

FRANKLIN COUNTY BOARD OF COMMISSIONERS

Briefing Session Minutes
Thursday, May 19, 2022

President Crawley
Commissioner O'Grady
Commissioner Boyce

The purpose of the meeting was to review resolutions submitted for May 24, 2022, General Session, and to discuss other matters pertaining to the programs of the agencies.

Please note: Commissioner O'Grady and Commissioner Boyce attended virtually, and counted as 'in attendance' for the purposes of Ohio's Open Meetings Laws, pursuant to the Virtual Meeting Authority as outlined in H.B. 51, signed into law on February 17, 2022, and valid through June 30, 2022.

The meeting was convened in the Commissioners Briefing Room, while also hosting guests via Zoom conference call, by dialing (929) 436-2866; Meeting ID: 978 8790 2896; Passcode: 628826, or by visiting: <https://franklincountyohio.zoom.us/j/97887902896>

Commissioner Crawley convened the meeting at 9:00 A.M.

ENGINEER

William "Fritz" Crosier, Chief Deputy of Engineering, Engineer's Office, offered a resolution for establishing, altering, and widening of the Havens Corners Road Drainage Improvement project, Jefferson Township, Franklin County, Ohio, viewed – Engineer to file plans as necessary (Engineer).

Mr. Crosier reviewed information found in documents submitted with the proposed resolution.

William "Fritz" Crosier offered a resolution for establishing, altering, and widening of the Havens Road and Waggoner Road Drainage Improvement project, Jefferson Township, Franklin County, Ohio, viewed – Engineer to file plans as necessary (Engineer).

Mr. Crosier reviewed information found in documents submitted with the proposed resolution.

William “Fritz” Crosier offered a resolution awarding contract and approving contract bond to Double Z Construction Company, for the Amlin Area Infrastructure Parts 1 & 2 (\$2,612,674.98) (Engineer).

Mr. Crosier reviewed information found in documents submitted with the proposed resolution.

William “Fritz” Crosier offered a resolution for authorization for the Franklin County Engineer to enter into an intergovernmental agreement with the City of Westerville for bridge repairs to Schrock Road over Alum Creek, and the resurfacing of a portion of Dempsey Road, City of Westerville, Blendon Township, Franklin County, Ohio (\$130,248.89) (Engineer).

Mr. Crosier reviewed information found in documents submitted with the proposed resolution.

RECORDER

Brian Endicott, Director, Document Imaging Center, Recorder, offered a resolution authorizing the purchase of capital equipment and the awarding of software and equipment maintenance agreements for an Archive Writer for the Document Imaging Center (\$105,430.00) (Recorder).

Mr. Endicott reviewed information found in documents submitted with the proposed resolution.

OFFICE ON AGING

Chanda Wingo, Interim Director, Office on Aging, offered a resolution authorizing a contract with Blue Chip Broadcasting, LTD DBA Radio One, Urban One, Inc., WCKX-FM, WXMG-FM and WJYD-FM for the provision of advertising and promotional media services for Office on Aging (\$20,000.00) (Office on Aging).

Ms. Wingo reviewed information found in documents submitted with the proposed resolution.

ECONOMIC DEVELOPMENT AND PLANNING

James Schimmer, Director, Economic Development and Planning, offered a resolution authorizing the Board of Franklin County Commissioners to sign the attached “Discharge of MORTGAGE” instrument for Donald A. Gibson at 1050 Columbus Street, Village of Harrisburg, OH 43126 (Economic Development and Planning).

Mr. Schimmer reviewed information found in documents submitted with the proposed resolution.

James Schimmer offered a resolution authorizing the Board of Franklin County Commissioners to sign the attached "Discharge of MORTGAGE" instrument for Patrick E. Peters at 1123 Eureka Boulevard, Columbus, OH 43223 (Economic Development and Planning).

Mr. Schimmer reviewed information found in documents submitted with the proposed resolution.

JOB AND FAMILY SERVICES

Bart Logan, Deputy Director, Communications, Job and Family Services, offered a resolution approving a contract amendment with Access 2 Interpreters, LLC for interpretation and translation services (an increase of \$100,000) (\$1,550,000.00) (Job and Family Services).

Mr. Logan reviewed information found in documents submitted with the proposed resolution.

Bart Logan offered a resolution approving a COVID-19 Recovery Grant with St. Stephen's Community House for The Ohio State University Pathways 2 Progress summer youth employment program (\$615,847.85) (Job and Family Services).

Mr. Logan reviewed information found in documents submitted with the proposed resolution.

JUSTICE POLICY AND PROGRAMS

Caitlin Looney, Grants Coordinator, Justice Policy and Programs, offered a resolution authorizing a contract with TKCK Investments to provide transitional recovery housing for participants of the Pathways Achieving Recovery by Choice Program through grant funding (\$20,000.00) (Justice Policy and Programs).

Ms. Looney reviewed information found in documents submitted with the proposed resolution.

PURCHASING

Traci Mathew, Assistant Director, Purchasing, and Marleise Ryan, Economic Equity Administrator, Office of Diversity Equity and Inclusion, offered a resolution approving purchases for various Franklin County agencies (\$1,560,700.93) (Purchasing).

Ms. Mathew and Ms. Ryan reviewed information found in documents submitted with the proposed resolution.

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ADAMH Crisis Center Update

Kenneth N. Wilson, County Administrator: The Franklin County Crisis Center team, led by ADAMH and PFM, is moving forward with the crisis center facility on Harmon Avenue. Given the current market conditions for construction materials and labor, the trial bid conducted in March by our construction manager at risk, Elford, showed a significant increase in estimated construction costs. In response, ADAMH and PFM, along with design firm NBBJ and construction manager Elford, began a significant value engineering exercise designed to bring the cost of construction much closer to the original price tag.

Today we believe we have a building design that balances finite resources while maintaining our ability to deliver on the commitments we made to the residents of Franklin County to construct a high-quality facility that serves the behavioral health needs of our community. Through our value engineering, elements of the building which could possibly be introduced after occupancy were removed. Where less costly materials could be used without compromising safety, those revisions were accepted. And several alternatives to increase efficiency and decrease costs for mechanical, electrical, and plumbing were introduced.

Our ability to move forward has been enhanced by significant additional levy resources from ADAMH, and by an ADAMH commitment to raise additional dollars.

Commissioners, we would like to proceed this week in authorizing the design team to move forward with the design of the crisis center, utilizing the revised budget parameters. This will allow the project to remain on schedule and maintain a design that keeps the commitment to the residents of Franklin County.

Thank you, and we would be happy to answer any questions you may have.

Commissioner Boyce: Could you talk about the various options that you considered? I asked Administrator Wilson yesterday if he had considered issuing debt securities to spread out the cost over a long period of time. Have you considered a hybrid form of debt, rather than this infusion of cash? My concern is that right now, we do not know what we need the money for over the next years, so I am a little concerned about the liquidity that we have. I am conscientious about looking at multiple ways we can fund this need.

Erika Clark Jones, Chief Executive Officer, ADAMH: I share in your concern about the growing needs here in Franklin County. We did take a look at our levy modeling over this cycle, which is the next five years, and because of the generosity of the Franklin County voters, we have the expanded capacity to add three million additional dollars to this project. So, we know that there is a part of this that we can plan for in addition to our operating dollars. The Franklin County philanthropic community has also been very generous to this project. They understand the demand and they have been readily available to support this project through capital grants. I feel very

confident that, for our immediate needs, we are able to go out and generate additional support for capital to get this project done in a timely manner.

Patrick McLean, Chief Financial Officer, ADAMH: One of the things that we are working with, in addition to building the building, is operating the building. We have made a significant commitment to resources once we open in a few years, and we believe that figure could be as high as eleven million dollars per year in operating. Adding debt service is part of what we would be contemplating if we were to issue bonds and push these costs out over time. We are trying to juggle getting as much as we can on the front end to try to deal with things right now on the facilities side and building the facility as quickly as possible, and then getting it online. We are recognizing that we have a lot of ongoing costs, many of which are somewhat uncertain, based on what we can do with Medicaid, Medicaid coding, and Qualified Entity (QE) status, for Medicaid purposes.

Commissioner Boyce: I support this move, but I would argue from a finance lens that this is just the reason to issue debt. When you don't know what the future holds in terms of your programmatic needs, you can manage your liquidity and push out those decisions with a financing structure. You commit to the debt service of those instruments, but you can always restructure, you can pay them off, there are several things you can do, should the liquidity shape up to be what you need. I am going to trust that what you are presenting is the best model, but I just want to warn the administration that I am skeptical of ripping through our liquidity for these big projects when we do not know what is around the corner. I think we will always have that, but until we get out of this pandemic environment, I am skeptical of the economy, and with the rising inflation and interest rates, we will not be able to borrow soon because it will not be cost-effective. We have some other big-ticket items coming up, and I am not a fan of using cash for those things. I am more of a fan of using debt because you can manage it over time and keep your liquidity.

Kenneth N. Wilson, County Administrator: We will prudently monitor construction expenses as the project progresses. ADAMH has to monitor its ongoing levy financial condition while planning to add on the additional projected operational expenses associated with the Franklin County Mental Health and Addiction Crisis Center. It is important to note that the initial seed funding provided by the Board of Commissioners is built into the current levy model as a loan which will have to be paid back unless converted to a grant down the road to help ADAMH take on the inflationary pressures associated with crisis center operations upon opening. Thank you, Commissioners, for allowing the Crisis Center team to give the architect and the rest of the construction management team the authorization to move forward with the current plan.

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RESOLUTION(S) TO BE PASSED AT BRIEFING SESSION

Resolution No. 0398-22 - Tabled on Tuesday, May 17, 2022

Commissioner Boyce moved to remove Resolution No. 0398-22 from the table, seconded by Commissioner O'Grady. The Resolution was unanimously removed from the table by roll call vote.

Commissioner Boyce moved to amend Resolution No. 0398-22, seconded by Commissioner O'Grady. The Resolution was amended by roll call vote, with Commissioner Crawley abstaining.

Amended Resolution No. 0398-22, authorizing a loan from the Franklin County Infrastructure Bank to City of Whitehall for the Woodcliff Redevelopment Project (\$2,000,000.00) (Economic Development and Planning), presented by Erik J. Janas, Deputy County Administrator.

Commissioner Boyce moved to approve Amended Resolution 0398-22, seconded by Commissioner O'Grady. The Amended Resolution was adopted by roll call vote, with Commissioner Crawley abstaining.

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The Clerk noted that there will be no journalizations expected at General Session on Tuesday, May 24, 2022.

There being no further business before the Board, the meeting was adjourned at 9:36 A.M.

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(Signature Page Follows)

These minutes are a general summary of the Commissioners' Briefing Session for Thursday, May 19, 2022.

ERICA C. CRAWLEY, PRESIDENT



JOHN O'GRADY



**KEVIN L. BOYCE
BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, OHIO**

Submitted by:



Lauren M. Graessle

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