

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held

May 10, 2023

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The Jerome Township Board of Trustees met in special session on May 10, 2023, at 10:00 a.m. for the purpose of entering into executive session pursuant to RC 121.22(G)(3) and (8) and to discuss tax increment financing, zoning text amendments, pending litigation, limited home rule, and economic development incentive policies. Board Chairman Wezlynn Davis called the meeting to order and led the Pledge of Allegiance. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Peter Griggs and Julie Donnan (Brosius, Johnson & Griggs) and Chris Connelly (Taft, Stettinius & Hollister, LLP).

Executive Session

At 10:02 a.m. it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adjourn into executive session pursuant to Ohio Revised Code Section 121.22(G)(3) with legal counsel to discuss pending or imminent court action and 121.22(G)(8) for the purpose of considering confidential information related to the marketing plans, specific business strategy, and trade secrets of an applicant for economic development assistance that is to be provided or administered pursuant to Sections 3735.65 to 3735.70, and Section 5709.73 of the Ohio Revised Code, and involves public infrastructure improvements directly related to an economic development project. The executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the proposed economic development project.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried.

At 10:55 a.m. it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adjourn from executive session.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried.

Megan Sloat stated the Township had offered a best and final offer to Union County and gave the County a deadline to respond. As of the time of this meeting, no response has been received and thus the Board is proceeding. Peter Griggs indicated he is recommending courses of actions with respect to multiple issues. The first is a motion to approve and authorize the filing of applications for real property to tax exemptions and remission (Form DTE 24) with the Union County Auditor for parcels of properties locating in the current Jerome Township TIF adopted October 1, 2020 and created pursuant to ORC 709.73 and further authorize the Chair or Township special counsel to execute the same on behalf of the Board of Trustees. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve and authorize the filing of applications for real property to tax exemptions and remission (Form DTE 24) with the Union County Auditor for parcels of properties locating in the current Jerome Township TIF adopted October 1, 2020 and created pursuant to ORC 709.73 and further authorize the Chair or Township special counsel to execute the same on behalf of the Board of Trustees.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The resolution carried. (Res. 23-046)

Peter Griggs stated the second action item also related to the current blanket TIF, the Township filed a DTE form that has been signed by the County Auditor but has not been signed by the County Treasurer. At this point it does not appear it will be signed, as a result so his recommendation is the Township authorize his firm to file a mandamus action to compel the Union County Treasurer to perform his statutory duties. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adopt the Resolution Authorizing Brosius, Johnson & Griggs, LLC to Represent the Township in Seeking a Writ of Mandamus to Compel the Union County Treasurer to Perform His Statutory Duties.

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The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried. (Res. 23-047)

Peter Griggs indicated the next item deal with funneling economic development through the Township and trying to get cooperation from property owners by adopting a resolution to initiate text amendments to the Zoning Resolution that deals with filing of DTE forms, CRAs and JEDDs. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adopt A Resolution to Initiate an Amendment to the Zoning Resolution and Certify the Change as a Zoning Amendment to the Zoning Commission for Public Hearing (Case #ZT23-001).

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried. (Res. 23-048)

Peter Griggs indicated that in light of the Township seeking home rule which would allow it to initiate its own CRAs the Board should withdraw from the Union County Economic Development Incentive Policy. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adopt the Resolution Authorizing the Withdrawal of Jerome Township for the Union County Economic Development Incentive Policy.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, no
Wezlynn Davis, yes

The motion carried. (Res. 23-049)

Peter Griggs stated the Township has discussed home rule for years and is something he recommends for townships that are growing as it allows townships to address issues of general welfare of its residents. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adopt A Resolution Certifying to and Directing the Union County Board of Elections to Submit to the Electors of the Unincorporated Territory of Jerome Township the Question of Whether the Township Should Adopt a Limited Home Rule Government.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The motion carried. (Res. 23-050)

Peter Griggs stated the Township had offered to Union County a revenue sharing consisting of an agreement with regards to the extension of Houchard Road through the innovation district. The agreement provided for TIF funds to be used for the extension and remaining TIF revenue would be split fifty-fifty with the County on revenue up to fifty million dollars. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees resubmit the offer to Union County to provide TIF revenue for the extension of Houchard Road through Innovation District and for revenue sharing of fifty-fifty on TIF revenue up to fifty million dollars.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, yes
Wezlynn Davis, yes

The resolution carried. (Res. 23-051)

Peter Griggs indicated the Board felt it was important and made certain commitments to Johnathan Alder, Fairbanks, Dublin and Tolles schools to work with the schools in creating thirty-year non-school

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TIFs on all TIFs. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees reaffirm their commitment to work with schools to provide for thirty-year non-school TIFs.

The vote resulted as follows:

Megan Sloat, yes

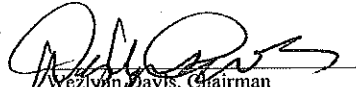
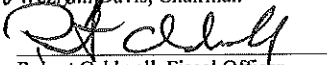
Barry Adler, yes

Wezlynn Davis, yes

The resolution carried. (Res. 23-052)

Peter Griggs stated that the County, without the Township's knowledge, had sent letters of notice to school boards of their intent to pass a ten-year seventy-five percent TIF on nearly the entire Township. As a result there are a few areas the Township should consider making additional TIFs. One example is Halls Corner. Wezlynn Davis pointed out that the Halls Corner TIF is part of a binding contract dating back to September of 2011.

At 11:09 a.m. it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adjourn. The motion carried.


Wezlynn Davis, Chairman

Robert Caldwell, Fiscal Officer