

**TUESDAY, DECEMBER 1, 2015**  
**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 Tuesday, December 1, 2015, with the following members present: Mr. Brian S. Stewart, Mr. Harold R. Henson, and Mr. Jay H. Wippel. Brad Lutz, County Administrator, was also in attendance.

**In the Matter of**  
**Minutes Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson, to approve the minutes from November 24, 2015, with corrections.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

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

Commissioner Henson offered the motion, seconded by Commissioner Wippel, 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 December 2, 2015, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

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 \$212,399.25 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: \_\_\_\_\_  
Patricia Webb, Clerk

**In the Matter of**  
**Emergency Management Agency/911 Coordinator Report:**

The following is a report provided by Dave Conrad, EMA Director/911 Coordinator:

- The agreement for the purchase and installation of the portable INTERCad text/paging Interface to Active 911 PageGate Paging software from the county's E911 Fund that was approved last week was signed by Commissioner Stewart. The equipment will be delivered to the county's PSAP at the Pickaway County Sheriff's Office (PCSO).

**In the Matter of**  
**RPHF Joint Solid Waste District Report:**

The following is a summary of the report provided by Erica Tucker, Administrative Assistant for the Ross, Pickaway, Highland, Fayette (RPHF) Joint Solid Waste District:

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- The new website is nearly ready to be launched and plans are to contact the recycling coordinators of all counties in the district to provide their respective recycling information to be placed on the website.
- Mrs. Tucker plans to schedule First Capital Enterprises to meet with the commissioners after the first of the year regarding the county office recycling program that was recently proposed.
- Discussion was held regarding the concept of displaying student's art from the various school districts and local artists in the Pickaway County Annex building. The commissioners also recommended looking into the annual congressional art competition as an additional way to display local school district art student's work submitted in the competition.

**In the Matter of**  
**Assistant County Administrator Report:**

The following is a summary of the report provided by April Dengler, Assistant County Administrator:

- Additional items from the county engineering highway garage have been placed on the gov.deals.com auction website that includes, but is not limited to cones, sander/spinner, and snow plow blades.
- The 2016 healthcare insurance increase information was emailed to county employees that included information related to the Franklin County Cooperative Benefits Consortium's "Premium Holiday" it is providing and the optional Hello Happy Health Challenge that will be offered to employees that will provide an additional reduction in employee's share of healthcare premium costs
- A reminder email will be sent to employees regarding the December 4<sup>th</sup> deadline to sign-up for the optional Flexible Spending Account that is being offered in 2016. Business Solver manages the online registration.

**In the Matter of**  
**Environmental Review Record Signed for the**  
**FY2015 CDBG City of Circleville North Court Street Connector Project:**

At the request of Bob Berquist, Berquist Consulting, LLC, Commissioner Stewart signed the Environmental Review Record for the FY2015 CDBG City of Circleville North Court Street Connector/Ohio Department of Transportation (ODOT) project.

**In the Matter of**  
**Subordination Agreement Signed for Joyce Wilson,**  
**FY 2009 Community Housing Improvement Program Recipient:**

The commissioners reviewed a subordination request from Title Source, Inc. in behalf of Joyce Wilson related to the county's lien on her property located at St. Rt. 207, New Holland, Ohio. In 2010, Ms. Wilson received \$23,482 for rehabilitation to her home through the FY2009 Community Housing Improvement Program (CHIP), and a county lien was placed on the property, of which \$4,696.40 was deferred and will be payable upon transfer of title, vacating the property, or sale of the property. The remaining \$18,785.60 was placed on a 10-year self-declining grant/loan schedule, beginning in 2011. The balance is now approximately \$11,271.36. Ms. Wilson wishes to refinance her mortgage loan to lower the interest rate from 5.875% to 4.625%, reducing the monthly payment from \$351.96 to \$311.13. The county will remain in second lien position behind the mortgage lender, Citibank.

Following the review, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to approve the Subordination Agreement and authorized Commissioner Stewart to sign the document in behalf of the board.

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Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of**  
**County Administrator Report:**

The following is a summary of the report provided by Brad Lutz, County Administrator:

- Commissioner Wippel and Mr. Lutz attended the Workforce Innovation & Opportunities Act (WIOA) meeting for Area 20/21 held in Fairfield County. All of the Area 20/21 counties were represented and Fairfield County was approved to perform all of the fiduciary and administrative functions. Discussion was held about the appointees to the WIOA Board and how those appointments should be made going forward.
- Related to capital projects, no departments have submitted proposed 2016 capital projects/purchases that were requested to be submitted with their 2016 departmental line item appropriations. A \$450,000 project estimate was provided by the county engineer for the planned Pickaway County Sheriff's Office (PCSO) parking lot and roadway pavement replacement project that included additional parking lot space. The estimate was broken down into sections and will be completed in phases.

**In the Matter of**  
**Meeting Regarding Developer's Agreement Related to**  
**South Logistics Court and Lot 1 in Harrison Township:**

Terry Frazier, Director of Development & Planning, along with Chris Mullins, County Engineer, Anthony Neff, Deputy County Engineer, and Louis McFarland, P.E., of Earnhart Hill Regional Water & Sewer District (EHRWSD), regarding a developer's agreement and a \$1 million bond related to the presently engaged development of certain lands located in the subdivision known as Rickenbacker Intermodal Campus – South Logistics Court and Lot 1, in Harrison Township, where the construction of BASF facility that is underway.

The subdivision and lot plat previously received preliminary conditional approval for the planning commission's final approval prior to the completion of the construction of curbs, open ditches, storm sewers, culverts, detention basins, catch basins, manholes, sanitary sewers, waterlines, and related public utilities to service the lot. Mr. Frazier stated that Duke Realty has asked that a bond allowed to be provided in lieu of completed construction of the public improvements in order for the subdivision lot to be conveyed to BASF in the near future. Typically, public improvements are to be completed and inspected by all stakeholders for approval and then the final plat can be conveyed after acceptance by the county engineer. In lieu of that, there is a mechanism in the Pickaway County Subdivision Regulations that bond or another form of financial guarantee is placed with the county such as, but not limited to, a cashier's check. If the developer were to not complete the public improvements as specified in the design, the county can complete the improvements with those funds. The county engineer is responsible for drafting and negotiating a developer's agreement. Mr. Frazier stated the amount of the bond or other form of financial guarantee is to be the total cost of the improvements as specified, which he said are approximately 80% complete. Once the county engineer and all stakeholders are satisfied and sign-off on the final plat, the bond or other form of financial guarantee would be returned; however, 5% of the total amount would be held as a warranty on the work for a period of one year. This money would be held by used by the county in the event that the developer were to not make the repairs for any issues that might arise within one year after the completion of the public improvements.

In discussing the agreement, it was determined that it will first be sent to Duke Realty for review and signature and have it returned to the county for the county prosecutor's approval as-to-form, the county engineer's signature, and the commissioners' signatures. After Mr. McFarland of EHRWSD is satisfied with

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the work related to the water lines that will serve the lot and future development in the area, he will provide a letter stating such and he will also sign-off on the final plat.

**In the Matter of  
Title Sheet Signed for the  
Scioto Darby Road Bridge Replacement Project:**

The title sheet for the Scioto Darby Road Bridge Replacement project, AKA Gantz Bridge, was presented for the commissioners' review and signature by Chris Mullins, County Engineer, and Anthony Neff, Deputy County Engineer. Mr. Neff stated that the project plans are complete and signing the title sheet is a required step prior to the project being let out for bid, which is expected to occur in spring of 2016. The project will also require an Ohio EPA agreement.

Following their review, the commissioners signed title sheet for the following project:

**State of Ohio Department of Transportation  
PIC-CR22-6.58  
(Scioto Darby Road)  
Darby Township  
Pickaway County**

At the conclusion of a brief question and answer session regarding the project, Mr. Mullins and Mr. Neff thanked the commissioners.

**In the Matter of  
Resolution Adopted Authorizing the Execution of a  
Community Reinvestment Area Agreement with the Columbus  
Regional Airport Authority and DRCS, LLC; and Granting a 15-year  
100% Tax Exemption of For Each Building Constructed:**

Scott Ziance of Vorys, Sater, Seymour & Pease, LLP, met with the commissioners in addition to Robin Holderman, of the Columbus Regional Airport Authority, regarding the adoption of a resolution authorizing the execution of the Community Reinvestment Area (CRA) Agreement with the Columbus Regional Airport Authority and DRCS, LLC, and granting a 15-year 100% real property tax exemption for each building constructed on an additional 200.8 +/- acres of land that has been in discussions. The additional 200.8 +/- acres of real property expands the original Northern Industrial Community Reinvestment Area (CRA) that was approved by a resolution adopted by the Pickaway County Board of Commissioners on July 10, 2006, to encourage the development of real property and the acquisition of personal property located in the area designated as the CRA.

Following the commissioners' review of the resolutions and a question and answer session, Commissioner Henson offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution:

**Resolution No.: PC-120115-1**

**A RESOLUTION AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT  
AREA AGREEMENT WITH THE COLUMBUS REGIONAL AIRPORT AUTHORITY AND DRCS,  
LLC; AND GRANTING A FIFTEEN-YEAR ONE-HUNDRED PERCENT TAX EXEMPTION FOR  
EACH BUILDING CONSTRUCTED**

WHEREAS, this Board, by Resolution adopted on July 10, 2006, has previously established the Northern Industrial Community Reinvestment Area specified in that Resolution (the "CRA Area") as a "Community Reinvestment Area" ("CRA") pursuant to Ohio Revised Code ("R.C.") Sections 3735.65 – 3735.70 (the "CRA Act"); and

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WHEREAS, effective August 28, 2006, the Director of Development of the State of Ohio determined that the CRA contains the characteristics set forth in R.C. Section 3735.66 and certified said area as a CRA (Area No. 12933978-01) under R.C. Section 3735.66; and

WHEREAS, this Board has encouraged the development of real property and the acquisition of personal property located in the area designated as the CRA; and

WHEREAS, the Columbus Regional Airport Authority (the "Authority") and DRCS, LLC ("DRCS," and together with the Authority, the "Developers"), desire to construct commercial facilities and related improvements (the "Project") at a site within the boundaries of Madison Township (the "CRAA Land," which is described in Exhibit A attached hereto and incorporated herein by this reference), provided that the appropriate economic development incentives are available to support the economic viability of the Project; and

WHEREAS, this Board, having the appropriate authority, desires to provide the Developers with incentives available for the development of the CRAA Land under the CRA Act by entering into an Ohio Community Reinvestment Area Agreement (the "CRA Agreement"), substantially in the form on file with the Pickaway County Prosecuting Attorney; and

WHEREAS, pursuant to the CRA Agreement, this Board desires to provide the Developers with a 100% tax exemption for fifteen (15) years for each building constructed on the CRAA Land; and

WHEREAS, the CRAA Land is located in the Teays Valley Local School District (the "School District") and the Eastland-Fairfield Career & Technical Schools Joint Vocational School District (the "JVSD"). The School District waived any notice requirements of R.C. Sections 3735.671 and 5709.83, pursuant to a resolution dated November 16, 2015, and the JVSD waived any such notice requirements pursuant to a resolution dated October 21, 2015; and

WHEREAS, the Developers have agreed to provide compensation to the School District and the JVSD pursuant to the terms of one or more written compensation agreements; and

WHEREAS, in connection with compensation to be provided to the School District pursuant to its compensation agreement, the Board of Education of the School District, pursuant to a resolution dated November 16, 2015, has approved the CRA Agreement, and the CRA exemption provided therein; and

WHEREAS, in consideration of the above:

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

Section 1. The CRA Agreement relating to the provision of the real property tax exemptions, in the form presently on file with the Pickaway County Prosecutor, providing for, among other things, the provision of the real property tax exemptions, is hereby approved and authorized with changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this County and which shall be approved by the President of this Board. The President of this Board, for and in the name of this County, is hereby authorized to execute the CRA Agreement, provided further that the approval of changes and amendments thereto by that official, and their character as not being substantially adverse to the County, shall be evidenced conclusively by the President's execution thereof. This Board further hereby authorizes and directs the President and the Pickaway County Prosecutor, and other appropriate officers of the County, to sign those instruments and make arrangements as are necessary to carry out the purposes of this Resolution.

Section 2. This Board ratifies and confirms all acts and actions previously taken with regard to the CRA Agreement.

Section 3. The Clerk of this Board is hereby directed to deliver a copy of this resolution to the County Auditor within fifteen days after its adoption and a copy of the CRA Agreement to the Director of the Ohio Development Services Agency within fifteen days after its complete execution.

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Section 4. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 5. This resolution shall be in full force and effect from and after the earliest period allowed by law.

Passed: December 1, 2015

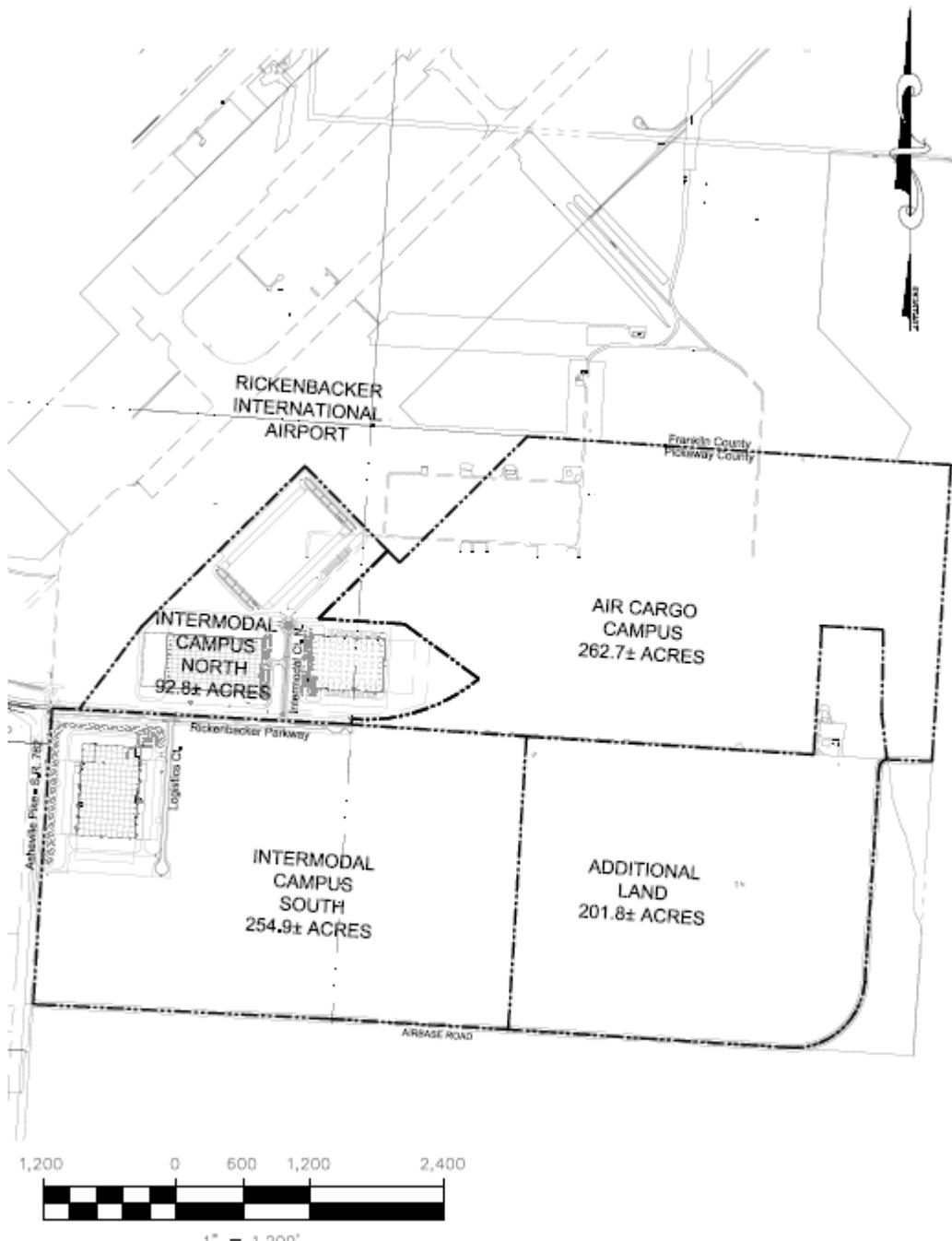
Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**EXHIBIT A**

**IDENTIFICATION AND MAP OF PARCEL**

The Parcel is the real estate situated in the Township of Madison, County of Pickaway and State of Ohio identified as "Additional Land" on the map below, and identified by the Pickaway County Auditor for tax year 2014 as parcel number F1600010000500.



**In the Matter of Resolution Adopted Declaring the Improvement to a Certain Parcel of**

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**Real Property to be a Public Purpose and Exempt from Taxation;  
Requiring the Owner of the Parcel to Make Service Payments in Lieu of Taxes;  
Approving Compensation Agreements with the Columbus Regional Airport Authority and  
Each of the Teays Valley Local School District and the Eastland-Fairfield Career & Technological  
Schools; Specifying the Public Infrastructure Improvements to be Made that Directly Benefit the  
Parcel; Authorizing the Execution of a Tax Increment Financing Agreement; and  
Authorizing the Filing of a Declaration of Covenants:**

Also presented by Mr. Ziance was a resolution declaring the improvement to the 200.8 +/- acres of real property to be a public purpose and exempt from taxation; requiring the owner of the parcel to make service payment in lieu of taxes; approving compensation agreements with the Columbus Regional Airport Authority and each of the Teays Valley Local School District and the Eastland-Fairfield Career & Technological Schools; specifying the public infrastructure improvements to be made that directly benefit the financing agreement; and authorizing the filing of a declaration of covenants.

Following their review of the Resolution and a brief question and answer session, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to adopt the following Resolution:

**Resolution No.: PC-120115-2**

**RESOLUTION ADOPTED DECLARING THE IMPROVEMENT TO A CERTAIN PARCEL OF  
REAL PROPERTY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION;  
REQUIRING THE OWNER OF THE PARCEL TO MAKE SERVICE PAYMENT IN LIEU OF  
TAXES; APPROVING COMPENSATION AGREEMENTS WITH THE COLUMBUS REGIONAL  
AIRPORT AUTHORITY AND EACH OF THE TEAYS VALLEY LOCAL SCHOOL DISTRICT  
AND THE EASTLAND-FAIRFIELD CAREER & TECHNOLOGICAL SCHOOLS; SPECIFYING  
THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY  
BENEFIT THE PARCEL; AUTHORIZING THE EXECUTION OF A TA INCREMENT  
FINANCING AGREEMENT; AND AUTHORIZING THE FILING OF A DECLARATION OF  
COVENANTS**

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 parcel of real property identified and depicted in Exhibit A attached hereto (irrespective of whether as currently configured or subsequently divided and/or combined, the "Parcel") is 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 Parcel to be a public purpose; and

WHEREAS, the Columbus Regional Airport Authority (the "Authority"), is in contract to purchase the Parcel and intends to make or cause to be made certain improvements to the Parcel; 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 negotiated the terms of a compensation agreement to be effective as of December 1, 2015, 2015, and the Eastland-Fairfield Career and Technical Schools (the "Joint Vocational School District" or "JVSD"), the County and the Authority have negotiated the terms of a compensation agreement to be effective as of December 1, 2015, 2015 (each a "Compensation Agreement," and together, the

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“Compensation Agreements”), each providing for compensation to the School District and JVSD for their 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 effective December 1, 2015 (the “CRA Agreement”) 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 in the Northern Industrial CRA; and

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

WHEREAS, the Board of Education of the School District and the Board of Education of the JVSD have approved this Resolution, approved each party’s respective Compensation Agreement, and waived their right to future notice as prescribed in Sections 5709.78 and 5709.83 of the Ohio Revised Code; and

WHEREAS, in connection with the execution of the CRA Agreement and the approval of this Resolution, it is necessary for the Authority to file a Declaration of Covenants Related to Millage Differential Payments and Service Payments to ensure that the covenants to make the Service Payments (defined below) and the Millage Differential Payments (described in the CRA Agreement) run with the land (the “Declaration”);

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

Section 1. Authorization of Tax Exemption. This Board hereby finds and determines that one hundred percent (100%) of the increase in assessed value of the 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 the Parcel 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. Compensation Agreements. Pursuant to Sections 5709.78 and 5709.82 of the Ohio Revised Code, this Board hereby approves the Compensation Agreements in the form on file with this Board and authorizes their execution by one or more representatives of this Board.

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Section 4. Redevelopment Tax Equivalent Fund. Pursuant to and in accordance with the provisions of Section 5709.80 of the Ohio Revised Code, this Board previously established the Northern Industrial Redevelopment Tax Equivalent Fund (the "Fund"). The Fund will continue to be maintained in the custody of the County and shall receive all distributions to be made to the County pursuant to Section 5 of this Resolution. Those Service Payments and Property Tax Rollback Payments received by the County with respect to the Improvement of the 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 payments to the School District and JVSD as specified in the Compensation Agreements 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 5, 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 5. 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 and JVSD as provided in the Compensation Agreements and (ii) to pay costs of the Public Infrastructure Improvements. All distributions required under this Section 5 are to be made at the same time and in the same manner as real property tax distributions.

Section 6. 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 Parcel.

Section 7. 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.

Section 8. 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 Parcel shall deny any individual employment based solely on the basis of race, religion, sex, disability, color, national origin or ancestry.

Section 9. 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 10. Filings with Ohio Development Services Agency. Pursuant to Section 5709.78(1) of the Ohio Revised Code, the Clerk of this Board is hereby directed to deliver a copy of this Resolution to the Director of the Ohio Development Services Agency 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 11. 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 12. Declaration of Covenants. This Board hereby approves the Declaration.

Section 13. 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

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

Passed: December 1, 2015

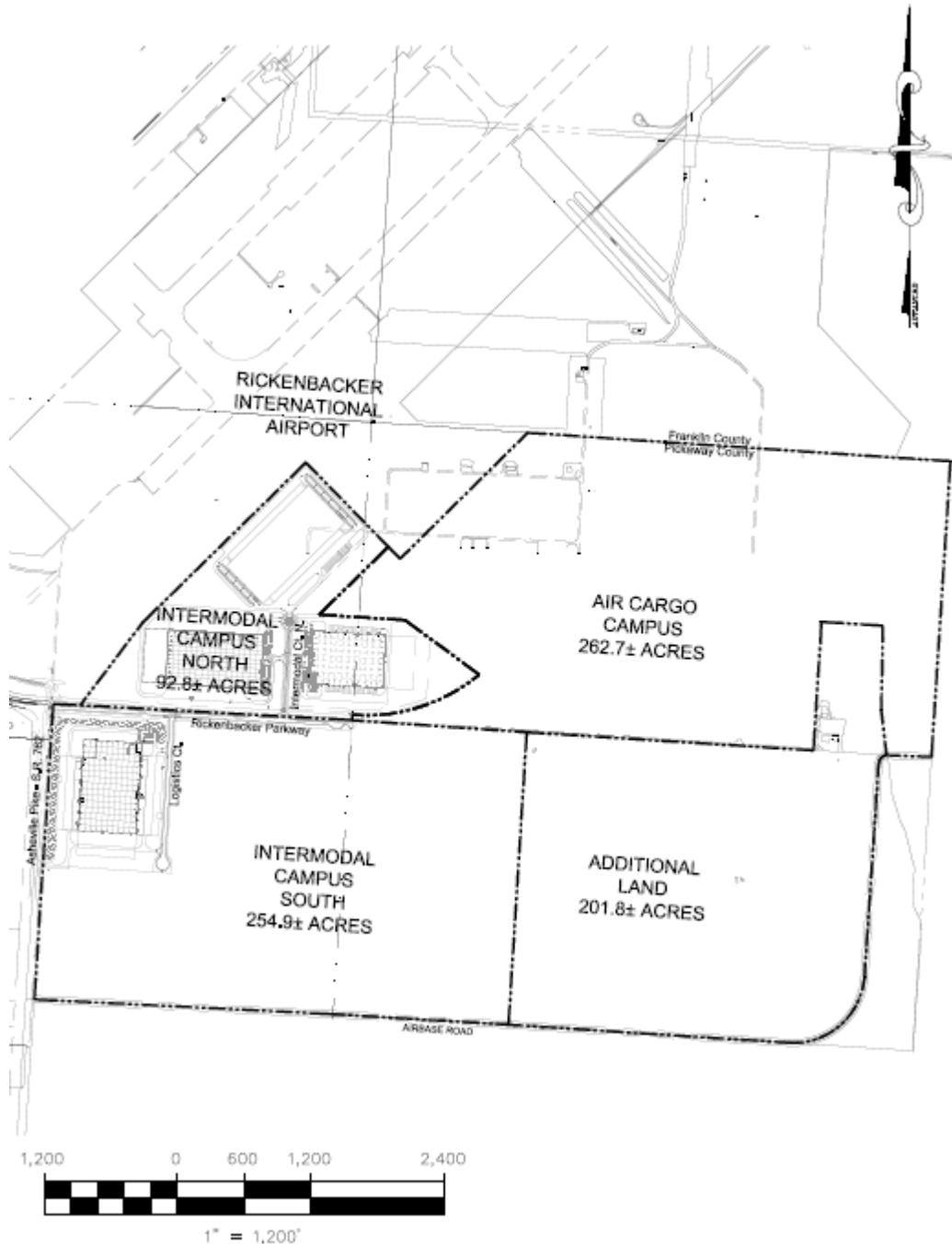
Rolls call vote on the motion was as follows: Commissioner Stewart, yes; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**EXHIBIT A**

**IDENTIFICATION AND MAP OF PARCEL**

The Parcel is the real estate situated in the Township of Madison, County of Pickaway and State of Ohio identified as "Additional Land" on the map below, and identified by the Pickaway County Auditor for tax year 2014 as parcel number F1600010000500.



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EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements include the any of the following improvements that will directly benefit the Property and all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- Constructions, reconstruction, extension, opening, improvement, widening, grading, draining, curbing or changing of the line and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing lighting systems, signalizations, and traffic controls, and all other appurtenances thereto;
- Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto;
- Construction, reconstruction or installation of gas, electric and communication service facilities and all appurtenances thereto;
- Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;
- Construction or installation of streetscape and landscape improvements including trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;
- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes; and
- Acquisition of real estate or interest in real estate (including easements) necessary to accomplish any of the foregoing improvements.

At the conclusion of the meeting, Mr. Ziance and Mr. Holderman thanked the commissioners for their time and collaboration.

**In the Matter of**  
**Visit to Madison County Fairgrounds:**

The commissioners, the county administrator, and Erica Tucker, Special Projects Specialist, traveled to Madison County and toured its fairgrounds with Madison County Commissioners, Paul Gross and David Dhume, to view the buildings on the property. Madison County has implemented a fairgrounds revitalization plan, similar to what the commissioners have currently been working on for the Pickaway County Fairgrounds.

**In the Matter of**  
**Executive Session:**

Melissa Betz, County Auditor, and Ellery Elick, County Treasurer, met with the commissioners to discuss the Auditor of State's Management Letter related to the Pickaway County 2014 Audit.

At 3:05 p.m., Commissioner Stewart offered the motion, seconded by Commissioner Henson, to enter into Executive Session pursuant to O.R.C. §121.22 (G)(5) with Melissa Betz, Pickaway County Auditor, Ellery Elick, Pickaway County Treasurer, and Lisa Burroughs of the Pickaway County Auditor's office, to discuss matters required to be confidential by state statues. Brad Lutz, County Administrator, and Patricia Webb, Clerk, were also in attendance.

**TUESDAY, DECEMBER 1, 2015  
OFFICE OF THE BOARD OF COMMISSIONERS  
PICKAWAY COUNTY, OHIO**

Roll call vote on the motion was as follows: Commissioner Stewart, yes; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

At 3:35 p.m., the commissioners exited Executive Session and Commissioner Stewart offered the motion, seconded by Commissioner Henson, to resume Regular Session.

Roll call vote on the motion was as follows: Commissioner Stewart, yes; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

No action was taken.

**In the Matter of  
Rental Lease Agreement Signed with  
Ross, Pickaway, Highland, Fayette (RPHF) County Joint Solid Waste District:**

The commissioners reviewed the rental lease agreement for the space the RPHF Joint Solid Waste District office now occupies in the Pickaway County Annex building. The monthly rental amount is \$300, the same amount the RPHF Joint Solid Waste District paid before the office was transferred from Ross County. The agreement will terminate November 1, 2018.

After reviewing the rental lease, Commissioner Wippel offered the motion, seconded by Commissioner Henson, for its approval and signing of the lease agreement.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of  
Meeting Regarding Online Survey Related to  
Pickaway County Fairgrounds Revitalization Plan:**

Erica Tucker, Special Projects Assistant, met with the commissioners and reviewed the questions that will be included in the online survey related to the Pickaway County Fairgrounds Revitalization plan. The objective to have the survey alive online by next Tuesday, December 8<sup>th</sup>, and have it run until January 15, 2016.

**In the Matter  
Appropriations Approved:**

Commissioner Henson offered the motion, seconded by Commissioner Wippel, to approve the following requests for the APPROPRIATION OF FUNDS:

**10,500 to 251.6224.5521 - FY 2015 CDBG-Administration  
20,000 to 101.1105.5703 – Contingencies  
10,000 to 101.1105.5703 – Contingencies  
600 to 101.1105.5703 – Contingencies  
1500 to 101.1105.5703 – Contingencies  
4,200 to 101.1105.5703 – Contingencies  
50,000 to 401.7115.5529 – Planned Capital Expenditures**

Voting on the motion was as follows: Commissioner Stewart, absent for vote; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

**TUESDAY, DECEMBER 1, 2015  
OFFICE OF THE BOARD OF COMMISSIONERS  
PICKAWAY COUNTY, OHIO**

Attest: Patricia Webb, Clerk

**In the Matter of  
Transfers Approved:**

Commissioner Henson offered the motion, seconded by Commissioner Wippel, to approve the following requests for the TRANSFER and RE-APPROPRIATION OF FUNDS:

**4,800 from 101.1140.5428 – Board of Elections-Contract Workers  
To  
101.1140.5501 – Board of Elections-Equipment**

**5,000 from 101.1140.5228 – Board of Elections-Contract Workers  
To  
101.1140.5428 – Board of Elections-Health Insurance**

**500 from 101.1215.5403 – Juvenile-Travel & Expense  
To  
101.1215.5415 – Juvenile-Attorney Fees**

**4,200 from 101.1105.5703 – Contingencies  
To  
101.1108.5401 – Building Dept.-Contract Services**

**1,500 from 101.1105.5703 – Contingencies  
To  
101.1108.5527 – Building Dept.-Vehicles**

**556 from 505.6918.5402 – Sanitary Engineer-Contract Services  
To  
505.6918.5608 – OWDA Loan-Notes/Interest**

**600 from 101.1105.5703 – Contingencies  
To  
101.1201.5420 – Municipal Court-Other Fees**

**4,200 from 101.1108.5203 – Building Dept.-Insurance  
To  
101.1108.5401 – Building Dept.-Contract Services**

**10,000 from 101.1105.5703 – Contingencies  
To  
101.1101.5430 – Commissioners-Training & Dues**

**10,000 from 101.1105.5703 – Contingencies  
To  
101.1112.5401 – Countywide Facilities-Contract Services**

Voting on the motion was as follows: Commissioner Stewart, absent for vote; Commissioner Henson, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**TUESDAY, DECEMBER 1, 2015  
OFFICE OF THE BOARD OF COMMISSIONERS  
PICKAWAY COUNTY, OHIO**

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

Brad Lutz, County Administrator, approved the following requests for the APPROPRIATION OF FUNDS:

**650 to 227.2020.5201 – Juvenile-VOCA Grant-PERS  
4,500 to 227.2020.5102 – Juvenile-VOCA Grant-Salaries  
60 to 227.2020.5202 – Juvenile-VOCA Grant-Medicare**

**In the Matter of  
Weekly Dog Warden Report:**

The weekly report for the Wright-Poling/Pickaway County Dog Shelter was filed for week ending November 28, 2015.

A total of \$684 was reported being collected as follows: \$320 in adoption fees; \$24 in boarding revenue; \$195 in tag sales; \$75 in tag late fees; \$70 in redemptions.

Ten (10) stray dogs were processed in; eight (8) dogs were adopted; no (-0-) dogs were euthanized.

No firearms were discharged.

With there being no further business brought before the Board, Commissioner Henson offered the motion, seconded by Commissioner Wippel, to adjourn. Voting on the motion was as follows: Commissioner Stewart, absent for vote; Commissioner Henson; yes. Commissioner Wippel; yes. Voting No: None. Motion carried.

Brian S. Stewart, President

Harold R. Henson, Vice President

Jay H. Wippel  
BOARD OF COUNTY COMMISSIONERS  
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk