



**MINUTES REGULAR MEETING
REYNOLDSBURG REYNOLDSBURG - LICKING COUNTY TAX INCENTIVE REVIEW
COUNCIL**

June 22, 2026

CALL TO ORDER

ROLL CALL

PRESENT: Michael Smith, David Edelblute, Carson Combs, Chris Shook, Shanette Strickland, Emily Hatfield (RCSD), Amy Ucan (LHLSD), Ben Streby (C-TEC), Cherrelle Turner (EFCTS), Richard D. Jones (SWLSD), Michael Clarey, and Adam Kelley

WELCOME AND INTRODUCTIONS

ELECTIONS

Election of Vice-Chair

Attorney Shook nominated David Edelblute for Vice Chair. Second by Ben Streby. Motion carried.

APPROVAL OF MINUTES

Regular Meeting Minutes of June 18, 2025

Carson Combs moved to approve the June 18, 2025 minutes. Second by Ben Streby. Motion carried.

NEW BUSINESS

There was no New Business.

TIF REPORT

**Taylor Road TIF #1 (113-2005)
- Township: Etna**

- **School District: RCSD**
- **Vocational: EFCTS**

Ms. Gischel reported that \$103,150.06 was received from the Taylor Chase development.

David Edelblute moved to accept the report of the Taylor Road TIF #1 and continue the exemption. Second Carson Combs. Motion carried.

Taylor Road TIF #2 (114-2005)

- **Township: Etna**
- **School District: RCSD**
- **Vocational: EFCTS**

Ms. Gischel reported that \$34,662.47 was received.

Mr. Kelley requested clarification regarding the powers and duties of the TIRC body. He expressed concern that the Board was not receiving information from companies on compliance and the issue of the transparency of the information being provided.

Attorney Shook and Mr. Meyer explained the role of the TIRC board and the deliberate approach to providing information to the Board due to the recent statute taking effect modifying ORC 9.66(D). Mr. Meyer indicated that this incentive was not for the benefit of any private entity at this time, so there was no company report to review for non-compliance. Funds were not encumbered for this particular TIF at this time. There was no indication that discrimination had occurred within this TIF area.

Attorney Shook moved to accept the report of the Taylor Road TIF #2 and continue the exemption. Second by David Edelblute. Motion carried.

Richard D. Jones (SWLSD) arrived at the meeting.

Summit Road TIF (115-2005)

- **Township: Etna**
- **School District: LHLSD**
- **Vocational: C-TEC**

Ms. Gischel reported that in 2025, \$77467.31 was collected. There were no payments to the schools or debt for this TIF.

Mr. Meyer reported no evidence or indication of discrimination.

Attorney Shook described that location of this TIF and indicated that there was no

developer reimbursement at this time. Funds would likely go towards future improvements of Summit Road.

Amy Ucan moved to accept the report of the Summit Road TIF and to continue the exemption. Second by Den Streby. Motion carried.

***West Summit Incentive District TIF (162-2021) (*asterisk denotes inactive incentives)**

- Township: Etna
- School District: SWLSD
- Vocational: C-TEC

Mr. Meyer explained that no DTE had been filed. This area was the American Homes for Rent project.

Eastwood TIF (161-2022)

- Township: Etna
- School District: SWLSD
- Vocational: C-TEC

Mr. Meyer stated that the DTE 24 was approved by the state on July 23, 2025 for ten years and 75%. There were no collections by EOY in 2025. He also described the location of the TIF.

Attorney Shook clarified that this TIF involved a reimbursement agreement for sanitary sewer and roadway improvements.

Ben Streby moved to accept the report of the Eastwood TIF and continue the exemption. Second by David Edelblute. Motion carried.

***Summit Crossing Incentive District TIF (*asterisk denotes inactive incentives)**

- Township: Etna
- School District: LHLSD
- Vocational: C-TEC

Mr. Meyer explained this TIF was a commercial TIF for the apartment project next to the Summit Crossing Incentive District. The roadway has been completed, but construction has not started on the buildings.

***Summit Crossing Commercial TIF (71-2024 (*asterisk denotes inactive incentives)**

- Township: Etna
- School District: LHLSD

- Vocational: C-TEC

Mr. Meyer stated that this TIF was a commercial TIF for the apartment project next to the Summit Crossing Incentive District. The roadway was completed, but construction had not started on the buildings.

2018 Main and Brice TIF (102-2018)

- Township: Etna**
- School District: RCSD**
- Vocational: EFCTS**

Ms. Gischel reported that in the Licking County portion of this TIF, \$915.84 was received.

Mr. Meyer described the location of the TIF. The City had not determined how the monies from the TIF would be used.

Carson Combs moved to accept the report of the 2018 Main and Brice TIF and to continue the exemption. Second Attorney Sook. Motion carried.

Broad Street TIF (103-2018)

- Township: Lima (n/a)**
- School District: LHLSD**
- Vocational: C-TEC**

Ms. Gischel reported that \$4,704.38 was collected from this TIF. No funds were paid to the schools or debit for this TIF.

Mr. Meyer described the location of the TIF. The City had not determined how the funds from the TIF would be used. There were no reimbursement agreements for this TIF.

Ben Streby moved to accept the report of the Broad Street TIF and continue the exemption. Second by Attorney Shook. Motion carried.

CRA REPORT

***East Main CRA (69-2022) (*asterisk denotes inactive incentives)**

- Township: Etna**
- School District: RCSD**
- Vocational: EFCTS**

Mr. Meyer explained that there was no active abatement for Licking County;



however, there was an active abatement in the Franklin County portion of the CRA.

***Taylor/Summit CRA (01-2023) (*asterisk denotes inactive incentives)**

- Township: Etna
- School District: LHLSD
- Vocational: C-TEC

Mr. Meyer stated that the Core 5 construction was not completed for the first phase for fifteen years and a 75% tax abatement. The roof was completed on the first building of three buildings planned.

OTHER BUSINESS

There was no Other Business.

ADJOURNMENT

Attorney Shook moved to adjourn the meeting. Second by Carson Combs. Motion carried. Auditor Smith adjourned the meeting.