

RESOLUTION NO. 2026-19

A RESOLUTION ACCEPTING, APPROVING, AND RATIFYING THE SUBMITTED RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCILS, AND DECLARING AN EMERGENCY

WHEREAS, the Village of Minerva Park, Ohio has the statutory authority to create various zones that provide economic development incentives, which include Community Reinvestment Areas and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, the Village may consider entering into agreements with private sector entities engages in economic development, which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, ORC 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between the Village and the private sector entities to establish compliance to the terms of the agreements, and

WHEREAS, each TIRC is mandated to review and make a formal recommendation as to the compliance of the terms of each agreement in its zone on an annual basis for the preceding year concluding on December 31st; and

WHEREAS, the recommendation of each TIRC is required to be acted on by Council

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF MINERVA PARK OF FRANKLIN COUNTY, OHIO

Section 1. That the Tax Incentive Review Council required to review agreements as of December 31, 2025 have done so and have forwarded their recommendations to Village Council.

Section 2. That Council hereby accepts, approves, and ratifies the TIRC's recommendations.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements of the laws of the State of Ohio.

Section 4. All prior legislation, or any parts thereof, which is/are inconsistent with this Resolution is/are hereby repealed as to the inconsistent parts thereof.

Section 5. This Resolution is hereby declared to be an emergency measure, necessary for the preservation of the public health, safety, and welfare, to wit: to submit the TIRC report in as timely a manner as possible as required by law.

First Reading: September 24, 2026
Second Reading: October 8, 2026
Third Reading: October 22, 2026
Passed: October 22, 2026

Tiffany Southard, Mayor

ATTEST

APPROVED AS TO FORM

Jeffrey Wilcheck, Fiscal Officer

Jesse Shamp, Solicitor



Village of Minerva Park

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August 6, 2026

Tax Incentive Review Commission Meeting 1:30 PM

Introductions-Mayor

Meeting called to order

Approval of 2025 meeting minutes

TIF review

Tax Incentive Review Council Adjourn



Village of Minerva Park

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TIF Report

Municipality MINERVA PARK CORP

Tax Year 2025

TIF Name MINERVA PARK RESIDENTIAL (2018-2047) TIF

Percent of TIF 100

TIF Ordinance 04-2016

Project Number 90-264

First Year 2018 **Last Year** 2047

Number of years total 30

Levy Sharing Y

Revenue Sharing Y

School or Non-School TIF Y

School District WESTERVILLE CSD

JVSD

Project History

No infrastructure improvements were made in 2024.

Fund Balance \$6,177

Balance Owed \$7,239,637

Funds Received this Year \$700,919

Funds Received Total \$3,086,351

Expenditures \$692,688

Expenditure Details

County auditor collection fees, revenue shared with county agencies, and debt service.

Executive Summary – Tax Incentive Review Council (TIRC) Meeting

Meeting Date: August 6, 2026 **Subject:** Tax Year 2025 TIRC Review

Attendance: The meeting was called to order by **Michael Stinziano, Franklin County Auditor**, who also confirmed that a quorum was present. Attendees identified themselves as follows:

Attendee	Representation
Michael Stinziano	Franklin County Auditor
Lois Carson	Appointee, Franklin County Board of Commissioners
Jeff Wilicheck	Finance Officer, Village of Minerva Park
Cathy Paessun	Council Member
Tiffany Southard	Mayor
Barbara Sutton	Resident Representative
Kari Doss	Westerville City Schools

Blendon Township was also acknowledged during roll call, although the transcript does not identify the individual representative by name.

Executive Summary

The Franklin County Tax Incentive Review Council (TIRC) convened on **August 6, 2026** to conduct its annual review of the **Tax Year 2025 residential Tax Increment Financing (TIF) program**. Following confirmation of a quorum, the Council completed its required organizational business, reviewed the status of the TIF, and voted unanimously to recommend its continuation.

Organizational Actions

The Council unanimously selected **Lois Carson** to serve as Vice Chair for the meeting in accordance with Ohio Revised Code requirements. Members also reviewed and unanimously approved the minutes from the August 18, 2025 TIRC meeting without modification.

Confidentiality Reminder

Prior to beginning the annual review, the Auditor reminded members of changes to **Ohio Revised Code Section 9.66**, which prohibit public discussion or dissemination of certain information submitted by tax incentive applicants, including:

- Tenant and occupancy information
- Job creation data
- Payroll information

Members were advised that any discussion of confidential information would require an executive session. No executive session was requested during the meeting.

TIF Financial Review

Staff presented the annual report for the residential TIF, highlighting the following financial information:

- **Tax Year 2024 (Collection Year 2025) revenues: \$747,522**
- **Total expenditures: \$695,412**
 - Including **\$490,000** in debt service
- **Fund balance: \$3,316**
- **Outstanding debt: \$7,022,549**

The report also noted:

- The TIF is a **30-year residential TIF** scheduled to expire in **2047**.
- Development within the district has been completed.
- No additional development activity is anticipated.

- Bond repayment continues, including repayment of advances originally made from the General Fund following an earlier property tax collection timing issue.

Council Action

Following discussion, staff recommended continuation of the TIF.

The Council unanimously:

- Accepted the annual report;
- Determined the TIF remains compliant; and
- Recommended continuation of the incentive program.

The motion was made by **Jeff Wilichekk** and seconded by **Kari Doss** before receiving unanimous approval.

Discussion of Revenue Trends

During other business, a concern was raised regarding fluctuations in TIF levy collections. Members discussed that:

- Levy collections had increased by approximately **\$37,000** in the previous year.
- Current-year projections appear lower.
- Continued fluctuations could affect the TIF's ability to generate sufficient revenue to meet future debt service obligations.

County staff acknowledged the concern, indicated that discussions with county personnel had already begun, and committed to working collaboratively to better understand the revenue trends and develop future forecasts.

Key Decisions

- Quorum confirmed.
- Lois Carson elected Vice Chair.
- 2025 meeting minutes approved.
- Annual TIF report accepted.
- Residential TIF found compliant.
- Continuation of the TIF unanimously recommended.
- County staff agreed to further analyze fluctuations in TIF levy revenues and their potential impact on debt service.