

CITY OF GROVE CITY, OHIO
FINANCE COMMITTEE MINUTES

Sept. 12, 2016

Committee Meeting

1. The meeting of the Council Finance Committee was called to order by Chair Davis at 6:30 p.m., in the City Hall Council Chambers, 4035 Broadway.
2. The Minutes from the previous Finance Committee meeting were approved by unanimous consent.
3. Chair Davis welcomed everyone and explained that this is the final meeting in a series of three (3) meetings to share information about the City's finances. He said the format of the meeting was informal and if anyone had a question, they could just raise their hand to be recognized.

He recognized Mr. Mike Turner, Director of Finance, and Kyle Rauch, Dir. of Dev., who presented a PowerPoint on the Financial Future of the City (attached). Mr. Turner explained that the General Fund is the largest fund. There are many other funds that are restricted in what they can be used for. He said the City passes a budget every year. They try to have the income tax revenue equal the general fund operating expenditures. He said there are two ways to increase revenues. One is by increasing the millage. We have 7 mills available, but only levy 3.5 mills. He explained how they calculate the debt limit. He said the second way to increase revenue is to increase income tax. He said we have seen a steady income from the 2% income tax currently levied. He said many of our residents are being taxed at 2.5% because they work in a city that has a higher income tax rate. For Grove City to increase the income tax, a question would have to be placed on the ballot for the voters to decide. Grove City gives a 100% credit to those working outside the City. Therefore, the City does not receive any revenue from those citizens that work outside Grove City. If a 100% credit was not given, that would be a way to increase revenue without increasing the tax rate.

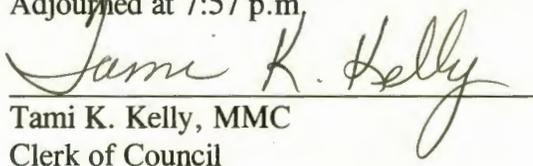
Mr. Rauch explained the Capital Improvement Planning that the City engages in. This is a list of projects the City feels need accomplished in the short-term and long-term. Some of these include street improvements, new/replacement equipment, etc. He highlighted the street, sewer rehabilitation, waterline replacement, sidewalk and trail programs. There are community enhancement projects – such as the library; and economic development projects that lead to future job creation – such as North Meadows Drive.

Chair Davis took questions/comments throughout the presentation from the floor. Discussion took place over burying the utility lines in the Town Center; a “rainy day fund”; increasing taxes to go to a specific use – such as a recreation center.

Mr. Rauch continued with explaining some financing options available and the Beulah Park opportunity for the City. He explained why the redevelopment of Beulah Park is important; shared the conceptual framework and where we are so far, in terms of redeveloping this privately owned site and the financing of any of those improvements. Discussion over Beulah Park took place with those in attendance.

4. There being no further questions or comments, Chair Davis thanked everyone for coming and adjourned the meeting.

Adjourned at 7:57 p.m.


Tami K. Kelly, MMC
Clerk of Council

Jeffrey M. Davis
Chair - Finance



Grove City Council Finance Meetings

Jeff Davis, Chair



Understanding Grove City Finances

9/12/2016



Economic Development Tools

- Buckeye Center Tax Increment Financing (TIF)
- Pinnacle TIF
- Rockford TIF
- SR665 TIF
- Lumberyard TIF
- Mt. Carmel Job Development and Incentive Agreement
- Southwest Public Libraries and City Partnership
- Questions and Discussion

9/12/2016



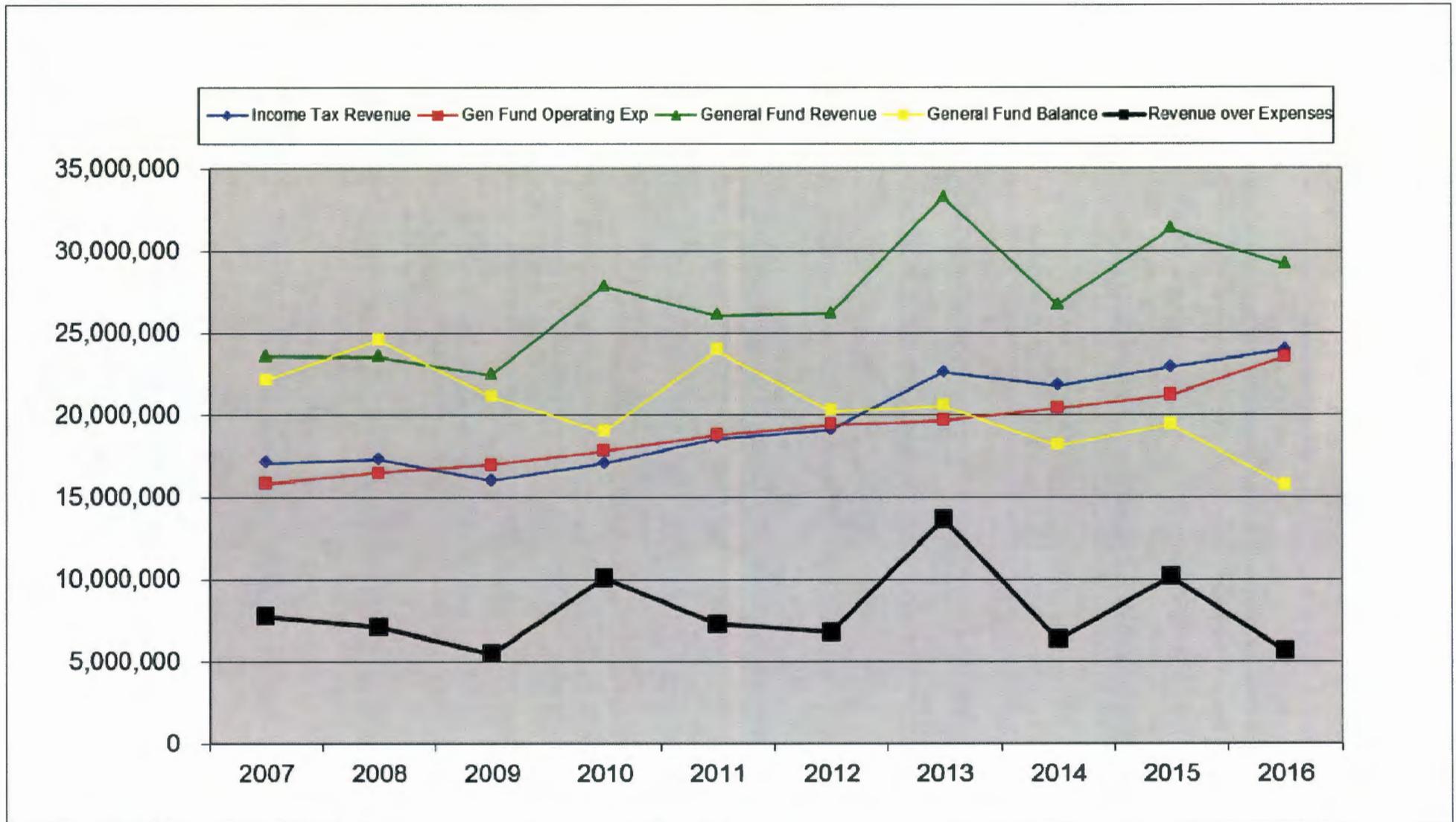
Fund Balance Report 12-31-15

Fund Name	01/01/15 Balance	2015 Receipts	2015 Disbursements	12/31/15 Balance	Outstanding Encumbrances	12/31/15 Unencumbered
General	18,105,460.78	31,343,726.78	30,061,472.37	19,387,715.17	3,823,750.47	15,563,964.70
Street Maintenance	855,474.40	1,594,799.88	1,758,836.41	691,437.87	232,994.23	458,443.64
State Highway	483,178.81	137,272.62	139,436.90	481,014.53	11,345.03	469,669.50
Police Pension	517,727.35	1,286,470.20	1,187,725.94	616,471.61	0.00	616,471.61
General Recreation	566,947.82	1,256,885.90	1,141,618.27	682,215.45	64,578.84	617,636.61
City Permissive MVL	426,793.00	186,773.66	261,600.00	351,966.66	3,300.00	348,666.66
County Permissive MVL	344,840.80	594,111.81	581,648.59	357,304.02	195,031.26	162,272.76
Senior Nutrition	3,006.92	15,706.00	15,267.12	3,445.80	0.00	3,445.80
Drug Law Enforcement	465,275.95	100,243.77	57,341.50	508,178.22	800.00	507,378.22
DARE Program	16,067.93	0.00	2,527.18	13,540.75	0.00	13,540.75
Community Development	222,903.24	386,387.25	317,501.56	291,788.93	23,746.35	268,042.58
Community Environment	194,284.40	107,413.00	70,793.39	230,904.01	1,016.35	229,887.66
Law Enforcement Assistance	6,988.00	0.00	2,146.00	4,842.00	3,850.00	992.00
Enforcement and Education	30,120.38	1,885.00	0.00	32,005.38	0.00	32,005.38
Garden at Gantz	66.00	0.00	66.00	0.00	0.00	0.00
Mayor's Court Computer	108,320.98	22,103.00	62,703.21	67,720.77	34,131.45	33,589.32
Big Splash	20,684.36	276,438.93	263,506.92	33,616.37	5,875.76	27,740.61
Senior Stage	172.16	0.00	172.16	0.00	0.00	0.00
Parks Donation	34,125.26	2,370.00	0.00	36,495.26	0.00	36,495.26
Rockford TIF	1,502.60	214,987.03	214,936.65	1,552.98	0.00	1,552.98
Debt Service	1,982,411.06	1,166,864.10	1,408,817.95	1,740,457.21	68,264.76	1,672,192.45
Buckeye Center TIF	2,183,674.97	2,970,506.36	3,111,154.53	2,043,026.80	150.00	2,042,876.80
Pinnacle TIF	471,138.77	2,602,948.22	1,732,018.40	1,342,068.59	185,110.48	1,156,958.11
SR665 / I71 TIF	72,093.01	505,549.46	190,875.55	386,966.92	0.00	386,966.92
Lumberyard TIF	0.00	4,760,010.00	4,591,200.06	168,809.94	0.00	168,809.94
Capital Improvement	8,169,016.27	20,992,279.65	12,291,901.54	16,669,394.38	16,197,958.82	671,435.56
Recreation Development	401,667.45	338,223.70	118,606.44	621,284.71	38,884.93	582,399.78
BWC Self-Insurance	153,184.99	250,000.00	131,208.84	271,976.15	49,639.22	222,336.93
Water	2,180,314.94	608,374.37	379,052.17	2,409,637.14	66,874.87	2,342,762.27
Sewer	1,891,692.43	1,144,694.35	1,804,126.05	1,232,260.73	288,963.59	943,297.14
Deposit Trust	1,021,876.92	1,666,184.08	1,312,921.13	1,375,139.87	1,191,981.89	183,157.98
Section 125 Cafeteria Plan	12,079.20	5,384.40	4,999.95	12,463.65	0.00	12,463.65
Convention Bureau	22,962.70	350,636.77	346,216.92	27,382.55	0.00	27,382.55
JEDD - Scioto Township	0.00	933,092.02	694,334.85	238,757.17	0.00	238,757.17
Mayor's Court	13,475.00	0.00	0.00	14,317.00	0.00	14,317.00
Payroll Withholding	258,414.50	0.00	0.00	262,705.98	0.00	262,705.98
19 Special Revenue						
5 Debt Service						
2 Capital Improvement						
2 Enterprise						
6 Agency						
Total All Funds	41,237,943.35	75,822,322.29	64,256,534.55	52,808,864.57	22,488,248.30	30,320,616.27

9/12/2016



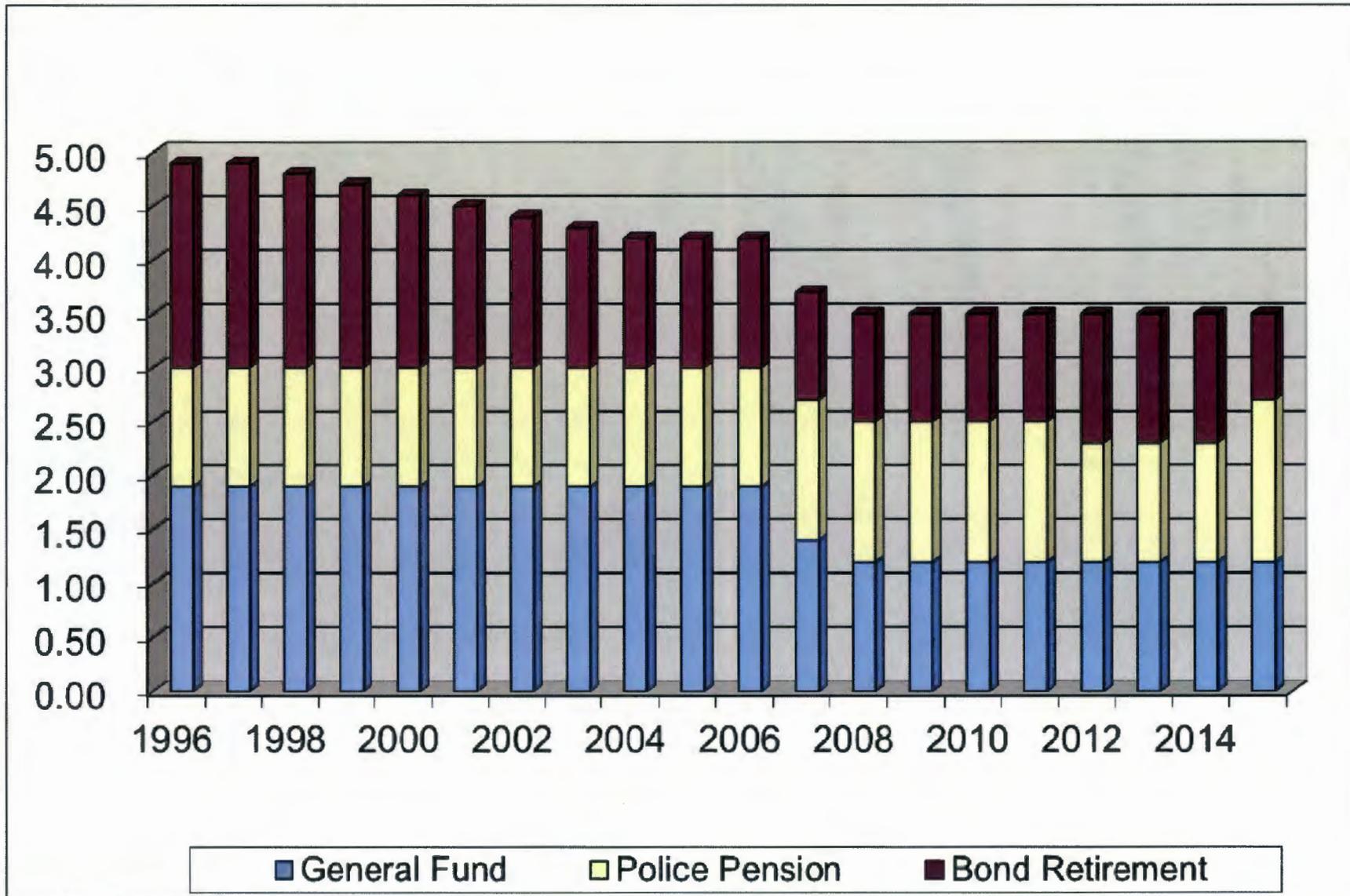
Income and Expense Trends



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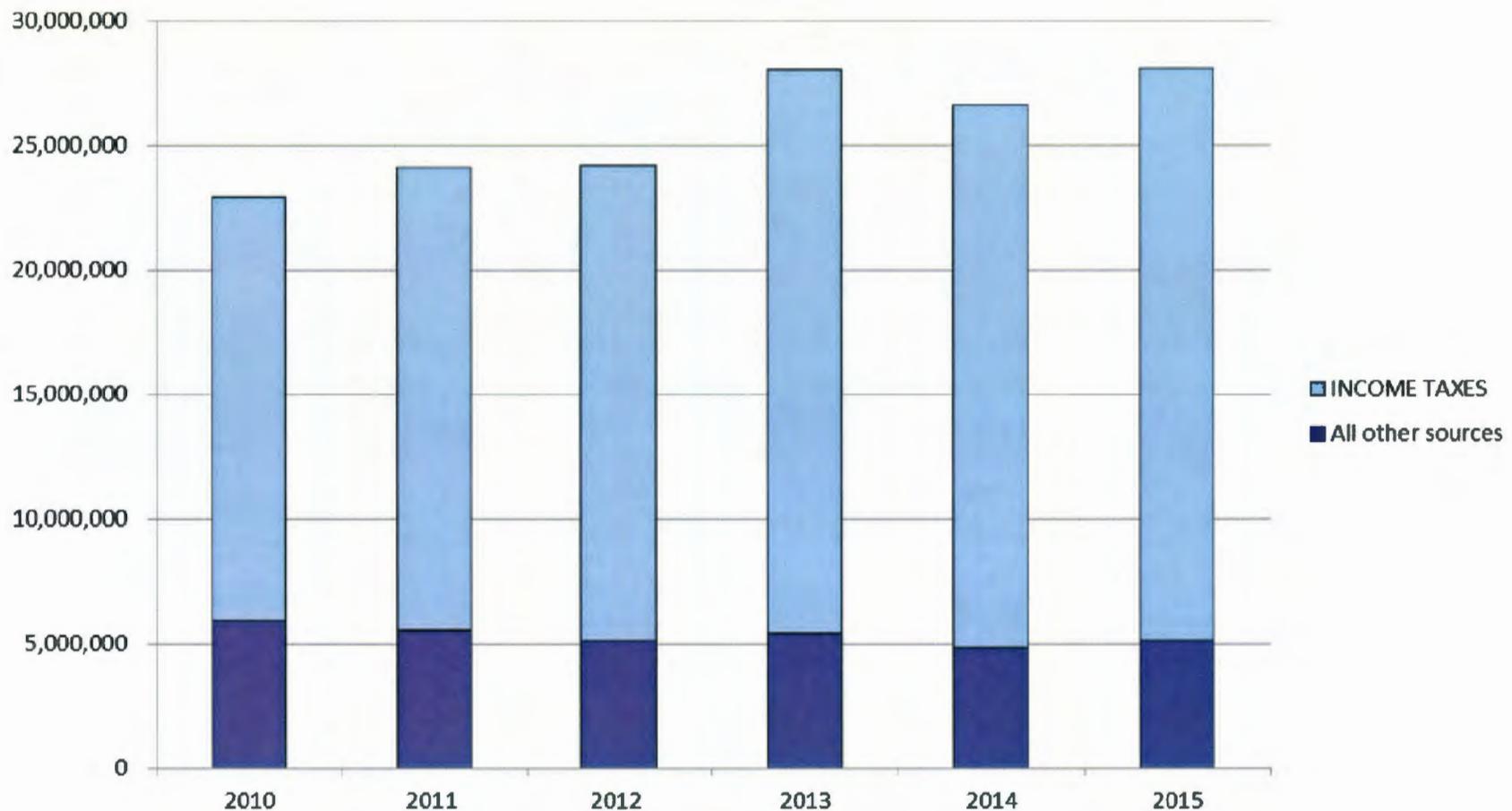


Mills Levied





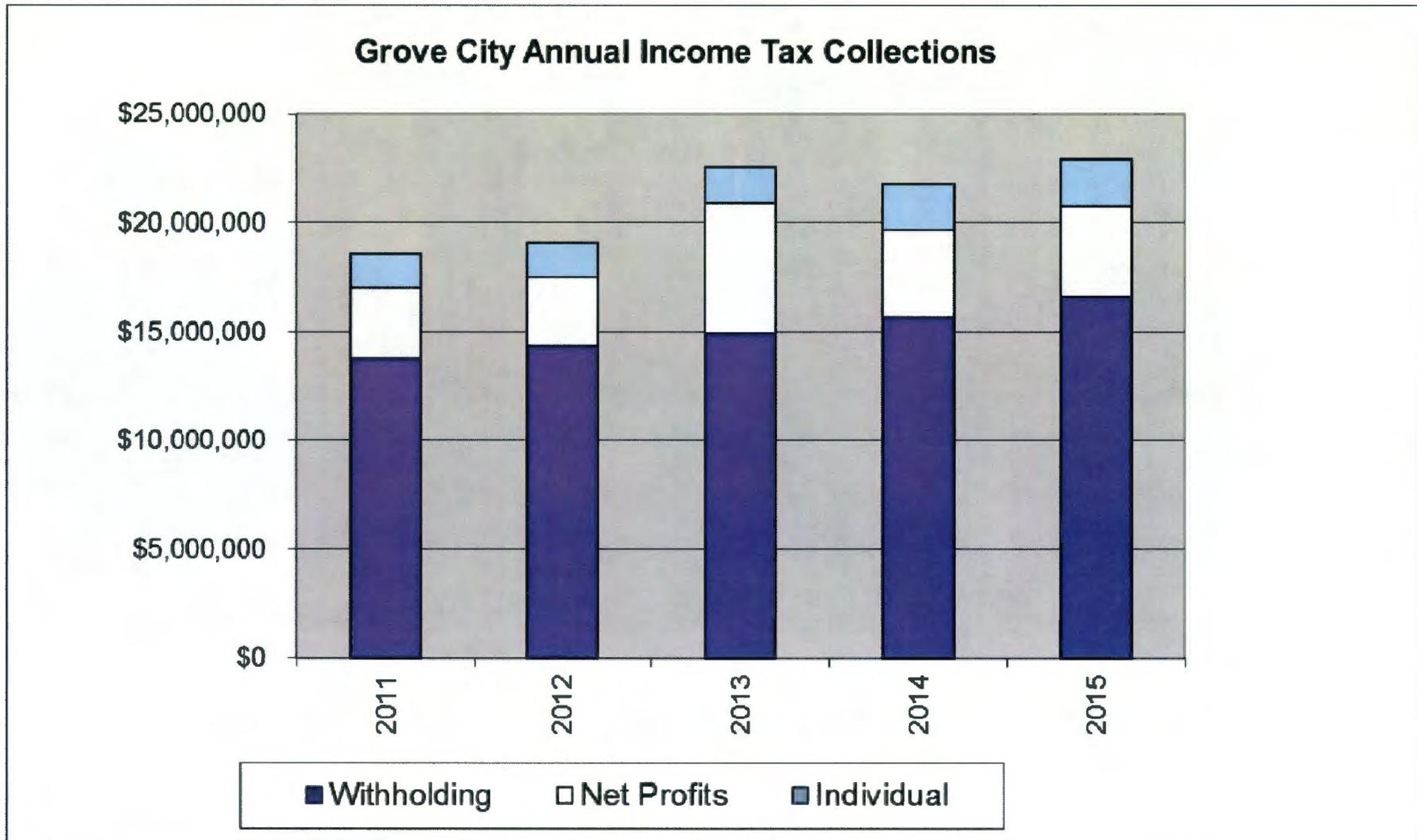
General Fund Operating Revenue



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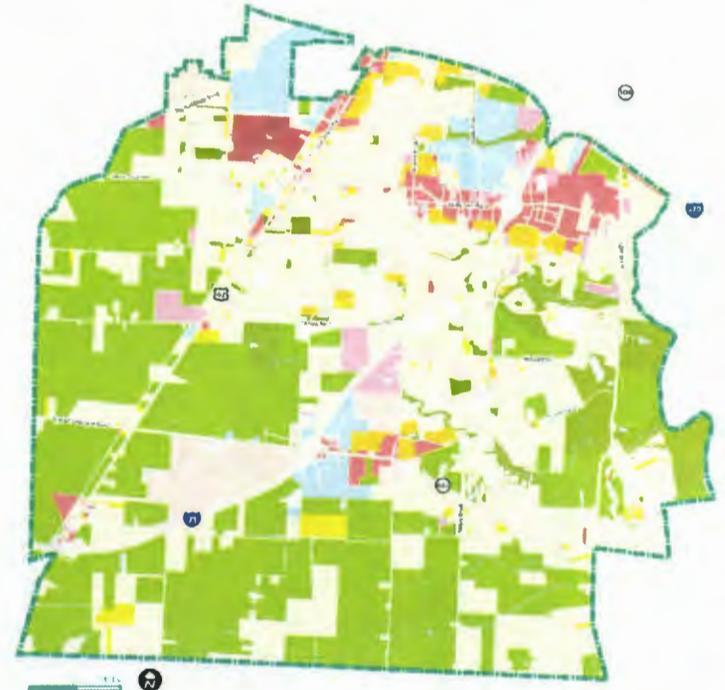
Income Tax Collections





GroveCity2050

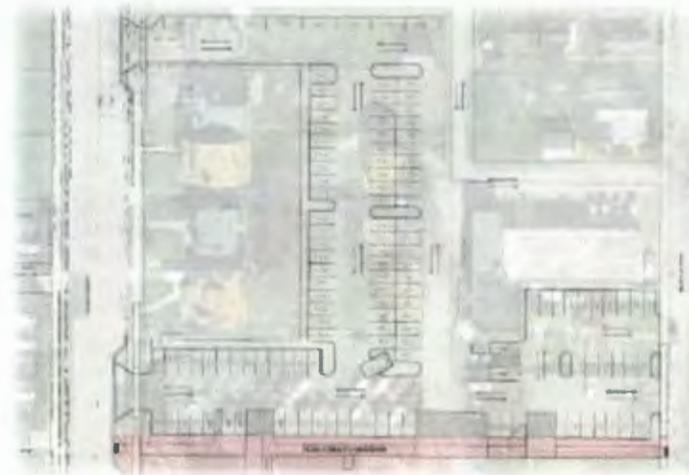
- An effort to update the city's plans and policies to proactively shape where and how the city grows
- The plan is intended to ensure Grove City is strategically positioned and equipped to accommodate the region's growth and changing demographics, while remaining economically competitive, fiscally healthy, and a desirable place to live, work, and invest
- GroveCity2050 includes both technical analyses and input from the community





Future Capital Needs

- Two Classification of Capital Spending
 - Those necessary for the operation of the City (e.g. vehicles, equipment, computer servers, etc.)
 - Those associated with infrastructure and buildings/lands





Maintenance Projects

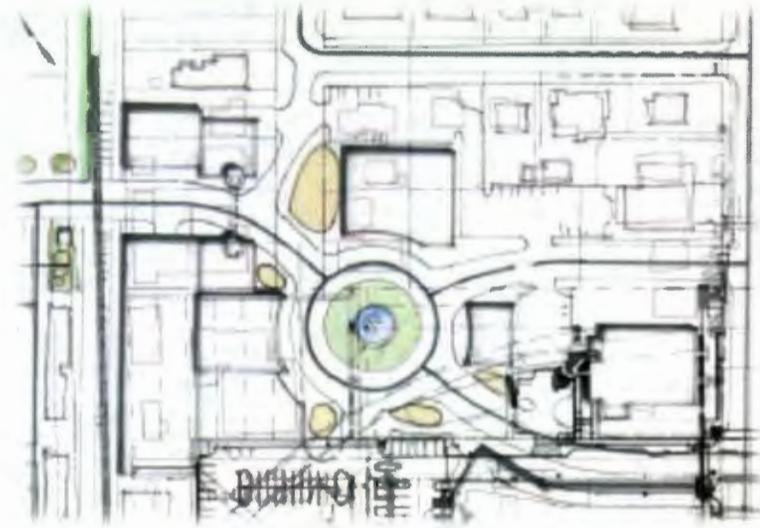
- Street Maintenance Program
- Sewer Rehabilitation Program
- Waterline Replacement Program
- Sidewalk Replacement Program
- Trail Maintenance Program





Economic Development Projects

- Town Center
- North Meadows Drive
- Water and Sewer Extension
 - Job Ready Sites
 - SitesOhio
- 71/SR665 Interchange





Financing Options

- Outside Funding (Grants and Loans) utilized to leverage and “stretch” the City’s funds
 - Ohio Public Works Commission (OPWC)
 - State Capital Improvement Project (SCIP)
 - Local Transportation Improvement Project (LTIP)
 - MORPC Attributable Funds
 - Clean Ohio Grant
 - Racetrack Redevelopment Funding
 - State CIP



Beulah Park Redevelopment – Why is it important

- Planning Aspects

- Been an integral part of our identity and history
- Provides a tremendous opportunity with its proximity to Town Center
- 211 acres

- Property Tax & Income Tax Revenue Generation



*Beulah Closed
May 3, 2014

5 Redevelopment Principles Identified in Framework

1. Development of the site highlights the historic significance of Beulah Park
2. Beulah Park serves as a community gathering place
3. Connectivity is promoted on the site to improve the function of the street network and provide more opportunities to walk and bike
4. Quality design is emphasized for all uses to create an attractive and distinctive public and private realm, appropriate with the character of adjacent uses
5. Development provides the city with a net fiscal benefit



Beulah Park & Town Center Plaza – Where Are We...

- Financial Program
 - On-going discussions
 - CRA
 - TIF
 - Special Assessments
 - New Community Authority
- Site Control
 - Penn National Gaming controls the property
- Regulatory
 - Site has an approved Preliminary Development Plan
 - Site will require Rezoning approval for any change of use
 - Final Development Plan



Beulah Park & Town Center Plaza – Where Are We...

- Off-Site Improvements

- Columbus Street Realignment (Phase I)

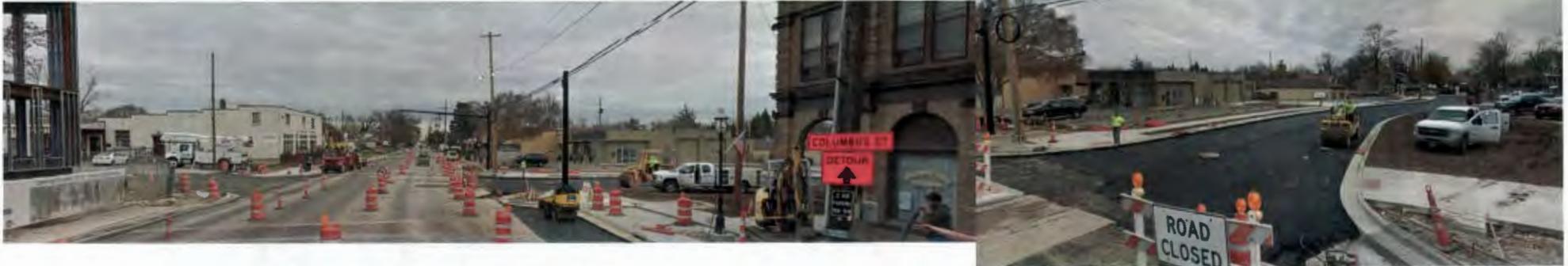
\$ 120,000

West of Broadway (Included as part of Library project)

\$2,000,000

Realignment east of Broadway (Including Signal Relocation)

\$2,120,000



- Southwest Blvd. / Broadway Intersection Improvements

\$ 615,198

City Funded

\$ 431,802

Racetrack Redevelopment Fund Grant

\$1,047,000



Beulah Park & Town Center Plaza – Where Are We...

- Off-Site Improvements

- Railroad Crossing Improvements/Enhancements

- \$ 125,000

- Planning / Engineering

- \$ 650,000

- Construction

- \$1,062,000

- Upgrades (Park St. / Grant Ave. / Grove City Road)

- \$1,837,000

- General Schedule

- Concept Planning and Coordination

- 6/16-11/16

- Final Engineering (requires legislation)

- 11/16-2/17

- Legal Process (PUCO/Court)

- 2/17 – 8/17

- Potential Bidding/Funding Legislation

- 9/17-11/17

- Potential Construction Start

- 11/17



Thank You

Questions?