



DELAWARE COUNTY *Ohio*

TRANSPORTATION IMPROVEMENT DISTRICT

Board of Trustees

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Delaware County Engineer

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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 March 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
Pat Blayney

Legislative Member

Senator Andrew Brenner

Guests:

Rob Riley, Deputy Engineer
Ron Mattox
Jay Moether
Valerie Croasmun
Marcia Lampman
Ryan Hutson
Brian Toombs
Commissioner Jeff Benton
Rob Platte
Assistant Prosecutor Aric Hochstettler
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 February 13, 2019 meeting. The motion was seconded by Mr. Kille. Voice vote called: 4 Ayes, 0 Nays. Motion carried.

Board Reports:

Chairman Reports:

Chairman Bauserman gave a brief update on the proposed gas tax at the state level. Senator Brenner added to that update by sharing all amendments are due tomorrow and the House should be voting on it by the end of the week to early next week. Chairman Bauserman also shared that the permissive licensing fee waiting period for objections has passed. Starting in January 2020, the county will increase the permissive licensing fee by \$5.00 which should add \$1.1 million to the budget.

Secretary/Treasurer's Report:

There has been no activity for the account opened. The current cash 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:

Mr. Frommer shared that the Commissioners' office and Delaware County Finance Authority have contributed money to the Delaware NOW study of the US23 Corridor. This is an important study to address development along US23.

Mr. Price shared that Franklin County has started the process of creating their own Transportation Improvement District.

Monthly Update: Rob Riley

1. Project Updates

Home Road Extension East of US 23 – Slate Ridge:

The Slate Ridge developers (SREG and Kerbler Farms LLC) have executed the development agreement providing for a total \$3.65 million cash contribution plus a \$2.1 special assessment toward the \$10 million Home Road, Graphics Way and Green Meadows Drive extension. Approximately \$1.4 million of the developer cash contribution is eligible for reimbursement under the Slate Ridge TIF.

The agreement between the County and the TID to construct the project will be 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 additional \$5.2 million by January 30, 2020 to pay for remaining expenses. Total estimated construction cost is about \$9.8 million. A \$201,000 administrative fee will be charged to the County for the TID's administration of this project.
2. TID will bid, award and manage the construction phase of the project with services provided by DCEO. 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. 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.

DCEO's consultant (HDR) is approximately 80% complete with construction plans. Bidding is anticipated in June 2019.

Graphics Way – Lifepoint Church:

In early March AEP responded to DCEO that they do not have funding available to pay for an assessment and do not wish to participate in the project at this time.

Based on previous discussions, DCEO staff recommends that the TID proceed with the project with the previous offer from Lifepoint Church to pay half of the cost of the road project, and recommends the TID request that the County Commissioners make any available TIF revenues from the Slate Ridge TIF, Creekside TIF or other nearby TIF revenues to reimburse for the remaining half of the project.

DCEO's consultant (EMH&T) has begun preliminary design and will complete the construction plans by June 2019. Staff recommends that this project be included in the Slate Ridge Home Road Extension project as an alternate bid, or if plans are not ready by the time the Home Road Extension contract is ready to bid, a change order proposal can be requested by the awarded contractor to complete this project. Direction from the TID Board to DCEO staff is requested.

2. 2019 Budget

DCEO staff and Secretary-Treasurer Kille has prepared the preliminary 2019 TID budget for the Board's review. Adoption of the budget will be requested at the April 2019 TID meeting.

Mr. Riley provided the Board Members with a draft budget worksheet. The draft includes the creation of two accounts: General (for operating and supplementing the capital account) and Capital Funds (with an annual contribution from the Board of Commissioners). Mr. Riley asked the Board Members to look over the budget and asked to be contacted prior to the next meeting if anyone had questions. Mr. Riley proposed the budget be on the April agenda for approval.

Mr. Riley stated he would be seeking ODOT TID funding for the Home Road extension this year.

The next meeting will be held on April 10, 2019 at 9:30 AM in the Commissioners' Hearing Room.

Adjournment:

The meeting adjourned at 9:50 AM.

Minutes by: Dinovo



Board Approval of Minutes:

Date

Si Kille, Secretary-Treasurer