



DELAWARE COUNTY *Ohio*

TRANSPORTATION IMPROVEMENT DISTRICT

Board of Trustees

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Chris Bauserman, PE, PS
Delaware County Engineer

Vice Chairman

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Patrick Blayney, PE
Tom Price

Legislative Members

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

Meeting Minutes February 13, 2019

Meeting Type:

Regular Meeting

Location:

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

Board Members in attendance:

Chris Bauserman
Mike Frommer
Tom Price
Seiji Kille

Board Members Absent:

Pat Blayney

Guests:

Rob Riley, Deputy Engineer
Ron Mattox
Jake Stremmel
Ryan Hutson
Jayson Gardner
Megan Matrka
Steve Thieken
Dan Hoying
Commissioner Jeff Benton
Jenna Goehring
Sarah Dinovo, Clerk

Call to Order:

The meeting was called to order by Delaware County Engineer, Chris Bauserman at 9:35 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. Price was made to approve the minutes from the December 12, 2018 meeting. The motion was seconded by Mr. Kille. Voice vote called: 4 Ayes, 0 Nays. Motion carried.

Board Reports:

Chairman Reports: Chairman Bauserman reported that there is a growing interest in the TID by both private and public sectors. Other counties are asking question about the TID to the chairman.

Secretary/Treasurer's Report: There is now an account open at First Commonwealth Bank. The current balance is \$200,000. A motion to accept the Treasurer's report was made by Mr. Frommer, seconded by Mr. Price. Voice vote called: 4 Ayes, 0 Nays. Motion Carried.

Other Board Member Updates: None.

Monthly Update: Rob Riley

Project Updates

Graphics Way – Lifepoint Church:

DCEO staff met with representatives of AEP/Franklin Real Estate to discuss the planned extension of Graphics Way through property owned by AEP/Franklin Real Estate, abutting the Lifepoint Church. An updated MOU was drafted providing that if AEP sells the property for commercial or industrial use and a Tax Increment Financing is placed on the parcel, the proceeds of the TIF can be used to pay for the roadway. Until such time as the TIF is created, AEP would pay the annual assessment of 3.33% of the construction cost (approximately \$13,800 per year). Under this scenario, the County Commissioners would reimburse the TID for its costs in building the road with TIF revenues.

Both AEP and Lifepoint Church are currently considering this. DCEO will follow up in late February to determine whether this project will proceed as outlined.

As previously stated, DCEO staff recommends proceeding with projects having this type of arrangement because it would make use of current cash on-hand to make an important roadway connection while also guaranteeing ongoing, long-term cash flows to the TID to pay for TID expenses should there ever be an interruption in the county commissioner annual pledge of funds for any reason.

Commissioner Contribution

The County Commissioners will be acting on a resolution to contribute \$400,000 to the TID later in February. This would provide funding for ongoing TID operations and, with the Board's approval, the Graphics Way – Lifepoint Church project described above.

Agreements

Home Road Extension East of US 23 – Slate Ridge:

Delaware County and the development team (Schottenstein Real Estate Group and Kerbler Farms LLC) worked toward finalizing the development agreement, which is anticipated by the end of December. Terms have not changed significantly since the prior versions.

The terms of the agreement are generally as follows:

1. Commissioners will deposit \$4.8 million with the TID by May 2019 to pay for 2019 estimated contract expenses, and an addition \$5 million by January 30, 2020 to pay for remaining expenses.
2. TID will bid, award and manage the construction phase of the project. Substantial completion of the project is required by September 1, 2020 including opening Home Road to traffic and operation of the sanitary sewer main, with overall final completion by June 2021 including the Graphics Way and
3. Green Meadows extensions. There are no specific penalties for failure to complete on time.
4. The TID will exempt the contractor from Prevailing Wage requirements of ORC 4115.

The project schedule includes advertisement of the construction contract in June with award in July or August 2019. The Draft Project Agreement is provided for your review, with approval scheduled for the April TID meeting.

The next meeting will be held on March 13, 2019 at 9:30 AM in the Commissioners' Hearing Room.

Adjournment:

The meeting adjourned at 9:47 AM.

Minutes by: Dinovo

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Board Approval of Minutes:

03.13.19
Date


Si Kille, Secretary-Treasurer