

MONDAY, JULY 23, 2007
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

The Pickaway County Board of Commissioners met in Regular Session in their office located at 139 West Franklin Street, Circleville, Ohio on Monday, July 23, 2007, with the following members present: Mr. Glenn D. Reeser and Mr. Jay H. Wippel. Mrs. Ula Jean Metzler was absent. Daniel V. Bradhurst, County Administrator, was also in attendance.

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the minutes from the previous meetings.

Voting on the motion was as follows: Mr. Reeser, yes; Mr. Wippel, yes; Mrs. Metzler, absent. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Payment of Bills:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to adopt the following Resolution:

BE IT RESOLVED, that the bills have been found to be properly filed and their respective vouchers shall be cross-referenced to the approving pages dated July 20, 2007, in the Commissioners' Voucher Register, and

BE IT FURTHER RESOLVED, that the Board of Pickaway County Commissioners orders the Auditor of Pickaway County, Ohio to draw her warrant on this entry in the amount of \$352,701.44 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Mr. Reeser, yes; Mr. Wippel, yes; Mrs. Metzler, absent. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Bid Opening for Traffic Control/
Road Name Signs and Associated Hardware:**

The Commissioners conducted a bid opening for the purchase of Traffic Control Signs, Road Name Signs, and associated hardware. The following individuals were in attendance: Robert Parker, Pickaway County Engineer, Chris Mullins and Anthony Neff, Assistant Engineers, and Sarah Strutton of *Osburn Associates, Inc.*

Engineer Cost Estimate: **\$54,403.67**

The following bids were received and read aloud:

Newman Traffic Signs 1606 6 th Avenue, SW P.O. Box 1728 Jamestown, ND	\$65,318.85
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Rocal, Inc. 3186 County Road 550 Frankfort, Ohio 45628-9503	\$53,657.47
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Osburn Asso., Inc. P.O. Box 912 Logan, Ohio 43138	\$38,338.78 - Incomplete bid -- did not bid on three (3) items
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The bids were turned over to Mr. Parker for his review and contract award recommendation.

**In the Matter of
Meeting with Terry Frazier and
Nate Green Regarding Upcoming Community
Reinvestment Area Tax Incentive Applications:**

Terry Frazier, Director of the Pickaway County Office of Development and Planning, along with Nate Green, P3 Economic Development Director, met with the Commissioners to review an upcoming Community Reinvestment Area (CRA) tax incentive application and a Tax Increment Financing (TIF) agreement that will be coming before them for their consideration within the next few weeks. Waylon Strickland of the *Circleville Herald* was also in attendance.

On July 10, 2006, the Commissioners adopted a Resolution establishing and providing the boundaries of the Pickaway County Northern Industrial CRA, designating Terry Frazier as the Housing Officer, and creating a Community Reinvestment Housing Council (CRHC) and a Tax Incentives Review Council (TIRC). The CRA lies in the northern areas of Harrison and Madison Townships, bounded by the Scioto River in the west, Walnut Creek Pike in the east, Duvall Road in the south, and the Pickaway/Franklin County line in the north. This same region has an existing enterprise zone that includes Harrison Township, but does not include Madison Township. A CRA provides a mechanism for real property tax incentives (abatements) and more flexibility to companies if they want to set up business in an area outside of the existing enterprise zone that is consistent with local zoning regulations.

Mr. Frazier provided copies of a proposed CRA Tax Incentive Agreement between the county and the Columbus Regional Airport Authority (CRAA). The CRAA owns approximately 610 acres of land within the Pickaway County Northern Industrial CRA and plans to construct a series of industrial facilities and site improvements related to the Rickenbacker Intermodal region. The CRAA intends to convey or lease the facilities, or parts thereof, and the land upon which the buildings are constructed to one or more owners. The owners will equip and occupy the buildings and employ workers at the project. The agreement requests 100% tax incentives for a period fifteen (15) years to compete with other locations throughout the Midwest and Ohio that offer fifteen (15) year, 100% CRA exemptions. The total new project investment is listed in the agreement as \$100,000,000.00.

A proposed thirty (30) year Tax Increment Financing (TIF) agreement, (service payments in lieu of real property tax payments in respect to increased real property value), was also provided for the Commissioners' review. The agreement reflects a benefit to the Teays Valley Local School District (TVLSD) for the first fifteen (15) years, and the second fifteen (15) years to the schools and to the county for infrastructure improvements. The proposed ratio in the second fifteen (15) years is 60% to the TVLSD and 40% to Pickaway County, which would be controlled by the Commissioners. The second fifteen years of related revenue received does not affect the TVLSD's state's school funding formula. Included for the Commissioners' review was the Compensation Agreement between the CRAA and TVLSD that was approved by the school board on July 16, 2007, which is necessary before the TIF agreement is approved by the Commissioners. The tentative date for the Commissioners consideration of the agreement is August 6, 2007.

Also provided was a proposed Assignment Agreement for *Hyperlogistics*, an Ohio Limited Liability Company (LLC) for the construction of a 407,000 sq. ft. logistics facility on a 29.133 acre tract of land that is part of the 610 acres owned by the CRAA. The agreement reflects a 100% real property tax exemption incentive for fifteen (15) years covering the real buildings constructed on the property. The estimated number of employees the property owner will cause to be created is listed to be 150.

In reviewing various elements of the proposed TIF compensation agreement, the Commissioners inquired about 40% the county would receive in the second fifteen (15) years. In order to be competitive with other areas trying to attract commercial/industrial businesses to the region, the Commissioners are in full support of the 100% real property tax abatement for the first fifteen (15) years, however, concern was expressed regarding whether the 40% in the second fifteen (15) years must be strictly utilized for infrastructure improvement costs or if the funds can be distributed to the entities (i.e. Pickaway County Board of Mental Retardation and Developmental Disabilities; Pickaway Senior Citizen Center, etc.) that would normally receive a distribution from payments of real property taxes. If the second fifteen (15) years of the agreement must be spent on infrastructure improvement costs, these entities will not receive their portions of tax distributions for a total of thirty (30) years. The entities, however, would continue to receive their normal millage distributions, but no additional millage based on the eventual increased property value.

Following further discussion, it was determined that the second fifteen (15) years of the proposed agreement's 60%/40% split between the TVLSD and the county respectively will require further exploration before August 6, 2007. Also discussed was including language that would include a one-time contribution to

the P3, and language that would include at least best efforts in utilizing the Pickaway County Jobs-One Stop Office employment center for hiring employees to fill the new full-time and part-time positions to ensure that Pickaway County residents are given fair opportunity for employment.

At the conclusion of the meeting, it ascertained that Mr. Frazier and/or Mr. Green will schedule an appointment with representatives of the relevant parties to address the matters and questions raised by the Commissioners in reference to the TIF compensation agreement.

**In the Matter of
Creation of New Line Item Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the following request for the CREATION OF A NEW LINE ITEM:

225.2060.5203 – Juvenile/Probate-Volunteer’s Insurance

Voting on the motion was as follows: Mr. Reeser, yes; Mr. Wippel, yes; Mrs. Metzler, absent.
Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriations Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the following requests for the APPROPRIATION OF FUNDS:

- 3,000 to 225.2060.5203 – Juvenile/Probate-Volunteer’s Insurance**
- 970 to 200.1243.5201 – Juvenile/Probate-IV-E – PERS**
- 102 to 200.1243.5202 – Juvenile/Probate-IV-E – Medicare**
- 7,000 to 200.1243.5102 – Juvenile/Probate-IV-E – Salaries**
- 13,000 to 501.6915.5402 – General Sewer District-Contract Repairs**
- 1,200 to 255.5036.5501 – 800 MHz-Equipment**

Voting on the motion was as follows: Mr. Reeser, yes; Mr. Wippel, yes; Mrs. Metzler, absent.
Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Transfers Approved by
County Administrator:**

Dan Bradhurst, County Administrator, approved the following requests for the TRANSFER and RE-APPROPRIATION OF FUNDS:

- 2,000 from 255.5036.5901 – 800 MHz-Other Expenses**
to
255.5036.5501 – 800 MHz-Equipment
- 1,450 from 101.1103.5442 – Group & Liability Insurance**
to
101.1101.5302 – Copier Supplies
- 3,000 from 255.5036.5401 – 800 MHz-Contract Services**
to
255.5036.5501 – 800 MHz-Equipment

**In the Matter of
Release of Easement on
Crites Road to Ralph W. & Rosemary H. Ankrom:**

Judy Wolford, Pickaway County Prosecutor, met with the Commissioners to obtain their approval for a release of easement that was referenced in the agreement the county entered into on April 25, 2005, with Ralph W. Ankrom and Rosemary H. Ankrom. As part of the agreement, the county is to transfer approximately .275 acres of property along Crites Road to the Ankroms in contemplation of the Ankroms transferring approximately .087 acres along South Court Street to the county. The agreement was reached in lieu of an eminent domain course of action related to the South Court Street, Crites Road, and Sperry Drive infrastructure extension project.

Following a brief review of the matter, Mr. Wippel offered the motion, seconded by Mr. Reeser to adopt the following Resolution:

WHEREAS, Pickaway County, as defined in §163.01 of the Ohio Revised Code, is a public agency having been organized under the laws of the State of Ohio and having been granted rights-of-way and perpetual easements in the vicinity of Crites Road, Circleville, Pickaway County, Ohio, and

WHEREAS, on April 25, 2005, Pickaway County entered into an Agreement with Ralph and Rosemary Ankrom, husband and wife, and Ralph Ankrom, Trustee, and Rosemary Ankrom, Trustee, and

WHEREAS, the rights-of-way and perpetual easements located on 0.275 acres in the area known as Crites Road must be released to complete the Agreement, then

THEREFORE BE IT RESOLVED, the Board of Commissioners of Pickaway County, Ohio hereby agrees to vacate, discharge, quit-claim and surrender all rights-of-way and perpetual easements on the 0.275 acres, see attached description, in the vicinity of Crites Road.

Voting on the motion was as follows: Mr. Reeser, yes; Mr. Wippel, yes; Mrs. Metzler, absent. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Modification of Intergovernmental Agreement with
United States Marshals Service:**

Commissioner Glenn Reeser, President, signed a Modification of an Intergovernmental Agreement negotiated by and between Dwight E. Radcliff, on behalf of the Pickaway County Sheriff's Department, and the **United States Marshal Service, U.S. Department of Justice, Witness Security & Prisoner, Operations Division, Washington, D.C. 20530-1000.** The purpose of the modification is to **increase the transportation/guard rate of federal prisoners housed at the Pickaway County Jail from \$14.71 to \$30.32 per hour.**

**In the Matter of
Resolution Adopted for Rural Industrial
Park Loan Program Loan Guarantee:**

In reference to the meeting held with Nate Green, P3 Economic Development Director, on June 25, 2007, regarding the county providing a loan guarantee for a Rural Industrial Park Loan Program (RIPLP) \$500,000 loan/\$500,000 grant from the Rural Industrial Park Loan Program offered through the Ohio Department of Development (ODOD), the Village of Ashville Council has agreed to provide a \$20,000 loan guarantee.

Mr. Wippel offered the motion, seconded by Mr. Reeser to adopt the following Resolution:

WHEREAS, the Circleville-Pickaway CIC, dba Pickaway Progress Partnership, the economic development agency for Pickaway County applied for a \$500,000 Rural Industrial Park Loan Program grant, and a \$500,000 4.00% loan offered through the Ohio Department of Development (ODOD), and

WHEREAS, the application is for the construction of a 12,000 sq. ft. Leadership in Energy and Environmental Design (LEED) Certified flex-space building at the location of the Ashville Commerce Center located in Harrison Township, Ohio, on SR 752 and

WHEREAS, the \$500,000 loan is a fifteen (15)-year loan with no interest or principal payments for the first five (5) years, and

WHEREAS, security for the \$500,000 loan requires one of the following: full or partial letter of credit; personal guarantees; or a county or municipality loan guarantee, and

WHEREAS, the guarantee is in the form of one (1) full year's interest and principal payments being set aside from the county's and/or municipality's General Fund non-tax revenue dollars when the CIC begins making loan payments to ODOD until the loan is paid in full, and

WHEREAS, the Village of Ashville has agreed to provide \$20,000 per year in a loan guarantee for the aforementioned Rural Industrial Park Loan/Grant Program application, then

THEREFORE BE IT RESOLVED that Pickaway County, through the Pickaway County Board of Commissioners, agrees to provide a loan guarantee for the aforementioned Rural Industrial Park Loan/Grant Program application for the balance of one (1) full year's interest and principal payments over and above the \$20,000 provided by the Village of Ashville.

Voting on the motion was as follows: Mr. Reeser, yes; Mr. Wippel, yes; Mrs. Metzler, absent. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Contract Award for
Traffic Control Signs, Road Name Signs &
Associated Hardware:**

In reference to the bid opening conducted earlier in the day for the project referred to as "**Traffic Control Signs Bid**", for the purchase of Traffic Control Signs, Road Name Signs, with associated hardware and upon the recommendation of Anthony Neff, P.E., Assistant Pickaway County Engineer, Mr. Wippel offered the motion, seconded by Mr. Reeser to award the contract to the lowest bidder with a complete bid, **Rocal, Inc., 3186 County Road 550, Frankfort, Ohio 45628-9503, in the amount of \$53,657.47.**

Voting on the motion was as follows: Mr. Reeser, yes; Mr. Wippel, yes; Mrs. Metzler, absent. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Juvenile Court Grant Agreement Signed:**

Commissioner Reeser, President, signed a Juvenile Court Grant Agreement with the Ohio Department of Youth Services for available program funds totaling \$495,002.74 for the period of July 1, 2007, to June 30, 2009. Of the \$495,002.74, \$289,194.45 represents the FY2008 allocation, and \$205,808.29 represents uncommitted funds carried over from the previous year's grant allocation to be utilized by the Juvenile Court department.

**In the Matter of
Grant Agreement Signed with
Community Foundations, Inc. for
Partners for Paws Grant:**

Commissioner Glenn Reeser signed a grant agreement with the **Community Foundations, Inc., a 501 (c) (3) (non-profit) organization located at 1234 E. Board St., Columbus, Ohio 43205, in the amount of \$4,700** for the recipient, **Partners for Paws.**

The *Partners for Paws* organization will be responsible for the expenditure of funds and for maintaining adequate supporting records consistent with generally accepted accounting practices.

**In the Matter of
Animal Shelter Weekly Report Filed:**

The weekly report for the Pickaway County Animal Shelter was filed for week ending July 21, 2007.

A total of \$476.50 was reported being collected as follows: \$128 sales of dogs; \$80 redemptions; \$145 donations; \$97.50 in sales of tags; \$26 in late tag fee penalties.

Eight (8) dogs and no cats were destroyed.

No firearms were discharged.

With there being no further business brought before the Board, Mr. Wippel offered the motion, seconded by Mr. Reeser to adjourn. Voting on the motion was as follows: Mr. Reeser, yes; Mr. Wippel, yes; Mrs. Metzler, absent. Voting No: None. Motion carried.

Glenn D. Reeser, President

Jay H. Wippel, Vice President

ABSENT

Ula Jean Metzler
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk