



**Village of Commercial Point
Committee of the Whole
March 16, 2020**

Pro Tempore Moore called the meeting to order. FO Hastings took roll call with the following members present: Ms. Wolfe, Mr. Mitchem, Ms. Joiner, Mr. Thompson and Mr. Moore. Mr. Grassel was not present.

M/I TIF Agreement

Mr. Moore asked council if they have had a chance to review the new TIF agreement and asked for questions or concerns. Mr. Moore said normally this is presented with the zoning as a combo package. He asked if anyone had a chance to review the zoning. Mayor Goldhardt gave a quick overview of the zoning currently approved for the M/I Project. Mr. Moore discussed the size of the lots and the difference with our requirements. ZI Kuzelka explained not all of their lots are 56 ft wide. He said they have 115 lots set aside for 62 ft wide lots. Mr. Moore asked about the road widths. ZI Kuzelka said they went from 28 ft to 32 ft. Mr. Moore asked if this has been cleared with the Fire Department. ZI Kuzelka said yes. Mr. Moore asked about the deviation percentage of finish on the front. ZI Kuzelka said he believes they have 3 definitions of design on the front of the house. Engineer Grosse advised he has a few things to discuss on the TIF. He said on page 9, it is clear water will be \$5000 and sewer \$7200, but the verbiage says those fees are for any structure they build. He said as an example, the pool house will have a larger tap fee or anything else that could deviate from a single family. He said what he would rather see is a reference to and attach a copy of the original ordinance with the fee schedule. Mr. Moore suggested putting the word residential in there and the pool fees should be what they are now. Engineer Grosse said he is fine adding the residential verbiage. He said they are asking for a \$2 million dollar consideration, but it is not defined as to how it is a percentage of each phase. He suggested having a percentage of the number of homes in each TIF. He said this way the village is getting the tap fees needed. Mr. Moore said their request is broken up in phases. Mayor Goldhardt said the original agreement discussed with Mr. Barkin is M/I takes the first \$2 million. Mr. Moore agrees but it was then under the impression M/I was going to do a full build out. He said it makes sense to talk to M/I about language to protect the village. Mr. Moore asked if they are obligated to purchase tap fees upfront? Council members agreed it was discussed and agreed they would purchase taps per phase. Mr. Moore advised that is not listed in the agreement. Mr. Thompson said they did discuss with M/I that they will receive the first \$2 million. Mayor Goldhardt said he did receive a sheet from M/I with projected TIF money revenues. He said the original had \$8.5 million and the new one has over \$12 million. He said on page 5 there is a typo on the reimbursement amount.

New Solicitor Contract

Mr. Moore discussed the new solicitor contract. Mr. Thompson asked the price. Mayor Goldhardt advised \$5000 per month, the same as we currently pay. He said the new solicitor said they can review the contract at the end of the year and make determinations if there is a price change based on the work load.

Scioto Crossing & Walker Point TIF's

Mr. Moore confirmed these are TIF's where we will receive 100% of the funds. Mayor Goldhardt said as of now, yes. He said with Scioto Crossing our first step is we need to pass an Economic Development Plan. He said once that is approved, Engineer Grosse will sign it then they need to pass an ordinance. He said he has one for them to review. He advised he has not completed an economic plan for Walker Point yet.

Struckman Property

Mr. Jason, VP of Planning and Zoning with Grant Communities advised council that he represents Fischer Homes Land Development Company. He said they held discussions with the previous administration about property on the West side of the village. They soon came to realize the challenges was with utility services. He said they were advised those challenges were not as prevalent on the East side of the Village. He said at Fischer Homes they do not like to put money in the ground, just to take it out later. He said after meeting with the administrative staff, Mr. Struckman and Rockford homes, they wanted to gauge the council's interest in a large project. He said the Struckman property is almost 400 acres. He said with the home products Fischer and Rockford would like to build, they could place almost 1300 units over time. He said they just wanted to reach out to council and look at some of the global issues such as TIF, utility and road improvements over time and what their vision is for this property. He said they would like to get initial feedback to see what the village needs so they can incorporate into this. Ms. Joiner said the village is not interested in town homes or apartments. She said we have a great trend in the types of homes and people coming in. Mr. Thompson said he would be open



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to see information on townhomes. He said it would be a hard sell on apartments, but he would be open to see the plans for townhomes. Mr. Moore said he would not say the town is not open to seeing these things. He said a lot of people came out here looking for a country lifestyle, but with 10 feet between homes, that is not a country lifestyle. He said he believes his place is to make sure property value is maintained or even increased. He said some townhomes can be high end. He said he is not opposed; it depends on what products they want to bring to the community. Mr. Jason advised council that anything on a scale of this size would not solely be Fischer Homes. Mr. Moore said when looking at the retail section, they will look for select retail based off of previous resident comments. Mr. Moore discussed expectations on TIF's. He said he does not love the traditional linear square developments. He said he would like to see something nicer developed. Mr. Thompson said he likes lots of green space. Mayor Goldhardt asked Engineer Grosse if he wanted to discuss the utility concerns that were discussed the other day in the meeting. Engineer Grosse said not at this time. Mr. Thompson asked if the new water plant could handle this addition. Engineer Grosse said yes, but our current sewer plant could not. Mayor Goldhardt wanted to confirm that the estimated build out is 15-20 years. Mr. Jason said yes.

M/I TIF Agreement

Mr. Thompson asked Mr. Barkin to join the meeting. Mr. Moore discussed the wording concern Engineer Grosse had with the TIF. Due to multiple conversations, not all details of the conversation were recorded. Mr. Moore asked Mr. Barkin about changing the language and adding residential. Mr. Barkin advised there are no issues with that. Mr. Moore also asked about the verbiage of how the TIF money is paid as well as making sure the village receives the remainder of the tap fees. Mr. Barkin said they have five districts to maximize the revenue stream to everyone. He said the goal is to maximize the revenue. He said the county did not object to the revenue streams. His guess is, things will line up closely. He said he will discuss it with Aaron Underhill. Mr. Moore said he believed they had discussed buying taps by phase. Mr. Barkin said there was a general discussion on this and as they plat the phases, they can talk about this. Engineer Grosse asked to have it in the agreement that they will pay for all taps in each phase as they develop each phase. Engineer Grosse said the only other thing to work out is the large yellow section dealing with oversizing of the sewer line. He said this needs to be worked out before taking to council. He said it needs to be discussed so everyone knows how it will be handled. Mr. Thompson said it is his understanding we are paying for that. Mr. Barkin said they are paying to include the Dorsom property. Mayor Goldhardt confirmed yes and our expense is going across the street and upstream.

New Business

Mr. Thompson asked where we are on the Sheriff's contract. Ms. Joiner advised at this time she has asked for it to be removed due to everything currently going on in the village.

A motion to adjourn was made by Ms. Joiner and seconded by Mr. Mitchell. The motion passed and the meeting was adjourned.



Bruce Moore, President Pro Tempore



Wendy Hastings, Fiscal Officer