



Mayor Mike Zita

CITY OF NORTON

4060 Columbia Woods Drive
Norton, Ohio 44203

Offices: 330-825-7815 Fax: 330-825-3104
Website: www.cityofnorton.org

Community Reinvestment Area (CRA) Housing Council

March 27, 2023
Minutes

Mr. Turske called the CRA Housing Council meeting to order at 6:00 p.m. and requested a roll call:

Roll Call:

Philip Turske, Administrative Officer
Joe Kernan, Council-at-Large (excused)
Pamela Keener, Finance Director
Jack Gainer
Bill Braman, Zoning Inspector
Ralph Dowling, Planning Commission
John Conklin, Planning Commission (excused)

Also Present:

Jason Dodson, Attorney
Kerry Macomber, Acting Secretary
Charlotte Whipkey, Council-at-Large

Election of Chair – Mr. Braman moved to elect Mr. Turske as Chair of the CRA Housing Council; seconded by Mr. Gainer. Mr. Turske requested a legal opinion because he is not officially a member. Mr. Dodson noted that after reviewing the Planning Commission records, it was determined that the Administrative Officer is not automatically on the CRA Board. Mr. Dodson advised that the Planning Commission will need to officially appoint Mr. Turske to the CRA Board. Further, one of the four the Board Members in attendance needs to serve as Chair. Mr. Braman removed his motion and Mr. Gainer removed his second. Mr. Gainer nominated Ms. Keener; seconded by Mr. Braman.

Roll Call: Yes: Gainer, Braman, Keener, Dowling

No: None

Motion passed unanimously.

Purpose, Powers and Duties – Jason Dodson, Attorney, Roetzel Andress, 222 S Main St, Akron OH 44308 – Attorney Dodson said that the Ohio Revised Code authorizes the City of Norton to establish Community Reinvestment Areas (CRA) and abate real property taxes for businesses and residential property improvements. The commercial CRA encompasses the entire city and to date, there have been five CRA's granted by the City. There are four before us tonight. The fifth

one granted to Condor Welding was terminated by the Tax Incentive Review Council (TIRC) because the project did not materialize. The CRA Housing Council is tasked with reviewing these four CRA's. The authority of this Board is to accept the report from the Housing Officer who is the Administrative Officer. Their office then uses that report to create the CRA Annual Report which is submitted to the Ohio Department of Administrative Services (copy attached herewith).

Annual Inspection – Mr. Dodson read the statistics for each of the four businesses as written in the CRA Annual Report. He noted that there was discussion regarding KDA Manufacturing at last year's TIRC meeting because of their failure to create projected employment numbers. It was also noted that they did meet and exceed the projected real estate investment but they were granted leniency because they had a tenant that met the employment. However, that may not be the case now and it will be reviewed again this year by the TIRC. He indicated that this is the one company that has not produced as the City assumed it would. Mr. Gainer asked if the tenant was still there. Mr. Dodson said there is an ongoing dispute between the two parties. Mr. Dodson reviewed Clinton Aluminum's report and noted that the employment numbers are slightly less than projected. He attributed that to the difficulty that many companies are having in hiring and retaining personnel right now. He said they have lived up to the spirit of the agreement. Mr. Dowling questioned the 2022 taxes paid of \$16,628.76 and Mr. Dodson reported that is taxes on the land. Mr. Dodson reviewed Timothy Enterprises (Caliber Collision) reported numbers. He remarked that the Actual Payroll of \$81,690 is incorrect and he will provide a corrected number to the CRA Housing Council. He believes it reflects the two employees that were created. He explained the difference of the real estate investment, which was valued less than what they projected. Mr. Dodson reviewed Petit Auto Wash (Krancz Dr) but the abatement has not started, yet. Mr. Dowling asked if this was just for the Krancz Dr location and thought the employment numbers might include the Eastern Road location. Mr. Dodson will check and he anticipates the abatement starting next year.

CRA Annual Report - Mr. Dodson said the TIRC will file the report with Ohio Department of Development and they would like to get approval from the CRA Housing Council. Mr. Braman moved to approve the report, seconded by Mr. Dowling.

Roll Call: Yes: Braman, Dowling, Gainer, Keener
 No: None

Motion passed unanimously.

CRA Housing Council Member Appointments – Mr. Dodson explained these are three-year terms and should be made retroactive to March 1, 2023. Mr. Braman moved to appoint Ralph Dowling and John Conklin; seconded by Mr. Gainer.

Roll Call: Yes: Braman, Gainer, Dowling, Keener
 No: None

Motion passed unanimously.

Adjourn: There being no further business to come before the CRA Housing Council, the meeting was adjourned at 6:22 p.m.

Respectfully submitted,

Kerry Macomber, Acting Secretary
Date

Approved:

Pamela Keener, Chair

DRAFT