



## RESOLUTION 2025-11

### A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE CITY OF POWELL TAX INCENTIVE REVIEW COUNCIL ON THE STATUS OF THE 2024 COMMUNITY REINVESTMENT AREA, ENTERPRISE ZONE, AND TAX INCREMENT FINANCING PROGRAMS.

**WHEREAS**, the purpose of the Powell City Community Reinvestment Area (CRA), Enterprise Zone (EZ) and Tax Increment Financing (TIF) Programs (Programs) is to provide the community with an effective tool for managing and guiding economic development by enhancing the tax base, encouraging, and sustaining long term investment in the community, enhancing the quality of life, and preserving existing and attracting new business investment with said Programs; and

**WHEREAS**, in accordance with Ohio Revised Code Section 5709.85, the duly appointed Powell City Tax Incentive Review Council (TIRC) met on February 19, 2025, and reviewed the status of each active agreement within the Programs and developed recommendations to continue, modify, terminate or expire each active agreement; and

**WHEREAS**, the City of Powell is required, under Ohio Revised Code Sections 3735.69 and 5709.68 to submit an annual report regarding the status of each agreement within the Programs by March 31<sup>st</sup> of each year to the Director of the Ohio Department of Development.


### NOW THEREFORE BE IT RESOLVED BY THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, AS FOLLOWS:

Section 1: The review and recommendations identified in the attached TIRC February 19, 2025 Meeting Minutes and Department of Finance 2025 Tax Incentive Review Council Report are accepted by this Council.

Section 2: The City Manager is directed to forward to the Director of the Ohio Department of Development and all other appropriate entities, the attached reports, accepted recommendations and all other information as required pursuant to Ohio Revised Code Sections 3735.69 and 5709.68.

Section 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of Council and that all deliberations of Council and any of the decision-making bodies of the City of Powell, which resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 4: This Resolution shall be in full force and effect immediately upon adoption.

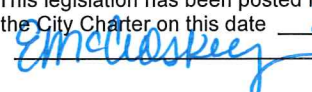
  
\_\_\_\_\_  
Tom Counts  
Mayor

3/18/25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Elaine McCloskey  
City Clerk

3/18/25  
\_\_\_\_\_  
Date

EFFECTIVE DATE: March 18, 2025

This legislation has been posted in accordance with  
the City Charter on this date 3/19/25  
  
\_\_\_\_\_  
City Clerk

City Council  
Tom Counts, Mayor  
Leif Carlson David Lester Heather Karr Ferzan Ahmed Tyler Herrmann

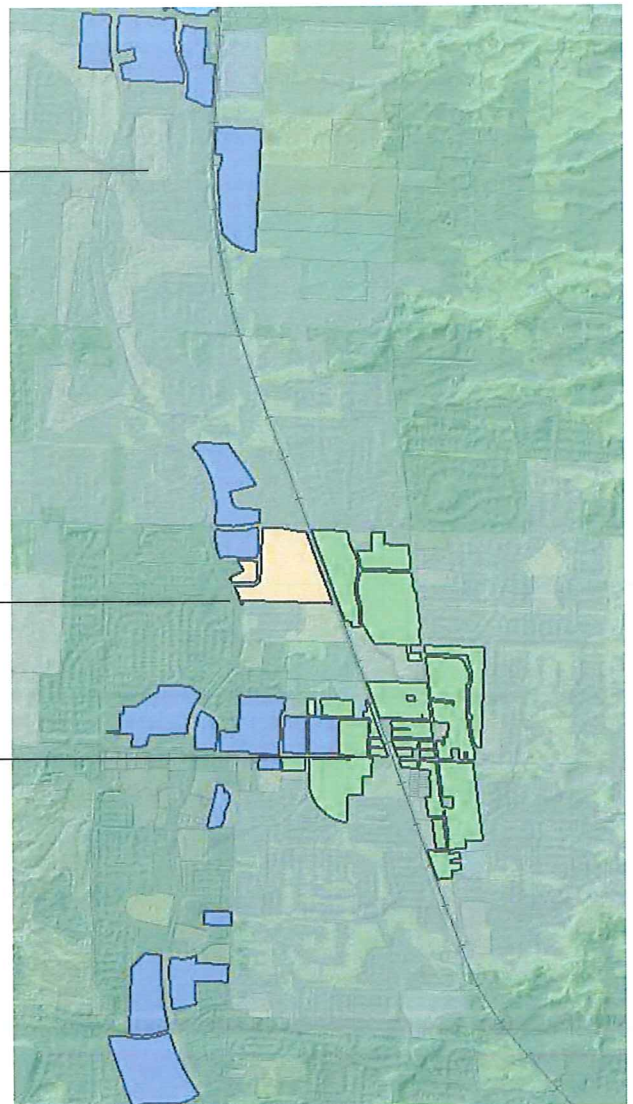


## *Tax Increment Financing (TIF) Districts*

*Powell Commercial District 90-024*

*Seldom Seen TIF 90-029*

*Downtown Powell TIF 90-011*





## *Powell Commercial TIF District 90-024*



# Activity Report

- 2024** Paid \$83,686.87 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$0.
- 2023** Paid \$195,929.71 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$83,686.87. Final payment is expected in April 2024.
- 2022** Paid \$178,754.01 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$253,299.61. Final payment is expected in 2024.
- 2021** Paid \$173,906.11 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$432,053.62.
- 2020** Paid \$178,733.79 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$605,959.73.
- 2019** No additional projects. The one-year not issued in August 2018 was refinanced into a 20-year bond in July of 2019. Paid \$81,250.99 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels for the first distribution of service payments that was received earlier in the year. The estimated outstanding balance due to the developer is \$803,736.28.
- 2018** Repaid \$250,000 of the \$850,000 advance from the General Fund. This is the final payment.
- Paid \$188,819.66 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$966,238.26.
- 2017** Repaid \$250,000 of the \$850,000 advance from the General Fund. This brings the outstanding balance to \$250,000.
- Paid \$44,942.08 to the developer for sanitary sewer at Spectrum/Ganzhorn parcels bringing the outstanding balance to \$1,155,057.92.
- 2016** Repaid \$175,000 of the \$850,000 advance from the General Fund. This brings the outstanding balance to \$500,000.
- 2015** Repaid \$175,000 of the \$850,000 advance from the General Fund. This brings the outstanding balance to \$675,000.
- 2014** City of Powell's General Fund advanced \$850,000 to the Sawmill Commercial TIF with repayment to be done through the TIF. Infrastructure costs of the Sawmill and Powell Road intersection \$150,000; Traffic signals at Galloway & Sawmill and Rutherford & Sawmill \$200,000; Traffic signal and intersection improvements at Sawmill & Target \$500,000.
- 2013** Infrastructure costs for Galloway & Sawmill traffic signal \$29,940.  
Refunded \$114,798.68 to Delaware County for overpayment of revenue.

## *Development Activities*

- Staff approved a building permit for 73 residential units (the Residences at Golf Village) on the east side of Woodcutter Drive on a  $\pm$  3-acre site.
- Staff approved a 2,191 SF Wendy's restaurant on a 1.12-acre site.
- A site permit was approved by staff for a new Kroger Marketplace store and gas station.
- A Tide Cleaners location was converted to a BibiBop restaurant.
- A  $\pm$  2,700 SF expansion was approved for the Goddard School of Powell.
- The City Manager entered into an amendment to a development and incentive agreement with The Ohio State University.



City of Powell

## Fund Balance Report

As Of 12/31/2024

**Fund**

455 - SAWMILL CORRIDOR COMM IMPR TIF

	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
	1,391,758.00	536,558.28	212,849.40	1,715,466.88
<b>Report Total:</b>	<b>4,642,625.84</b>	<b>1,566,054.29</b>	<b>524,907.59</b>	<b>5,683,772.54</b>



*Seldom Seen TIF 90-029*

# Activity Report

- 2024** A payment of \$40,936.77 was made to Liberty Township for EMS/Fire. An additional \$169,502.80 was transferred to the debt payment fund for the bond payment.
- 2023** A payment of \$69,359.57 was made to Liberty Township for EMS/Fire. An additional \$168,350 was transferred to the debt payment fund for the bond payment.
- 2022** A payment of \$69,763.41 was made to Liberty Township for EMS/Fire. An additional \$166,950 was transferred to the debt payment fund for the bond payment.
- 2021** Payment of \$204,712.29 was made to Liberty Township for EMS/Fire per the terms of the TIF agreement for 2017-2020.
- A payment of \$931,000 was issued to the Developer to pay off the cost of public improvements plus interest. The General Fund covers a portion of the payment (\$582,933.54). Staff is working to categorize this amount as an advance from the General Fund to the Seldom Seen TIF.
- 2020** Park improvements completed \$434,007.08. Seldom Seen Park opened to the Public.
- 2019** No additional projects. The one-year note issued in August 2018 was refinanced into a 20-year bond in July 2019.
- 2018** No additional projects. The one-year note issued in August 2017 was refinanced into another one-year note due in August 2019.
- 2017** Issued \$2.2 million in debt (one-year note) for road improvements related to Powell Grand and Seldom Seen Park, with repayment to be done through the TIF.
- Paid the Developer \$1,225,000 for turn lane at Woods at Big Bear Farms; Storm water management/treatment; regional bike path; Sawmill Parkway traffic signal and intersection improvements; Bunker Lane extension (780 LF) and Seldom Seen road improvements.

# Development Activities

- None



City of Powell

## Fund Balance Report

As Of 12/31/2024

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
453 - SELDOM SEEN TIF PUBLIC IMPROVEMENTS FUND	0.00	270,254.27	213,278.05	56,976.22
Report Total:	4,642,625.84	1,566,054.29	524,907.59	5,683,772.54

*Downtown Powell TIF 90-011*

# Activity Report

<b>2024</b>	Payment submitted to Harpers Pointe for repayment of capital infrastructure. Payment - \$57,659.07; Balance - \$1,025,182.64.  Payment submitted to CSX for 2024 and 2025 land lease to be used for vehicular parking near Nocterra - \$24,360  Payment for two housing renovation grants were issued - \$7,210.00
<b>2023</b>	Payment submitted to Harpers Pointe for repayment of capital infrastructure. Payment - \$50,385.86; Balance - \$1,027,290.18. The balance is growing due to interest accruals.
<b>2022</b>	Initial payment submitted to Harpers Pointe for repayment of capital infrastructure. Payment - \$33,448.77; Balance - \$991,470.80.
<b>2021</b>	Downtown Investment Evaluation - \$22,604.80
<b>2020</b>	Four Corners turn restriction signage - \$13,771.47 Downtown Street Maintenance Program - \$115,035.81 Completion of Scioto St & Liberty St Repairs - \$3,614.53
<b>2019</b>	Grace Drive & Liberty Road traffic signals -- \$256,355.82
<b>2018</b>	Grace Drive & Liberty Road traffic signals -- \$182,481.30 4 Corners infrastructure improvements engineering -- \$19,476.27 Right-of-way purchase on Liberty Rd. -- \$40,530.
<b>2017</b>	Grace Drive & SR750 and Grace Drive & Liberty Road traffic signals - \$32,363 Beechwood Park Detention System - \$55,228.13; 4 Corners infrastructure improvements engineering - \$11,528.39
<b>2016</b>	Grace Drive & SR750 Traffic Signals - \$233,895.75 Grace Drive traffic signals engineering - \$142,940.52; Depot Street improvements - \$47,200
<b>2015</b>	Depot Street improvements - \$4,400; Paver and streetscape replacement and repair - \$9,183.36 CSX right of way survey - \$4,600
<b>2014</b>	None
<b>2013</b>	North Liberty Street improvements and survey work \$38,471.26
<b>2012</b>	Bike hitches, benches, engineering, survey work \$28,621.92

<b>2011</b>	None
<b>2010</b>	TIF Study services \$5,500
<b>2009</b>	Repaid \$201,640 of the \$201,640 advance from the General Fund.
<b>2008</b>	None
<b>2007</b>	Right of way purchase \$130,144.50. 4 Corners survey, traffic study, engineering and other \$16,550



# Development Activity

- Construction of the Depot Street extension connecting downtown Powell to Adventure Park is expected to be completed in 2025. An encumbrance for \$980,039.00 is in place to reimburse the developer for construction costs.
- The City approved a final development plan of a new 13,700 SF co-working building (COhatch) at 50 East Olentangy Street.
- City staff negotiated with CSD Powell, LLC (dba COhatch) to lead the conceptual design and engineering for the Scioto St. Extension to Grace Drive project. It is estimated that this first phase will have a maximum cost of \$430,000.
- Planning for the reconstruction of North Depot Street is underway. The engineering and construction is expected to be completed by 2025 for a total cost of \$2,235,000.00
- The City entered into an agreement with Pizzuti Management LLC to conduct a Village Green master plan. The project was initiated in 2024 and is expected to be completed in three phases.



City of Powell

## Fund Balance Report

As Of 12/31/2024

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
451 - DOWNTOWN TIF PUBLIC IMPROVEMENT	3,219,804.65	751,649.32	91,474.62	3,879,979.35
452 - DOWNTOWN TIF HOUSING RENOVATION	31,063.19	7,592.42	7,305.52	31,350.09
<b>Report Total:</b>	<b>3,250,867.84</b>	<b>759,241.74</b>	<b>98,780.14</b>	<b>3,911,329.44</b>



**TAX INCENTIVE REVIEW  
COUNCIL MEETING MINUTES  
FEBRUARY 19, 2025**

**1. CALL TO ORDER**

\* Designee to Chair George Kaitsa, Delaware County Auditor - Director, Tax Administration and Consumer Services, Shari Lewis, Delaware County

Chair Shari Lewis called the February 19, 2025, Tax Incentive Review Council meeting to order at 2:00 p.m.

**2. ROLL CALL**

\* Designee to Chair George Kaitsa, Delaware County Auditor - Director, Tax Administration and Consumer Services, Shari Lewis, Delaware County

\* Designee to Finance Director Rosa Ocheltree - Assistant Finance Director, Samantha Borchers, City of Powell

Tax Incentive Review Council members present included Andrew D White, City Manager; Samantha Borchers, Assistant Finance Director (Designee to Finance Director Rosa Ocheltree), Andi Moore, Citizen Representative; Ryan Jenkins, Olentangy School Representative; Chris Bell, Delaware Area Career Center Representative; and Chair Shari Lewis (Designee to George Kaitsa, Delaware County Auditor). Members absent from the meeting included Vice-Mayor Heather Karr, Council Representative and Zachary Hardison, Citizen Representative. Staff present included Sean Hughes, Economic Development Administrator (City of Powell) and Jeffrey Tyler, Assistant City Manager (City of Powell).

MOTION: Ryan Jenkins moved to nominate Andrew White as Vice-Chair. Chris Bell seconded. There were no other nominations. Motion passed.

VOTE:            Y-6                    N-0                    AB-0

**3. APPROVAL OF MINUTES**

a. Approval of the Minutes from the Tax Incentive Review Council Meeting held on March 7, 2024.

MOTION: Vice-Chair Andrew White moved to approve the Minutes from the Tax Incentive Review Council Meeting held on March 7, 2024. Citizen Representative Andi Moore seconded. Motion passed.

VOTE:            Y-6                    N-0                    AB-0

**4. CONSIDERATION AGENDA: 2024 TAX YEAR CRA & EZ TAX ABATEMENT REPORTS & RECOMMENDATIONS**

- a. Residential CRA - 70 Case Avenue
- b. No active EZ agreements with no EZ district

- c. No active Commercial/Industrial CRA agreements with Downtown CRA and Powell Northern CRA

Economic Development Administrator Sean Hughes reported that there were no active EZ (Enterprise Zone) agreements or Commercial/Industrial CRA agreements active at this time. There are two CRA agreements that have been approved by City Council. COhatch was approved in 2023 and has recently started construction with an anticipated occupancy in 2026. This would be expected to be activated in 2026 and reviewed in 2027. The Kroger CRA on Home Road was approved in 2024 and is currently under construction with an expected opening date of late 2025. This is also expected to be activated in the beginning of 2026 and reviewed in 2027.

The Residential CRA for 70 Case Avenue was completed in 2024 for a newly constructed house, downtown single-family residence. In the Downtown District, new builds are allowed a 100% exemption for 15 years. This was certified on June 6, 2024 on the project investment and the house construction cost was \$1.2M, with an estimated \$22,539 taxes exempt. He reported that they are compliant with the original CRA agreement on the structure. He clarified due to the mid-year certification, 2025 is technically the first year of the 15 years for abatement. Economic Development Administrator Sean Hughes recommended approval for the CRA and that they are compliant and recommended to continue.

MOTION: Ryan Jenkins moved to approve and continue CRA agreement presented in Item 4. Vice-Chair Andrew White seconded. Motion passed.

VOTE:            Y-6            N-0            AB-0

**5. CONSIDERATION AGENDA: 2024 TAX YEAR TIF ABATEMENT REPORTS AND RECOMMENDATIONS**

- a. Tax Increment Financing (TIF) Districts

Economic Development Administrator Sean Hughes reported on the TIF Abatement Report that was prepared by the Finance Director. There are three TIF areas within the City including the Powell Commercial TIF District, Seldom Seen TIF and the Downtown Powell TIF. The Downtown Powell TIF is the oldest TIF and covers the entire downtown area and some properties just to the north up to the Seldom Seen TIF. Vice-Chair Andrew White provided information regarding the changes to the Powell Commercial TIF that was approved legislatively by City Council and will reflect the changes in the map going forward.

Economic Development Administrator Sean Hughes reported on the activity report for the TIF Districts. For the Powell Commercial TIF District, there was a \$83,686.87 payment to the developer for sanitary sewer at Spectrum/Ganzhorn parcels, This brings the outstanding balance on the infrastructure project to \$0 and the project is completed. For development activities, staff approved building permit for 73 residential units at the Residences at Golf Village on the east side of Woodcutter Drive on a ± 3 acres site. Staff approved a 2,191 SF Wendy's restaurant on a 1.12-acre site, which opened a few weeks ago. There was a site permit approved by staff for a new Kroger Marketplace store and gas station and Tide Cleaners location was converted to a Bibi Bop restaurant which opened in 2024. A ±2,700 SF expansion was approved for the Goddard School of Powell and the City Manager entered into an amendment to a development and incentive agreement with The Ohio State University for the medical facility along Sawmill Parkway. Multiple DTE's were submitted last year to encompass some other projects that were done with Horsepower Farms, Kroger, Wendy's, and the OSU project. He also confirmed that Middlebury was included. Ryan Jenkins questioned what parts of The Ohio State Medical Facility will not be exempted. City Manager Andrew White replied that the entire site will be exempted as a public entity. The amendment to the development agreement had to deal with the fact that the agreement was put in place in 2018 on the income tax rate of 0.75. Now that it is at 2% it allowed City Council the flexibility to retire some of the outstanding obligations by way of partnering 50/50 on the 2% interest rate. The timeline for the incentive benefit was compressed and if there is a second phase,



Elaine McCloskey, Clerk	Date
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