

COUNCIL PRESIDENT-JENNIFER WASILK  
COUNCIL AT LARGE-DAVID JANIK  
COUNCIL AT LARGE-MARTIN HEBERLING  
COUNCIL AT LARGE- CHUCK WINIARSKI

COUNCIL WARD ONE-BRIAN DEMBINSKI  
COUNCIL WARD TWO-BECKY HARMYCH  
COUNCIL WARD THREE-JAKE WACHHOLZ  
COUNCIL WARD FOUR-MATT NAHORN

## CITY OF AMHERST, OHIO

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Minutes of the Finance Committee Meeting held April 21, 2025, at 7:07 P.M. Present in Council Chambers were Chairman Dembinski, Mr. Heberling, Mr. Janik, Mr. Winiarski, Mr. Nahorn, Mr. Wachholz, Auditor Phillips, Treasurer Ramsey, Law Director Pecora. Safety/Service Jeffreys, Assistant Law Director Ward and Ms. Harmych were absent and had letters on file and were excused at the Special Council Meeting held earlier. Also present was Mr. Dean Spoor of Thompson-Hire LLP of 3122 Walnut Street, suite 2000, Cincinnati.

A-25-17 A Resolution authorizing the Mayor to participate in the Ohio Department of Transportation Winter Contract for road Salt for 2025-2026; emergency

Mayor Costilow explained that this is something we do every year. Last season we used a lot of salt and both barns were emptied. This will fill up our barns again. The state lets us participate in bulk buying and this so much better for us. Mr. Nahorn motioned to send this to the floor of Council with the emergency. Seconded by Mr. Janik. Vote 6-0 to send to floor of Council with emergency.

A-25-14 Create a tax increment financing incentive district for Dewey Road Improvements.

Mayor Costilow explained that this allowed us to make improvements to the Dewey Road area based on the new development. The schools have been notified as required. This should go three readings, although it is time sensitive. Mayor Costilow introduced Mr. Dean Spoor. Mr. Spoor reiterated the process as Mayor explained it. He said this is the beginning of the process. There are several steps to be taken as listed in the ORC.

Mr. Wachholz asked about the specifics and timelines. Mr. Spoor said the way TIF works is to give maximum flexibility to the city. He explained further and how the money can be spent. There is a 10 year window. Mayor Costilow reminded all that Bramhall has already identified some improvements. Mr. Wachholz asked if the improvements have to be identified before being passed. Mr. Spoor said the ordinance does not

lay out the design and the ordinance may be amended as needed. Mayor Costilow said this is not for the development, but for public infrastructure that will make the neighborhood safer that the city needs to improve, such as school busses turn arounds. Mr. Wachholz asked if the list of improvements is finalized before adoption. Mr. Spoor explained the ordinance does not lay out the design and that the ordinance may be amended as needed. Mr. Wachholz asked for explanation of the breakdown of the districts. Mr. Spoor explained the districts define when the 10 year window starts per district. He explained further.

Mrs. Wasilk asked about the clarification on the flexibility based on when the developer is building the plans and the Mayor said no, if it's within the development that is their issue but we're able to use the monies for improvements outside the development. Mr. Spoor explained further.

Chair Dembinski asked if the monies had to be spent within the City and Mr. Spoor said it can be used in very specific instances. Chair Dembinski explained this development is next to a Metropark property and across the street there is a potential to be another Metropark; however, that is in the township. Mr. Spoor said that is a perfect example where we are close enough that it would be a permissible use. Chair Dembinski said we had a two-week delay in order to advise the schools on this and asked if we had any feedback from them. Mayor Costilow said the schools were advised but we had no feedback from them.

Mr. Winiarski asked for an explanation of the types of TIFs and what was the baseline based on. Mr. Spoor explained the TIFs and how they work under the ORC that do not require the permission of the school district. He explained the two different options. He said the valuation is determined by the County Auditor. The baseline is created the year the TIF Ordinance is adopted, based on the beginning of the tax year. Mr. Winiarski asked when the "clock" begins and Mr. Spoor said generally when a house is first built. Depending on how the builder builds and maybe builds 10 quickly, it could begin the same year. Typically, it takes 2-3 years. He explained further. Mr. Winiarski asked what the project's value. Mayor Costilow said he would get the information by next week.

Mr. Winiarski said we have a number of items to attend to and he would not want to fall short. He asked if we have a list of the projects and their cost to come out of this TIF money. Mayor Costilow said that would be up to the city and council when we have projects. He explained further. Mr. Spoor explained how this will be funded. while the TIF is going on, it has to be kept in a separate account. When it's over in 10 years, and there are funds leftover, they will go in the general fund. He read ORC 5709 Section F and Mr. Poor agreed with this. Mr. Winiarski asked when does this become final per the letter. Mayor Costilow said once Council approves it, it's no longer a draft.

Mayor Costilow said he knew there were some complications on school funding and the way the schools receive money from the state is affected by TIFs. The school is not losing all this money. Mr. Spoor explained how the schools are funded and how things are taken into account.

Mr. Wachholz motioned to take this to the floor of Council. Seconded by Mr. Nahorn. Vote 6-0 to send to the floor of Council.

Mr. Wachholz motioned to adjourn, seconded by Mr. Nahorn. Voice vote 6-0 to adjourn. The meeting adjourned at 7:34 P.M.

Brian Dembinski, Chairman  
Finance Committee