

Resolution responding to the April 22, 2022 notice received concerning the proposed creation of two Tax Increment Financing Districts in the City of Obetz. (Economic Development & Planning)

WHEREAS, the City of Obetz ("City") anticipates the creation of two tax increment financing incentive districts to support the construction of two new residential development projects in the City, consisting of approximately 424 new single-family residential units ("Incentive District 1") and approximately 255 new single family residential units ("Incentive District 2", and, collectively with Incentive District 1, the "TIF District"); and

WHEREAS, the City has proposed to use Tax Increment Financing ("TIF") Districts under Section 5709.40(c) of the Ohio Revised Code to capture and redirect taxes from the incremental increase in value of parcels in the district to fund public improvements within and adjoining the district; and

WHEREAS, on April 22, 2022, the City submitted formal notice to the Franklin County Board of Commissioners pursuant to Section 5709.40(E)(1) of the Ohio Revised Code, making the County aware that Incentive District 1 and Incentive District 2 would be created, each for a term of thirty (30) years and the percentage of the improvements exempted from taxation would be one-hundred percent (100%); and

WHEREAS, the Franklin County Board of Commissioners recognizes that TIF Districts with residential components place a strain on various social service levy agencies in Franklin County as revenue is redirected and does not recognize potential service increases; and

WHEREAS, the Franklin County Board of Commissioners seek compensation in years 11-30 of the proposed TIF District for various social service levy agencies in Franklin County; now, therefore,

Resolution responding to the April 22, 2022 notice received concerning the proposed creation of two Tax Increment Financing Districts in the City of Obetz. (Economic Development & Planning)

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, OHIO:

1. That, pursuant to Section 5709.40(E)(2) of the Ohio Revised Code, the Board does hereby formally object to the exemption for the number of years in excess of ten (10) for the proposed City of Obetz TIF District, as set forth in notice submitted to the Board on April 22, 2022 (included herein and attached as Exhibit A), until such time as the Board has negotiated a mutually acceptable compensation agreement with the City of Obetz or the City of Obetz proceeds to create by resolution the TIF District where the County is compensated by a default rate as set in Section 5709.40(E)(2) of the Ohio Revised Code.
2. That the Board hereby directs its staff to work with the City of Obetz to seek, negotiate, and finalize a compensation agreement for the proposed TIF District. Once such an agreement has been finalized, pursuant to Section 5709.40(E)(3) of the Ohio Revised Code, the Board acknowledges that the City of Obetz may proceed to adopt legislation to create the TIF District at any time. If the City of Obetz proceeds to create by resolution the TIF District without reaching a compensation agreement with the County, the County will be compensated by a default rate as set in Section 5709.40(E)(2) of the Ohio Revised Code.
3. That the Clerk be instructed to certify a copy of this Resolution to the City Council of the City of Obetz within thirty (30) days of the notice from the City of Obetz, and to record said Resolution in the appropriate record book.

Prepared by: Jim Schimmer, EDP