

RECORD OF PROCEEDINGS

Minutes of Goshen Township Trustees Meeting

9:00AM Township Hall August 17, 2005

The regular public meeting of the Goshen Township Trustees was called to order by Chairman Ed Soergel. The pledge to the flag was said followed by prayer. Roll was called: Lee Lewis-present, Ed Soergel-present, and Tim Hodges-present.

***Tim Hodges made the motion to accept the minutes from the August 10, 2005 meeting as presented. Lee Lewis second-motion carried.

***Lee Lewis made a motion to pay the bills. Tim Hodges second-motion carried.

Communications/Announcements

- Soldier Brian Thompson has returned from Iraq.
- Clermont County has scheduled the replacement of a crossroad culvert on Edenton Pleasant Plan Road. Construction is scheduled to start on Monday, August 22, 2005. The road will be closed for the duration of the project and should be reopened to traffic on Friday, August 26, 2005.

Old Business

Bunnel Hill

Chris Wiseman gave an update on the new administration building. It passed the building inspection and received conditional occupancy. There are only a few minor things left to do. On Friday, at 9:00AM, there will be a punch list walk through. The Trustees are invited to attend.

The Board received one additional work authorization (#30) from Geiger Construction Products for the addition of speak-through glass at the three pass-through windows. The total cost amounts to \$1,610.00.

***Tim Hodges made the motion to approve the additional work authorization from Geiger Constructions products for the addition of speak-through glass at the three pass-through windows in the new administration building at a total cost of \$1,610.00. Lee Lewis second-motion carried.

New Business

Supplemental Appropriations

***Ed Soergel made the motion per the recommendation of Clerk Sandra Graham that the Board approve the supplemental appropriations as attached to these minutes. Lee Lewis second-motion carried.

Discuss TIF (Tax Increment Financing)

David Spinney, Clermont County Administrator, explained that the County Commissioners had requested that he identify areas within Clermont County that the County could utilize a residential TIF (Tax Increment Finance District). They have identified two projects within

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Goshen Township: The Sunnymeade Development and the Fischer Homes/Heissler Mill Development. David stated that we need to move quickly if we want to capture revenues to include the school as the legislation on residential TIFs changes on December 31, 2005. We would have to have a draft of the TIF by the end of September in order to mail the notice to the school by the required deadline. David asked if the Township wanted to take the lead on the TIF or if they wanted the County to take the lead.

Lee Lewis-Can the County do the TIF without the Township?

David Spinney-The County can go ahead without the Township. If the Township objects, then the County would have to give them effective millage. If you go ahead with a 10 year 75% TIF after December 31, 2005, it would take finances away from the school district.

Lee Lewis-If the Township takes the lead on the TIF, then we would get more money.

David Spinney-In that situation, the County can object. Then the Township would have to give the County effective millage. The County is in the position to move forward. There are still considerable steps to take in order to move forward with the TIF.

Pat Manger, Clermont County Engineer-We have to identify the public improvements that would be made by utilizing the TIF money within the next four to five weeks. We need to work together.

Ed Soergel-My understanding is that going forward with the TIF has nothing to do with the zoning change.

David Spinney-Technically, you don't need the zoning change; however, we need a developer agreement. It would be hard for a developer to sign an agreement without the zoning change.

Ed Soergel-In the short term, the residential TIF is more important than the commercial TIF. The Eagle's Nest project is a non-school TIF.

David Spinney-The Eagle's Nest TIF is a 10 year 75% TIF. After that threshold, you would need to get school board approval.

Ed Soergel-The Clermont County Prosecutor said that we might want to get outside counsel to discuss TIFs.

David Spinney-Clermont County will be using outside bond counsel from Peck, Schaffer, Williams.

Tracy Minger gave an update on the Sunnymeade Development Project. Tracy stated that M/I had informed the Trustees that they would submit the commercial portion of the project within the next 30 days. She told them that they would need to have the application in by the end of August to be on the Zoning Commission's agenda for the next meeting.

Andy Kuchta, Director of Economic Development for Clermont County, distributed a TIF/Cash flow chart and discussed it with the Board. He also stated that it would be a great opportunity for

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the schools in the Township.

Pat Manger-The monies from the TIF would be spent in Goshen Township. They would bond pieces of the TIF at different times for infrastructure improvements. Traffic is a major problem caused by the Sunnymeade Development. The TIF money can be used in Goshen Township as well as for projects that would affect Goshen Township. The focus area would be State Route 28.

David Spinney-We will come to an agreement about where the money will be used for improvements. It would significantly expedite the widening of State Route 28 by 50 years. Improvements would have to be done in phases, because of the risk of bonding.

Lee Lewis-For immediate improvements, can we get a letter of credit and a minimum service payment agreement from the developer?

Pat Manger-For improvements that the developer would be required to make by the County or the State, we can get a letter of credit and require minimum service payment.

Ed Soergel-There are three options for doing the TIF: the County takes the lead, the Township takes the lead, or there is an agreement with the County and the Township in negotiations in effective millage.

Craig, Clermont County Engineer's Department-The important issue here is the zoning case and whether it is approved or denied.

Discuss M/I PD

The Board discussed the M/I PD with Edwards & Kelsey. Paul Culter, Senior Community Planner, and Tamara Schlagbaum, Senior Landscape Architect, will come back by Monday morning August 22, 2005 with the cost on consultant information on this plan.

Depository Contract with 5/3 Bank

***Tim Hodges made the motion per the recommendation of Clerk Sandra Graham that the Board sign a depository contract for access funds with 5/3 Bank. Lee Lewis second-motion carried.

Conference Call with Peck, Schaffer, Williams

***Lee Lewis made the motion that the Board conference call with representatives from Peck, Schaffer, Williams in reference to the legal aspect of TIFs on Friday August 19, 2005 at 10:00AM. Tim Hodges second-motion carried.

Adjournment

***Lee Lewis made the motion to adjourn. Tim Hodges second-motion carried.

Trustee

Respectfully Submitted,

Sandra Graham, Clerk