



# DELAWARE COUNTY *Ohio*

TRANSPORTATION IMPROVEMENT DISTRICT

## Board of Trustees

### Chairman

Chris Bauserman, PE, PS  
*Delaware County Engineer*

### Vice Chairman

Michael Frommer, PE  
*Delaware County Administrator*

### Secretary/Treasurer

Seiji Kille  
*Chief Deputy Auditor*

### Public Members

Patrick Blayney, PE  
Tom Price

### Legislative Members

Andrew Brenner  
*Ohio House of Representatives*  
Rick Carfagna  
*Ohio House of Representatives*

## Meeting Minutes November 14, 2018

### Meeting Type:

Regular Meeting

### Location:

101 North Sandusky Street, Delaware, Ohio, 43015- Hearing Room

### Board Members in attendance:

Chris Bauserman  
Mike Frommer  
Seiji Kille  
Pat Blayney  
Tom Price (9:38 AM)

### Guests:

Rob Riley, Deputy Engineer  
Commissioner Jeff Benton  
Jenna Goehring  
Scott Sanders  
Ryan Hutson  
Mike Murray  
Joe Smiley  
Chris Betts  
Sarah Dinovo

### **Call to Order:**

The meeting was called to order by Delaware County Engineer, Chris Bauserman at 9:30 AM. The Pledge of Allegiance was led by Engineer Bauserman.

Introductions of the Board were made by Chairman Bauserman.

### **Approval of Minutes:**

A motion from Mr. Blayney was made to approve the minutes from the October 10, 2018 meeting. The motion was seconded by Mr. Kille. Voice vote called: 5 Ayes, 0 Nays. Motion carried.

### **Board Reports:**

Chairman Reports: Chairman Bauserman reported he, along with Deputy Engineer Rob Riley, presented the 2019 budget to the Commissioners. The budget included a list of projects that was provided to the TID Board as they could become part of a TID project. The budget also included a proposal to hold public hearings to increase the permissive license fee by \$5.00,

as allowed by the State. There are 200,000 registered vehicles in Delaware County that additional \$5.00 would add up quickly.

Other Board Member Updates: None.

Secretary/Treasurer's Report: Si Kille: Mr. Kille asked the Board members to look over the Clark, Schaeffer, Hackett proposal. He will be working with Assistant Prosecutor Hochstettler to create a resolution to be voted on at December's meeting.

### **Discussion Items:**

Project Updates: Robert Riley

### **Master Intergovernmental Agreement Between Delaware County Commissioners, Delaware County Engineer and Delaware County TID.**

DCEO staff worked with counsel Aric Hochstettler to draft the Intergovernmental Agreement which will govern the manner of cooperation and mutual responsibilities for each party moving forward. The agreement will be presented to the Delaware County Commissioners 11/26.

- a. Commissioners will provide a startup contribution of \$200,000 to the TID within 30 days of approving the agreement. Payment would be expected in mid-December of this year.
- b. County Engineer will provide assistance to the TID including advice and assistance on planning, programming, engineering for TID projects, as well as make staff and office equipment available to the TID.
- c. In the event of any conflict of interest, County Engineer will recuse himself from TID voting or action. If he determines that is not possible or detrimental to the TID, he will appoint an assistant engineer at DCEO to carry out his duties as County Engineer in such matters.
- d. County Engineer will obtain records from TID relating to road projects on county and township roads.
- e. TID will deliver a program of transportation projects.
- f. TID may issue debt and rely on the pledge of funds from the Commissioners.
- g. TID will not maintain any road improvements after construction unless specifically noted in a separate project agreement.
- h. The TID, County Commissioners and County Engineer agree not to engage in competition for state or federal funds, to the extent reasonable and appropriate, without consent of the other parties.
- i. Other miscellaneous terms and conditions.

The ongoing annual pledge of \$400,000 per year was originally included in the draft Master Intergovernmental Agreement; however, based on advice of counsel it was determined this should be investigated further prior to approval and be handled under a separate agreement.

The central issue is the County Commissioners committing to an ongoing pledge of funds “subject to appropriation”. The commitment of the ongoing pledge would be critically important when issuing debt and leaving this open to an annual decision of the commissioners would likely not provide enough certainty for a favorable debt rating. DCEO will investigate language in other county/TID agreements in Ohio. In addition, the TID may wish to seek legal counsel in this matter since the Prosecutor may have a conflict of interest in this matter.

**Home Road Extension East of US 23 – Slate Ridge:**

Delaware County and the development team (Schottenstein Real Estate Group and Kerbler Farms LLC) are close to reaching a development agreement governing the extension of Home Road and payments to be made by the developer. Current terms are generally as follows:

- a. County and TID will enter into agreement whereby the county will pay the TID to construct both the Home Road Extension, and Graphics Way and Green Meadows Drive extensions within the Slate Ridge development at a cost of about \$9 million.
- b. County will deposit \$4 million with the TID for estimated 2019 construction expenses prior to the TID’s advertising the construction contract in June/July 2019.
- c. Developer will escrow \$2.2 million in cash to be used by the TID. TID will make draws on the escrow with estimates payable to the contractor in proportion to the overall construction contract.
- d. County will deposit remaining funds (about \$3 million) with the TID in early 2020.
- e. TID will complete the road construction by September 30, 2020.
- f. SREG will construct a 12” water line east from US 23 along Home Road to serve the development as a separate contract at a cost of about \$450,000.
- g. SREG intends to open its first units of its multi-family project by late 2019 with interim access from Emil’s Way until Home Road is complete.
- h. County will place a 20-year, 75% commercial TIF on the SREG development, estimated to generate \$55 million in TIF revenues thru 2055. The SREG multi-family project alone is expected to generate \$10.5 million over 20 years beginning in 2022.

**Home Road at Sawmill Parkway – OSU Ambulatory Care Facility:**

Improvements to Home Road at Sawmill Parkway will be needed to handle the traffic to this new development. DCEO intends to advertise for design consultant services in January 2019. This is expected to be a TID constructed project in 2020-21 at an estimated cost of \$2 million.

Anticipate County providing the funding for the project, to be reimbursed potentially from a commercial TIF placed on a planned SREG multi-family development just east of the OSU hospital facility and west of the railroad.

**Other Business:**

The next meeting will be held on December 12, 2018 at 9:30 AM in the Commissioners' Hearing Room.

**Adjournment:**

A motion to adjourn was made by Mr. Kille, seconded by Mr. Blayney at 9:50 AM. Motion passed.

Minutes by: Dinovo

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**Board Approval of Minutes:**

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Date

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Si Kille, Secretary-Treasurer