into consideration to lower the speed. Ms. Blevins asked what happens when they reach State Route 762, does it pick back up to 50mph. Mr. O'Neil from 762 to the village line headed east it is 55mph, once you hit the village line it is 50mph and once you come past the township building it is 35mph. Mr. O'Neil said safety is important but two different speed limits is not the way to go. Mayor Joiner said he is bringing it up for council to discuss. He said if we can lower it, let it figure itself out after that, but it is a concern of his. Mr. O'Neil is ok with whatever speed council decides, his issue is only lowering on one side. Mr. Laxton asked what is needed to change it on both sides. Mayor Joiner said we need to work with the county and they will need to come out and do a study. He said if Mr. Taylor gives the easement, it will just be legislation. Mr. Laxton asked if this had been discussed with Mr. Taylor. Mayor Joiner said yes he discussed it with him. Mr. O'Neil asked if anyone has ever had trouble on Welch road. He said he has the occasional person pass him, but in general it's not a bad drive. Mr. Sadler in the morning it is very hectic pulling out of there and coming home at night. Mr. O'Neil said his point is in the morning more traffic is going northbound and changing the speed on the southbound will not help it. Mr. Sadler and Mr. Geiger agree they would like to see it changed on both lanes. Mr. O'Neil asked if we would have to annex the easement. Mayor Joiner said yes. Mr. O'Neil said then we would maintain both sides.

- d. Mr. O'Neil asked Ms. Blevins if she wanted to discuss the trash cleanup day. Ms. Blevins thinks it would be a good idea to promote a cleanup day for Commercial Point. She said Jackson Township and Grove city has a cleanup day. Struckman has a cleanup day in the county in the fall. Mr. Scribner said a county he is aware of provides vouchers for people to take oil etc. at any time during the year to dispose of it. Ms. Blevins said a lot of places have yard debris to get rid of. She said if we have a cleanup day, people will know where they can take items to dispose of them. Mr. O'Neil asked her if she is talking about having a couple 40 yard roll off dumpsters brought in for a couple of days. Ms. Blevins said yes. Mr. O'Neil said he is in favor to try it, he said he is not sure it would be successful but he is in favor to try it. Mr. Sadler said we need to be clear on what qualifies for disposal. Mr. Sadler said perhaps we can reach out to waste services and see if they can provide us information. Mr. O'Neil said we have a contract with Rumpke. He said the issue is would the township like to help, not financially, but we need land to place the containers. He said we could possibly use the township land. Mayor Joiner said he thinks this is a great. He said we have the trustees here and this would be a good start to working on projects together. Mr. O'Neil said even though it would be for Scioto Township or Commercial Point, we will still have people from other areas come. Mayor Joiner said he has spoken to Chuck Wise of Ashville and they discussed as we progress, possibly working on a joint refuge contracts. Mr. O'Neil said he has thought about that for years regarding the township. He said if you speak with some of the people in Southern Point, they have garbage trucks come through 5 days a week. He said that is hard on the roads and it looks bad for trash to be out every day.

Mr. Sadler asked if any other council member have additional items to discuss. No additional issues.

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Ms. Blevins motioned to adjourned, Mr. Geiger seconded. All in favor. Meeting adjourned.



David Sadler, President of Council



Wendy Hastings, Fiscal Officer

\*Minutes provided by Paula Baldwin, Administrative Assistant