

RECORD OF PROCEEDINGS

CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 1D148

Held April 2, 2020

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The Concord Township Board of Trustees met in special session on April 2, 2020 at 9:00 am at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio. Chairman Johnson called the meeting to order and the roll was called. Attending were Trustees Bart Johnson, Joe Garrett, and Jason Haney.

Due to COVID-19 social distancing restrictions, Mr. Rob Platte from Delaware County Economic Development, and any interested public were invited to the meeting via teleconference.

Public Comment - None.

The purpose of the special meeting was to hold a hearing on the Evans Farm Joint Economic Development District (JEDD). The JEDD contract is a three-party agreement between Orange Township, the Village of Shawnee Hills, and Concord Township for the Evans Farm commercial district in Orange Township.

Since the agreement was originally presented, three changes were approved during Orange Township's hearing last month:

- 1-the size of the district has increased from ~55 to ~90 acres,
- 2-the initial income tax in the commercial district was reduced from 2% to 1% for a minimum of ten years, at which point the JEDD board can revisit, and
- 3-the net income proceeds split between Orange Township and the JEDD Board Improvement Account were changed.

Since a township, by statute, cannot create an income tax, a township can partner with a municipality to create a JEDD, whereby income tax is generated on the commercial district, so as not to burden residents with the costs associated with commercial development. For the Evans Farm JEDD, Concord Township acts as a pass-through for the JEDD agreement between Orange Township and the village of Shawnee Hills, and the township will receive 5% of the net income proceeds from the JEDD district, estimated at \$23,410 per year.

After discussion, Mr. Garrett moved and Mr. Haney seconded to approve the changes to the Evans Farm JEDD agreement as of March 16, 2020. Vote: Haney-yes, Garrett-yes, Johnson-yes.

Mr. Garrett moved and Mr. Haney seconded to adopt Resolution #040220-1 to accept the Evans Farms JEDD agreement in its current form. Vote: Haney-yes, Garrett-yes, Johnson-yes.

Mr. Haney moved and Mr. Garrett seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes.

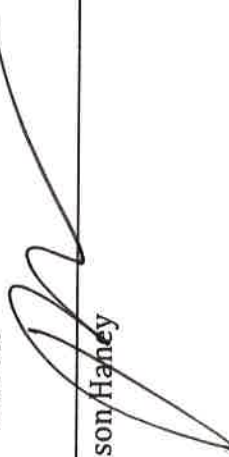
ATTEST


Fiscal Officer, Jill Davis

BOARD OF TRUSTEES


Bart Johnson


Joe Garrett


Jason Haney



Special meeting

Bart Johnson <bjohnson@ocj.com>

To: Joe Garrett <jgarrett@concordtwp.org>, Jason Haney <JHaney@concordtwp.org>, Jill Davis <jdavis@concordtwp.org>, Ellerbrock Angie <aellerbrock@concordtwp.org>

Mon, Mar 30, 9:01 AM

Gang

Below are the details of the special meeting for 4/2/20

Angie can you please repost the meeting details we put on the website along with these instructions.

Joe can you make sure we have all the details from the county we need to do this correctly?

Thanks. Bart

April 2nd special JEDD meeting

Thu, Apr 2, 2020 8:45 AM - 9:15 AM (EDT)

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

RESOLUTION No. 040220-1

**RESOLUTION PROVIDING FOR ACCEPTANCE OF THE EVANS FARM
JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT**

The Board of Trustees of Concord Township, Delaware County, Ohio (the "Board") met in a special meeting on April 2, 2020, at 6385 Home Road, Delaware, Ohio 43015, with the following members present:

Bart Johnson ✓

Jason Haney ✓

Joe Garrett ✓

Trustee Garrett moved the following:

WHEREAS, the Township of Orange, Delaware County, Ohio ("Orange"), the Village of Shawnee Hills, Delaware County, Ohio (the "Village"), and the Township of Concord, Delaware County, Ohio ("Concord") have negotiated and now intend to enter into the Evans Farm Joint Economic Development District Contract (the "Contract") to create and provide for the operation of the Evans Farm Joint Economic Development District (the "JEDD") in accordance with Section 715.72-715.83 of the Revised Code for their mutual benefit and for the benefit of their residents and of the State of Ohio.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO, THAT THE FOLLOWING RESOLUTION BE AND IT HEREBY IS ADOPTED:

Section 1. The Board finds and determines that (i) this Board held a public hearing concerning the Contract on April 2, 2020, in accordance with Section 715.72(I) of the Revised Code, (ii) 30 days' public notice of the time and place of that public hearing was provided in the Delaware Gazette, a newspaper of general circulation in the Township, on

Feb 29, 2020, (iii) during the 30-day period prior to that public hearing, a copy of the text of the Contract, together with copies of District maps and the Economic Development Plan, were on file for public examination in the office of the Fiscal Officer, (iv) this Board completed the April 2, 2020 public hearing, (v) the Board opened the public hearing to public comment and recommendation and changes were thereafter made to the Contract, and (vi) there are no owners of property or owners of businesses included in the District that did not sign the petitions circulated therefore no notice required under R.C. 715.72(K)(1) is required to be sent.

Section 2. The Board invokes its authority pursuant to R.C. 715.72(M)(1) and chooses to not submit this Resolution approving the Contract to the electors of the Township, finding that all of the following conditions are satisfied: (i) this Resolution has been approved by a unanimous vote of the members of the Board, (ii) Orange, Concord, and the Village have circulated the petitions and obtained the required signatures, and (iii) the territory to be included in the District is zoned in a manner appropriate to the function of the District.

Section 3. The Board approves the Contract and Economic Development Plan now on file with the Fiscal Officer, and hereby authorizes the President of the Board of Trustees to execute the same on behalf of the Board of Trustees.

Section 4. A copy of the text of the Contract, together with copies of District maps and plans related to or part of the Contract, shall remain on file in the office of the Fiscal Officer.

Section 5. The Fiscal Officer and other Township officials, as appropriate, are each authorized to take such actions, or to cause such actions to be taken, on behalf of the Township, including signing agreements or other instruments contemplated by the Contract or deemed necessary or appropriate, in order to achieve approval of the Contract within the Township and to accomplish the purposes of this Resolution and the Contract.

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

Section 6. This Board finds and determines that all formal actions of this Board concerning and related to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, §121.22 of the Ohio Revised Code, except as otherwise permitted thereby.

Section 7. This Resolution shall take effect at the earliest time provided by law.

Trustee Haney seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

YEAS: Haney, Earnest, Johnson

NAYS:

The motion carried and the Resolution was adopted.

Attest: Jill M. Davis
Jill M. Davis, Fiscal Officer

CERTIFICATE

State of Ohio, Delaware County

I, the undersigned Fiscal Officer of Concord Township, Delaware County, Ohio, hereby certify that the foregoing Resolution Number 040220-1 is a true and complete copy of the Resolution adopted by a majority of the full membership of the Board of Trustees of Concord Township at its special meeting held on April 2, 2020 as was recorded in the official proceedings of the Board.

Jill M. Davis
Jill M. Davis, Fiscal Officer

Evans Farm Joint Economic Development District Economic Development Plan

The purpose for the creation of the Evans Farm Joint Economic Development District (the "JEDD") by Orange Township (Delaware County), Ohio ("Orange"), Concord Township (Delaware County), Ohio ("Concord") and the Village of Shawnee Hills, Ohio (the "Village") is to provide tools, primarily funds, to facilitate economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, the County of Delaware, Orange, Concord, the Village, and the JEDD.

The Joint Economic Development District Contract (the "JEDD Contract") by and between the Village, Orange, and Concord creating the JEDD empowers the Board of Directors of the JEDD (the "JEDD Board") to impose a tax on the income of the persons working within the JEDD and on the net profits of the businesses located within the JEDD. The JEDD Contract anticipates that the JEDD Board will enact the tax at the initial meeting of the JEDD Board and that the tax will be effective immediately after the JEDD Board's enactment thereof at the rate of one percent (1%). The rate of such tax shall remain the same unless increased pursuant to the JEDD Contract, but shall never be decreased below one percent (1%). The JEDD Board shall enter into a Tax Agreement with the Village to administer the enforcement, collection, and distribution of the tax, in accordance with the JEDD Contract.

The JEDD Contract provides that the proceeds from the tax will be distributed to the JEDD Board, Orange, Concord, the Village, and the Delaware County Finance Authority (Delaware County) Ohio. The Village, Orange, and Concord, to the extent they so determine and in their sole discretion, and to the extent they are permitted by law, shall use such proceeds to provide the services, facilities and improvements set forth below in Items 1 through 5. The JEDD Board shall use such proceeds in accordance with the JEDD Contract, and, to the extent permitted by law, provide the following services, facilities, and improvements:

- (1) The facilitation of new economic development in the JEDD and the surrounding areas by entering into reimbursement, compensation, and other contracts and by providing financial incentives to the private sector and public sector. Such incentives include, but are not limited to, the implementation of Tax Increment Financing (TIF) and other tax incentive opportunities, as well as, potentially, contributions to the Community Improvements Corporation, as well as grants, low interest loans, and forgivable loans.

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