

RECORD OF PROCEEDINGS

Minutes of **MIFFLIN TOWNSHIP BOARD OF TRUSTEES** Meeting

OPS Center, 400 W Johnstown Rd, Gahanna OH 43230

Held **January 28,** **2025**

Chair Kevin Cavener called the Tax Incentive Financing (TIF) District 1 Public Hearing of the Mifflin Township Board of Trustees to order at 3:00 p.m. with Vice Chair Jamie Leeseberg, Assistant Fiscal Officer Cynthia Lampkins, Acting Fire Chief Scott Davis, Deputy Fire Chief Tom Lee, IT Director Craig Main, Service Director Roger Boggs present. Trustee Richard Angelou arrived at 3:10 p.m. Fiscal Officer Kelly Cararo, Police Chief David Briggs, and HR Director Mindy Owens were absent. Mr. Nate Green, The Montrose Group, was present to speak to the group on the TIF details. The Pledge of Allegiance was led by Chair Cavener.

Visitors include several online and the following in-person:

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|--------------------------|----------------------|
| 1. P.F. Kenimer | Armuth Ave. |
| 2. Clark Bullock | 3666 E. Georgia Ave. |
| 3. Quanetta Batts | 3824 Emmons Ave. |
| 4. Dolores Stuller | 3922 Armuth Ave. |
| 5. Diane Mays | 3819 Missouri Av. |
| 6. (Jody) Danele Tubaush | 3830 Windon Ave. |
| 7. Daniel Abston | 2121 Mifflin Blvd. |
| 8. Angela Landry | 3754 Earl Ave. |
| 9. Betty Dempsey | 3793 Aberdeen Ave. |
| 10. Stan Wilkinson | 3793 Aberdeen Ave. |
| 11. Marcus Green | 3784 Armuth Ave. |
| 12. James Tignes | Utica, Ohio |
| 13. Wanda Frey | 3762 Armuth Ave. |
| 14. Charlisa Marcum | 3738 Emmons Ave. |

Chair Cavener welcomed the group to the public hearing and introduced Mr. Green of The Montrose Group, economic consultant, to the township. Mr. Green provided information and a handout detailing how the TIF will generate revenue for the area affected. (See the attachment.) The Trustees agreed to a 30-day extension for any property owners that wish to opt out of the TIF, by way of a letter to the Board.

An audio recording of the public hearing can be found on the township's website, <https://mifflin-oh.gov/site/wp-content/uploads/2025/01/2025-01-28-TIF-Public-Hearing-compressed.mp3>.

Chair Cavener moved to adjourn the meeting. Mr. Angelou seconded the motion. All voted yea. Motion carried. The meeting adjourned at 4:20 p.m.

Kevin J. Cavener, Chairperson

Jamie D. Leeseberg, Vice Chairperson

Richard D. Angelou, Trustee

Kelly Cararo, Fiscal Officer (Absent)



MIFFLIN TOWNSHIP
Peace. Safety. Welfare.

PUBLIC HEARING AGENDA
Tuesday, January 28, 2025, 3:00 p.m.
OPS Center
400 W. Johnstown Road

1. Call the Public Hearing to Order
2. Roll Call
3. Prayer and Pledge of Allegiance
4. Trustees' Comments
5. Nate Green, The Montrose Group – Tax Increment Financing Incentive District TIF 1 Corridor
6. Public Comments
7. Adjourn



Mifflin Township Tax Increment Financing Incentive District 1

Ohio's Tax Increment Financing Incentive District (TIF) law permits townships through Ohio Revised Code 5709.73(A)(4) and 5709.73 (C)(1) to redirect up to 75% of future property tax growth for up to 10 years in a 300-acre contiguous district. TIFs do not raise property taxes but redirect a portion of the future growth. TIFs encourage and spur new capital investment and job growth in Ohio townships.

TIF Revenue Generation



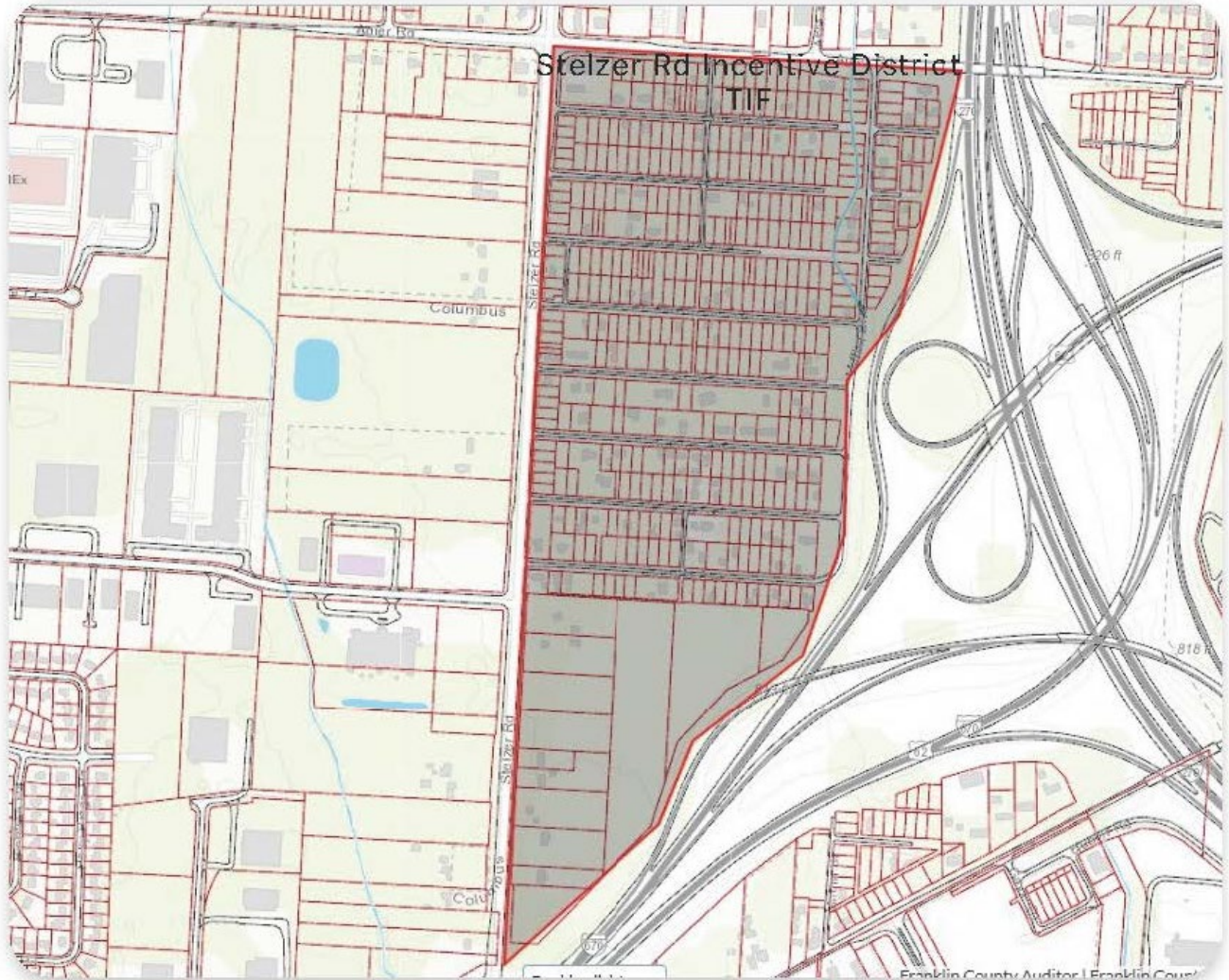
TIFs redirect property tax revenue for investment in public infrastructure: public roads and highways; water and sewer lines; the continued maintenance of those public roads and highways and water and sewer lines; environmental remediation; land acquisition, including acquisition in aid of industry, commerce, distribution, or research; demolition, including demolition on private property when determined to be necessary for economic development purposes; stormwater and flood remediation projects, including such projects on private property when determined to be required for public health, safety, and welfare; the provision of gas, electric, and communications service facilities, including the provision of gas or electric service facilities owned by nongovernmental entities when such improvements are determined to be necessary for economic development purposes; the enhancement of public waterways through improvements that allow for greater public access; and off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes.

Mifflin Township includes a 3.9-square-mile unincorporated area in northeast Franklin County. Within the boundaries of Mifflin are the incorporated areas of the City of Gahanna and the City of Columbus. Mifflin Township provides fire services to the residents of Mifflin Township and the City of Gahanna. Franklin County has experienced significant growth over the last two decades, and unincorporated areas of the Township have been annexed into the City of Columbus and the City of Gahanna. With its close proximity to Interstate 670 and Interstate 270 as its main transportation corridors, the Township will continue to experience these development pressures. As these pressures increase, the need to create a well-planned and enforceable approach regarding development that will drive the future character of the Township becomes critical.

The Mifflin Township Tax Increment Financing Incentive District TIF 1 corridor, which is roughly bounded by Agler Rd in the north, I-670 in the south, I-270 in the east, and Stelzer Rd in the west, is experiencing growth pressures from mixed-use and multi-family development. Developers have purchased large tracts of land on the west side of the corridor for mixed-used and multi-family developments. The east side of the corridor is still in Mifflin Township, and it includes a tract of land owned by the Township.



The Mifflin Township Tax Increment Financing Incentive District TIF 1 covers approximately 130 acres and includes 438 parcels comprising single-family homes and vacant lots. The lifespan of TIF Incentive District 1 starts from the first tax year following the township TIF Ordinance and continues for 10 years after an improvement related to a new structure first appears on the tax list.



The Gahanna-Jefferson School District and the Eastland-Fairfield Career Center have each been notified of the proposed TIF Incentive District 1. Each parcel owner within the TIF Incentive District 1 has been notified of the proposed TIF Incentive District 1. Parcel owners who do not wish to be a part of the TIF can opt out through a letter to the Township Trustees, either delivered by mail or in person at a Trustee meeting. Parcel owners will pay their real estate property taxes in the same manner and time as they do today. **The TIF does not increase the property taxes of any of the property owners in TIF Incentive District 1.** The Township may use the revenues generated by the TIF to pay for public infrastructure improvements in the Corridor and throughout the township. The TIF requires the adoption of an economic development plan for the Corridor, which the Trustees will pass.