



Community Reinvestment Housing Council

~Agenda~

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Clerk of Council
937-535-1005

March 19, 2026

4:30 PM

- I. Call to Order**
- II. Approval of Minutes**
 - A. March 17, 2025 Minutes
- III. Business**
 - A. 2025 Review
- IV. Other Business**
- V. Adjournment**



City of Moraine Community Reinvestment Housing Council

DATE: Monday March 17, 2025

TIME: 4:30 P.M.

PLACE: Moraine Payne Rec Center

Members:

Mr. Tommy Watts, Resident
Mr. Caleb Stapleton, Resident
Ms. Erica Grooms, Resident
Mr. Kevin Howard, Resident

Also Present: Michael Davis, City Manager, City of Moraine

Introductions

Mr. Davis called the meeting to order at 4:35 p.m. Introductions were made and a brief discussion ensued about CRHC's responsibilities and the 2024 review.

Election of Officers

Mr. Davis asked for a motion to appoint a Chairperson. Ms. Grooms made said motion to appoint Mr. Stapleton as Chairperson. Motion carried. A motion was then made by Mr. Watts to appoint Ms. Grooms as Vice-Chair and motion carried.

Annual Review of the Community Reinvestment Area (CRA) No's 1 & 2

Mr. Davis provided an extended history and overview of the Community Reinvestment Areas #1 and #2 along with the requirements for acquiring abatement through the CRA program. CRA #1 has one hundred and thirty-four (134) active agreements and covers all land area west of the river. CRA #2, which has seven (7) active abatements as of 2024, includes all property east of

the river. One of the approved abatements is still under construction and is related to the Shearer's investment.

Mr. Davis shared that most of the recent pre-94 CRA 1 abatements are related to the NCA Pinnacle Ridge and Wright Landing developments which still collect taxes to cover the development costs of the new subdivisions.

Mr. Davis asked for a motion to accept continuance of all CRA's in CRA 1. Mr. Stapleton made said motion and Mr. Watts seconded. Motion carried.

The CRA 2 agreements in compliance include Heidelberg, Weiler (Airgas), Fuyao, MedVets, and Tyler Technologies. Mr. Davis shared that the Tyler Technologies CRA is in compliance as there are additional jobs from new tenants. Mr. Davis asked for a motion to accept continuance of the six (6) applicable agreements. Mr. Stapleton made said motion and Mr. Howard seconded. Motion carried.

Mr. Davis noted that the second Fuyao CRA investment was just recently completed and there is a three-year hiring window. Mr. Davis also shared that the Shearer's CRA is still under construction. Mr. Davis also informed the CRHC that the Threebond CRA expired during 2024.

In general discussion, Mr. Davis gave an update on Shearer's, Fuyao, and WinSupply. Discussion also included an update on a few retail/restaurant businesses and other redevelopment properties.

With no further business, Mr. Stapleton made said motion to adjourn the meeting at 5:10 p.m. Motion carried.

Michael Davis
City Manager
Community Housing Officer

2025 Review

Department: Administration

Request: Staff Report

Item Background and Purpose:

Attachments: