

RECORD OF PROCEEDINGS

Minutes of

Jerome Township Board of Trustees

Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3333 FORM NO. 10149

Held

July 18, 2023

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The Jerome Township Board of Trustees met in regular session on July 18, 2023, at 7:28 p.m. following a public hearing. 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 Robert Caldwell (Fiscal Officer), Brandon Standley (Township Administrator), Julie Donnan (Brosius, Johnson & Griggs), and members of the public.

Wezlynn Davis presented the agenda which was reviewed, modified as necessary and approved.

Robert Caldwell asked the Board to approve the following amendment to the 2023 Appropriations Resolution. 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 amend the 2023 Appropriations Resolution as follows:

- Appropriate \$50,000 from previously un-appropriated funds to appropriation 13-A-04 "Contracts" Zoning Fund

The vote resulted as follows:

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

The resolution carried. (Res. 23-076)

Robert Caldwell, Fiscal Officer, provided the Board with updated financial reports (receipt account status, appropriation status and fund status). Mr. Caldwell presented the pending warrants as detailed in the "Pending Warrant Report," for payment. The Fiscal Officer certified that there were sufficient funds to pay the bills. It was moved by Barry Alder and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees approve warrants 43832 through 43866 and 93056 through 93058 for payment.

The vote resulted as follows:

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

The motion carried.

Public Participation

Regina Mitchell indicated to the Board she had questions regarding TIFs. She asked the Board if maps of the TIF areas exist and if she could obtain copies. The Board responded that maps are available and asked her to reach out to the Township Administrator to obtain copies. Ms. Mitchell asked what TIF funds are used for. Members of the Board and Julie Donnan responded that TIF funds may be used for infrastructure improvements as outlined in the Ohio Revised Code but are limited to areas of or service the TIF area. Wezlynn Davis and the other Board members explained that the Township has identified several infrastructure projects that TIF funds are anticipated to be used for including the US 42 and Industrial Parkway intersection, the Mitchell-Dewitt Road and Industrial Parkway intersection, the Warner Road and Industrial Parkway intersection, and the extension of Houchard Road to service the innovation district.

Department Reports

Administration

Brandon Standley indicated that due to supply issues painting of the Township had to be delayed. In addition, in the interim the company approved to perform the work has gone out of business. He stated that several companies were contacted, and three quotes were received and provided the Board. He recommended the Board approve the proposal received from Five Star Painting which provided a two-year warranty on the work. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees accept and approve the quote from Five Star Painting to paint the Township Hall and garage in the amount of \$18,435.74.

The vote resulted as follows:

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

The resolution carried. (Res. 23-077)

Zoning Department

Brandon Standley reported MKSK was finalizing the steering committee for the comprehensive plan update project. In addition, he stated that ten applicants for the assistant zoning inspector have been interviewed with second interviews being scheduled.

Old Business

Wezlynn Davis provided an update regarding the Jonathan Alder TIF. She stated the previous administration, in 2020, had enacted a ten-year seventy-five percent TIF which directs seventy-five percent of all new property tax dollars that would otherwise go to the Jonathan Alder Local School District to Jerome Township roadway improvements. Over the last eighteen months, the current Jerome Township

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administration has sought to make the Jonathan Alder district whole by requesting approval to convert the existing TIF to a thirty-year one-hundred percent non-school TIF on commercially zoned parcels.

She stated the Taft law firm was engaged to conduct a financial projection and analysis of the JTID (Jerome Township Innovation District), including currently developed parcels in the immediate area. The Taft law firm is a highly respected firm that is used all over the State of Ohio and is experienced in developing financial projections. With a thirty-year one-hundred percent non-school TIF in place, new Jerome Township commercial development will generate tens of millions of dollars in new school tax revenue over time and the financial analysis shows over fifty million dollars in revenue in the next ten years and a projected two-hundred fifty million dollars over the course of thirty years. This brand-new revenue will come with no increase in school tax rates and with minimum new school enrollment. Additionally, the TIF applies only to new property tax revenues and not to existing county property tax revenues.

The thirty-year TIF helps create safe roadways for our children and families and no school revenue will be used for the infrastructure projects, as the school district will be made whole as if there is no TIF in place at all.

Wezlynn
Wezlynn Davis wished to emphasize several key items relating to the TIF:

- Jerome Township TIF dollars will make long overdue safety improvements to Jerome Township roads.
- Roadway improvements will make Jerome Township roads safer for our children while they travel on school buses, and for all persons using Jerome Township roads.
- Critical roadway improvements Jerome would like to address in partnership with our County Engineer are as follows:
 - US Route 42 & Industrial Parkway
 - Mitchell-DeWitt Road & Industrial Parkway
 - Warner Road & Industrial Parkway
 - Warner Road
 - Kile Road
 - Construction of Houchard Road, which is vital to the JTID in the effort to spur economic development by opening 741 acres of commercial and industrial zoned parcels which is projected to bring in millions of dollars in commercial tax revenue.

She stated that on July 10th the Township received Jonathan Alder Board approval and this new partnership between the Township of the school district means:


- Providing a pathway to better protect and educate our children, and to improve student safety.
- Constructing new roadway safety improvements.
- Generating tens of millions of dollars in new school tax revenues with no costs to the Jonathan Alder Local School District.
- Generating significant increases in school revenue with no increase in tax rates.
- Providing little to no impact on student enrollment.

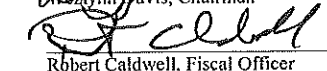
She added although township TIFs are implemented and are successful in all areas of Ohio, in townships like ours, a township thirty-year one-hundred percent non-school TIF will be the first in Union County. This tool is the number one resource and the tool that will solve the problems in our high-growth area, bringing the Township and County together to solve our critical infrastructure problems.

She wished to personally thank the Jonathan Alder School Board members for their vote of confidence, Dr. Miller, the Superintendent of Jonathan Alder, and Dr. Todd Hoadley from Tolles. And last but certainly not least, the Union County Engineer and Board of Commissioners, for their support and partnership in developing priority lists and developing strategies to encourage efficiency and excellence in our partnership. She would like to also commend her colleagues for their assistance through the process, and their dedication to our constituency in these efforts.

Megan Sloat reminded citizens the Township has placed on the November ballot the issue of adopting limited home rule. She stated that there have been some questions and concerns expressed to her and the Board members. She emphasized the Board is working on communications which will be going out to residents to provide information and answer questions but wished to address a few. First, limited home rule is a form of government and is not uncommon. She stated she contacted the Ohio Township Association who reported that at least thirty-four townships in fifteen different counties in Ohio have elected this form of government. Second, limited home rule does not alter the government structure. Third, it does not mean the Township will impose any new taxes nor will it affect current taxes. Wezlynn Davis added that the relationship between the Township and the County will be unchanged including existing partnerships with the Union County Sheriff and Engineer.

At 8:18 p.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