

**TROY TOWNSHIP, DELAWARE COUNTY**  
**Public Hearing Minutes – 8:00 PM**  
**Monday, November 20, 2023**

**Public Hearing Called to Order** by Troy Morris at 8:00 p.m.

The meeting opened with the Pledge of Allegiance.

**Roll Call:** Trustees; Earl Lehner, Troy Morris, and Doug Price  
Also present Fiscal Officer Tracy Parsons, Assistant Zoning Inspector Michael Endsley,  
Cemetery Sexton Dale Woods

**Purpose of Meeting:**

Troy stated the purpose of the public meeting is for the possible creation of tax increment financing (TIF) for the Township. Troy turned the meeting over to Tim Long to provide further information and answer questions from the public.

**Tim Long, Long Economic Development Advisors**

Tim Long attended the public hearing meeting to assist answering questions and present Troy Township's plan for the creation of Tax Increment Financing (TIF's). Tim began with a description of what a TIF is and why the Township should consider creating TIF's. The TIF's are a tool that is used to generate revenues for the Township to be used for public improvements, without raising taxes.

The plan is to consider creating 8 tax increment financing districts. The TIF's would be for 10 years and start when there is an aggregate amount of \$1,000,000 of improvements that occur on any parcel within the TIF district. The plan to create 8 of the TIF districts is because state law mandates that they are limited to 300 acres within each TIF boundary. The only tax revenues that can be captured will only include single family homes and not commercial. Once it starts it will capture 75% of the increased property taxes, limited to township revenues and the county's tax levies, and any tax levies from other tax jurisdictions, prior to 2006. The schools will retain 100% of their existing and future tax revenues.

Maps of where the TIF's proposed locations were passed around.

The Township recently created 2 commercial tax districts. Those are captured at 75% of all the tax revenue. The Township took the step of not collecting from the schools.

Once the dollars are generated the Township Board will have the ability to decide what public improvements they want to use those dollars for; example utilities, sidewalks, roads, etc. Under State Law, the Township can only approve public improvements that benefit all the parcels within a district that the revenue comes from. TIF's would benefit property owners by not raising taxes and the funds will be used to benefit the property.

If a property owner would decide that they don't want to participate, the Incentive District property owners can opt out, but only if their parcel is not 100% within the boundary of the TIF. The township can make amendments to these TIF's.

**Public Forum:**

Time was provided for the public to ask questions and express any concerns. Those in attendance asked numerous questions regarding the TIF and expressed various concerns.

**ADJOURNMENT:**

\*At 9:25 PM, Troy Morris motioned to adjourn the meeting. Doug Price made a second on the motion. All voting yes, the motion passed.

**BOARD OF TRUSTEES  
TROY TOWNSHIP, DELAWARE, OHIO**

Troy Morris, Chair *Troy Morris*

Earl Lehner Trustee *Earl Lehner*

Doug Price, Trustee *Doug Price*

Attest: Fiscal Officer, Tracy Parsons *Tracy Parsons*