Special Meeting
Madison County Board of Commissioners
1 North Main Street, London Ohio

December 19, 2024

Minutes

President Tony Xenikis called the special meeting of the Board of Commissioners to order at 8:46am.

Commissioners present: Dr. Tony Xenikis, Mr. Mark Forrest and Mr. Chris Wallace

County representatives present: Rob Slane, County Administrator; David Kell, Assistant County Administrator; Ronda Maynard, Assistant County Clerk and Amy Rees, County Clerk

Madison County Assistant Administrator, David Kell

- Provide an overview of the TIF Agreement for the unincorporated areas of Darby

Tom Spring, representing Darby Township, and Brad Holland, representing Schottenstein Real Estate Group, LLC, expressed their gratitude to the Commissioners and David Kell for their collaboration and support during the development of the TIF Agreement.

Resolution 580-24 - Presented by Amy Rees, Commission Clerk – A Resolution Creating the Madison County Gateway Incentive District #1 and Declaring the Improvement to Certain Real Property Within the Incentive District and Within the Unincorporated Area of Madison County to Be a Public Purpose, and Exempt From Real Property Taxes; Identifying Certain Public Infrastructure Improvements That, Once Made, Will Benefit or Serve the Real Property; Requiring the Owner(s) of Those Parcel(s) to Make Service Payments in Lieu of Taxes; Establishing a Redevelopment Tax Equivalent Fund and Related Accounts; Authorizing the Negotiation, Execution and Delivery of a Tax Increment Financing Agreement; and Authorizing Related Actions Pursuant to Ohio Revised Code Sections 5709.77 Through 5709.80

Mr. Wallace moved to create the Madison County Gateway Incentive District #1 and declare the improvement to certain real property within the incentive district and within the unincorporated area of Madison County to be a Public Purpose, and exempt from real property taxes; identifying certain public infrastructure improvements that, once made, will benefit or serve the real property; requiring the owner(s) of those parcel(s) to make service payments in lieu of taxes; establishing a Redevelopment Tax Equivalent Fund and related accounts; authorizing the negotiation, execution and delivery of a Tax Increment Financing Agreement; and authorizing related actions pursuant to Ohio Revised Code sections 5709.77 Through 5709.80. Mr. Forrest seconded the motion, and it passed unanimously with a roll call vote.

Resolution 58-24 – Presented by Amy Rees, Commission Clerk - A Resolution Declaring the Improvement to Certain Real Property Within the Unincorporated Area of Madison County to Be a Public Purpose, and Exempt From Real Property Taxes; Identifying Certain Public Infrastructure Improvements That, Once Made, Will Directly Benefit the Real Property; Requiring the Owner(s) of Those Parcel(s) to Make Service Payments in Lieu of Taxes; Establishing a Redevelopment Tax Equivalent Fund and Related Accounts; Authorizing the Negotiation, Execution and Delivery of a Tax Increment Financing Agreement; and Authorizing Related Actions Pursuant to Ohio Revised Code Section 5709.77 Through 5709.80

Mr. Wallace moved to declare the improvement to certain real property within the unincorporated area of Madison County to be a public purpose, and exempt from real property taxes; identifying certain public infrastructure improvements that, once made, will directly benefit the real property; requiring the owner(s) of those parcel(s) to make service payments in lieu of taxes; establishing a Redevelopment Tax Equivalent Fund and related accounts; authorizing the negotiation, execution and delivery of a Tax Increment Financing Agreement; and authorizing related actions pursuant to Ohio Revised Code section 5709.77 through 5709.80. Mr. Wallace seconded the motion, and it passed unanimously with a roll call vote.

Resolution 582-24 – Presented by Amy Rees, Commission Clerk - A Resolution Declaring the Improvement to Certain Real Property Within the Unincorporated Area of Madison County to Be a Public Purpose, and Exempt From Real Property Taxes; Identifying Certain Public Infrastructure Improvements That, Once Made, Will Directly Benefit the Real Property; Requiring the Owner(s) of Those Parcel(s) to Make Service Payments in Lieu of Taxes; Establishing a Public Improvement Tax Increment Equivalent Fund and Related Accounts; and Establishing a Tax Incentive Review Council

Mr. Wallace moved to declare the improvement to certain real property within the unincorporated area of Madison County to be a public purpose, and exempt from real property taxes; identifying certain public infrastructure improvements that, once made, will directly benefit the real property; requiring the owner(s) of those parcel(s) to make service payments in lieu of taxes; establishing a Public Improvement Tax Increment Equivalent Fund and related accounts; and establishing a Tax Incentive Review Council. Mr. Wallace seconded the motion, and it passed unanimously with a roll call vote.

Dr. Xenikis moved to adjourn the meeting at 8:55am. Mr. Wallace seconded the motion, and it passed unanimously with a roll call vote.

Dr. Tony Xenikis Commission President	Mr. Mark Forrest Commissioner	ABSENT Mr. Chris Wallace Commissioner

Attest:

Amy Rees, Clerk
Board of Madison County Commissioners