



**Village of Commercial Point
Committee of the Whole Meeting Minutes
October 18, 2021**

Ms. Geiger called the meeting to order at 6:30 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Ms. Joiner, Ms. Wolfe and Mr. Mitchem. Mr. Thompson and Mr. Grassel were not present.

Lane Presentation:

Mr. Glen Dugger, Attorney for Mr. Lane, addressed council. He gave an overview of the Lane property. It consist of 152 acres on the east side of State Route 104. He said there is a small portion of the property located in Franklin County. They would like to develop the property as retail and light manufacturing. He said in the pre-annexation agreement before Council, they are asking for a tax abatement thru a CRA. He said the document also includes a clause regarding utilities and that they will be on a first come, first serve basis. Ms. Geiger asked if there is any designated green space. Mr. Dugger said green space would be negotiated in a Development Agreement, not a Pre-Annexation Agreement. Ms. Joiner said she sees the information on CRA but nothing on TIF's. Mr. Dugger said there is some question as to if you can have both, a CRA and a TIF. He said some municipalities do not allow both on the same property. He said if council wants both, he is ok with it but did not feel it was appropriate to ask for both. Solicitor Cartee will look into this.

TIF Discussion:

Ms. Joiner asked what TIF's we have and what they can be used for. She was advised as follows:

Chestnut Commons	100% goes to the Village
Pettit's	100% goes to the Village
K-Nova	85% to K-Nova in years 1-15, 90% to K-Nova in years 16-30
Scioto Crossing	100% goes to the Village (waiting on state approval)
Foxfire M/I Homes	The first \$2 million goes to M/I Homes, the remainder goes to the Village
Walker Pointe Phase 4	100% received by the Village

Fiscal Officer Hastings advised Council that we start collecting one year after the development is completed and all monies received are listed in their financials. Solicitor Cartee said TIF's have to do with public infrastructure. He said developers negotiate a TIF agreement with the Village stating how much they will receive for infrastructure. He said every TIF document lists what are allowable expenses. He said TIF monies have to directly benefit the area that generated the monies. Ms. Joiner asked if approved, would DHL fall under the same TIF agreement as K-Nova or a new agreement? Mr. Scala said their entire property is covered under one TIF agreement. Ms. Joiner and Ms. Geiger said they would like to see a different TIF agreement if DHL moves forward. Ms. Joiner is trying to see the benefit of the CRA and asked if anyone has applied. Fiscal Officer Hastings said we have had one other business apply besides K-Nova. She explained if it is a residential CRA, it has to be on the dwelling, not an accessory structure.

New Business:

There was no new business at this time.

A motion was made to adjourn by Ms. Wolfe and seconded by Mr. Mitchem. All members present were in favor, the motion was passed and the meeting was adjourned.



Jason Thompson, President Pro Tempore



Wendy Hastings, Fiscal Officer