

Buckeye Lake Village Public Hearing Minutes  
Held in Council Chambers and streamed to the Village Facebook page  
**October 23, 2023**

**Call to Order:** By Council President Goodman at 6:30p.m.

**Pledge of Allegiance and Moment of Silence:** Led by Council President Goodman.

**Roll Call:** Present: Don Cable (0,0), Linda Goodman (0,0), Kellie Green (0,0);  
(Consecutive, Total Absences) Deb Julian (0,0), John Lemmon (0,0), Sue Wadley (0,1)  
Absent: Tom Wolfe (2,2)

**Others Present:** Mayor Jeryne Peterson; Samantha Torres, Clerk of Council;

Public Hearing on the matter of:

**Ordinance 2023-54** – AN ORDINANCE CREATING THE BUCKEYE LAKE SR79 TAX INCREMENT FINANCING INCENTIVE DISTRICT DECLARING IMPROVEMENTS TO THE PARCELS WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; AND SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT THE PARCELS AND THE DECLARATION OF AN EMERGENCY.

Comments from Nate Green, Managing Director of Economic Development of The Montrose Group, LLC. who has been chosen to create the TIF district for the village: A TIF is a Tax Increment Financing Incentive District. In an area known as an incentive district that can be no more than 300 acres (and the one being talked about here for the village is about 179 acres), the TIF takes a portion of new property taxes that would not go to the school districts and puts that increase back to the village to fund infrastructure improvements. The key is this is only if there is an increase or new property taxes. Any of the base taxes that are being collected today by the property and home owners that are currently in the proposed district, nothing is being impacted by that. That continues to be collected and distributed to all of the places it goes to today, such as the school districts, any levies or county levies. Any increases that would come after this TIF legislation would be passed, from that point forward, a portion of the increases that does not go to the schools comes back to the village to fund infrastructure improvements. Does this raise property taxes? No, it does not raise property taxes. Being in the TIF district does not raise property taxes and it does not impact anyone's property taxes. Increase in property taxes happens one of two ways: if there is a new build, there is an increase in property taxes on that parcel. That would create new property tax and a portion of that new property tax on that parcel would go towards the TIF to pay for infrastructure. Another way an increase in property taxes happens is if there is a general increase in property taxes in that district. Over time if you looked from 1980 to today, the value of properties in Buckeye Lake and in the property area we are talking about have increased. We all know we are paying more property taxes than we did ten years ago. So, if next year there is an increase in property taxes just because property taxes increased, the TIF does not cause that, but if there is an increase of the property taxes, a portion of that new property tax goes into the TIF and goes to pay infrastructure improvements. This TIF is called the State Route 79 TIF because they looked at and included parcels on the TIF map that touch State Route 79 in

the village no matter how far they go back or how narrow or shallow they are. The reason they did that is so they can use the property tax increases in the TIF to go to pay for public infrastructure improvements along State Route 79. It could go towards road improvements, sewer and water improvements, and there is a list of items the money can be used for on Exhibit B of the legislation.

The way the village receives the dollars: Twice a year, property taxes are paid. Twice a year the village will get whatever that increase happens to be in the TIF district, the portion that does not already go to the school districts, and then the village can decide where that money will be used within the TIF district. There are two different types of TIFs that can be done: a parcel TIF and an incentive district TIF. Because this has residences in it, we have to do an incentive district TIF. Because of that and all of the parcels that are in it, we have to have a public hearing. Council can decide to approve it 30 days from now since the public hearing is happening now and to allow for public comment and for anyone to request that their property be removed from the proposed TIF district. The school districts (Lakewood and C-TEC) have been notified of the TIF. A total of three parcels have requested to be removed so far. Councilor Wadley asked why someone would request to be removed. Nate stated there really is no downside to being within the district so he does not know why they would request to be removed. The TIF district does not impact them one way or another, they will still pay their taxes just as they normally would and there will not be an additional increase in their property taxes as a result of being in the TIF.

Councilor Julian asked, in general, what is the upside for the village for having the TIF? Is it because it is specifically targeted toward infrastructure? And then how does that effect the rest of the village's budget if that is specifically targeted to infrastructure on how the village allocates? Nate stated it would have a positive impact on infrastructure and the money would be used to fund that. Whatever portion the village receives in property taxes would go to the TIF and he does not know the percentage. Councilor Julian said she would like to know that because right now we have little pieces and parts of money coming in that council has said that so many dollars go to one thing and so many go to another. The TIF district is all existing properties so what is the impact to that on what we are currently allocating? Councilor Lemmon broke down the various ways in which the operating levy is allocated. We look and hope to get increases to the overall budget to help with things such as salaries. We will not get the benefit from the increase to be able to distribute to those different items although we will have it for the infrastructure. He stated we should still get what we are currently getting but the increase in property value, that's the money that is going over. Nate stated that the village will get some increases from the current property taxes and still get inside millage, not outside millage. For this district, largely any of those increases will not go into the budget, they will go into the infrastructure budget and he can provide those percentages. Councilor Lemmon stated that the village will ask the residents to pass a police levy in the near future that will be up for renewal or replacement. If they were to replace it, would that be affected? Nate stated that likely that would be exempt and it would still be collected and would not go into the TIF. If something was passed after 2006, a police or fire levy for instance or anything new, that levy will still be collected and will not go into the TIF. There is a whole list that Nate can provide that is at the end of Section 5709.40 of the Ohio Revised Code. Councilor Cable asked if individual property owners can opt out or is it a group thing? Nate stated if they wish to, sure, and it is parcel by parcel. Council President Goodman stated there will be another TIF district proposed for the Mill Dam Road corridor that will be to help the village fund the infrastructure that will need to be done with new development. Councilor Julian asked if all of these parcel owners received letters? Yes, they did about a month ago.

A woman from the audience asked how long the TIF would be funded. Nate stated it would be for 30 years. The woman also stated she understood this project would be grant money,

so why is the village after TIF money? Public Works Supervisor Toby Miller stated they are two different things. Toby stated the village still has matches when they have grant money and this would be largely in part to cover matches instead of pulling it from other places in the current funding. The woman asked what is the downside if you opt out? Toby Miller stated that some people just don't want to play. The woman said "so you can honestly say there is no effect on the homeowner?" to which Toby and Nate said that is correct and it helps fund public infrastructure. Mark Russell from the audience stated his understanding that none of us have an option of our taxes and they all received a letter recently from Licking County. So, in the near future, we will all have new property taxes assessed by Licking County from the Auditor's Office. If the TIF is approved, that is when the TIF will come into effect. Whether you opt out or into the TIF, it does not affect us whatsoever whether the county is going to say "here's your new property tax." It is just the fact that whoever is in the TIF gets a portion of it pulled out that goes directly to the village that will then only be used for that certain list of infrastructure improvements. Tax-wise is only by the county and the village cannot do anything about that. Councilor Wadley stated that her understanding also is that that portion of that money is already going to the village, it's just a matter of where is that money earmarked. Councilor Lemmon stated that the advantage to a property owner would be, if they are doing improvements on their property, a portion of that money will go towards their TIF district so there is money there for improvements right in front of that property as opposed to the village getting that money and spending it on the other side of the village. A portion of that must be spent in that district which would be the big advantage of being in the TIF as opposed to being out of it when they will still pay the same amount of property taxes.

Council President Goodman stated that council will not vote on this tonight but they will read it. Mark Russell spoke again to say that the bottom line is that the more property owners that agree to be a part of the TIF, eventually the village will get a little bit more money out of their tax dollars than if the property owners backed out of the TIF, the village would not get that money. It will not change what is out of their pockets, as it will be pulled out of their pockets anyway. The more who stay in and say the TIF is okay, the village receives a little more so that more potholes can be filled. Toby stated yes, and it is more of a leverage thing where when the village is going after construction project funding, the village can now use that TIF money to leverage against those grant dollars. Toby stated if your taxes went up \$10, it went up \$10. Either it goes to the normal distribution that it is going to now or the village gets a little bit of the \$10. The bottom line is if it goes up \$10, it comes out of your pocket anyway.

Councilor Wadley asked Toby to talk about the matching. Toby stated that the current projects they are working on now like the sidewalk projects, we are funded construction-wise by the Federal government but the village has to pay for all of the engineering and acquisitions. We do have LCATS that is helping out with that but we are still on the hook for 20% and anything over what they give us. So, the village is still looking at coming up with a couple hundred thousand dollars to do those projects. Once this starts being funded and there are improvements and it begins to trickle in, we use that TIF money to leverage and say that we have the match dollars via an in-place TIF. President Goodman stated that the important thing to know is that this is not raising your taxes, it just reallocates and moves that money around. Councilor Julian said from the village perspective since these are existing properties, how does that change our other funding and council needs to understand that within the next three meetings. Councilor Lemmon stated that 30 years is a long time and as you are getting all of these increases, we will be limited on some of the increase money that we would have received on where we can spend it. Councilor Julian said they should know where we are on money from those existing properties and how much of that will now be only earmarked for infrastructure. Nate said he will provide that for them. Councilor Lemmon asked why for 30 years, why so long? Nate stated so the village can

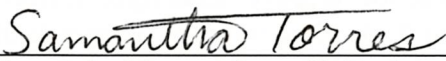
generate a lot of money and leverage it for grants and get a lot of projects done. As opposed to 20 years? Nate said it is also something where when you figure out how much money is coming in, you could also get a loan for 10 or 15 years that gets paid back through the TIF. 30 years is the maximum which is a long time but gives you a planning tool for 30 years so you know that pot of money is just going for infrastructure. Councilor Julian stated that back when she was on the Planning and Zoning Commission they had talked about State Route 79 being the Business district, so did the TIF only include the very first property along SR79, without going too deep? Nate said yes, the goal was to catch the businesses and that if you look at some of the parcels going West, there are some parcels that are big but that is because they start on SR79, but yes, they all touch SR79.

**ADJOURNMENT:** Motion by Councilor Julian, seconded by Councilor Cable, to adjourn the public hearing.

**VOTE: IN-FAVOR ALL YEAS; MOTION CARRIED 6-0**

Meeting adjourned at 6:56pm

NEXT REGULAR COUNCIL MEETING: October 23, 2023

  
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Samantha Torres, Council Clerk

  
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Linda Goodman, Council President