

Tax Incentive Review Council Meeting

February 12, 2025

The Tax Incentive Review Council of Chardon City met on Wednesday, February 12, 2025, at 1:00 p.m. in the conference room of the Geauga County Auditor, 215 Main Street, Chardon, Ohio.

The meeting opened with the pledge of allegiance and roll call.

Members of Tax Incentive Review Council present: Mark Iacofano, James Midyette, Randy Sharpe, Chuck Walder.

Members of Tax Incentive Review Council absent: Matthew Hinder, Kyle Martin,

Others present: Amy Day, Steve Yaney, Mary Kolcum, Pam McMahan, Bella Qorri, Rachel Blystone, Rick Hoffman (joined virtually).

APPROVAL OF MINUTES

Mr. Sharpe moved and Mr. Iacofano seconded to approve the February 9, 2024 meeting minutes as presented.

Upon voice vote the motion passed unanimously.

NEW BUSINESS

Mr. Walder noted that the Auditor's website has been updated to include TIF and RID information to better inform taxpayers about the program.

Mr. Walder noted that despite the Tax Incentive Review Council's convening and weighing in on the TIF and RID incentive plans, the Budget Commission also has oversight authority on an annual basis to monitor cash in funds to be used for TIF issues.

TIF DISTRICT DISCUSSION AND ACTION

City of Chardon TIF Properties

City of Chardon Finance Director, Mark Iacofano, reported that the City's TIF properties had \$91,105.66 in revenue in 2024 and have an ending fund balance of \$336,085.93. Nothing was spent from the fund in 2024, but future projects include the State Route Resurfacing that will be spent in 2025.

Redwood TIF

Mr. Iacofano reported that the Redwood TIF had \$1,198.72 in revenue in 2024 and nothing was

spent from the fund in 2024. Future expenditures will be used for the 7th Avenue debt payment.

Community Development Administrator Steve Yaney reported that the Redwood project is complete.

RID DISTRICT DISCUSSION AND ACTION

Finance Director Mark Iacofano stated that any expenditures in the RID funds for 2024 were related to payments made to Chardon Local School District, Auburn Career Center and the library.

Hidden Glen RID

Mr. Iacofano reported that the balance in the fund is \$762,574.09. Revenue collected in 2024 was \$130,750.23, and \$20,257.74 was spent. Money is being collected for the Wilson Mills Road Intersection Improvement Project which will cost just under \$4 million.

Cider Mill RID

Mr. Iacofano reported that the balance in the fund is \$ 4,827.10. Revenue collected in 2024 was \$1,940.46, and expenditures totaled \$52.80. Money is being collected for the Wilson Mills Road Intersection Improvement Project.

Windemere & Willow-Tree RID

Mr. Iacofano reported that the balance in the fund is \$122,107.32. Revenue collected in 2024 was \$13,181.80, and expenditures totaled \$1,634.50 for the year. Money is being collected for the Wilson Mills Road Intersection Improvement Project.

Thistle Creek RID

Mr. Iacofano reported that the balance in the fund is \$ 32,974.68 and expenditures totaled \$5,101.78. \$35,897.14 was collected in 2024. Funds from the RID will be used for an undetermined future project.

ANY OTHER BUSINESS

Mr. Hoffman, consultant to the Auditor's Office, asked if any of the reimbursements are for social services levies.

Mr. Sharpe stated that they are not. The schools and library are the only entities payments are made to.

Mr. Iacofano added that the County used to take the payments for the schools and library out, but the procedure changed and now this is handled by the City.

Mr. Yaney asked about how to document the money sent to the schools as a reimbursement expense on the annual paperwork that is reported to the state.

Mr. Walder stated that it needs tracked and reported in some manner.

Mr. Hoffman reviewed the paperwork and concurred that there is not a line to include this information.

SCHEDULE MEETING FOR 2026

The next meeting of the TIRC board was set for February 11, 2026 at 1:00 p.m.

ADJOURN

Mr. Sharpe moved and Mr. Midyette seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 1:22 p.m.

Attest:


AMY DAY
Clerk of Council