

1. TIRC Agenda 2021

Documents:

[TAX INCENTIVE REVIEW COMMITTEE AGENDA 2021 FOR 2020 - CORRECT MEETING DATE.PDF](#)

1.1. 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 11<sup>th</sup>, 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.

**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.