

MONDAY, DECEMBER 31, 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, December 31, 2007, with the following members present: Mr. Glenn D. Reeser; Mr. Jay H. Wippel; and Mrs. Ula Jean Metzler. Daniel V. Bradhurst, County Administrator, was also in attendance.

Mrs. Metzler offered the motion, seconded by Mr. Wippel to approve the minutes from the previous meeting.

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

Attest: Patricia Webb, Clerk

In the Matter of
Amended Certificate Approved
For County Health Benefits Fund:

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

WHEREAS, the Budget Commission did approve an **AMENDED CERTIFICATE** in the amount of **\$73,293.04**, for **County Health Benefits Fund, Fund #801**, then

THEREFORE BE IT RESOLVED that the Pickaway County Board of Commissioners does hereby appropriate the following sum for expenditure during fiscal year ending December 31, 2007:

County Health Benefits Fund #801
\$73,293.04

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

Attest: Patricia Webb, Clerk

In the Matter of
Appropriations Approved:

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

73,293.04 to 801.0000.4926 – County Health Benefits-Other Receipts
3,852.55 to 801.6904.5217 – County Health Benefits-Administrative Fees
69,440.49 to 801.6904.5218 – County health Benefits-Premiums
705.01 to 101.1105.5703- Contingencies

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

Attest: Patricia Webb, Clerk

In the Matter of
Blanket Purchase Orders Approved:

Mrs. Metzler offered the motion, seconded by Mr. Wippel to approve the following ISSUANCE OF A BLANKET PURCHASE ORDER requests:

10,000 from 257.5027.5901 – WIA Fund 2008-Other Expenses
545 from 209.5022.5901 – Family & Children First Council
650 from 208.5025.5901 – Child Support Enforcement Agency Fund-Other Expenses
5,080 from 207.5020.5901 – Children Services-Other Expense

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**12,220 from 206.5015.5901 – Public Assistance-Other Expenses
15,000 from 101.1101.5901 – Commissioners-Other Expenses
12,000 from 101.1102.5901 – Maintenance-Other Expenses
5,000 from 101.2005.5901 – Coroner-Other Expenses
3,500 from 101.4002.5901 – TB Hospital Care-Other Expenses
5,000 from 101.6101.5901 – Airport-Other Expenses
13,000 from 219.4020.5901 – Special Marriages-Other Expenses
40,000 from 250.5030.5901 – Haven House-Other Expenses
5,000 from 255.5036.5901 – 800 MHz-Other Expenses
7,000 from 297.5002.5901 – EIC-Other Expenses**

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

Attest: Patricia Webb, Clerk

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

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

285.6134.5401 – Greenbriar Ditch Extension-Contract Services

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

Attest: Patricia Webb, Clerk

**In the Matter of
Travel Authorizations Approved
For Job & Family Services:**

Travel Authorizations were signed for numerous Job & Family Services employees to attend various meetings and training sessions to be held throughout the month of January 2008, at the total probable cost of \$1,355.47.

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

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

**202.76 from 101.1140.5202 – Board of Elections-Medicare
to
101.1140.5203 – Board of Elections-Insurance**

**125.34 from 101.1218.5202 – Probate-Medicare
to
101.1218.5203 – Probate-Insurance**

**341.35 from 101.1220.5501 – Clerk of Courts-Equipment
to
101.1220.5203 – Clerk of Courts-Insurance**

**125 from 101.1220.5901 – Clerk of Courts-Other Expenses
to
101.1220.5301 – Clerk of Courts-Supplies**

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**1,924.65 from 101.2001.5102 – Disaster Services-Salary
to
101.2001.5203 – Disaster Services-Insurance**

**15.22 from 101.2013.5102 – Sheriff Corrections-Salary
to
101.2013.5212 – Sheriff Corrections-PERS LE**

**7.37 from 101.2014.5102 – Sheriff Communications-Salary
to
101.2014.5203 – Sheriff Communications-Insurance**

**1,529.57 from 101.5011.5102 – Veterans Services-Salary
to
101.5011.5203 – Veterans Services-Insurance**

**662.84 from 201.3005.5205 – Auto License & Gas Tax-Worker’s Comp.
to
201.3005.5203 – Auto License & Gas Tax-Insurance**

**2,718.10 from 208.5025.5205 – Child Support Enforcement Agency-Worker’s Comp.
to
208.5025.5203 – Child Support Enforcement Agency-Insurance**

**11.04 from 225.2024.5205 – Youth Services-Worker’s Comp.
to
225.2024.5203 – Youth Services-Insurance**

**1,654.59 from 246.4010.5102 – Dog & Kennel-Salary
to
246.4010.5203 – Dog & Kennel-Insurance**

**In the Matter of Approval to Enter into a
Tax Increment Financing Agreement with the Teays Valley Local
School District and Columbus Regional Airport Authority Related to the
Pickaway County Northern Industrial Community Reinvestment Area:**

Terry Frazier, Director of the Pickaway County Development and Planning Office, along with Nate Green, P3 Economic Development Director, and Gene Hollis, Attorney, met with the Commissioners to discuss their adoption of a Resolution declaring the improvement to certain parcels of real property related to the Tax Increment Financing (TIF) Agreement associated with the Pickaway County Northern Industrial Community Reinvestment Area (Northern Industrial CRA). The Northern Industrial CRA was created when Pickaway County and the Columbus Regional Airport Authority (Airport Authority) entered into a Community Reinvestment Area Agreement on August 6, 2007, granting a real property tax exemption for fifteen (15) years on Parcels on approximately 600 acres within the Northern Industrial CRA owned by the Airport Authority. This also includes approximately 29 acres owned *Hyperlogistics Group, Inc.*, a warehouse and distribution facility that recently relocated to Pickaway County from Obetz, Ohio.

The TIF is a thirty (30)-year compensation agreement that was entered into on August 6, 2007, between the County, the Airport Authority, and the Teays Valley Local School District (TVLSD) for tax service payments in lieu of real property tax payments. A taxpayer whose operations are located within an Incentive District TIF continues to make payments to the jurisdiction in an amount equal to the real property tax liability that otherwise would have been due had the property not been exempted through fifteen (15)-year tax abatements in the area, but are deposited into separate public improvement tax increment equivalent funds.

The Teays Valley School Board signed and approved the agreement on July 16, 2007. For the first fifteen (15)-year period of the agreement the property owner will make service payments to the TIF account based solely on the increase in value of the land from its current valuation to commercial status. The TVLSD will receive 100% of these service payments. In the second fifteen (15) years of the thirty (30)-year TIF agreement, the service payments will be calculated on both land and building valuations and the school will receive 60% of the benefits, with the remaining 40% going to the county. These payments are collected

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by the county in the same manner as real property taxes and are at the Pickaway County Board of Commissioners' discretion as to how they will be disbursed. Payments can be distributed to other taxing entities (i.e. Pickaway County MRDD, etc.) and/or for infrastructure improvements in the Northern Industrial CRA.

At the conclusion of the discussion, Mrs. Metzler offered the motion, seconded by Mr. Wippel to adopt the following Resolution:

A RESOLUTION DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; REQUIRING THE OWNER OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; PROVIDING FOR PAYMENTS TO BE MADE TO THE TEAYS VALLEY LOCAL SCHOOL DISTRICT AS PROVIDED IN THE COMPENSATION AGREEMENT ENTERED INTO BETWEEN THAT SCHOOL DISTRICT, THE COUNTY OF PICKAWAY, OHIO, AND THE COLUMBUS REGIONAL AIRPORT AUTHORITY; ESTABLISHING A REDEVELOPMENT TAX EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT THOSE PARCELS; AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT.

WHEREAS, Sections 5709.77 through 5709.81 of the Ohio Revised Code (collectively, the "TIF Statutes") authorize a board of county commissioners, by resolution, to declare the improvement to each parcel of real property to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a redevelopment tax equivalent fund for the deposit of those service payments to be used to make payments to school districts affected by that exemption from taxation or to pay costs of constructing or repairing the public infrastructure improvements benefiting the parcels subject to that exemption from taxation, and specify public infrastructure improvements made or to be made or in the process of being made that directly benefit, or that once made will directly benefit, each parcel; and

WHEREAS, the parcels of real property identified and depicted in Exhibit A attached hereto (each as currently or subsequently configured individually, a "Parcel," and collectively, the "Parcels") are located in Pickaway County, Ohio (the "County"), and the County has determined to declare the Improvement (as defined in Section 1 of this Resolution) to the Parcels to be a public purpose; and

WHEREAS, the Columbus Regional Airport Authority (the "Authority"), as owner of the Parcels, intends to make or cause to be made certain improvements to the Parcels; and

WHEREAS, the County has determined to provide for the construction of the public infrastructure improvements described in Exhibit B attached hereto (the "Public Infrastructure Improvements"), which, once made, will directly benefit the Property; and

WHEREAS, Teays Valley Local School District (the "School District"), the County and the Authority have entered into a Compensation Agreement (the "Compensation Agreement") as of August 6, 2007, providing for compensation to the School District for its loss of real property taxes during the period of the exemption from taxation granted in Section 1 of this Resolution (the "TIF Exemption"); and

WHEREAS, a community reinvestment area (the "Northern Industrial CRA") has been created and the County and the Authority have entered into a Community Reinvestment Area Agreement (the "CRA Agreement") as of August 6, 2007, granting a real property tax exemption for fifteen (15) years on one hundred percent (100%) of the value of the structures of industrial facilities to be developed on those Parcels that are located in that Northern Industrial CRA; and

WHEREAS, this Board has determined to provide for the execution and delivery of a Tax Increment Financing Agreement; and

WHEREAS, notice of this Resolution has been delivered to the Board of Education of the Pickaway-Ross Joint Vocational School District in accordance with and within the time periods prescribed in Section 5709.83 of the Ohio Revised Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Pickaway, State of Ohio, that:

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Section 1. Authorization of Tax Exemption. This Board hereby finds and determines that one hundred percent (100%) of the increase in assessed value of each Parcel subsequent to the effective date of this Resolution (which increase in assessed value is hereinafter referred to as the "Improvement" as defined in Section 5709.77(D) of the Ohio Revised Code) is hereby declared to be a public purpose and shall be exempt from taxation for a period commencing with the first tax year that begins after the effective date of this Resolution and in which an Improvement due to the construction of a structure on that Parcel first appears on the tax list and duplicate of real and public utility property and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the County can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes. Notwithstanding any other provision of the TIF Agreement (as defined in Section 6 hereof) or this Resolution, the TIF Exemption granted pursuant to this Section 1 and the payment obligations established pursuant to Section 2 of this Resolution are subject and subordinate to the tax exemption applicable to the Improvement granted under the CRA Agreement pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code and the property tax exemption granted pursuant to Section 4582.46 of the Ohio Revised Code.

Section 2. Service Payments and Property Tax Rollback Payments. Subject to any tax exemption applicable to the Improvement granted under the CRA Agreement pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code or any property tax exemption for a Parcel granted pursuant to Section 4582.46 of the Ohio Revised Code, as provided in Section 5709.79 of the Ohio Revised Code, the current owner of each Parcel (initially the Authority) and then any future owner shall make service payments in lieu of taxes with respect to the Improvement allocable thereto to the Treasurer of Pickaway County, Ohio (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against that Improvement if it were not exempt from taxation pursuant to Section 1 of this Resolution, including any penalties and interest (collectively, the "Service Payments"). The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), shall be allocated and distributed in accordance with Section 4 of this Resolution.

Section 3. Redevelopment Tax Equivalent Fund. Pursuant to and in accordance with the provisions of Section 5709.80 of the Ohio Revised Code, this Board hereby establishes the Northern Industrial Redevelopment Tax Equivalent Fund (the "Fund"). The Fund shall be maintained in the custody of the County and shall receive all distributions to be made to the County pursuant to Section 4 of this Resolution. Those Service Payments and Property Tax Rollback Payments received by the County with respect to the Improvement of each Parcel and so deposited pursuant to Section 5709.80 of the Ohio Revised Code and this Resolution shall be used solely for the purposes authorized in the TIF Statutes or this Resolution, including, but not limited to, making the School District Payments to the School District and paying costs of the Public Infrastructure Improvements. The Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used in accordance with Section 4, after which time the Fund shall be dissolved and any surplus funds remaining therein transferred to the County's General Fund, all in accordance with Section 5709.80 of the Ohio Revised Code.

Section 4. Distribution of Service Payments and Property Tax Rollback Payments. Pursuant to the TIF Statutes, the County Treasurer is requested to distribute the Service Payments and the Property Tax Rollback Payments to the County for deposit into the Fund to be used (i) to make payments to the School District as provided in the Compensation Agreement and (ii) to pay costs of the Public Infrastructure Improvements. All distributions required under this Section 4 are to be made at the same time and in the same manner as real property tax distributions.

Section 5. Public Infrastructure Improvements. This Board hereby designates the Public Infrastructure Improvements and any other public infrastructure improvements hereafter designated by resolution as public infrastructure improvements made or to be made that directly benefit the Parcels.

Section 6. Tax Increment Financing Agreement. The County shall enter into a Tax Increment Financing Agreement (the "TIF Agreement") in the customary form not inconsistent with this Resolution and not substantially adverse to the County, which TIF Agreement shall be approved by at least two of the County Commissioners, any and all of whom are hereby authorized, for and in the name of the County, to execute the TIF Agreement.

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Section 7. Non-Discriminatory Hiring Policy. In accordance with Section 5709.823 of the Ohio Revised Code, this Board hereby determines that no employer located upon the Parcels shall deny any individual employment based solely on the basis of race, religion, sex, disability, color, national origin or ancestry.

Section 8. Further Authorizations. This Board hereby authorizes and directs any of the County Commissioners, the County Auditor, the Clerk of this Board or other appropriate officers of the County, to make such arrangements as are necessary and proper for collection of the Service Payments. This Board further hereby authorizes and directs any of the Commissioners, the County Auditor, the Clerk of this Board or other appropriate officers of the County to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Resolution.

Section 9. Filings with Ohio Department of Development. Pursuant to Section 5709.78(I) of the Ohio Revised Code, the Clerk of this Board is hereby directed to deliver a copy of this Resolution to the Director of Development of the State of Ohio within fifteen (15) days after its effective date. Further, and on or before March 31 of each year that the Exemption set forth in this Resolution remains in effect, an authorized officer of the County shall prepare and submit to the Director of Development of the State of Ohio the status report required under Ohio Revised Code Section 5709.78(I).

Section 10. Tax Incentive Review Council. The Tax Incentive Review Council established by the Board shall review annually all exemptions from taxation resulting from the declarations set forth in this Resolution and any other such matters as may properly come before that Council, all in accordance with Section 5709.85 of the Ohio Revised Code.

Section 11. Open Meetings. This Board finds and determines that all formal actions of this Board and any of its committees concerning and relating to the adoption of this Resolution were taken in an open meeting of this Board or committees, and that all deliberations of this Board and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 12. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption.

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

Attest: Patricia Webb, Clerk

A copy of the above Resolution with all mentioned Exhibits and a map of the area are on file in the Pickaway County Board of Commissioners and Pickaway County Development and Planning offices.

In the Matter of
Resolution Adopted Accepting
General Fund Budget Appropriation for 2008:

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

BE IT RESOLVED by the Board of Commissioners of Pickaway County, Ohio that to provide for the current expenses and other expenditures of said County during the fiscal year ending December 31, 2008, the following sum be and the same is hereby set aside and appropriated for the several purposes for which the expenditures is as follows:

That there be appropriated from the General Fund

GENERAL FUND
\$13,646,399.55

as an annual appropriation.

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

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Attest: Patricia Webb, Clerk

In the Matter of
Resolution Adopted Accepting
Non-General Fund Budget Appropriation for 2008:

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

BE IT RESOLVED by the Board of Commissioners of Pickaway County, Ohio that to provide for the current expenses and other expenditures of said County during the fiscal year ending December 31, 2008, the following sum be and the same is hereby set aside and appropriated for the several purposes for which the expenditures is as follows:

That there be appropriated from the Non-General Fund

NON-GENERAL FUND
\$28,141,216.41

as an annual appropriation.

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

Attest: Patricia Webb, Clerk

Weekly Report for
Pickaway County Dog Shelter:

The weekly report for the Pickaway County Dog Shelter was filed for week ending December 28, 2007.

A total of \$479 was reported being collected as follows: \$64 in sales of dogs; \$75 in redemptions; \$132 in donations; \$208 in sales of tags; \$-0- in late tag fee penalties.

Two (2) dogs and no cats were destroyed.

No firearms were discharged.

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

Glenn D. Reeser, President

Jay H. Wippel, Vice President

Ula Jean Metzler
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest:
Patricia Webb, Clerk