

Middlefield Village TIRC meeting 2/12/25

Tax Incentive Review Council Meeting

February 12, 2025

The Tax Incentive Review Council of Middlefield Village met on Wednesday, February 12, 2025 at 10:00 a.m in the conference room of the Auditor's Office 215 Main Street Chardon, OH.

Members of Tax Incentive Review Council present: Auditor Chuck Walder, Mary Kolcum, Rachel Blystone. Nick Giardina present via Teams, Matt Smith, Linda Smallwood, Tisha Johnson.

Others present: Adrian Gorton, Pam McMahan, and Bella Qorri, Leslie McCoy, Village of Middlefield and Rick Hoffman present via Teams.

Members of Tax Incentive Review Council absent: - Tammy Most

**APPROVAL OF MINUTES**

N/A

Mr. Hoffman kicked off the meeting and explained the reason why this meeting exists.

Mr. Walder plans to publish the meetings with the recordings on the Auditor's website. If there are commitments made it is important to make sure those commitments occur. Understanding that projects get delayed from time to time, the responsibility rests with the entity to inform the Budget Commission of that delay in the budget submission. Please keep this in mind.

**Appointment of Vice Chair RC 5709.85(b)**

Linda made a motion to nominate Nick as the Vice Chair, seconded by Matt.  
Voice vote: unanimous.

**NEW BUSINESS**

**Discussion pursuant to RC 3735.66**

Reports to file with the Department of Development by March 31<sup>st</sup> of each year.

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### **WHAT TO EXPECT FOR NEXT YEAR**

Are there any employment requirements with this project. Ms. McCoy explained that there are retention requirements as well as new employment requirements. Hartville Hardware must maintain minimum payroll of \$1,374,507 with at least 29 people. There is also leased payroll for 14 people with a minimum payroll of \$735,128. For a total of 2.1million dollars. In 2025 they must increase employment by 1 FTE for qtrs. 1-3 and in qtr 4 they must increase by 2 for a total of 5 employees. Same for 2026. All full-time employees. Wages at full time is 40k and part time is 20k per year, or full-time equivalents.

Project is a \$22.5million investment with \$15million for infrastructure and 7.5million is for fixtures, inventory and equipment.

Mr. Walder said there would be an expectation that a report would be provided next year detailing the progress. The reports are a part of the agreement, so the information will be supplied. Mr. Hoffman suggested there are contacts with the parties to check on the progress of each target prior to the meeting next year.

Mary had a question about the CRA's with Middlefield Village that existed previously. They were established prior to the TIRC requirement.

Mr. Hoffman asked if this was 24-123? Ms. Johnson replied that it was approved through ordinance 24-123-

Mr. Walder offered to provide web visibility for any documents that they want the public to have access to.

If there are any modifications that need to take place those need to be submitted to the Auditor's office prior to September of any given year.

The question of compliance for reporting purposes was raised. It was determined that the village was in fact in compliance.

### **SCHEDULE MEETING FOR 2026**

Meeting scheduled for February 11, 2026 at 10:00am

### **ANY OTHER BUSINESS**

### **ADJOURN**

Mr. Walder, moved to adjourn Mr. Gorton seconded. Upon voice vote the motion passed unanimously.

The meeting adjourned at 10:23 am.