

ECONOMIC DEVELOPMENT COMMITTEE MEETING

October 24, 2022

The Economic Development Committee of Chardon City Council met on Monday, October 24, 2022, at 6:00 PM in Conference Room A of the Municipal Center.

Kyle Martin, Chairman of Economic Development Committee presiding.

Members of Economic Development Committee present: Kyle Martin, Heather Means.

Others present: City Manager Randy Sharpe, Community Development Administrator Steve Yaney, Clerk of Council Amy Day, Mayor Christopher Grau.

Mr. Martin called the meeting to order at 6:00 PM.

APPROVAL OF MINUTES

Ms. Means moved and Mr. Martin seconded to approve the minutes of the Economic Development Committee meeting from March 28, 2022. Upon voice vote the motion passed unanimously.

City Manager Randy Sharpe stated that he would like to review the Tax Incentive Financing (TIF) Districts and the Community Reinvestment Area (CRA) and review the zoning map so that the Committee understands how they all go together.

Regarding the TIF of certain parcels, Mr. Sharpe reviewed the properties that the City is getting TIF money from currently, and the projects the money can be used for.

Mr. Sharpe then reviewed the potential properties for development along the Center Street corridor that could be developed in the TIF, but are also in the CRA and are currently zoned industrial.

Mr. Sharpe reviewed the parcels that are in the early stages of commercial development.

Ms. Means requested a map overlaying the different districts.

Mr. Chonjacki reviewed how the TIFs work. He explained that once the parcels are identified to be included in the TIF, their appraised value at that time is locked in. Over the term of the TIF, the property taxes from any improvement that affects the value of the property, goes to the City to reimburse for the costs of making the public improvements that benefit the property.

Mr. Sharpe reviewed how the CRA works which was started in 1984. The purpose is to encourage development by offering tax abatement for 12 years on the improvement of a property. Since 1984, about 20 different companies have taken advantage of the program which provides a significant savings to a builder.

Mr. Sharpe stated that he doesn't think the City needs to incentivize commercial development and asked if properties can be removed from the CRA without affecting its pre-1994 status.

Mr. Chojnacki explained how the City can make 1 additional amendment to its CRA before it falls under the post 1994 rules which offer less benefit to the City. He stated that if a property is removed from the CRA, it does not count as an amendment.

Mr. Sharpe stated that there are multiple parcels north of Meadowlands Drive that have a good chance of becoming commercial and asked if it makes sense to leave them zoned industrial and in the CRA.

He added that changing the number of tax abatement years could be modified in the CRA as well.

Regarding the rezoning of certain parcels, Mr. Sharpe stated that these same properties being discussed are zoned industrial and asked if it would be more beneficial to wait to rezone them or rezone them now. Council has the authority to change these properties from industrial to commercial without having to go to the voters.

Mr. Sharpe stated that a formal recommendation to rezone the parcels and modify the CRA could be made at a future Economic Development Committee meeting if the Committee wanted to proceed with these.

The Committee members requested staff arrange a meeting with Retail Strategies to discuss the benefits of rezoning the properties from industrial to commercial.

Regarding a hotel feasibility study, Mr. Sharpe stated that Retail Strategies has a relationship with Core Distinction Group that can do a study for the City for \$12,500. A meeting has been set for November 7th to hear more about their product.

EXECUTIVE SESSION – none.

ANY OTHER BUSINESS

Ms. Means reported that efforts are being made to create a business database for the Think Local webpage.

Mr. Sharpe reported that the Think Local banners will be removed when the Street Department has the opportunity.

Ms. Means stated that she has some ideas for how to modify the Think Local banners for 2023, and noted that she would like additional banners hung as well.

ADJOURN

Ms. Means moved and Mr. Martin seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 6:45 PM.

Attest:

AMY DAY
Clerk of Council