

**OHIO TAX CREDIT AUTHORITY MEETING
MEETING MINUTES
MEETING DATE: DECEMBER 11, 2023**

The regular meeting of the Ohio Job Creation Tax Credit Authority was called to order at 10:04 a.m. on December 11, 2023, by Susan Restrepo.

Roll Call:	Susan Restrepo, Acting Chair	Present
	Brian Cooper	Present
	Joy Evangelista	Present
	Emmett Kelly	Absent
	Deborah McGraw	Present

Staff Members Present: Ben LaGrasso, Eric Lindner, Emily Wilson McPhail, Adam Cummins, Megan Imwalle, Nicholas Waters

Others Present: Jordan Tyler, Kevin Watson, Brian Beaudry, Sarah Custer, Jeff Gord, Chase Eikenbary, Kevin Donnelly, Shawn Starlin, Jessica Sattler.

Minutes Approval: Restrepo made a motion to approve the minutes of the October 30, 2023 meeting, Kelly seconded. The vote was 5-0 yes. Voting Restrepo, Kelly, Cooper, Evangelista, McGraw.

NEW JOB CREATION TAX CREDIT PROJECTS

Quality Technology Services; QTS NAL TX I, LLC; QTS New Albany I, LLC appeared before the Tax Credit Authority requesting a tax exemption for a project in the City of New Albany, Licking County. Restrepo made a motion to approve a tax exemption of 100% for 15 years for Quality Technology Services; QTS NAL TX I, LLC; QTS New Albany I, LLC in exchange for a commitment to create 10 full-time equivalent employees generating \$1,500,000 in new annual at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location.

The tax credit would begin on 1/1/2024 and end on 12/31/2038. Evangelista seconded. The vote was 5-0. All present voted yes.

CyrusOne Management Services LLC; C1 Cincinnati – North Cincinnati LLC appeared before the Tax Credit Authority requesting a tax exemption for a project in the City of Lebanon, Warren County. Restrepo made a motion to approve a tax exemption of 75% for 10 years for CyrusOne Management Services LLC; C1 Cincinnati – North Cincinnati LLC in exchange for a commitment to create 10 full-time equivalent employees generating \$1,500,000 in new annual at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location.

The tax credit would begin on 1/1/2024 and end on 12/31/2033. Kelly abstained. McGraw seconded. The vote was 4-0. All present voted yes.

Technicote, Inc. appeared before the Tax Credit Authority requesting a tax exemption for a project in the City of Trotwood, Montgomery County. Restrepo made a motion to approve a tax exemption of 1.594% for 8 years for Technicote, Inc. in exchange for a commitment to create 163 full-time equivalent employees generating \$9,300,000 in new annual payroll and to retain \$5,790,000 in existing payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location.

The tax credit would begin on 1/1/2024 and end on 12/31/2031. McGraw seconded. The vote was 5-0. All present voted yes.

Two Six Labs, LLC appeared before the Tax Credit Authority requesting a tax exemption for a project in the City of Kettering, Montgomery County. Restrepo made a motion to approve a tax exemption of 2.211% for 9 years for Two Six Labs, LLC in exchange for a commitment to create 80 full-time equivalent employees generating \$10,000,000 in new annual payroll and to retain \$200,000 in existing payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location.

The tax credit would begin on 1/1/2024 and end on 12/31/2032. Evangelista seconded. The vote was 5-0. All present voted yes.

Valencia Project LLC appeared before the Tax Credit Authority requesting a tax exemption for a project in Salem Township, Wyandot County. Restrepo made a motion to approve a tax exemption of 1.540% for 8 years for Valencia Project LLC in exchange for a commitment to create 114 full-time equivalent employees generating \$9,195,550 in new annual payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location. The tax credit would begin on 1/1/2026 and end on 12/31/2033. Kelly seconded. The vote was 5-0. All present voted yes.

Premier Global Transportation, LLC appeared before the Tax Credit Authority requesting a tax exemption for a project in Miami Township, Clermont County. Restrepo made a motion to approve a tax exemption of 1.594% for 7 years for Premier Global Transportation, LLC in exchange for a commitment to create 42 full-time equivalent employees generating \$3,931,200 in new annual payroll and to retain \$1,965,518 in existing payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location. The tax credit would begin on 1/1/2024 and end on 12/31/2030. Kelly abstained. Cooper seconded. The vote was 4-0. All present voted yes.

Worldpay, LLC appeared before the Tax Credit Authority requesting a tax exemption for a project in Symmes Township, Hamilton County. Restrepo made a motion to approve a tax exemption of 2.389% for 15 years for Worldpay, LLC in exchange for a commitment to create 529 full-time equivalent employees generating \$56,285,200 in new annual payroll and to retain \$93,714,800 in existing payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location. The tax credit would begin on 1/1/2024 and end on 12/31/2038. McGraw seconded. The vote was 5-0. All present voted yes.

Ball, Bounce and Sport, Inc. appeared before the Tax Credit Authority requesting a tax exemption for a project in the City of Mansfield, Richland County and City of Ashland, Ashland County. Restrepo made a motion to approve a tax exemption of 1.346% for 7 years for Ball, Bounce and Sport, Inc. in exchange for a commitment to create 35 full-time equivalent employees generating \$2,400,000 in new annual payroll and to retain \$2,791,000 in existing payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location. The tax credit would begin on 1/1/2024 and end on 12/31/2030. Evangelista seconded. The vote was 5-0. All present voted yes.

Keller Logistics Group, Inc.; Keller Industrial Properties, LLC; Keller Warehousing & Co-Packing, LLC; Thomas E. Keller Trucking, LLC; and Keller Logistics, LLC appeared before the Tax Credit Authority requesting a tax exemption for a project in Noble Township, Defiance County. Restrepo made a motion to approve a tax exemption of 2.074% for 9 years for Keller Logistics Group, Inc.; Keller Industrial Properties, LLC; Keller Warehousing & Co-Packing, LLC; Thomas E. Keller Trucking, LLC; and Keller Logistics, LLC in exchange for a commitment to create 194 full-time equivalent employees generating \$19,086,000 in new annual payroll and to retain \$9,924,000 in existing payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location. The tax credit would begin on 1/1/2025 and end on 12/31/2033. Cooper seconded. The vote was 5-0. All present voted yes.

Resilience US, Inc. appeared before the Tax Credit Authority requesting a tax exemption for a project in West Chester Township, Butler County. Restrepo made a motion to approve a tax exemption of 1.900% for 10 years for Resilience US, Inc. in exchange for a commitment to create 274 full-time equivalent employees generating \$18,769,000 in new annual payroll and to retain \$27,214,577 in existing payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location. The tax credit would begin on 1/1/2024 and end on 12/31/2033. Evangelista seconded. The vote was 5-0. All present voted yes.

Mobis US Electrified Powertrain LLC appeared before the Tax Credit Authority requesting a tax exemption for a project in the City of Toledo, Lucas County. Restrepo made a motion to approve a tax exemption of 1.486% for 8 years for Mobis US Electrified Powertrain LLC in exchange for a commitment to create 185 full-time equivalent employees generating \$9,523,800 in new annual payroll at the project location. In addition, the company will claim the tax credit on Ohio employee payroll generated at the project location in excess of the company's baseline payroll at the project location.

The tax credit would begin on 1/1/2024 and end on 12/31/2031. Kelly seconded. The vote was 5-0. All present voted yes.

OTHER BUSINESS

Wells Fargo Bank, National Association

The staff recommends the Authority to update the project location to 3075 Loyalty Circle, Columbus, Ohio 43219 in Franklin County. The staff also recommends the Authority to approve the reduction of the grantee's new jobs commitment from 585 FTEs to 350 FTEs. To align with the new commitment, staff recommends the Authority reduce the grantee's 2.582 percent/15 year tax credit to a 2.582 percent/12 year tax credit.

Restrepo made a motion to accept staff recommendation and Cooper seconded; Kelly abstained. The vote was 4-0. All present voted yes.

HomeGoods, Inc.

The staff recommends that the Authority terminate the tax credit at the request of the grantee. Tax credits issued to the company have not been utilized.

Restrepo made a motion to accept staff recommendation and Evangelista seconded. The vote was 5-0. All present voted yes.

Hagerty Insurance Agency, LLC

The staff recommends the Authority terminate the agreement with clawback for failure to maintain operations during the post-term reporting period of the agreement. On 10/28/2019, the grantee was approved for a 1.454%, 8-year tax credit in exchange for a commitment to create 127 FTEs at the project location. Development has learned the grantee failed to maintain operations at the project location as of May 2023. Due to this failure, the Authority has statutory authorization to require clawback of 75% of credits issued, which totaled \$86,686.29. Based on this circumstance and information provided by the grantee, staff recommends the Authority terminate the agreement with a clawback of \$21,671.57 (25% of previously utilized credits).

Restrepo made a motion to accept staff recommendation and McGraw seconded. The vote was 5-0. All present voted yes.

Speedway LLC

The staff recommends the Authority revert the agreement back to the terms that were in place prior to the JCTC-E expansion, with the exception of keeping the metric evaluation date as 12/31/2023. The recommendation is to 1) Decrease the term of the 1.548% 15-year tax credit to a 1.548% 10-year tax credit ending 12/31/2024, 2) Decrease the new job commitment from 621 FTEs to 300 new FTEs, 3) Decrease the new payroll commitment from \$76,000,000 in new payroll to \$26,000,000, 4) Decrease the fixed asset investment from \$56,850,000 to \$9,100,000.

Restrepo made a motion to accept staff recommendation and Cooper seconded; Kelly abstained. The vote was 4-0. All present voted yes.

Crane Carrier Company, LLC

The staff recommends the Authority re-assign the tax credit from Crane Carrier Company, LLC (FEIN: 20-4078168) to Battle Motors, Inc. (FEIN: 86-1232286).

Restrepo made a motion to accept staff recommendation and Cooper McGraw. The vote was 5-0. All present voted yes.

Macy's Corporate Services, LLC

With the company's written consent, the staff recommends the Authority approve the reduction of the grantee's new jobs commitment from 417 FTEs to 263 FTEs and the new payroll commitment from \$16,775,000 to \$11,800,000. To align with the new commitment, staff recommends the Authority reduce the grantee's 1.472 percent/8 year tax credit to 1.472 percent/2 year (2021-2022), 1.066 percent/6 year (2023-2028).

Restrepo made a motion to accept staff recommendation and McGraw seconded; Kelly abstained. The vote was 4-0. All present voted yes.

Satellytics Inc.

The staff recommends the Authority change the project's Metric Evaluation Date from 12/31/2023 to 12/31/2024. Restrepo made a motion to accept staff recommendation and Evangelista seconded. The vote was 5-0. All present voted yes.

Williams Lea Inc.

With the company's written consent, the staff recommends the Authority approve the reduction of the grantee's new jobs commitment from 550 FTEs to 213 FTEs and the new payroll commitment from \$24,750,000 to \$10,842,857. To align with the new commitment, staff recommends the Authority reduce the grantee's 1.513 percent/10 year tax credit to 1.513 percent/3 year (2020-2022), 1.05 percent/7 year (2023-2029). Restrepo made a motion to accept staff recommendation and Cooper seconded. The vote was 5-0. All present voted yes.

NX Automotive Logistics USA, Inc.

With the company's written consent, the staff recommends the Authority approve the reduction of the grantee's new jobs commitment from 200 FTEs to 70 FTEs and the new payroll commitment from \$2,800,000 to \$1,803,985. To align with the new commitment, staff recommends the Authority reduce the grantee's 1.318 percent/7 year tax credit to 1.318 percent/3 year (2020-2022), 1.105 percent/4 year (2023-2026). Restrepo made a motion to accept staff recommendation and McGraw seconded. The vote was 5-0. All present voted yes.

Menard, Inc.

With the company's written consent, the staff recommends the Authority approve the reduction of the grantee's new jobs commitment from 150 FTEs to 121 FTEs and the new payroll commitment from \$5,665,920 to \$5,906,902. To align with the new commitment, staff recommends the Authority reduce the grantee's 1.532 percent/7 year tax credit to 1.532 percent/2 year (2021-2022), 1.308 percent/5 year (2023-2027). Restrepo made a motion to accept staff recommendation and Evangelista seconded. The vote was 5-0. All present voted yes.

Branch Financial, Inc.

The staff recommends the Authority change the project's Metric Evaluation Date from 12/31/2023 to 12/31/2024. Restrepo made a motion to accept staff recommendation and McGraw seconded. The vote was 5-0. All present voted yes.

Two Labs, LLC.

With the company's written consent, the staff recommends the Authority approve the reduction of the grantee's new jobs commitment from 50 FTEs to 31 FTEs. To align with the new commitment, staff recommends the Authority reduce the grantee's 1.757 percent/8 year tax credit to 1.757 percent/2 year (2021-2022), 1.45 percent/6 year (2023-2028). Restrepo made a motion to accept staff recommendation and Cooper seconded. The vote was 5-0. All present voted yes.

Intelliteach Inc.

With the company's written consent, the staff recommends the Authority approve the reduction of the grantee's new jobs commitment from 132 FTEs to 90 FTEs and the new payroll commitment from \$4,511,520 to \$3,470,579. To align with the new commitment, staff recommends the Authority reduce the grantee's 1.192 percent/7 year tax credit to 1.192 percent/2 year (2021-2022), 1.00 percent/5 year (2023-2027). Restrepo made a motion to accept staff recommendation and Evangelista seconded. The vote was 5-0. All present voted yes.

TRANSITIONAL MIXED-USED DEVELOPMENT

No current items of discussion regarding the Transformational Mixed-Use Development program.

PAY INCREASE FACTOR (PIF)

The pay increase factor (PIF) was introduced for the calendar year 2024 at a rate of 3.4873%. Restrepo made a motion to accept staff recommendation and McGraw seconded. The vote was 5-0. All present voted yes.

OHIO ETHICS LAW PRESENTATION

The Ohio Ethics Law presentation was completed by Ben Lagrasso. Materials were provided to the board members for review and implementation.

DISCUSSION ITEMS

The proposed 2024 meeting dates were presented to the board members.

MOTION TO AJOURN

The meeting was adjourned at 11:10 a.m. by Restrepo.

The next meeting is scheduled for January 29, 2024 at 10:00 a.m.