

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

December 19, 2023

The Perkins Township Trustees met Tuesday, December 19, 2023, in the Township Services Facility located at 2610 Columbus Avenue. The Trustees present were James Lang, Timothy Coleman, and Jeffrey Ferrell. Chairman Ferrell opened the meeting with the Pledge of Allegiance at 8:30 a.m.

AGENDA

Mr. Ferrell moved to adopt the agenda as presented. Mr. Coleman seconded the motion. All were in favor.

MINUTES

Mr. Ferrell moved to approve the minutes of Regular Sessions of December 12. Mr. Coleman seconded the motion. All were in favor.

FINANCIALS

Mr. Ferrell moved to approve the financials for the period ending December 19. Mr. Coleman seconded the motion. All were in favor.

NEW BUSINESS

Mr. Ferrell said that he was surprised that the following Resolution was even on the agenda since the Ohio Republican Party claimed that he had already granted this finance agreement. Mr. Ferrell asked Administrator Boyle if the Township had done this. Mr. Boyle said that they had not. And Mr. Ferrell said that he did not do this personally himself. Mr. Boyle said that no because it requires Board approval. Mr. Ferrell then asked the other Board members if they remembered voting on this. Mr. Coleman said he did not. So, referring to campaign literature, all this was, if not a lie, deceptive. Since the Township had not approved this, Mr. Ferrell then went to the motion.

Resolution 2023-214

Approve a Tax Increment Finance Agreement with Aligned Data Centers

Mr. Ferrell moved to approve a tax increment finance agreement with Aligned Data Centers, 2509 Hayes Avenue, Perkins Township. Mr. Coleman seconded the motion. Mr. Boyle then introduced David Robinson, Vice Chair of Aligned Data Centers, Jennifer Roth of Tucker, Ellis LLP, Aligned's legal counsel, and Kip Wahlers of Ice Miller, LLP, the Township's legal counsel in this matter have joined us remotely.

David Robinson first confirmed that there had been no vote on this agreement and the literature was definitely deceptive. He then gave a history of his company and their interest in the property at 2509 Hayes Avenue. He stressed that the number of jobs reported in a recent article was only the basic jobs. There are many related jobs, through construction and a remote data center.

Mr. Boyle then reviewed a previous potential redevelopment of the Hayes Avenue property. That project would have required annexation to the City of Sandusky because at that time townships did not have the authority to negotiate this type of TIF. The new authority that is available to cities and townships, and not counties, was passed through the efforts of the Ohio Township Association and our State legislators in an effort to spur economic development. Mr. Boyle mentioned that the previous agreement was an 80-20 agreement, where this one is a 70-30 agreement which is more favorable to the Township and school districts. The property owners continue to pay property taxes. There is no risk to the Township since there are no bonds to be issued. This sort of TIF has been done in the area, the most recent was the Sawmill Creek development in the City of Huron.

Director Byington clarified that the owners will continue to pay the taxes that have been paid in the past. It is the taxes on the new development that will be deferred. There is a one-time payment of \$475,000 to offset the pilot payments which will not be received until 2025. \$300,000 will be to Perkins Local Schools, \$150,000 to the Township, and \$25,000 to EHOVE.

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Mr. Coleman referring to the forum article asked how many TIF's of this kind have been negotiated in Erie County. Ms. Byington said the have been several, some have just not activated yet. Mr. Coleman also asked if it were true that the Township residents would have to make up the difference in the taxes lost because of the TIF. Mr. Boyle said that was not true. He thought that issue had been addressed when the Sandusky Mall project was not approved by the County. The Township has had discussions with the Erie County Auditor regarding the tax ramifications and the residents are not negatively affected. Mr. Coleman noted that with the future phases this is potentially a billion-dollar investment in our community. Mr. Robinson added that with the electronics that will go into the buildings, it is a multiple of two times that or more.

Ms. Schaefer noted that commercial/industrial and residential property are each taxed differently. So, what happens with commercial/industrial does not affect the residential properties at all.

Todd Boggs, Superintendent of Perkins Local Schools, thanked the Township, Aligned Data Center, and everyone for their efforts to bring this development to the area. Personally, he sees this as a tremendous win for the community.

Mike Spafford, Treasurer of Perkins Local Schools, thanked everyone for revitalizing a property that has been vacant for a long time. He has been through this process in another area. It is exciting that this company is coming here with a significant long-time investment.

Eric Wobser, Executive Director of the Greater Sandusky Partnership, noted that this type of TIF is an important economic development tool. It has been used in the City of Sandusky and elsewhere. The approval of this TIF will provide for the redevelopment of this property and will be transformative.

Nico Samaniego also of the Greater Sandusky Area Partnership did not have any additional comments.

Mr. Ferrell said that the negotiations with Lewco were difficult for the Township because of the annexation issue. While that project would have been difficult for him personally, he had to think of what was best for Perkins Township. This project with Aligned is going to be the biggest project in the history of Erie County and does not involve annexation.

He thanked Mr. Boyle and Ms. Byington for all the work they have done for this project. He thanked Aligned Data Center for their interest in Perkins Township.

Kip Walters, Ice Miller, said that there was zero risk for the Township in this project.

Jennifer Roth, Tucker, Ellis LLP reiterated that the taxes paid by the residents would not be affected.

Mr. Lang said that it was a great benefit to Perkins Township. He also said that everyone at this table put Perkins Township first and it is important that we do that.

Mr. Coleman also said that we have not talked about the effect on the trade industries in the area. Mr. Robinson said that there is a potential for thousands of trade jobs, many of which will be ongoing doing maintenance. Ms. Schaefer noted that since the project is in the Township, there is no income tax so the trade workers who live and work in the Township would not be subject to income taxes.

Mr. Ferrell said that the only negative heard today was from the misinformation in the literature and news article.

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With no other discussion, Mr. Ferrell asked for the vote on the issue. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Mike Printy, Quail Hollow Lane, said that the community has a challenging time seeing the potential of what is being done today as it relates to the future. He felt that this was positive. He gave examples of the Perkins football stadium and the Township Complex as examples. He said communication is the key.

Resolution 2023-215
Approve 2024 Temporary Appropriations

Mr. Ferrell moved to approve the 2024 temporary appropriations as follows:

2024 Temporary Appropriations	Salaries	Other	Transfers Out	Total
1000 GENERAL FUND				
	347,454			
110 Administration		581,606		929,060
	5,000			
120 Building & Grounds		198,573		203,573
	451,800			
190 Community Development		534,772		986,572
310 Lighting		24,000		24,000
	195,500			
610 Parks & Recreation		58,771		254,271
	57,750			
690 Recreation & Community Events		17,683		75,433
				-
760 Capital Outlay				
Transfers Out			107,464	107,464
	1,057,504			
Total General Fund		1,415,405	107,464	2,580,373
2011 MOTOR VEHICLE		18,000		18,000
	178,238			
2021 GASOLINE TAX		55,402		233,640
	211,500			
2031 ROAD & BRIDGE		224,305		435,805
	34,500			
2041 CEMETERY		51,772		86,272
	2,135,187			
2191 POLICE LEVY		1,307,539		3,442,726
2192 FIRE & EMS LEVY				
	1,751,293			
220 Fire		1,604,200		3,355,493
	159,500			
230 EMS		443,500		603,000
Total Fire & EMS				3,958,493
2193 MVA		10,000		10,000
2194 ROAD RECONDITIONING		1,149,996	327,541	1,477,537
2221 DRUG LAW ENFORCEMENT		300		300
	35,000			
2231 PERMISSIVE MOTOR VEHICLE		75,000		110,000
2271 ENFORCEMENT & EDUCATION		300		300
2274 AMERICAN RESCUE PLAN		-		-
	111,000			
2275 POLICE RECRUIT/RETAIN ARP		21,700		132,700
	3,000			
2293 DRUG USE PREVENTION GRANT		641		3,641
	1,500			
2401 STREET LIGHTING		47,075		48,575
2901 ONE OHIO OPIOID SETTLE.				

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2907 K-9		16,500		16,500
2910 POLICE CPT GRANT		-		-
2911 YOUTH RECREATION	5,000	87,672		92,672
2913 PARK DEVELOPMENT		-		-
3101 DEBT SERVICE 2015		79,962		79,962
3102 TAN DEBT SERVICE		327,550		327,550
4402 OPWC W STRUB ROAD		27,500		27,500
				13,082,546
	5,683,222			
		6,964,319	435,005	13,082,546

Ms. Schaefer said that the Department had submitted their temporary appropriations using ‘new monies’ in most cases. She had had discussions with those Departments where some tweaking was needed. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-216

Authorize Grant – 2024 State Violent Crime Reduction Program

Mr. Ferrell moved to authorize a grant application by the Police Department under the 2024 State Violent Crime Reduction Grant Program and accept if so Awarded. Mr. Coleman seconded the motion. Chief Musser said there were two programs – one funds the salary for an officer for one year. The other is for equipment, and they are trying to fund the Flock camera system. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-217

Authorize Grant – BWC Safety Intervention Program

Mr. Ferrell moved to authorize a grant application by the Fire Department under the BWC Safety Intervention Grant Program and accept if so awarded. Mr. Coleman seconded the motion. Chief Murphy said this grant was for up to \$40,000 and was a 3-1 matching grant. He wants to fund a power load system for the third ambulance. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-218

Authorize Grant – BWC Firefighter Exposure to Environmental Elements Program

Mr. Ferrell moved to authorize a grant application by the Fire Department under the BWC Firefighter Exposure to Environmental Elements Grant Program and accept if so awarded. Mr. Coleman seconded the motion. Chief Murphy said this grant was for up to \$15,000 and was a 5-1 matching grant. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-219

Approve Supplemental Appropriations for Purchase of Property

Mr. Ferrell moved to approve supplemental appropriations for purchase of property
1000-760-790-0123 Land Acquisitions \$95,000.00
Mr. Coleman seconded the motion. Ms. Schaefer said there was already \$170,000 in the line item for Land Acquisition. This is the additional amount needed for the next resolutions. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

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Resolution 2023-220

Authorize Purchase Agreement for 407 Woodlawn Avenue

Mr. Ferrell moved to authorize the execution of a purchase agreement for property at 407 Woodlawn Avenue, owned by Michael R. & Susan Knoll Trustees, in an amount not to exceed \$265,000.00. Mr. Coleman seconded the motion. Mr. Boyle said that the Township has been looking for a site for a new fire station. They have had negotiations with Wagner Quarries. The Township also had an agreement with former Erie County Commissioners for the property on the corner of Columbus & Woodlawn. However, the current Board is declining to sell this property to the Township. Chief Murphy said that this property is still within the ideal area for response time. The present stations were never built to be used for fulltime manpower. They do not meet current building codes. By combining the two stations the Fire Department will be more efficient. Mr. Boyle thanked Mr. Lang for bringing the property to the Board. Both Mr. Ferrell and Mr. Coleman said it was sad that the County Commissioners reneged on their agreement to sell the Township their property. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-221

Approve Change Order #2 for Green Creek Paving Project

Mr. Ferrell moved to Approve a Change Order #2 for the Green Creek paving project) in the amount of \$80,000.00. Mr. Coleman seconded the motion. Director Link said this was like the other project. When we got on site the work required additional driveway approach work, concrete, etc. by Smith Paving. Mr. Ferrell noted this comes from the Road levy. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-222

Approve Then & Now Payment to Smith Paving

Mr. Ferrell moved to approve a Then & Now payment to Smith Paving not to exceed \$80,000.00 related to additional work for the Green Creek paving project. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-223

Accept Resignation of Tami S. Myers

Mr. Ferrell moved to accept the resignation of Code Enforcement Officer Tamie S. Myers, effective December 30, 2023. Mr. Coleman seconded the motion. Ms. Byington said that she wished Tamie well. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-224

Accept 2023 Road Mileage

Mr. Ferrell moved to accept the 2023 Road Mileage of 46.41 with no change from the previous year. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-225

Authorize Transfer of Deposit at Premier Bank to StarOhio

Mr. Ferrell moved to authorize the Fiscal Officer to transfer the amount on deposit at Premier Bank to StarOhio. Mr. Coleman seconded the motion. Ms. Schaefer said that the interest rate is considerably lower than StarOhio and that is the only reason for the transfer. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

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Resolution 2023-226

Approve Supplement Appropriations for ARP Ohio Ambulance Fund

Mr. Ferrell moved to approve supplemental appropriations for ARP Ohio Ambulance Fund
2276-220-190-0033 Salaries \$20,000

Source: ARP Ohio Ambulance Grant for Workforce Relief/Staff Retention.

Mr. Coleman seconded the motion. Chief Murphy said that these funds are for retention bonuses. He suggests paying full-time staff, excluding himself, and part-time staff who are not employed full-time at another department. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-227

Establish Fund 4913 Capital Projects – Fire Station

Mr. Ferrell moved to establish Fund 4913 Capital Projects – Fire Station per ORC 5705.13(C). Mr. Coleman seconded the motion. Ms. Schaefer said that this allows the Board to accumulate funds to build a fire station. This fund is for a specific project. You can accumulate funds for up to ten years. If at the end of the ten years, the building has not been built, then the funds return to the fund from whence they came. Chief Murphy said they have been talking about this ever since he was hired. Mr. Ferrell said even though we may have some debt on this, with the new development of Aligned Data and selling of the two properties, the yearly payments should not be a financial problem. Mr. Printy said this was another example where the community may not understand, and communication is essential. Mr. Lang said that all departments need good personnel, good equipment, and a good workplace. The Fire Department does not have a good place. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-228

Approve Supplemental Appropriations – Transfer to Fund 4913

Mr. Ferrell moved to approve supplemental appropriation related to funding of Fund 4913

1000-910-910-4913 Transfer Out to Capital Projects \$2,500,000

Source: Unencumbered General Fund

4913-760-720-0000 Building \$2,000,000

4913-760-730-0000 Site Improvements \$ 500,000

Source: Transfer in from General Fund

Mr. Coleman seconded the motion. Ms. Schaefer said that this is the initial contribution from the General Fund to the new fund and represents less than 50% of the projected carryover. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Department Reports

- Police Department - Chief Musser said they had received a scholarship to attend training in Atlanta.
- Public Works Department – Director Link thanked everyone for their participation in the Santa Parade.
- Administrator – Mr. Boyle said that when we look back at this year, we are going to see a great, hard-working staff. He feels fortunate to being working with everyone who have made this a great year. Mr. Boyle also suggested the following resolution because of the IRS increase of deductibles again this year.

Resolution 2023-229

Reimburse Employees in 2024 for Increased Deductibles

Mr. Ferrell moved to reimburse employees in 2024 for the increase of deductibles of \$200 for single coverage or \$400 for all others subject to the submission of documentation. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

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Notices/Correspondence

- Next Regular Meeting – January 9 @ 6:00 PM

Fiscal Officer Comments

- We are now working in temporary mode in UAN.
- Purchase Orders for 2024 will start to be processed next week.
- OTA conference is Feb 7-9 and Local Government is March 26-28 in person.
- I want to thank Mr. Ferrell for his hard work. We may not always agree, but we have both spent our time with Perkins Township working for the betterment of the Township. This campaign season, with the negative literature, was heartbreaking. I have information concerning my opponent which at this time I chose to take the higher road and not published. However, even though not endorsed, neither of the incoming officials did anything to stop the literature.

Trustees' Discussion –

Mr. Lang thanked both Ms. Schaefer and especially Mr. Ferrell for all their service. He thanked Mr. Ferrell for his time, dedication, leadership, and foresight. Mr. Coleman echoed those comments. Since the time Jeff walked through the doors, the Township has improved – from the park system, Strickfaden, the sidewalks, community events, the staff that he has promoted. He has been a positive influence on the Township. He has pushed me to be a better Trustee and for that Mr. Coleman thanked Mr. Ferrell.

Mr. Ferrell, in attending his last meeting, asked that the rest of the Board approve the following resolution.

Resolution 2023-224

Promote Angela Byington to Assistant Township Administrator

Mr. Ferrell moved to promote Angela Byington to Assistant Township Administrator. Mr. Coleman seconded the motion. Mr. Ferrell said that he does this knowing that at some point Mr. Boyle will be like everyone else and go to greener pastures. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Mr. Ferrell said he never liked the word STAFF because he viewed everyone as a TEAM. He has never seen a team where everyone worked so unselfishly for the good of the Township. With the current TEAM the Township will do good things, but they cannot get complacent. Looking back, he has been part of hiring four great police chiefs, two fire chiefs, an administrator, and new developments such as Kroger's, ThorSports, Firelands, NOMS and now Aligned Data Center.

Public Forum – Mike Printy thanked Mr. Ferrell and Ms. Schaefer for their dedication and service to the Township. He hoped that they would not be forgotten because they could be assets to the Township in the future for their knowledge.

Adjournment

There being no further business to come before the Board at this time, Mr. Coleman moved to adjourn the meeting at 10:10 a.m. Mr. Lang seconded. Roll Call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Meeting adjourned.

Jeffrey Ferrell, Chairman

Diane Schaefer, Fiscal Officer