

# RECORD OF PROCEEDINGS

## CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

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

December 14, 2022

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Held \_\_\_\_\_ 20 \_\_\_\_\_

### Call to Order and Roll Call

The Concord Township Board of Trustees met in regular session on Wednesday, December 14, 2022 at 7:00 p.m. at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order and the roll was called; attending were Trustees Jason Haney and Bart Johnson.

### Approval of Minutes

Mr. Haney moved and Mr. Johnson seconded to approve the minutes of the November 23, 2022 regular meeting. Vote: Haney-yes, Johnson-yes.

### Public Input

Twenty-four residents attended the meeting with concerns of a new "halfway house" for 8-15 occupants on Riverside Drive that was purchased November 30. The township received limited information about the substance abuse rehabilitation business two days ago and have requested opinions from two attorneys. The Trustees voiced they are not in favor of the business operating in a residential R-2 zoned neighborhood, however the outcome will depend on the township's zoning code, Ohio revised code, and Americans with Disabilities laws. Fire code and health/septic code may also be factors. Zoning Inspector, Ric Irvine, confirmed he has spoken to the business owner, and has not received any kind of zoning application or paperwork. It seems a second house in Upper Arlington was also purchased, with the main treatment facility being in Hilliard. The business, Foundation Group Recovery Center, is part of a national company based in Boston with several facilities in the east. The company website states it does substance use treatment, outpatient services, recovery residences, and family support. The Trustees cannot take any action until research is completed by the attorneys, and are hoping to have some answers at the next meeting, December 28, 2022.

### Approval of Financial Report

Chairman Bart Johnson certified Fiscal Officer Jill Davis provided the current financial reports of the township, and money is available to pay bills. The current Cash Summary by Fund report shows the following balances:

- General Fund \$8,696,002.38
- Special Revenue Funds \$3,061,079.89
- Total All Funds \$11,757,082.27

Mr. Haney moved and Mr. Johnson seconded to approve pending purchase orders and warrants # 164-176, 116474 void, 116628-116685, all totaling \$326,806.51. Vote: Haney-yes, Johnson-yes. The bank reconciliation for November was also reviewed.

### Zoning Department

Mr. Ric Irvine, Zoning Inspector, reported permits were issued since the last meeting for 3 homes, and 4 applications are being held for more information.

### Road/Maintenance Department

No report. The Freightliner oil issue was fixed.

### Old Business

- Mr. Johnson moved and Mr. Haney seconded to adopt Resolution #2022-1214-1 to approve and adopt an economic development plan in connection with proposed tax increment financing, to fund public infrastructure for the proposed development known as Painter Farm, creating eight incentive districts. Upon roll call vote: Haney-yes, Johnson-yes.
- Mr. Johnson moved and Mr. Haney seconded to approve the Delaware County Engineer's Office 2023 Road Improvement construction cost estimate in the amount of \$306,700. Roads to be repaired and improved include Morris Drive,

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Irish Hills Drive, Blarney Stone Way, Shadow Woods Court, Kellogg Drive, Grant Drive, Flynn Lane, Raynor Court, and Tartan Fields Drive. Vote: Haney-yes, Johnson-yes.

- The 2022-2023 park grant packet needs completed based on the application. New shelter house, water/septic/restrooms, and tennis court resurfacing options were discussed for 2023.
- The sand volleyball court completion and park path connection photos were sent in to completed the 2021-2022 park grant. Funding of \$98,000 should be received soon.

### **New Business**

Correspondence was received from the Centers for Medicare and Medicaid Services (CMS) regarding the township's EMS billing service. The township was randomly selected to collect and report data for 2023 by May 2024.

### **Fire Department**

- Chief Cooper reported the department will be helping with the funeral for Washington Township firefighter, Charles Swank.
- Repairs are needed at Horton and Germain for the M-341 medic truck.
- Mr. Johnson moved and Mr. Haney seconded to approve purchase of a Stryker LP15 heart monitor for \$34,106.40 per Chief Cooper's recommendation. Vote: Haney-yes, Johnson-yes.

### **Fiscal Officer/Correspondence**

- The 2023 organizational meeting was set for Thursday, January 5, 2023 at 9:00am at the Concord Township Administrative Building, 6385 Home Road, Delaware, OH 43015.
- Mr. Johnson moved and Mr. Haney seconded to approve Resolution #22-1214-2 to amend the 2022 permanent appropriations for the Fire Fund, increasing from \$3,716,000 to \$4,047,282.11. Vote: Haney-yes, Johnson-yes.
- A wetlands creation project on Ford Road was discussed.
- Mr. Johnson moved and Mr. Haney seconded to reappoint Steve Pierce for another five year term to the Zoning Commission Board beginning January 1, 2023. Vote: Haney-yes, Johnson-yes. In addition, Mr. Haney moved and Mr. Johnson seconded to reappoint Eric VanMeter for another five year term to the Board of Zoning Appeals beginning January 1, 2023. Vote: Haney-yes, Johnson-yes. Alternates for the zoning boards also need appointed.
- The road vacation resolution for Elizabeth Drive in Lucy Depp is ready other than the legal description and drawing exhibits.
- Correspondence was received from the Delaware County Treasurer, listing abandoned real property in the township that could at some point end up in the county's land bank program.

### **Adjournment**

With no further business, Mr. Haney moved and Mr. Johnson seconded to adjourn. Vote: Haney-yes, Johnson-yes.

ATTEST



Fiscal Officer, Jill Davis

BOARD OF TRUSTEES



Bart Johnson

Joe Garrett



Jason Haney

Concord Township Trustee Meeting

December 14, 2022

Roll Call

Approve Minutes

Public Input

Pay Bills

I would like to certify the fiscal officer has provided us with financial statements.

I need a motion to approve purchase orders, pending warrants and pay bills.

Zoning Inspector Report

Road Department update

Old Business

Painter Farm Tiff

2023 Road improvement bid

Park Grant final details

New Business

EMS billing collection

Fire Chief

Fiscal Officer

2023 organizational meeting date

Adjourn

Cash Summary by Fund

Year 2022

Fund #	Fund Name	Balance 1/1/2022	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue (excluding transfers and advances out)	Expenditures	Transfers Out	Advances Out	Fund Balance 12/31/2022	Non-Pooled Balance	Pooled Balance
1000	General	\$7,748,703.79	\$135.00	\$1,751,693.84	\$0.00	\$0.00	\$9,500,532.63	\$804,530.25	\$0.00	\$0.00	\$8,696,002.38	\$0.00	\$8,696,002.38
2011	Motor Vehicle License Tax	\$25,139.22	\$0.00	\$19,063.43	\$0.00	\$0.00	\$44,202.65	\$24,091.91	\$0.00	\$0.00	\$20,110.74	\$0.00	\$20,110.74
2021	Gasoline Tax	\$118,646.56	\$0.00	\$182,103.80	\$0.00	\$0.00	\$300,750.36	\$217,679.65	\$0.00	\$0.00	\$83,070.71	\$0.00	\$83,070.71
2031	Road and Bridge	\$834,562.92	\$0.00	\$557,253.37	\$0.00	\$0.00	\$1,391,816.29	\$980,801.10	\$0.00	\$0.00	\$411,015.19	\$0.00	\$411,015.19
2041	Cemetery	\$20,993.70	\$0.00	\$18,115.40	\$0.00	\$0.00	\$39,109.10	\$10,205.37	\$0.00	\$0.00	\$28,903.73	\$0.00	\$28,903.73
2111	Fire District	\$1,041,488.72	\$4,100.00	\$3,478,968.22	\$0.00	\$0.00	\$4,524,556.94	\$3,247,705.36	\$0.00	\$0.00	\$1,276,851.58	\$0.00	\$1,276,851.58
2231	Permissive Motor Vehicle License Te	\$46,815.12	\$0.00	\$39,669.29	\$0.00	\$0.00	\$86,484.41	\$18,789.61	\$0.00	\$0.00	\$67,694.80	\$0.00	\$67,694.80
2273	American Rescue Plan Act (ARP)	\$582,230.42	\$0.00	\$590,057.94	\$0.00	\$0.00	\$1,172,288.36	\$0.00	\$0.00	\$0.00	\$1,172,288.36	\$0.00	\$1,172,288.36
2901	OneOhio Opioid Settlement Fund	\$0.00	\$0.00	\$2,847.82	\$0.00	\$0.00	\$2,847.82	\$1,703.04	\$0.00	\$0.00	\$1,144.78	\$0.00	\$1,144.78
Report Total:		\$10,418,580.45	\$4,235.00	\$6,639,773.11	\$0.00	\$0.00	\$17,062,588.56	\$5,305,506.29	\$0.00	\$0.00	\$11,757,082.27	\$0.00	\$11,757,082.27

Last reconciled to bank: 11/30/2022 - Total other adjusting factors: \$192.90

**Payment Listing**

11/24/2022 to 12/14/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status	
164-2022	12/05/2022	12/05/2022	CH	PNC BANK	\$370.50	O	
	Purpose:	BANK SVC CHG - NOV22, BANK SVC CHG - DEC22					
165-2022	12/02/2022	12/05/2022	CH	HR BUTLER, LLC	\$536.51	O	
	Purpose:	PAYROLL PROCESSING FEE, PAYROLL W-2 PROCESSING					
166-2022	12/02/2022	12/05/2022	CH	HR BUTLER, LLC	\$5,029.49	O	
	Purpose:	PAYROLL AGENCY DEDUCTIONS					
167-2022	12/02/2022	12/05/2022	CH	HR BUTLER, LLC	\$61,797.15	O	
	Purpose:	PAYROLL SALARIES					
168-2022	12/02/2022	12/05/2022	CH	HR BUTLER, LLC	\$17,007.29	O	
	Purpose:	PAYROLL TAXES					
169-2022	12/02/2022	12/05/2022	CH	HR BUTLER, LLC	\$986.80	O	
	Purpose:	PAYROLL SUPPL/CP,OT					
170-2022	12/05/2022	12/05/2022	CH	Ohio Bureau of Workers Compensation	\$41,396.00	O	
	Purpose:	BWC WORK COMP PREMIUM ESTIM 2023					
171-2022	12/07/2022	12/07/2022	CH	PNC BANK	\$446.14	O	
	Purpose:	GMAIL BUSINESS 50 USERS					
172-2022	12/13/2022	12/13/2022	CH	CBIZ BENEFITS	\$4,857.78	O	
	Purpose:	HRA INSUR CLAIM REIMBURSE PLAN					
173-2022	12/13/2022	12/13/2022	CH	HR BUTLER, LLC	\$200.41	O	
	Purpose:	PAYROLL PROCESSING FEES					
174-2022	12/13/2022	12/13/2022	CH	HR BUTLER, LLC	\$3,501.49	O	
	Purpose:	PAYROLL AGENCY DEDUCTIONS					
175-2022	12/13/2022	12/13/2022	CH	HR BUTLER, LLC	\$58,464.33	O	
	Purpose:	PAYROLL SALARIES					
176-2022	12/13/2022	12/13/2022	CH	HR BUTLER, LLC	\$16,407.54	O	
	Purpose:	PAYROLL TAXES					
116474	09/27/2022	09/27/2022	AW	ANGIE ELLERBROCK	\$13.80 *	V	
	Purpose:	ZONING VIOLATION POSTAGE					
116474	12/13/2022	12/13/2022	AW	ANGIE ELLERBROCK	-\$13.80	V	
116628	12/05/2022	12/05/2022	AW	SHERWIN WILLIAMS CO	\$232.31	O	
	Purpose:	PARK TABLE/BENCH PAINT SUPPLY					
116629	12/05/2022	12/05/2022	AW	TRACTOR SUPPLY CREDIT PLAN	\$575.53	O	
	Purpose:	ROAD DEPT PARTS/SUPPLIES					
116630	12/05/2022	12/05/2022	AW	THE DEXTER COMPANY	\$300.00	O	
	Purpose:	ROAD DEPT TRUCK 348 REPAIRS					
116631	12/05/2022	12/05/2022	AW	GORDON FLESCH CO., INC.	\$47.93	O	
	Purpose:	ADMIN COPIER USAGE NOV-DEC					
116632	12/05/2022	12/05/2022	AW	OFFICE CITY EXPRESS	\$370.61	O	
	Purpose:	ADMIN OFFICE SUPPLIES					
116633	12/05/2022	12/05/2022	AW	RIC IRVINE, ZONING INSPECTOR	\$50.00	O	
	Purpose:	ZONING CELL PHONE REIMBURSEMENT					
116634	12/05/2022	12/05/2022	AW	NATHAN WILGUS	\$100.00	O	
	Purpose:	ROAD SUPER CELL PHONE REIMB					
116635	12/05/2022	12/05/2022	AW	MICRO CENTER	\$493.82	O	
	Purpose:	FIRE DEPT INK,SCREEN,BINDER					
116636	12/05/2022	12/05/2022	AW	TELEFLEX LLC	\$59.50	O	
	Purpose:	FIRE DEPT EMS SUPPLY					
116637	12/05/2022	12/05/2022	AW	BOUND TREE MEDICAL, LLC	\$138.94	O	
	Purpose:	FIRE/EMS DRUG SUPPLIES					
116638	12/05/2022	12/05/2022	AW	SBH MEDICAL LTD	\$50.50	O	
	Purpose:	FIRE DEPT/EMS DRUG SUPPLIES					
116639	12/05/2022	12/05/2022	AW	CLASSIC SOLUTIONS INC.	\$429.90	O	
	Purpose:	FIRE DEPT JANITORIAL SUPPLY					
116640	12/05/2022	12/05/2022	AW	OHIO HEATING	\$545.75	O	
	Purpose:	FIRE DEPT VENT PIPE SERVICE					
116641	12/05/2022	12/05/2022	AW	CYRUS CONSTRUCTION	\$1,120.00	O	
	Purpose:	FIRE DEPT CONCRETE BACKER/REPAIR DRIVE					
116642	12/05/2022	12/05/2022	AW	STRYKER SALES CORP.	\$2,081.83	O	
	Purpose:	FIRE DEPT ANNUAL COTS INSPECTION					
116643	12/05/2022	12/05/2022	AW	HOWELL RESCUE SYSTEMS, INC.	\$845.63	O	
	Purpose:	FIRE DEPT GENESIS JAWS REPAIR					
116644	12/05/2022	12/05/2022	AW	FIRST ARRIVING LLC	\$2,373.00	O	

**Payment Listing**

11/24/2022 to 12/14/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
		Purpose:		FIRE DASHBOARD DISPLAYS/SUBSCRIPTIONS		
116645	12/05/2022	12/05/2022	AW	DAVID KREIDLER	\$218.21	O
		Purpose:		ROAD DEPT CLOTHING		
116646	12/05/2022	12/05/2022	AW	THE HARDWARE EXCHANGE	\$20.66	O
		Purpose:		PARK REPAIR PARTS		
116647	12/05/2022	12/05/2022	AW	AG-PRO COMPANIES INC	\$47.98	O
		Purpose:		PARK S104 REPAIR PARTS		
116648	12/05/2022	12/05/2022	AW	MKSK INC	\$470.90	O
		Purpose:		TECH DEVELOPMENT PLAN/COLS PROP		
116649	12/05/2022	12/05/2022	AW	PORTA KLEEN	\$341.55	O
		Purpose:		PARK PORTABLE RESTROOM, PARK PORTABLE RESTROOM, PARK PORTABLE RESTROOM		
116650	12/05/2022	12/05/2022	AW	SOUTHEASTERN EQUIPMENT CO., INC.	\$67,174.65	O
		Purpose:		ROAD DEPT SKIDSTEER LIGHT KIT		
116651	12/05/2022	12/05/2022	AW	SHAWNEE HILLS CHAMBER OF COMMERC	\$75.00	O
		Purpose:		CHAMBER DUES, SOCA		
116652	12/05/2022	12/05/2022	AW	TREASURER, STATE OF OHIO	\$1,074.00	O
		Purpose:		UAN ACC'TG FEES JAN-MAR 2023		
116653	12/05/2022	12/05/2022	AW	DELAWARE CO. SHERIFF'S OFFICE	\$180.00	V
		Purpose:		DEL CO SHERIFF SPECIAL APR-OCT		
116653	12/07/2022	12/07/2022	AW	DELAWARE CO. SHERIFF'S OFFICE	-\$180.00	V
		Purpose:		MAXWELL NEWMAN		
116654	12/05/2022	12/05/2022	AW	ROBERT BLANKENSHIP	\$270.00	O
		Purpose:		DEL CO SHERIFF SPECIAL APR-OCT		
116655	12/05/2022	12/05/2022	AW	GOVERNMENT FORMS AND SUPPLIES	\$270.00	O
		Purpose:		ADMIN MINUTE BOOK		
116656	12/05/2022	12/05/2022	AW	THOMSON WEST	\$325.00	O
		Purpose:		ADMIN LOCAL GOVT LAW SUBSCRI		
116658	12/05/2022	12/05/2022	AW	LOWE'S COMPANIES, INC	\$902.25	O
		Purpose:		PARK/FIRE/ROAD REPAIR MATERIALS		
116659	12/05/2022	12/05/2022	AW	NAPA AUTO PARTS	\$652.16	O
		Purpose:		FIRE/ROAD REPAIR MAINT PARTS		
116660	12/07/2022	12/07/2022	AW	COLUMBIA GAS	\$708.76	O
		Purpose:		UTILITIES - FIRE DEPT		
116661	12/07/2022	12/07/2022	AW	3F FITNESS LLC	\$1,540.00	O
		Purpose:		FIRE DEPT FITNESS PROGRAM		
116662	12/07/2022	12/07/2022	AW	ABLE SANITATION SERVICE, INC	\$995.00	O
		Purpose:		FIRE DEPT HOLDING TANK PUMP		
116663	12/07/2022	12/07/2022	AW	INVESTIGATIONS INSTITUTE	\$725.00	O
		Purpose:		FIRE DEPT CERT FIRE INVEST TRAIN/WERLING		
116664	12/07/2022	12/07/2022	AW	VERATHON MEDICAL	\$413.20	O
		Purpose:		FIRE DEPT EMS GLIDESCOPE BLADES		
116665	12/07/2022	12/07/2022	AW	DELAWARE CO. SHERIFF'S OFFICE	\$135.00	O
		Purpose:		DEL CO SHERIFF SPECIAL APR-OCT		
116666	12/13/2022	12/13/2022	SW	Skipped Warrants 116666 to 116666 Series 1	\$0.00	V
		Purpose:		Skipped Warrants 116666 with Payment Series of 1		
116667	12/13/2022	12/13/2022	AW	VERIZON WIRELESS	\$360.51	O
		Purpose:		UTILITIES - FIRE DEPT		
116668	12/13/2022	12/13/2022	AW	BEEEM'S BP DIST INC	\$2,027.06	O
		Purpose:		FIRE/ROAD FUEL SUPPLY		
116669	12/13/2022	12/13/2022	AW	O.E. MEYER CO.	\$156.20	O
		Purpose:		FIRE DEPT O2 GAS SUPPLY		
116670	12/13/2022	12/13/2022	AW	SBH MEDICAL LTD	\$152.00	O
		Purpose:		FIRE DEPT/EMS DRUG SUPPLIES		
116671	12/13/2022	12/13/2022	AW	MIATI EMBROIDERY	\$1,923.99	O
		Purpose:		FIRE DEPT CLOTHING SUPPLY		
116672	12/13/2022	12/13/2022	AW	FRONTIER	\$334.10	O
		Purpose:		UTILITIES - FIRE DEPT		
116673	12/13/2022	12/13/2022	AW	CHARTER COMMUNICATIONS	\$99.99	O
		Purpose:		UTILITIES - ADMIN		
116674	12/13/2022	12/13/2022	AW	CYRUS CONSTRUCTION	\$17,958.00	O
		Purpose:		ROAD DEPT CATCH BASIN REPAIRS		

**Payment Listing**

11/24/2022 to 12/14/2022

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status	
116675	12/13/2022	12/13/2022	AW	JILL DAVIS	\$9.00	O	
	Purpose:	ADMIN POSTAGE/MVR REC					
116676	12/13/2022	12/13/2022	AW	HORTON EMERGENCY VEHICLES	\$1,535.87	O	
	Purpose:	FIRE DEPT M341 ANTIFREEZE LEAK					
116677	12/13/2022	12/13/2022	AW	BROSIUS, JOHNSON & GRIGGS, LLC	\$157.50	O	
	Purpose:	LEGAL COUNSEL - ECON DEVELOP					
116678	12/13/2022	12/13/2022	AW	MUNICIPAL EMERGENCY SVCS DEPOSIT /	\$1,032.00	O	
	Purpose:	FIRE DEPT NOZZLE TIPS					
116679	12/13/2022	12/13/2022	AW	THE DEXTER COMPANY	\$835.51	O	
	Purpose:	ROAD DEPT TRUCK 348 REPAIRS					
116680	12/13/2022	12/13/2022	AW	ANGIE ELLERBROCK	\$18.40	O	
	Purpose:	ZONING POSTAGE REIMB, ZONING POSTAGE REIMB #116474, ZONING POSTAGE REIMB #116474					
116681	12/13/2022	12/13/2022	AW	DELAWARE CO. SHERIFF'S OFFICE	\$45.00	O	
	Purpose:	DEL CO SHERIFF SPECIAL APR-OCT					
116682	12/13/2022	12/13/2022	AW	MAXWELL NEWMAN	\$135.00	O	
	Purpose:	DEL CO SHERIFF SPECIAL APR-OCT					
116683	12/13/2022	12/13/2022	AW	OHIO EDISON	\$1,982.19	O	
	Purpose:	UTILITIES - FIRE DEPT					
116684	12/13/2022	12/13/2022	AW	ALADTEC	\$179.95	O	
	Purpose:	FIRE DEPT TIMEKEEP API ACCESS/INTEGR					
116685	12/14/2022	12/14/2022	AW	LEO MEYERS INC.	\$342.80	O	
	Purpose:	FIRE DEPT CLASS A UNIFORMS/BADGES					
Total Payments:					\$326,806.51		
Total Conversion Vouchers:					\$0.00		
Total Less Conversion Vouchers:					\$326,806.51		

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

\* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

**CONCORD TOWNSHIP BOARD OF TRUSTEES  
DELAWARE COUNTY, OHIO**

The Board of Trustees of Concord Township, Delaware County, Ohio, met in a regular meeting on Dec. 14, 2022, at the Concord Township Community Building, 6385 Home Road, Delaware, Ohio 43015, with the following members present:

Bart Johnson  
Jason Haney  
\_\_\_\_\_

Mr. Johnson offered a motion to adopt the following Resolution:

**RESOLUTION No. 2022- 1214 - 1**

**A RESOLUTION APPROVING AND ADOPTING AN ECONOMIC DEVELOPMENT PLAN IN CONNECTION WITH PROPOSED TAX INCREMENT FINANCING**

**WHEREAS**, Ohio Revised Code (“R.C.”) Sections 5709.73, 5709.74 and 5709.75 (the “TIF Statutes”) provide that this Board of Township Trustees (this “Board”) may, under certain circumstances, create one or more incentive districts in the unincorporated area of Concord Township (Delaware County), Ohio (the “Township”), and declare Improvement (as defined in Section 1) to real property located within that incentive district to be a public purpose, exempt a percentage of such Improvement from real property taxes, identify certain public infrastructure improvements that, once made, will benefit or serve that real property, provide for payments in lieu of taxes by the owners of the real property, and establish a redevelopment tax equivalent fund; and

**WHEREAS**, pursuant to R.C. Section 5709.40(A)(5) (as referenced in R.C. Section 5709.73(A)(4)), an incentive district is an area not more than 300 acres in size enclosed by a continuous boundary that meets at least one of certain distress characteristics; and

**WHEREAS**, one such distress characteristic is that, as certified by the engineer for the Township, the public infrastructure serving the proposed incentive district is inadequate to meet the development needs of the proposed incentive district as evidenced by a written economic development plan adopted by this Board; and

**WHEREAS**, the Delaware County Engineer (the “County Engineer”) serves as the engineer for the Township; and

**WHEREAS**, in connection with proposed development in the Township, this Board desires to create eight (8) incentive districts pursuant to the TIF Statutes; and

**WHEREAS**, in order to create an incentive district, this Board desires to adopt an economic development plan (the “Plan”) substantially in the form attached hereto as Exhibit A and incorporated herein by this reference;




NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Concord Township (Delaware County), Ohio, that:

Section 1. The Plan, substantially in the form attached hereto as Exhibit A, is hereby approved and adopted, with such changes that are not inconsistent with this Resolution, are not substantially adverse to the Township and are approved by the Township Administrator. The Township Administrator is directed to provide a copy of the adopted Plan to the County Engineer as soon as practicable after the passage of this Resolution.

Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this Resolution, and that all deliberations of this Board and of any committees that resulted in those formal actions, were taken in meetings open to the public in compliance with the law.

Section 3. This Resolution shall be in full force and effect immediately upon its adoption.

Trustee Mr. Haney seconded the motion and the roll being called upon the question of adopting the Resolution the vote resulted as follows:

Voting Aye thereon:  \_\_\_\_\_  
Bart Johnson, Trustee

Voting Nay thereon: \_\_\_\_\_  
Bart Johnson, Trustee

Joe Garrett, Trustee \_\_\_\_\_  
Joe Garrett, Trustee

Jason Haney, Trustee \_\_\_\_\_  
Jason Haney, Trustee

**BOARD OF TRUSTEES  
CONCORD TOWNSHIP  
DELAWARE COUNTY, OHIO**

The motion carried and the Resolution was adopted.

ATTEST AND CERTIFY:  \_\_\_\_\_  
Jill Davis, Fiscal Officer

Concord Township — TIF Economic Development Plan

Dated Dec. 14, 2022

Adopted by the Board of Township Trustees  
pursuant to Resolution No. 2022-1214, passed Dec. 14, 2022

**Introduction:**

Concord Township (Delaware County), Ohio (the “Township”) has experienced significant residential growth over the past five years. The Township is already home to several low-density single-family developments, including the Reserve at Scioto Bluff, Home Road North, and Home Road South. Stavroff Land and Development Inc. has proposed the construction of a new development to be known as Painter Farm, which would add 8 new single-family homes to the Township, and each would be classified as an “Incentive District” as defined in Ohio Revised Code Section 5709.40(A)(5), all as further depicted and described in **Exhibit A**, attached hereto.

**Infrastructure Needs:**

The proposed new residential development and existing developments have put a strain on the Township’s public infrastructure. In particular, The Painter Farm development will require construction of water lines and other water and sewer facilities, stormwater lines and drainage, roadway improvements, among other improvements, to serve the new residential development. The Township is focused on the construction of public infrastructure improvements that will serve the proposed Painter Farm development and existing residential developments.

In particular, the Township desires to provide for the following public infrastructure improvements:

- (A) Construction of water lines and other water and sewer facilities;
- (B) Improvements along Concord Road and throughout Painter Farm, to provide for stormwater sewer system continuation
- (C) Roadway improvements to Merchant Road, to include widening, ditch relocation, and culvert/driveway relocation;
- (D) Right-of-way acquisitions and/or dedications;
- (E) Any “public infrastructure improvements” defined under R.C. Sections 5709.40(A)(7) and 5709.73(A)(5) that directly benefit or serve parcels in the relevant TIF District and any of the following improvements that will benefit or serve parcels in the relevant TIF District and all related costs of those permanent improvements (including, but not limited to, those costs listed in R.C. Section 133.15(B)):

- **Parks.** Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto;
  - **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in “Roadways” above;
  - **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto;
  - **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare;
  - **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research; and
  - **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.
- (F) The construction of public streets within the Township in accordance with plans approved by Delaware County, Ohio (the “County”) and/or the Township, as applicable.
- (G) The following improvements related to those improvements which are identified in (F) above: Streetscape and related road improvements; easement and right-of-way acquisition; demolition and clearing; paving; grading; sidewalks; curbing; gutters; stormwater infrastructure improvements; landscaping and irrigation; traffic signals and signage; striping; street lighting; guardrails; professional fees; permit, design review and permit and inspection costs; utility connection and tapping fees; water and sewer lines;
- (H) Stormwater retention ponds and related public infrastructure improvements (e.g., fencing and guardrails, foot and bike paths, fountains and aerators); drainage improvements and improvements to existing drainage facilities as necessary; improvements to and/or acquisition of public parks and green space; and any other public infrastructure improvements that are determined by the Board of Township Trustees.

(1) Various other “public infrastructure improvements” defined under R.C. Sections 5709.40(A)(7) and 5709.73(A)(5) within the Township consistent with the Township’s zoning regulations, including, but not limited to, the construction of improvements to public parks and green space, improvements to additional public roads that affect traffic flow and the construction of new Township facilities.

**Economic Development Tools:**

The Township plans to use several economic development tools to address these infrastructure and other development needs:

**Tax Increment Financing (“TIF”):**

The Township plans to establish one or more TIFs to address the above public infrastructure needs. The TIFs will generate funds to be used to make the necessary public infrastructure improvements that will allow the Township to continue its current growth into the future.

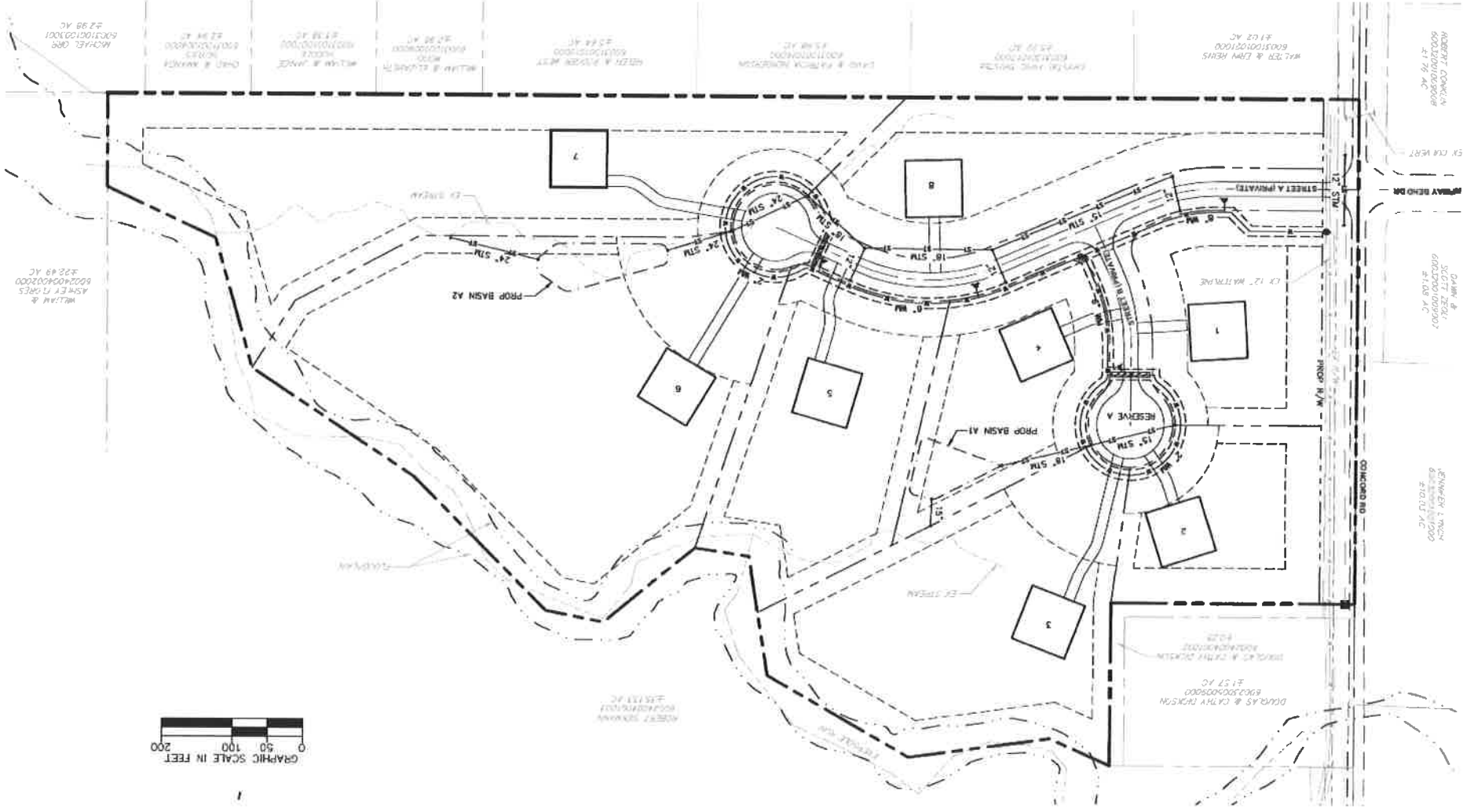
**Conclusion:**

The Township is poised to continue its current growth trend. In order to sustain that growth, however, it will be necessary for significant public infrastructure improvements to be constructed. The Township has developed tools to provide funding for those public infrastructure improvements to ensure that the Township remains a key location for development into the future.

The Painter Farm Development will be approximately 24.686 acres comprising Delaware County permanent parcel number 60024004001000 as described and depicted in the map attached below:

**EXHIBIT A**

1



18014340V3



BOARD OF TRUSTEES  
CONCORD TOWNSHIP  
DELAWARE COUNTY, OHIO

RESOLUTION NO. 22-1214- 2

APPROVING TOWNSHIP PERMANENT APPROPRIATION AMENDMENT #2  
PURSUANT TO R.C. § 5705.38(A)

The Board of Trustees of Concord Township, Delaware County, Ohio ("Board") met in regular session on December 14, 2022 with the following members present:

Bart Johnson  
Jason Haney  
\_\_\_\_\_

MR. JOHNSON Moved the adoption of the following Resolution:

**PREAMBLE**

**WHEREAS**, Section 5705.38(A) of the Ohio Revised Code requires that on or about the first day of each year, the taxing authority of each subdivision or other taxing unit shall pass an appropriation measure, and thereafter during the year it may pass any supplemental appropriation measures as it finds necessary, based on the revised tax budget or the official certificate of estimated resources or amendments of the certificate; and,

**WHEREAS**, as a result of increased Fire Fund expenditures it is necessary to amend the 2022 Budget Year Appropriations; and,

**WHEREAS**, the Board now desires to adopt the attached Amendment #2 to the Permanent Appropriation Resolution;

**RESOLUTION**


**NOW THEREFORE, BE IT RESOLVED:**

1. The Board hereby approved the attached Amendment #2 to the 2022 Budget Year Appropriations in the amount shown on the attached documentation.
2. All formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board, and all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including R.C. § 121.22.
3. This Resolution shall be in full force and effect immediately upon adoption.

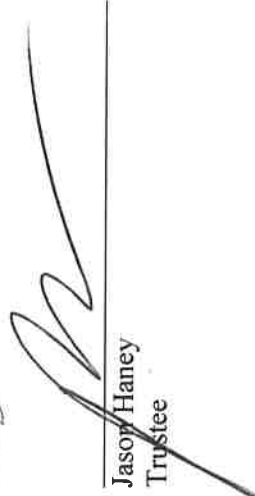
Mr. Haney seconded the motion.

Voted on and approved this Dec. 14, 2022 in Concord Township, Delaware County, Ohio.

**BOARD OF TRUSTEES  
CONCORD TOWNSHIP  
DELAWARE COUNTY, OHIO**

  
\_\_\_\_\_  
Bart Johnson  
Trustee

12/14/22  
Date

  
\_\_\_\_\_  
Jason Haney  
Trustee

12/14/22  
Date

\_\_\_\_\_  
Joe Garrett  
Trustee

\_\_\_\_\_  
Date

**ATTEST:**

  
\_\_\_\_\_  
Jill Davis  
Concord Township Fiscal Officer


12/14/22  
Date

**CERTIFICATE**

State of Ohio, Delaware County

I, the undersigned Township Fiscal Officer of Concord Township, Delaware County, Ohio, certify that the foregoing Resolution No. 22-1214-2 is taken and copied from the record of proceedings of the Board, and that it has been compared by me with the Resolution on the record and is a true and accurate copy. Further, I certify that the adoption of such Resolution occurred in an open meeting held in compliance with R.C. §121.22.

Date: Dec. 14, 2022

  
\_\_\_\_\_  
Jill Davis  
Township Fiscal Officer  
Concord Township, Delaware County, Ohio

AMENDMENT #2

1000 GENERAL FUND PERMANENT APPROPRIATION

RECAPITULATION OF FUNDS

That there be appropriated from the General Fund for Administrative Purposes:

1000-110-111 SALARY - TRUSTEES	72,912.00
1000-110-121 SALARY - FISCAL OFFICER	33,297.00
1000-110-122 SALARY - FISCAL OFFICER STAFF	10,000.00
1000-110-131 SALARY - ADMINISTRATOR	0.00
1000-110-211 OPERS - ER RETIREMENT CONTRIBUTION	56,000.00
1000-110-212 SOCIAL SECURITY	30,500.00
1000-110-220 INSURANCE +HRA@30%	207,224.00
1000-110-230 WORKERS' COMPENSATION	48,000.00
1000-110-311 LEGAL COUNSEL	50,000.00
1000-110-312 AUDIT SERVICES	6,000.00
1000-110-313 UNIFORM ACCOUNTING (UAN) FEES	4,296.00
1000-110-314 TAX COLLECTION FEES (CO.AUD.,DELLAND)	59,300.00
1000-110-315 ELECTION EXPENSE (CO.)	8,000.00
1000-110-330 TRAVEL & MEETING EXPENSE	1,000.00
1000-110-340 COMMUNICATIONS, PRINTING, ADV	3,000.00
1000-110-360 CONTRACTUAL SERVICES	150,000.00
1000-110-370 GENERAL HEALTH DISTRICT	20,000.00
1000-110-380 INSURANCE - LIABILITY	57,000.00
1000-110-400 SUPPLIES & MATERIALS	10,000.00
1000-110-519 ASSESSMENTS, DUES, FEES	1,000.00
1000-110-590 OTHER EXPENSES	2,500,000.00
1000-110-740 EQUIPMENT - ADMINISTRATION	10,000.00
Total Miscellaneous Purposes:	3,337,529.00

3,337,529.00

That there be appropriated from the General Fund for Town Halls, Memorial Buildings & Grounds Purposes:

1000-120-190 SALARIES	7,500.00
1000-120-323 REPAIRS & MAINTENANCE	50,000.00
1000-120-350 UTILITIES	14,000.00
1000-120-400 SUPPLIES & MATERIALS	30,000.00
1000-120-500 OTHER	20,000.00
1000-120-720 NEW BUILDINGS	0.00
1000-120-730 IMPROVEMENT OF SITES	100,000.00
1000-120-740 MACHINERY, EQUIPMENT, FURN	25,000.00
Total Town Hall Purposes:	246,500.00

246,500.00

That there be appropriated from the General Fund for Zoning Purposes:

1000-130-150 SALARIES - BOARD MEMBERS	16,000.00
1000-130-190 SALARIES - STAFF	60,000.00
1000-130-340 COMMUNICATIONS, PRINTING, ADV	2,500.00
1000-130-360 CONTRACTED SERVICES	9,000.00
1000-130-400 SUPPLIES & MATERIALS	2,500.00
Total Zoning Purposes:	90,000.00

90,000.00

That there be appropriated from the General Fund for Police Protection Purposes:

1000-210-370 CONTRACTS / PMT TO ANO.POL.SUBDIV.	50,000.00
Total Police Protection Purposes:	50,000.00

50,000.00

That there be appropriated from the General Fund for Cemetery Purposes:

1000-410-500 BURIAL EXPENSES	2,000.00
Total General Cemetery Purposes:	2,000.00

2,000.00

That there be appropriated from the General Fund for Parks and Recreation Purposes:

1000-610-190 SALARIES	40,000.00
1000-610-323 REPAIRS & MAINTENANCE	50,000.00
1000-610-350 UTILITIES	5,000.00
1000-610-400 SUPPLIES & MATERIALS	50,000.00
1000-610-500 OTHER EXPENSES	25,000.00
1000-610-720 NEW BUILDINGS	75,000.00
1000-610-730 IMPROVEMENT OF SITES	200,000.00
1000-610-740 MACHINERY, EQUIPMENT, FURN	50,000.00
Total Parks and Recreation Purposes:	495,000.00

495,000.00

That there be appropriated from the General Fund for Contingency Purposes:

1000-930-930 CONTINGENCY ACCOUNT - EMERG.	1,500,000.00
Total General Contingency Purposes:	1,500,000.00

1,500,000.00

Total General Fund:

5,721,029.00

2011 MOTOR VEHICLE LICENSE TAX FUND

That there be appropriated from the Motor Vehicle License Tax Fund:

2011-330-323 REPAIRS & MAINTENANCE	5,000.00
2011-330-400 SUPPLIES & MATERIALS	18,000.00
2011-330-700 MACHINERY, EQUIPMENT, FURN	15,000.00
Total Motor Vehicle License Tax Fund:	38,000.00

38,000.00



**2021 GASOLINE TAX FUND**

That there be appropriated from the Gasoline Tax Fund:

2021-330-190 SALARIES	95,000.00
2021-330-323 REPAIRS & MAINTENANCE	25,000.00
2021-330-400 SUPPLIES & MATERIALS	85,000.00
2021-330-500 OTHER EXPENSES	30,000.00
2021-330-700 MACHINERY, EQUIPMENT, FURN	35,000.00
<b>Total Gasoline Tax Fund:</b>	<b>270,000.00</b>

**2031 ROAD DISTRICT FUND**

That there be appropriated from the Road District Fund:

2031-330-190 SALARIES	50,000.00
2031-330-323 REPAIRS & MAINTENANCE	30,000.00
2031-330-350 UTILITIES	7,000.00
2031-330-360 CONTRACTS	885,000.00
2031-330-370 CONTRACTS/PMT TO ANO.POL.SUBDIV.	50,000.00
2031-330-400 SUPPLIES & MATERIALS	75,000.00
2031-330-500 OTHER EXPENSES	50,000.00
2031-330-740 MACHINERY, EQUIPMENT, FURN	50,000.00
<b>Total Road District Fund:</b>	<b>1,197,000.00</b>

**2041 CEMETERY FUND**

That there be appropriated from the Cemetery Fund:

2041-410-190 SALARIES	8,500.00
2041-410-323 REPAIRS & MAINTENANCE	5,000.00
2041-410-400 SUPPLIES & MATERIALS	5,000.00
2041-410-500 OTHER EXPENSES	9,500.00
<b>Total Cemetery Fund:</b>	<b>28,000.00</b>

**2111 FIRE DISTRICT FUND**

That there be appropriated from the Fire District Fund:

2111-220-190 SALARIES	2,252,988.21
2111-220-212 SOCIAL SECURITY	46,500.00
2111-220-214 ASSESSMENTS & CONTRIBUTIONS	500.00
2111-220-215 POLICE & FIRE ER PENSIONS	436,000.00
2111-220-220 INSURANCE ALL + HRA@30%	451,000.00
2111-220-230 WORKERS' COMPENSATION	39,578.75
2111-220-323 REPAIRS & MAINTENANCE	75,000.00
2111-220-350 UTILITIES	31,500.00
2111-220-400 SUPPLIES & MATERIALS	75,000.00
2111-220-500 OTHER EXPENSES	222,933.04
2111-220-740 MACHINERY, EQUIPMENT, FURN	416,282.11
<b>Total Fire District Fund:</b>	<b>4,047,282.11</b>

**2231 PERMISSIVE MOTOR VEHICLE LICENSE TAX FUND**

That there be appropriated from the Permissive Motor Vehicle License Tax Fund:

2231-330-400 SUPPLIES AND MATERIALS	35,000.00
2231-330-500 OTHER EXPENSES	20,000.00
2231-330-740 TOOLS AND EQUIPMENT	25,000.00
<b>Total Permissive MVL Tax Fund:</b>	<b>80,000.00</b>

**2901 ONE OHIO OPIOID SETTLEMENT FUND**

That there be appropriated from the One Ohio Opioid Settlement Fund:

2901-990-990 OTHER EXPENSES	1,703.04
<b>Total One Ohio Opioid Settlement Fund:</b>	<b>1,703.04</b>

**GRAND TOTAL OF ALL FUNDS:**

**11,383,014.15**