

**City of Huber Heights
Housing Council Meeting**

February 24, 2025 – 1:00 p.m.

PRESENT: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, Alex Zaharieff, and Geri Hoskins

The meeting of the Housing Council for 2025 was called to order at approximately 1:05 p.m. by Alex Zaharieff.

Review of CRAs

Alex Zaharieff stated that the CRA properties are reviewed on an annual basis for the purpose of tax abatement. The properties were inspected by the Zoning Office to make sure that they are in compliance with the City's Zoning Code.

CRA No. 1

No Activity

CRA No. 2

No Activity

CRA No. 3 – K.E. Rose

K.E. Rose #1

Alex Zaharieff stated the exemption will expire in 2030. The buildings are in compliance and there are no zoning violations on the site at this time.

Motion made by Anthony Rodgers and seconded by Don Millard to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

K.E. Rose #2

Alex Zaharieff stated the exemption will expire in 2034. The buildings are in compliance and there are no zoning violations on the site at this time.

Motion made by Don Millard and seconded by Sarah Williams to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

CRA No. 4

No Activity

CRA No. 5 – Waterstone at Carriage Trails, Danbury at Carriage Trails, and Wenco Construction

Waterstone at Carriage Trails

Alex Zaharieff stated that the tax abatement will expire in 2032. This property is code compliant.

Motion made by Sarah Williams and seconded by Anthony Rodgers to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

Danbury at Carriage Trails

Alex Zaharieff stated that the tax abatement will expire in 2032. This property is code compliant.

Motion made by Anthony Rodgers and seconded by Don Millard to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

Wenco Construction (R&S)

Alex Zaharieff stated that the tax abatement will expire in 2034. This property is code compliant.

Motion made by Anthony Rodgers and seconded by Don Millard to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

CRA No. 6 – The Hayden Apartments

The Hayden Apartments

Alex Zaharieff stated this new tax abatement will expire in 2037. This property has a landscaping bond in place for replacement of dead landscaping.

Motion made by Don Millard and seconded by Anthony Rodgers to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

CRA No. 7 – Aldi, PVS Plastics, and DogTown 45424

Aldi

Alex Zaharieff stated that the tax abatement will expire in 2034. This property is code compliant.

Motion made by Sarah Williams and seconded by Anthony Rodgers to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

PVS Plastics

Alex Zaharieff stated that the tax abatement will expire in 2038. This property is code compliant, looking at expansion process.

Motion made Don Millard and seconded by Sarah Williams to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

DogTown 45424

Alex Zaharieff stated that the tax abatement will expire in 2038. This property is code compliant.

Motion made Anthony Rodgers and seconded by Don Millard to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

CRA No. 8 – Minicity, LLC (Megacity Fire) and Apache Tech dba AMR

Mega City (Minicity)

Alex Zaharieff stated that the tax abatement will expire in 2034. This property is code compliant but vacant and business closed.

Motion made by Sarah Williams and seconded by Anthony Rodgers to renew for another year. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

Apache Tech AMR

Alex Zaharieff stated that the tax abatement will expire in 2034. This property is code compliant but vacant and business is closed.

Motion made by Anthony Rodgers and seconded by Don Millard to continue until the CRA Agreement is looked at. YEAS: Jason Antonick, Don Millard, Anthony Rodgers, Sarah Williams, and Alex Zaharieff. NAYS: None. Motion to renew carried 5-0.

Approval of Minutes

Without objection, the minutes from the February 21, 2024, Housing Council meeting are approved.

Adjournment

There being no other business to come before this Council, the meeting was adjourned at approximately 1:25 p.m.

Submitted by
Geri Hoskins
Administrative Assistant