

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

MARCH 8, 2022

The meeting was called to order at 5:36 p.m. by Chairperson Mark Weber. Committee members present were Mark Weber, Jonathan Smith, and Tim McCarthy. Also present were Kate Sandretto, Law Director, Amber Rathburn, Finance Director, and Khayla Trego, Deputy Finance Director.

APPROVAL OF PRIOR MONTH'S MINUTES

There being no objections, the minutes of the February 8, 2022 meeting were approved 3-0.

CRA TRANSFER – ST. LUKES/MCLAREN

Glenn Grisdale, Principal at Reville and Economic Development Consultant for the City of Perrysburg, stated that the property owner of 7045 Lighthouse Way, with an assigned CRA with St. Luke's/McLaren Hospital, sold the property to SEP Perrysburg MOB, LLC. As a housekeeping measure, the CRA agreement needs to be transferred to the new property owner. The affected school districts are aware of this transfer and amended school donation agreements will be prepared. This legislation will have no immediate financial impact on the City.

Mr. Weber was curious if this happens often where a CRA agreement is transferred to a new property owner. Mr. Grisdale stated that this has happened three or four times previously. Mr. Smith wanted to know if there was any reason to not transfer a CRA. Mr. Grisdale said that this is really just a housekeeping measure and no, there would not be any reason to not reassign it. The Committee agreed 3-0 to recommend this to City Council.

ANNUAL STREET TREE ASSESSMENT

Ms. Rathburn stated that this is a housekeeping measure for the purpose of maintaining and planting street trees in the public right-of-way. The street tree assessment is a one year assessment and is expected to generate approximately \$70,000.00 in revenue. Mr. Smith was curious if we still received recognition as a Tree City since we are putting the money aside for it. Ms. Rathburn stated that she will check with Rob Ross, Director of Public Service. There was discussion regarding the number of readings for this legislation. There will be one reading, unless something comes up during discussion of the first reading. The Committee agreed 3-0 to recommend this to City Council.

INVESTMENT ADVISORY SERVICES AGREEMENT

Ms. Rathburn explained that Finance issued a Request for Qualifications (RFQ) and advertised it in the Messenger Journal for two weeks, as required. Five responses were received from investment firms. It was recommended to the committee that the City use the services of UBS Financial Services. They offered the lowest fees, with custodial services being included in those fees. They also have extensive experience with public funds and municipal investing.

Some of UBS Financial Services' references included the Metroparks, Toledo Public Schools, Findlay City Schools and the cities of Oregon, Waterville, Sylvania, Maumee and Northwood.

Mr. McCarthy wanted to know what we would be investing. Ms. Rathburn explained that ORC is very specific as to what municipalities can invest in and it includes CDs, treasury securities, and commercial paper. Mr. Weber was curious what their fee would be to us. Ms. Rathburn estimated that on \$25 million invested, their fee would be \$7,500.00 per year. Mr. Smith would like to see the summary sheet of the five submissions. The Committee agreed 3-0 to recommend this to City Council.

LEVIS COMMONS ASSESSMENT

Ms. Rathburn stated that in 2006 there was a cooperative agreement entered into by the City of Perrysburg, the Toledo-Lucas County Port Authority, and Levis Town Square Land LLC. The Port Authority issued bonds to finance the project which were assessed through the City to the property owner. The Hilton Garden Inn was sold in November 2021, with the sale price including the remaining balance of the bonds. However, due to the timing of the sale, the new owner of the property received a tax bill in January and it included the fees and special assessments for the bonds.

This Ordinance would remove the special assessment lien on the property, due to payment in full. The money was owed directly to the bond company. This cannot be removed from the taxes for the first half of the year. Mr. Smith wanted to know if we could discuss a remedy to avoid this situation in the future. Ms. Sandretto stated that this an ORC and Auditor issue, so it is not in our jurisdiction to control. The Committee agreed 3-0 to recommend this to City Council.

ARPA FUNDS

Mr. Smith proposed that City Council pass a resolution, in the interest of transparency, and that City Council as a whole should have a discussion regarding these funds. Mr. McCarthy stated that this matter definitely needs a second reading, which Mr. Smith and Mr. Weber agreed with. Mr. Smith would like these funds used in a once in a lifetime way by doing something more permanent, like the McKinley Woods park area.

Ms. Rathburn wanted to note that some of the items on the proposed use of funds list do not specifically fall under the categories that are allowed as expenses. However, up to \$10 million is now allowed to be used for revenue replacement, which allows municipalities to then technically spend the money on anything that is a government service, which all items on the current list are. Mr. Smith wanted to make note of the bathrooms at Rotary Park and looking into the potential of keeping those open year round, by adding heat. The Committee agreed 3-0 to recommend this to City Council.

FINANCE DIRECTOR'S REPORT

Ms. Rathburn answered several questions from the Committee members. Mr. Smith is thrilled to see the purchase of the kayak launch for Hood Park. Ms. Rathburn noted that the City received a grant from Wood County for a portion of the launch.

Ms. Rathburn stated that February income tax revenue was up 102% from February 2021, however there are two payments which total \$1.4 million that the Tax Division is anticipating having to refund.

OTHER BUSINESS

Mr. Smith would like to have a conversation about Airbnb's and wants to explore if we should include them in the bed tax, since they have nightly rates like a hotel. He was hoping that Ms. Sandretto could look into the legality of that and what other communities may be doing. Ms. Sandretto said that the State is looking at legislation to limit the City's ability to regulate Airbnbs'.

There being no further business, the meeting adjourned at 6:43 p.m.

Respectfully submitted,

Mark Weber, Chairperson
Finance & Economic Development Committee

Next meeting: Tuesday, April 12, 2022 at 5:30 p.m.