



City of Moraine Community Reinvestment Housing Council

DATE: Thursday March 19, 2026

TIME: 4:30 P.M.

PLACE: Municipal Building

Members: Mr. Don Burchett
Mr. Tommy Watts, Resident
Mr. Tommy Hicks, 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 4:30 p.m. Introductions were made and a brief discussion ensued about CRHC's responsibilities and the 2025 review.

Election of Officers

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

Mr. Hicks was introduced and the CRHC appointed him as a member. The motion was made by Mr. Burchett and seconded by Mr. Hicks.

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 2025, 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 direct development costs of the new subdivisions.

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

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

Mr. Davis noted that the second Fuyao CRA investment has a three-year hiring window and that they are on target. Mr. Davis also shared that the Shearer's CRA is still under some final construction. Mr. Davis also informed the CRHC that the Weiler (Airgas) CRA expired at the end of 2025.

In general discussion, Mr. Davis gave an update on Shearer's, Fuyao, and Heidelberg. Discussion also included an update on a few additional smaller businesses and the current Dmax timing.

With no further business, Mr. Watts made said motion to adjourn the meeting at 4:56 p.m. Motion carried.

Michael Davis
City Manager
Community Housing Officer