

RESOLUTION NO. 13 - 21

By: Troy Markham

A Resolution adopting the 2021 recommendations of the Bexley Tax Incentive Review Council regarding tax-abated properties in the City of Bexley.

WHEREAS, UNDER O.R.C. Section 3735.67, the owners within three developments on East Main Street have submitted applications for, and been granted, tax exemptions on real property improvements; and

WHEREAS, the owner of Bexley Gateway Plaza (Parcel N. 020-004740 aka 2152-2158 East Main Street) is Bexley Gateway Plaza Ltd and the property was granted a 15-year 50% tax exemption under Ordinance 74-04; and

WHEREAS, the owners of the condominiums and garages at Bexley Gateway Plaza (parcels 020-000380, 020-004741, 020-004742, 020-004756 through 020-004783, 020-004785 through 020-004815, 020-004818 through 020-004838, and 020-004843 through 020-004845) have applied for and received tax abatements under the Bexley Main Street Residential CRA, consisting of a 15-year abatement averaging 70%; and

WHEREAS, the owners of Parcel 020-004737 and 020-004738 were granted a 15-year declining tax exemption (100% years 1-5; 75% years 6-9; 50% years 10-13; 25% years 14-15) under Ordinance 14-10; and

WHEREAS, the owners of the condominiums at the Gramercy (parcels 020-004866, 020-004867, 020-004868, 020-004869) have applied for and received tax abatements under the Bexley Main Street Residential CRA, consisting of a 70%, 15-year abatement commencing in tax year 2018; and

WHEREAS, at a meeting on June 25, 2021, the Bexley Tax Incentive Review Council ("TIRC") reviewed the tax exemption agreements and investment, payroll, and job commitments contained in those agreements versus progress made toward achieving those commitments; and

WHEREAS, the Bexley Tax Incentive Review Council has recommended the continuance of the abatements that have been provided by the City of Bexley, and has reviewed the City's Tax Increment Financing district and fund status, and the corresponding TIRC report is attached to this Resolution as "Exhibit A";

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That the existing real property tax exemption for parcel 020-004740 (Bexley Gateway Plaza) shall be continued.

Section 2. That the existing residential abatements for the condominiums and garages commonly known as "The Alexander", parcels 020-000380, 020-004741, 020-004742, 020-004756 through 020-004783, 020-004785 through 020-004815, 020-004818 through 020-004838, and 020-004843 through 020-004845, shall be continued.


Section 3. That the abatements for parcel 020-004737 and 020-004738 (One Dawson) be continued for the terms and percentages specified in Ordinance No. 14-10, dated April 13, 2010, beginning at 100% for the first effective year of the abatement and declining to 25% by the expiration of the term, for an average of 70%, shall be continued.

Section 4. That the residential abatements for the condominiums located at the Gramercy, for parcels 020-004866, 020-004867, 020-004868, 020-004869, commencing in 2018 and continuing for 15 years at a 70% abatement, shall be continued.

Section 5. This Resolution shall go into full force and effect at the earliest date allowed by law.

Passed: Oct 12, 2021


Lori Ann Feibel, President of Council

Attest: 
Clerk of Council

Approved: Oct 12, 2021


Ben Kessler, Mayor

First Reading: 9/14/21
Second Reading: 9/28/21
Third Reading: 10/12/21
Passed: 10/12/21



Bexley Tax Incentive Review Council

2:00 p.m., June 25, 2021

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes:**
 - A. Minutes of the August 27, 2020 Meeting
- 4. Action on Current Tax Exemption Cases**
 - A. Bexley Gateway Plaza Commercial Exemption (Parcels Nos. 020-004740 and 020-004756)
 - B. Bexley Gateway Plaza Condominiums' Residential Exemptions (Parcel Nos. 020-004741, 020-004742, 020-004756 through 020-004815, 020-004818 through 020-004856)
 - C. One Dawson Building – Residential Exemptions
2372 East Main Street (Parcels No. 020-004737 and 020-004738)
 - D. Gramercy Building – Residential Exemptions
2424 East Main Street (Parcels No. 020-004866 through 020-004869)
- 7. Report on Main Street Tax Increment Financing (TIF) District**
- 8. Other Business**
- 11. Adjournment**



Bexley Tax Incentive Review Council
3:00 p.m., August 27, 2020

MINUTES

1. **Call to Order** – 3:00 p.m.
2. **Roll Call**- Michael Stinziano Franklin County Auditor, Michael Kinninger Franklin County Board of Commissions, Kelan Craig Franklin County Board of Commissions, Mark Weiker, Ben Kessler Mayor City of Bexley, Beecher Hale, City of Bexley, Gina Shelton, Attorney Franklin County Board of Commissions.
3. **Non-Members Present:** Debbie Maynard Assistant to the Mayor of the City of Bexley.
4. **Excuse Absent Members:** Deborah Kutasy, Kyle Smith Bexley City Schools, Kim Miller Bexley City Schools.
5. **Approval of Minutes:**
 - A. Minutes of the August 20, 2019 Meeting – Amended change by Ms. Shelton as to which individual made a motion.
Motion to approve as corrected by Mr. Weiker and seconded by Mr. Craig. Vote taken – all in favor.
PASSED
6. **Administration Reports, Correspondence & Claims** - None
7. **Action on Current Tax Exemption Cases**
 - A. Bexley Gateway Plaza Commercial Exemption (Parcels Nos. 020-004740 and 020-004756)
 - i. Mayor Kessler explained that this facility is a “mixed-use” property with 50% commercial. He said they have an increase in payroll from last year. The currently have 111 employees with a 79 personnel commitment. Mayor Kessler said they are in compliance.
Motion to approve made by Mr. Weiker and seconded by Mr. Craig. All in favor
APPROVED
 - B. One Dawson Building – Residential Exemptions

2372 East Main Street (Parcels No. 020-004737 and 020-004738)

Mayor Kessler confirmed with Ms. Shelton that since this is strictly a residential agreement, no Ordinance is required and the TIRC can vote on the agreement to continue the residential abatement. Ms. Shelton agreed.

Motion made to approve compliance by Mr. Craig. Motion was seconded by Mr. Kinninger.
APPROVED

- C. 1. Gramercy Building – Residential Exemptions
2424 East Main Street (Parcels No. 020-004866 through 020-004869)

Mayor Kessler said there are four (4) residential units in this building. Mayor Mayor said they are in compliance.

Motion to approve made by Mr. Kinninger and seconded by Mr. Weiker.
APPROVED

2. Bexley Gateway Plaza Condominiums’ Residential Exemptions
(Parcel Nos. 020-004741, 020-004742, 020-004756 through 020-004815, 020-004818 through 020-004856)

Mayor Kessler said there are a total of 33 condominiums that all residential. They have all sold and he would recommend that they are in compliance.

Ms. Shelter said Ordinance 15-11 does not define jobs as “full-time” and will need amended. Mayor Kessler said that actually refers to the previous property but he would certainly make a note.

Motion to approve made by Mr. Craig. Motion seconded by Mr. Kinninger.
PASSED

7. Report on Main Street Tax Increment Financing (TIF) District

Mayor Kessler provided the report with the balance and receipts with improvements to Main Street and the adjacent park. We have tracked 44 million dollars in improvements since the TIF was initiated. Mayor Kessler said there was one individual who is delinquent on their parcel.

Motion made Mr. Weiker and seconded by Mr. Craig.
PASSED

8. **Bexley City Hall Redevelopment TIF** - Mayor Kessler said in 2019 we received revenue paid to the City. He said the balance is \$77,069.00

Motion made to approve and exempt by Mr. Weiker. Motion seconded by Mr. Craig.

PASSED

11. Adjournment – Motion to Adjourn made by Mr. Kinninger. Motion was seconded by Mr. Weiker.

ADJOURNED AT 3:30 P.M.

RESOLUTION NO. 08 - 20

By: Troy Markham

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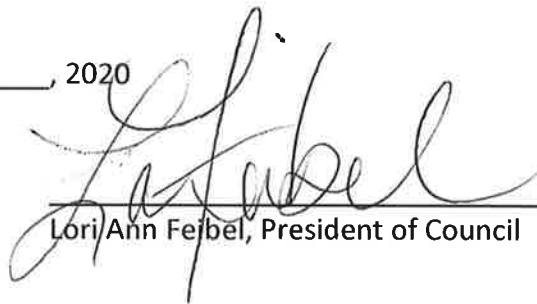
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Passed: October 13th, 2020



Lori Ann Feibel, President of Council

Attest: 

Clerk of Council

Approved: October 13, 2020



Ben Kessler, Mayor

First Reading: 9-8-20
Second Reading: 9/22/20
Third Reading: 10/13/20
Passed 10/13/20

Abatement Form

Name of TIRC Bexley
Company Name Gateway (2152-2158 E Main st)
CRA Name Bexley E. Main Street CRA
First Year 2008 **Last Year** 2022
Total Appraised Value \$4,510,000
Annual Tax Paid \$78,217.30
Delinquent Tax \$0
Building Description/Use Mixed use
Tenants Clean Title Moshi Sushi Jeni's Rusty Bucket
USRC Raymond James Bespoke Salon

Date of TIRC June 25, 2021
Community Reinvestment Area Type New Construction
Percent Abated 50%
Number of Years 15
Total Value Abated 12/31/2009
Foregone Tax \$59,762.83
Do you believe this abatement is in compliance? Yes
Parcel Numbers 020-004740
Vacancies None as of 1/1/2020

Project Details/History

Bexley Gateway Plaza is a mixed-use property with commercial suites and residential condominiums. Constructed in 2007, the commercial portion consist of restaurant and office users, with seven commercial tenants located on the property.

Additional Information



Agreement Benchmarks

Real Estate Only Investment \$17,700,000
Investment Completion Date 12/31/2009
Number of Retained Jobs 0
Payroll Retained \$572,604
Number of New Jobs Created 79
New Yearly Payroll Created \$1,200,000
Jobs/Payroll Created By 12/31/2009
Other Agreement Benchmarks
Notes

As Verified

Real Estate Only Invested \$30,272,576
Date Investment Completed January 1, 2008
Actual Retained Jobs 6
Payroll Dollars Retained \$572,604
New Jobs Created 114
New Payroll Dollars Created \$6,810,616
Community Involvement

Additional Information

TIF Form

Municipality Bexley

TIF Name BEXLEY CITY HALL URBAN REDEVELOPMENT

TIF

TIF Ordinance 01-2014

TIF Type

First Year 2017 **Last Year** 2044

Levy Sharing N

School or Non-School TIF S

JVSD

TIRC Date June 25, 2021

Percent of TIF 100

TIF Ordinance Date

TIF ORC Code 5709.41

Number of years total 28

Revenue Sharing N

School District BEXLEY CSD

Project History

The Bexley City Hall Urban Redevelopment TIF District was created via ordinance in 2014. The TIF fund was not active until tax year 2018, following the completion of new construction (The Bexley Market District Express) on the TIF site. Proceeds from this TIF are used to reimburse the City's costs in relocating off of the former City Hall / Service Garage site.

Fund Balance \$44,278

Funds Received this Year \$108,132

Encumbered Amount \$140,923

Expenditures \$140,923

Balance Owed \$

Funds Received Total \$304,522

Total Cost of Finished Infrastructure \$3,000,000

Expenditure Details

Property tax collection fees: \$1,223 / School District PILOT: \$48,750 / Debt Service: \$90,950

TIF Form

Municipality Bexley
TIF Name MAIN STREET TIF
TIF Ordinance 91-2004
TIF Type
First Year 2005 **Last Year** 2034
Levy Sharing N
School or Non-School TIF NS
JVSD

TIRC Date June 25, 2021
Percent of TIF 75
TIF Ordinance Date
TIF ORC Code 5709.40 (C)
Number of years total 30
Revenue Sharing Y & N
School District BEXLEY CSD
Project History

The Main Street Streetscape TIF was created to facilitate beautification and streetscape efforts within Bexley's Main Street District and adjoining public spaces.

Fund Balance \$222,287
Funds Received this Year \$304,685
Encumbered Amount \$341,752
Expenditures \$341,752

Balance Owed \$
Funds Received Total \$
Total Cost of Finished Infrastructure \$6,450,000
Expenditure Details

TIF Operating Expenses \$62,915 (community gardens expenses) / Prop. tax collection \$4,070 / Prior Year Encumbrances \$113,017 / 2020 TIF Debt Service \$161,750