



CITY OF
PICKERINGTON

**CITY OF PICKERINGTON
COMMUNITY REINVESTMENT AREA HOUSING COUNCIL
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, APRIL 18, 2023**

**MEETING AGENDA
7:00 P.M.**

1. ROLL CALL
2. APPROVAL OF MINUTES OF MARCH 8, 2022
3. SCHEDULED MATTERS:
 - A. Skilken Pickerington LLC 0411179600
 - B. MMA Insurance 0410283000
 - C. SpitFire LLC 0410262600
 - D. Church Street Properties 0410262300 / 0410262440
 - E. Church Street Properties, 140 West Borland Street 0410262430
4. OTHER BUSINESS
 - A. Set next meeting date and time
5. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF MARCH 8, 2022

Attachments

CRA Housing Council Minutes 2022-03-08



CITY OF
PICKERINGTON

**CRA HOUSING COUNCIL
CITY HALL, 100 LOCKVILLE ROAD
THURSDAY, MARCH 8, 2022**

**MEETING MINUTES
7:00 P.M.**

1. ROLL CALL

Mr. Gulden called the Community Reinvestment Area Housing Council meeting to order at 7:03 P.M.

Present: Mrs. Marshall; Mr. Kemper; Mr. McCracken; Mr. Maxey; Mr. England; Mr. Chukwu

Absent: Mr. Butcher

Others Present: Dave Gulden; Debbie Kopinsky

2. APPROVAL OF MINUTES OF MARCH 9, 2021

Moved by Mr. Maxey to approve, seconded by Mr. Kemper

Yes: Mr. England, Mr. Maxey, Mr. McCracken, Mrs. Marshall, Mr. Kemper, Mr. Chukwu

6 - 0 Passed

3. SCHEDULED MATTERS:

Mr. Gulden stated that the Community Reinvestment Area (CRA) is a tax abatement tool that has been provided by the State of Ohio since the 1970's. He continued that Pickerington adopted three areas for these incentives; the Olde Village, an area by Windmill Drive, and on Busey Road near Diley Road. He stated that the rule is for him, as the housing officer, to inspect at least annually to make sure the properties are not blighted and are still in good order.

A. Skilken Pickerington LLC 0411179600

Mr. Gulden stated that this parcel by Windmill Drive started out as Skilken Pickerington LLC and is currently Pediatrics Associates with approximately 35 jobs. He continued that the abatement was enacted in 2012 for 15 years. He added that based on his inspection, they are in compliance. Mr. Kemper inquired if these abatements are based on jobs that they promised. Mr. Gulden clarified that this is a pre-1994 CRA, so it is not jobs driven, it is investment driven. He continued that at the time, the real estate tax kept it frozen, but the improvement was abated, so they built a new building. He added that it is not really jobs dependent but the City does keep track of jobs.

B. MMA Insurance 0410283000

Mr. Gulden stated that with this program the incentive follows the land, so when the business leaves, the next business gets the abatement. He continued that the current business is Scarlet Dental, in the Old Village, with 10 jobs. He added that this was enacted in 2012 for 15 years.

C. SpitFire LLC 0410262600

Mr. Gulden stated that the current business at this location is Essie's Angels, which is a hair salon with 7 jobs. He continued that it was enacted in 2012 with a 15 year abatement. He added that they are in compliance.

D. Church Street Properties 0410262300/0410262440

Mr. Gulden stated that this location is in the Olde Village and is currently the Pickerington Food Pantry with 30 jobs. He continued that this was enacted in 2013 for a 15 year abatement and is in compliance.

E. Church Street Properties, 140 West Borland Street 0410262430

Mr. Gulden stated that there are multiple business at this location with 25 total jobs. He continued that the abatement was enacted in 2017 for 15 years and is in compliance and not blighted.

Moved by Mr. Maxey to accept the results of the investigation and presentation, seconded by Mr. England

Yes: Mr. Chukwu, Mrs. Marshall, Mr. England, Mr. Kemper, Mr. Maxey, Mr. McCracken

6 - 0 Passed

4. OTHER BUSINESS

Mr. Gulden stated that there is another Church Street property going up this year that will have five businesses in it. He continued that the abatement will go into effect in 2023 or 2024 because the taxes are in arrears. He clarified that the abatement will be a 15 year 100% for new construction and this is based on the statute. He stated that it is up to the property owner to apply for the abatement.

Mr. Gulden stated that the next CRA Housing Council meeting will be scheduled for Tuesday, March 7, 2023, at 7:00 P.M.

5. ADJOURNMENT

Moved by Mr. Maxey to adjourn, seconded by Mr. Kemper

Yes: Mrs. Marshall, Mr. Kemper, Mr. McCracken, Mr. Maxey, Mr. England, Mr. Chukwu

6 - 0 Passed

The CRA Housing Council meeting adjourned at 7:09 P.M.

RESPECTFULLY SUBMITTED:

Debbie Kopinsky, Duputy City Clerk