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2 City of Montgomery  
3 City Council Public Hearing Minutes  
4 May 22, 2019

5 Present

6 Brian Riblet, City Manager  
7 Terry Donnellon, Law Director  
8 John Crowell, Police Chief  
9 Gary Heitkamp, Public Works Director  
10 Tracy Roblero, Community Development Director  
11 Matthew Vanderhorst, Community and Information Services Director  
12 Paul Wright, Fire Chief  
13 Connie Gaylor, Clerk of Council

City Council Members Present

Chris Dobrozsi, Mayor  
Lynda Roesch, Vice Mayor  
Mike Cappel  
Gerri Harbison  
Craig Margolis  
Ken Suer

14 Council Members Absent

15 Lee Ann Bissmeyer  
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18 City Council convened in Council Chambers at 6:45 p.m. with Mayor Dobrozsi presiding, to consider a request to  
19 create two Incentive Districts under Chapter 5709 of the Ohio Revised Code.

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21 Mayor Dobrozsi stated that he was recusing himself from the discussion of the proposed Tax Increment Incentive  
22 District due to possible professional conflicts. He asked Vice Mayor Roesch to preside over the meeting.

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24 Vice Mayor Roesch asked for a motion to excuse Mayor Dobrozsi from the discussion and to excuse Ms.  
25 Bissmeyer who had a family commitment. Mr. Margolis made a motion to approve the recusal of Mayor  
26 Dobrozsi. Mr. Cappel seconded. City Council unanimously agreed.

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28 **Proposal to Create a Tax Increment Incentive District**

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30 Mr. Donnellon, law director, explained that the proposed Incentive Districts are a part of the overall Tax  
31 Increment Financing area which will support public improvements in the Montgomery Quarter. He stated that  
32 property improvements within the District would be exempt, although the property owners would continue to pay  
33 an amount equivalent to the property taxes based upon existing levies. The monies are then retained by the City  
34 after compensation to the schools and the County, and the monies are then used to pay for bonds to finance the  
35 improvements and/or future public improvements within the District.

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37 Mr. Donnellon stated that before creating an Incentive District the City is required by §5709.40(C) to hold a  
38 public hearing, and in advance of that public hearing send notice to property owners within the Incentive District  
39 that Council intends to create such a District and allow them to raise their questions or concerns. He stated the  
40 only property owner within the intended Incentive Districts is the City. He stated that while it may seem odd, the  
41 City is sending notice to the City of this intended action. We are required to hold this public hearing as a first step  
42 in the TIF process.

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44 Mr. Donnellon explained that included in the packet are drafts of upcoming legislation to formalize the Tax  
45 Increment Financing Districts. He stated there are three (3) separate pieces of legislation creating two Incentive  
46 Districts and one Commercial TIF District. He explained that the two Incentive Districts encompass the entire  
47 condominium site of the project, and the Commercial District encompasses the remainder of the project. He  
48 added that there are two separate Incentive Districts as the compensation formula for the school provides two  
49 different levels of compensation for each of the two Districts. The District abutting the commercial development  
50 is identified as Phase I of the School Compensation Agreement, which compensates Sycamore at 10% of the tax  
51 revenues generated with an additional structured formula to pay them additional compensation as the TIF  
52 develops based upon accumulated excess. The second Incentive District is the southeast corner of the site  
53 intended to be developed in Phase II, which compensates the school at 5% of the collected tax revenues.

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55 Vice Mayor Roesch stated that there was no need for any type of a vote but rather a motion is needed to take the  
56 information provided by Mr. Donnellon under advisement.

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Mr. Cappel made a motion to take the information regarding the Tax Increment Incentive District under advisement. Mr. Margolis seconded. City Council unanimously agreed.

Vice Mayor Roesch asked if there was any further business to be heard in the Public Hearing. There being none she asked for a motion to adjourn from the Public Hearing.

Mr. Cappel made a motion to adjourn from the Public Hearing. Mr. Margolis seconded. City Council unanimously agreed.

The meeting was adjourned at 6:50 p.m.

  
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Connie Gaylor, Clerk of Council