

Committee Members:

- Jeff Wobser, at large – Committee Chair
- Randy Greeno, at-large
- Dennis Hellmann, Ward 2
- Grant Russel, at-large
- Beth Warnecke, Ward 3

Staff:

- Mayor Christina Muryn
- Rob Martin, Service-Safety Director
- Jim Staschiak, Auditor
- Josh, Palmer, Ward 7
- Dan DeArment, Ward 4

Meeting Start Time: 5:35pm**Meeting End Time:** 6:45pm**Guests:**

- Andrew Brossart
- Holly Frische, Ward 1
- Renee Leguire

Agenda:

Meeting is livestreamed.

- A. TIFF District #1: Twp Rd 99 and I-75 = \$1,500,000
- B. TIFF District #2: Sheetz = \$1,600,000; 30 years
- C. TIFF District #3: Findlay Machine & Tool = \$50,000; 30 years
- D. TIFF District #4: Downtown Rec Area

Call to Order**Roll Call****Approval of Minutes****New Items**

Implementation of a TIFF District

Adjournment

Jeff Wobser, Strategic Planning Committee Chair

**COMMITTEE REPORT
THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **STRATEGIC PLANNING COMMITTEE** met on October 8, 2024 to discuss the implementation of a TIFF District.

We recommend:

To meet again once legislation is presented.

No official vote was taken.



Aye Nay

Jeff Wobser, Chairman

Aye Nay

Randy Greeno

Aye Nay

Dennis Hellmann

LEGISLATION: _____

Aye Nay

Grant Russel

DATE: October 8, 2024

Aye Nay

Beth Warnecke

COMMITTEE: STRATEGIC PLANNING

Aye Nay

Mayor Muryn

Aye Nay

Auditor Staschiak

**Strategic Planning Committee
Meeting Report**

October 8, 2024

Attendees:

Committee Chair Jeff Wobser
Committee Member Josh Palmer
Councilwoman Holly Frische
Councilwoman Beth Warnecke
Councilman Dan DeArment

Mayor Christina Muryn
Financial Adviser Andrew Brossart
Service Safety Director
Auditor Jim Staschiak
Citizen Renee Leguire

Topic: Tax Increment Financing Districts, Presented by Mayor Muryn**Summary:**

Mayor Christina Muryn led a comprehensive discussion on tax increment financing (TIF) as a strategic tool to utilize property tax increases linked to development projects in Findlay, Ohio. The meeting highlighted the provisions of Ohio Revised Code 5709.40-41, which allows for the redirection of taxes generated from private development towards public infrastructure improvements. Andrew Brossart provided insights into the historical evolution of TIF, emphasizing its growing acceptance as a funding mechanism for roadway and utility enhancements along with other public projects. The conversation also explored potential collaborations with state funding to enhance the effectiveness of TIF initiatives.

A significant focus of the meeting was on the financial responsibilities of developers, underscoring the necessity for them to have "skin in the game" to reduce financial risks. The importance of minimum service payment agreements was discussed to ensure that developers remain accountable for their commitments. The City of Findlay is proposing a 30-year tax abatement for several TIF districts, with an estimated \$1.55 million investment in infrastructure improvements expected to yield approximately \$14.25 million in TIF Revenue over the same period based on known investment.

Evaluating developers based on their financial backgrounds and requiring personal guarantees were discussed as a necessary step before moving forward with projects which required City financial support. The meeting also addressed the implications on school district funding under the CRA and TIF frameworks, weighing the benefits of a longer TIF duration against its impact on school finances. The Mayor explained how school financing in Ohio works and Andrew provided context of how TIFs are not a significant impact to school finances. Additionally, concerns were raised about the diversion of tax levies affecting special services revenue and the anticipated increases in property taxes across Ohio.

Action Steps:

- Mayor Muryn will schedule a follow up meeting to review the business case proposal in more detail as well as the proposed legislation.

Legislation/ Formal Action: None. Continue discussion.**Submitted:** Chairman Jeff Wobser, 10-09-2024