

TURTLECREEK TOWNSHIP BOARD OF TRUSTEES

ON

MAY 19

15

Special Meeting Turtlecreek Township Trustees
To Discuss Union Village/Otterbein and
Possible Development of a TIF District

Meeting was called to order at 2:00 PM by Mr. Sams
Mr. Sams led the Pledge of Allegiance.

The following persons were present:

TRUSTEES: Jonathan Sams, James VanDeGrift, Dan Jones
CHIEF FISCAL OFFICER: Tammy Boggs
RECORDING SECRETARY: Jennifer Niehaus
GUESTS: Brenda Wehmer, Stephen P. Wilson, Jill Hreben, Matt Nolan, Martin Russell, Caleb Bell

Martin Russell stated his willingness to assist in this process, and Ms. Hreben expressed her appreciation for the time spent by all in considering the project.

Mr. Nolan explained the table of figures he brought analyzing the TIF structure, (attached), which reflected funds if the TIF were at 50% exemption. He emphasized that the schools as well as the library and the health district receive funding from tax proceeds, and so must be considered. Mr. Nolan also stressed the importance of the exemption standing at 50%, and that an NCA fund would be for use in Union Village only.

Ms. Wehmer pointed out that it's possible that infrastructure would be in place before any residents are, and that the TIF cannot be used for maintenance purposes, except repaving when needed later. She stated that to better evaluate the project, we would need the timing of the infrastructure build out.

Mr. VanDeGrift asked for clarification on the schools' position, and Mr. Nolan told him that the Vocational school (WCCC) would receive the same "deal" as Lebanon City Schools, so must agree. Mr. VanDeGrift also asked about the makeup of the NCA board, and was informed that it would have a minimum of 5 members, maximum of 12. Mr. Bell stated that public representation on such a board must exceed that of the developer/private entity therefore outvoting them, and that NCA revenues can be placed "in boxes" to prevent the board wrongly controlling funds. Mr. VanDeGrift indicated his general support of the concept as it stands based on the projections showing no harm to the Township.

Ms. Wehmer added that funds coming to Township from NCA may be placed into designated Twp. accounts, such as "Fire," and are able to be used flexibly.

Mr. Russell raised question that the negotiability of this project must be determined, but larger issues should be solved first, starting with Otterbein's negotiation with the schools.

Ms. Wehmer stated that a project list for inclusion in TIF must be produced, with total dollar amount, as well as a review of what is eligible for inclusion. She also discussed two different ways to transfer ownership of the infrastructure to the Township. Mr. Bell noted a third way with developer and authority as partners.

Ms. Boggs pointed out her concerns that any process must satisfy the State Auditor. More discussion of what needs to happen next concluded with Mr. Wilson saying that if the TIF is a no, Otterbein would prefer to stop spending money toward the project, and that he would like to see on paper a determination to move forward. Ms. Hreben described the NCA as an anomaly, and stated that the project is our future. Mr. Russell pointed out that he and Mr. Nolan are willing to help both sides evaluate the potential.

Ms. Wehmer emphasized that while the numbers for a 50% TIF are valid, those numbers are based on assumptions regarding the project, and so cannot actually predict outcomes, unless there are figures for the cost of infrastructure. She reiterated that we do not have the numbers to go forward.

Ms. Hreben stated that the numbers should be acceptable with any variables input, and Mr. Wilson added that we need a starting point. Ms. Hreben asked the group if the Township is agreeable if "made whole"? Discussion ensued around concept of residential TIFs and the presence of commercial areas inside them.

Mr. Jones said that his main concern is that the public in the rest of the Township is protected, and not asked to financially support this project. He stated there seemed to be some presumption of TIF acceptance before consideration.

Mr. Wilson stated that Otterbein never asked specifically for a 100% TIF, and Ms. Hreben apologized for the misunderstanding however it occurred. Mr. Sams inquired if all could agree to go forward on good faith of general support of a 50% TIF with an NCA, as Otterbein continues negotiation with the schools and develops a framework for an NCA. Mr. Jones indicated his agreement, as did Mr. Nolan, Mr. Russell, and all present.

Mr. Jones made the motion to adjourn, seconded by Mr. Sams.

The next regular meeting has been scheduled for May 26, 2015 at 8:00 a.m.

Signed: _____ President

Attest: _____ Recording Secretary

Draft - Union Village Residential TIF Analysis

Year	2016	2017	2025
Residential Value	\$12,371,850	\$33,804,990	\$363,341,876
Assessment %	35%	35%	35%
Assessed Value	\$4,330,147.50	\$11,831,746.50	\$127,169,656.60
Full Millage outside reimbursement %	0.05679449	0.05679449	0.05679449
Township Millage	0.007634578	0.007634578	0.007634578
Required Reimbursable Millage	0.003665515	0.003665515	0.003665515
Total Millage	0.06046	0.06046	0.06046
TIF %	50%	50%	50%
Annual Property Tax	\$261,800.72	\$715,347.39	\$7,688,677.44
Annual Property Tax(outside reimbursement)	\$245,928.50	\$671,977.95	\$7,222,535.15
Property tax reimbursed by law	\$15,872.22	\$43,369.44	\$466,142.28
Gross Annual TIF Proceeds	\$122,964.25	\$335,988.97	\$3,611,267.58
Non-TIF Proceeds*	\$130,900.36	\$357,673.70	\$3,844,338.72
TIF Proceeds Available	\$48,832.92	\$133,431.65	\$1,434,146.39
			<i>- avail. in TIF after schools</i>
School Reimbursement %	62%	62%	62%
Total School revenue = 62% of charge	\$ 162,316.45	\$ 443,515.38	\$ 4,766,980.01
School Reimbursement from TIF	\$74,131.33	\$202,557.33	\$2,177,121.19
School Income from tax proceeds	\$88,185.11	\$240,958.05	\$2,589,858.83
Township Revenue w/o TIF	\$33,058.85	\$90,330.39	\$970,886.66
Township NCA Revenue(3.82 rate)	\$16,541.16	\$45,197.27	\$485,788.09
Township taxable revenue	\$16,529.42	\$45,165.20	\$485,443.33
Township Revenue w/ TIF & NCA	\$33,070.59	\$90,362.47	\$971,231.42
Available TIF Revenue	\$48,832.92	\$133,431.65	\$1,434,146.39
NCA revenue (for maintenance 3.21 rate)**	\$12,990.44	\$35,495.24	\$381,508.97
*includes amount reimbursed to entities/schools			
** May fluctuate based on maintenance			
Required reimbursed	career center	0.00216923	(92.03057% of career center)
	Health District	0.00013729	
	Senior Citizens	0.000363675	
	library	0.00099512	
		0.003665515	