

RESOLUTION NO. 22-2024

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE HOUSING COUNCIL ON THE VILLAGE OF PLAIN CITY'S COMMUNITY REINVESTMENT AREA (CRA) AGREEMENTS

WHEREAS, the Plain City Housing Council, being duly appointed, met on April 3, 2024 to review the 2023 status of the Community Reinvestment Area agreements within the Village; and

WHEREAS, the Housing Officer has submitted the minutes of the meeting and the recommendations of the Housing Council to this Village Council, a copy of which is marked Exhibit A and is attached to this Resolution and specifically incorporated as if fully rewritten herein; and

WHEREAS, Council has received and reviewed the recommendations of the Housing Council.

NOW THEREFORE BE IT RESOLVED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. The Village Council hereby accepts the recommendation of the Housing Council to continue the agreements for all the properties described below:

Madison County Parcels:

04-00041.000
04-00043.000
04-00244.000
04-00255.000
04-00254.000

04-00223.000
04-00416.000
04-00415.000
04-00249.000
04-00011.000

Section 2. The Clerk of Council is directed to transmit a certified copy of this Resolution to the Ohio Department of Development and to the Madison County Auditor.

Section 3. This Resolution shall be effective from and after the earliest period provided by law.

Passed: May 1, 2024

Attest: Austin Pfeiffer
Clerk of Council

Jody Carney
Mayor

First reading: April 22, 2024

Vote: ___ yea ___ nay ___ abstain

Second reading: May 1, 2024

Vote: 5 yea 0 nay 0 abstain

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from May 2, 2024 to May 18, 2024 at the Office of the Clerk of Council located at 800 Village Boulevard; being in the Village of Plain City, Ohio, and the Village of Plain City Website at www.plain-city.com.

Date: May 2, 2024 Austin Bricker
Clerk of Council



PLAIN CITY HOUSING COUNCIL
MEETING MINUTES

April 3, 2024 - 8:30 AM

Plain City Municipal Building
800 Village Boulevard | Plain City, OH 43064

Members Present: Mr. Taylor Dyson, Ms. Jennifer Hunter, Ms. Christy Thompson, Ms. Renee Sonnett, Mr. Bill McCartney (as alternate for Mr. Mark Ingles)

Ex-Officios Present: Ms. Russell, Mr. Stanford

Guests: Mr. David Kell

Welcome/Call to Order

- Mr. Stanford called the meeting to order at 8:34 AM.
- Members and guests introduced themselves.

Roll Call

- Mr. Stanford recorded attendance.
- It was noted that Mr. McCartney attended the meeting as an alternate for Mr. Ingles, who was unavailable and excused.

Approval of Previous Meeting Minutes

- None

Public Comments

- None

Election of Chair

- Motion to appoint Ms. Hunter as Chair made by Mr. McCartney; seconded by Ms. Sonnett. **Motion passed.**

Election of Vice-Chair

- Motion to appoint Ms. Thompson as Vice-Chair made by Ms. Sonnett; seconded by Mr. McCartney. **Motion passed.**

Staff Report

- Understanding the Role and Function of the Housing Council
Mr. Stanford provided an overview of the Community Reinvestment Area (CRA) Program and explained the roles of the Housing Council and Housing Officer. He noted that the Village has decided to create the Housing Council to enhance accountability for the use of tax abatements. Additionally, he mentioned that the Housing Council will annually review existing CRA agreements, assist with the negotiation of new agreements, and provide recommendations to Village Council.

Old Business

- None

New Business

a. Determination of Term Expirations for Members

- After discussion, it was decided to recommend three (3) year term expirations for Council and Mayoral Appointments, and four (4) year term expirations for Planning Commission Appointment and At-Large Appointments, with no term limits imposed. This will ensure continuity within the Council despite member turnover. Mr. Stanford will present the member roster and proposed term expirations to Village Council for approval.

<u>Member</u>	<u>Representation</u>	<u>Term Expiration</u>
Mr. Dyson	Council Appointment	12/31/2026
Ms. Thompson	Council Appointment	12/31/2026
Ms. Sonnett	Mayoral Appointment	12/31/2026
Mr. Ingles	Mayoral Appointment	12/31/2026
Ms. Davis	Planning Commission Appointment	12/31/2028
Ms. Hunter	At-Large Appointment	12/31/2028
Vacant	At-Large Appointment	12/31/2028

Annual Review of CRA Abatement Projects

a. Active Abatements & Projects

- Mr. Stanford reviewed the projects that entered into CRA abatement agreements with the Village. During the discussion, several questions arose regarding the CRA program, including the requirements for property owners, and the Village's ability to hold them accountable for their pledged investments, employment, and payroll. Concerns were voiced about whether the CRA program effectively fosters economic development in the community.

Mr. Stanford addressed these concerns by explaining that the Village is aware of the issues surrounding the CRA program. As a result, preparations are underway to establish an economic development incentive policy. This policy will redirect the focus of the CRA program from the Uptown District to other neighborhoods within the community, where larger industrial and commercial projects can occur. Additionally, the policy will formalize steps to ensure property owners are held accountable for their agreements.

- Mr. Stanford and Ms. Russell explained that while preparing the annual report, inconsistencies in reporting the completion of CRA projects to the Auditor's Office became evident. They clarified that the Auditor's Office relies on the filing of building permits to activate each abatement. Since the Village depends on the West Jefferson Building Department for building services, it does not issue building permits directly. This has led to some projects not receiving the benefits of exemption despite being well into the construction phase or completed.

Mr. Stanford noted that there isn't a formal process for tracking or reporting building permits to the Auditor's Office. He explained that the building department is preparing to launch an electronic reporting system which will help alleviate some of these issues. Additionally, he mentioned that he has been collaborating with the Auditor's Office to develop formal policies and procedures.

- Mr. Stanford then reviewed each project. While most projects have met their requirements, one project (134 N. Chillicothe Street) has not been filed with the Auditor's Office, resulting in the absence of an exemption despite project completion several years ago. Ms. Russell

and Mr. Stanford discovered this issue the previous week and are actively working to resolve it. Once a solution is found, a meeting of the Housing Council will be scheduled to allow for input and discussion.

- Motion to approve the CRA abatements, with the exception of 134 North Chillicothe Street *pending further review* by Mr. Stanford and Ms. Russell, was made by Ms. Sonnett and seconded by Mr. McCartney. Motion passed.

Member Comments

- None

Next Meeting

- TBD

Adjournment

- Meeting was adjourned at 9:47 AM.



MEMO

To: Plain City Housing Council

From: Jason Stanford, Housing Officer

Date: Original: March 15, 2024; Revised: April 15, 2024

Re: Annual Review of CRA Abatement Projects

We are providing you with a review of each of the existing CRA Abatement Projects. The reviews and staff recommendations are as follows:

PARCEL ID	04-00041.000
BUSINESS/KA	The Grainery
ADDRESS	138 W. Main Street
TYPE/USE	COMMERCIAL
APPROVAL DATE	9/25/2019
ABATEMENT TERM	100/12
CRA EXPIRATION	12/31/2031
ACTIVE	TY 2021-2032
RP TAXES ABATED (2023)	\$4,564.60
ORIGINAL INVESTMENT PLEDGED	\$630,000
ADDITIONAL RP INVESTMENT (2023)	NONE
TAXES CURRENT	YES
TAXES PAID (2023)	\$1,182.76
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE
REPORTED EMPLOYEES	25 (75 throughout 2023)
EMPLOYEES PLEDGED	0
REPORTED PAYROLL	\$686,055
PAYROLL PLEDGED	\$0

STAFF RECOMMENDATION: CONTINUE ABATEMENT

Project is complete.

PARCEL ID	04-00043.000
BUSINESS/KA	The Grainery (Expansion)
ADDRESS	150 W. Main Street
TYPE/USE	COMMERCIAL
APPROVAL DATE	9/2/2019

ABATEMENT TERM	100/12
CRA EXPIRATION	12/31/2031
ACTIVE	NO

RP TAXES ABATED (2023)	NONE
ORIGINAL INVESTMENT PLEDGED	\$295,000
ADDITIONAL RP INVESTMENT (2023)	\$95,448

TAXES CURRENT	YES
TAXES PAID (2023)	\$1,270.10
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE

REPORTED EMPLOYEES	0 *
EMPLOYEES PLEDGED	0

REPORTED PAYROLL	0 *
PAYROLL PLEDGED	\$0

STAFF RECOMMENDATION: CONTINUE ABATEMENT

Renovations continue on the space with The Grainery (expansion) now occupying the storefront. For reporting purposes, employment and payroll data will be included with 138 West Main Street upon project completion.

PARCEL ID	04-00244.000
BUSINESS/KA	Pioneer Pizza
ADDRESS	132-134 N. Chillicothe
TYPE/USE	COMMERCIAL
APPROVAL DATE	4/16/2020
ABATEMENT TERM	100/12
CRA EXPIRATION	12/31/2032
ACTIVE	NO

RP TAXES ABATED (2023)	NONE
ORIGINAL INVESTMENT PLEDGED	\$370,000
ADDITIONAL RP INVESTMENT (2023)	\$12,640

TAXES CURRENT	YES
TAXES PAID (2023)	\$686.92
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE

REPORTED EMPLOYEES	11 (32 throughout 2023)
EMPLOYEES PLEDGED	5

REPORTED PAYROLL	\$176.483
PAYROLL PLEDGED	\$60,000

STAFF RECOMMENDATION: CONTINUE ABATEMENT

Project is complete.

PARCEL ID	04-00255.000
BUSINESS/KA	Mainstreet Treasures (New)
ADDRESS	156 W. Main Street
TYPE/USE	COMMERCIAL
APPROVAL DATE	2021
ABATEMENT TERM	100/12
CRA EXPIRATION	12/31/2033
ACTIVE	TY 2023-2034

RP TAXES ABATED (2023)	\$812.72
ORIGINAL INVESTMENT PLEDGED	\$200,000
ADDITIONAL RP INVESTMENT (2023)	\$95,636

TAXES CURRENT	YES
TAXES PAID (2023)	\$1,531.50
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE

REPORTED EMPLOYEES	0 *
EMPLOYEES PLEDGED	6

REPORTED PAYROLL	0 *
PAYROLL PLEDGED	\$25,000

STAFF RECOMMENDATION: CONTINUE ABATEMENT

This project is still within its 36-month construction phase. Renovation continues with Mainstreet Treasures locating into the storefront in December 2023. * For reporting purposes, employment and payroll data will be provided by Mainstreet Treasures upon project completion.

PARCEL ID	04-00254.000
BUSINESS/KA	Plain City Nutrition
ADDRESS	160 W. Main Street
TYPE/USE	COMMERCIAL
APPROVAL DATE	2021
ABATEMENT TERM	100/12
CRA EXPIRATION	12/31/2033
ACTIVE	TY 2023-2034

RP TAXES ABATED (2023)	\$3,489.94
ORIGINAL INVESTMENT PLEDGED	\$200,000
ADDITIONAL RP INVESTMENT (2023)	\$145,805

TAXES CURRENT	YES
TAXES PAID (2023)	\$2,193.20
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE
REPORTED EMPLOYEES	0 *
EMPLOYEES PLEDGED	4

REPORTED PAYROLL	0 *
PAYROLL PLEDGED	\$25,000

STAFF RECOMMENDATION: CONTINUE ABATEMENT

This project is still within its 36-month construction phase. Renovations continue with one tenant (Plain City Nutrition) opening in Summer 2023. Additional tenants are being identified for the remaining vacant storefronts. Upper-level event or office space is possible. * For reporting purposes, employment and payroll data will be provided by tenants upon project completion.

PARCEL ID	04-00223.000
BUSINESS/KA	McCune Building
ADDRESS	114 W. Main Street
TYPE/USE	COMMERCIAL
APPROVAL DATE	8/11/2022
ABATEMENT TERM	100/12
CRA EXPIRATION	12/31/2034
ACTIVE	NO
RP TAXES ABATED (2023)	NONE
ORIGINAL INVESTMENT PLEDGED	\$2,000,000
ADDITIONAL RP INVESTMENT (2023)	\$1,752,908
TAXES CURRENT	YES (<i>website discrepancy verified with Auditors Office</i>)
TAXES PAID (2023)	\$1,971.16
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE
REPORTED EMPLOYEES	0
EMPLOYEES PLEDGED	10-15
REPORTED PAYROLL	0
PAYROLL PLEDGED	\$0

STAFF RECOMMENDATION: CONTINUE ABATEMENT

This project is still within its 36-month construction phase. Renovation has been on-going and is nearing completion with tenants occupying the first level. Additional tenants will soon occupy the second and third levels.

PARCEL ID	04-00416.000; 04-00415.000
BUSINESS/KA	A.M. Scott Distillery
ADDRESS	101 S. Chillicothe Street
TYPE/USE	COMMERCIAL
APPROVAL DATE	2022
ABATEMENT TERM	100/12
CRA EXPIRATION	12/31/2034
ACTIVE	NO
RP TAXES ABATED (2023)	NONE
ORIGINAL INVESTMENT PLEDGED	\$2,650,000
ADDITIONAL RP INVESTMENT (2023)	\$485,705
TAXES CURRENT	YES
TAXES PAID (2023)	\$4,804.20
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE

REPORTED EMPLOYEES	0
EMPLOYEES PLEDGED	3-5 FT; 20 PT

REPORTED PAYROLL	0
PAYROLL PLEDGED	\$535,000

STAFF RECOMMENDATION: CONTINUE ABATEMENT

This project is still within its 36-month construction phase. Renovations began in March 2024 with completion anticipated in August 2024.

PARCEL ID	04-00249.000
BUSINESS/KA	Brick House Blue – The Station
ADDRESS	213 S. Chillicothe Street
TYPE/USE	COMMERCIAL
APPROVAL DATE	4/13/2022
ABATEMENT TERM	100/12
CRA EXPIRATION	12/31/2034
ACTIVE	TY 2023-2032
RP TAXES ABATED (2023)	\$9,549.92
ORIGINAL INVESTMENT PLEDGED	\$775,000
ADDITIONAL RP INVESTMENT (2023)	\$1,079,559
TAXES CURRENT	YES (website discrepancy verified with Auditors Office)
TAXES PAID (2023)	\$6,030.98
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE
REPORTED EMPLOYEES	1 *
EMPLOYEES PLEDGED	1
REPORTED PAYROLL	\$27,500 *
PAYROLL PLEDGED	\$55,000

STAFF RECOMMENDATION: CONTINUE ABATEMENT

Project is complete with a number of office tenants occupying the facility. * For reporting purposes, employment and payroll data will be provided by tenants in the future. The primary business, Brick House Blue, reported 1 FTE with \$27,500 in payroll.

PARCEL ID	04-00011.000
BUSINESS/KA	Vacant (Former Rialto Theatre)
ADDRESS	251 W. Main Street
TYPE/USE	COMMERCIAL
APPROVAL DATE	6/26/2023
ABATEMENT TERM	75/10
CRA EXPIRATION	12/31/2033
ACTIVE	NO
RP TAXES ABATED (2023)	NONE
ORIGINAL INVESTMENT PLEDGED	\$625,000
ADDITIONAL RP INVESTMENT (2023)	\$0

TAXES CURRENT	YES
TAXES PAID (2023)	\$2,867.82
APPEARANCE	FAVORABLE
CODE VIOLATIONS	NONE

REPORTED EMPLOYEES	0
EMPLOYEES PLEDGED	1 FT; 8 PT

REPORTED PAYROLL	0
PAYROLL PLEDGED	\$100,000

STAFF RECOMMENDATION: **CONTINUE ABATEMENT**

This project is still within its 36-month construction phase. Some interior demolition has occurred. It is unclear when renovations will begin.
