

FRANKLIN COUNTY BOARD OF COMMISSIONERS

MINUTES OF GENERAL SESSION

July 2, 2024

The Franklin County Board of Commissioners convened in the Commissioners Hearing Room at 9:00 A.M. on Tuesday, July 2, 2024.

Present were: Kevin L. Boyce, President  
John O'Grady, Commissioner  
Erica C. Crawley, Commissioner

Also present on the dais were Kenneth N. Wilson, County Administrator; Kris J. Long, Deputy County Administrator; Joy Bivens, Deputy County Administrator; Zachary Talarek, Director, Office of Management and Budget; Jeanine Hummer, First Assistant Prosecuting Attorney and Chief Counsel, Prosecuting Attorney's Office; and Brittany A. Razek, Clerk to the Board of Commissioners.

*Using hybrid meeting technology, participants were also able to access General Session via Zoom conferencing by dialing (929) 436-2866, Meeting ID:978 8790 2896; Passcode:628826, or by joining at: <https://franklincountyohio.zoom.us/j/97887902896>*

Commissioner Boyce called the meeting to order at 9:05 A.M.

Commissioner Boyce: Good morning, residents. As we are preparing to celebrate Independence Day this coming Thursday, let's take a moment to reflect on the principles of freedom, unity, and resilience that define our great nation. The Fourth of July is a time to honor the sacrifices of those who paved the way for our independence and to cherish the values that make America unique. The board of commissioners embrace the spirit of unity and continue to strive for a future filled with liberty and justice for all. Let's all let freedom and equity ring not just on the Fourth of July but every single day and for every single resident. Franklin County Offices will be closed on Thursday in observance of the holiday.

Commissioner Boyce (cont.): It is that time of the year when our country focuses on the political platforms that come from the various parties, who will lead us locally and nationally, and what is happening at the federal level and with the Supreme Court. That has a tendency to divide us, but I had the opportunity this weekend to be at the Olympic trials for gymnastics, and what stuck out to me the most was the American spirit, particularly with the women's gymnasts, when they went down with the various injuries, it was the next person that stepped up, took the place and stand on the podium and be part place of something bigger than just them. I also noticed names on the board; you can see names that were derivatives or backgrounds representing countries worldwide.

I really think that is the beauty of the foundation of what America is. We celebrate Independence Day as our moment with this country took its place on a global stage to say, “We are the United States of America.” We certainly went through a painful experience, and our founding fathers did not get every aspect of developing this unique democracy right. It is our job today to celebrate, reflect, and, most importantly, build on the history that was either wrong or even right. That today is what Independence Day is about. Celebrate the greatness of what America is, can be, and should be. We can carry that out for the next generation, more than the last generation did for us. As we celebrate the fireworks and gather with family and friends, take a minute to reflect on you and your contribution to assuring future generations to celebrate the Independence Day of this great country the same way generations before us have. To me, that is what the celebration is about. There was a young lady who was sixteen going to the Olympics on the gymnastics squad and watching the track and field, you see the beauty of victory and the agony of defeat. I was stunned and even inspired by their resilience to stand together, to pick each other up. I was inspired to see the other athletes rally around the injured person. Remember that they are competing against each other for a spot on the team. At the end of the day, the underlying message is that we are all Americans, and we stand for something bigger than us, and it is our job to build on that, so this country can be the best that it can be.

Commissioner Crawley: I have nothing to add; that was good. Thank you.

Commissioner Boyce: It was quite the event. I had never been to the Olympic trials. I competed at a high track level in college, and my teammates participated in the Olympic trials. That is as close as I got to seeing my teammates. There is something special about this year. With all the negativity that is happening in the news on many levels, I truly feel that since COVID, we haven’t quite readjusted to the world. I see our director of the Board of Elections here, Antone White, but we are in the season. Happy Independence Day, everyone.

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**Resolution No. 0534-24**, authorizing a consultant contract with Argus Growth Consultants, Ltd. for the provision of tax incentive program consulting services (\$30,000.00) (Auditor), presented by Trenton Weaver, Deputy General Counsel, Auditor’s Office.

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

Commissioner Crawley moved to approve Resolution 0534-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

**Resolution No. 0535-24**, authorizing the acceptance of a Coverdell Forensic Science Improvement Grant “Franklin Cty. Coroner Forensic Science Improvement” to purchase laboratory supplies, offset increased opioid-related testing costs, reduce the forensic toxicology backlog, and expand

the testing scope (\$52,276.51) (Coroner), presented by Rebecca DeRienz, Assistant Chief of Toxicology, Coroner's Office.

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

Commissioner Crawley moved to approve Resolution 0535-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

**Resolution No. 0536-24**, authorizing the purchase of additional new voting equipment from Election Systems and Software (\$1,307,320.00) (Board of Elections), presented by Antone White, Director, Board of Elections.

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

Commissioner Crawley moved to approve Resolution 0536-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

*Commissioner Boyce: We have a Public Hearing for Resolution No. 0537-24. Can the Clerk please read the Public Hearing?*

**PUBLIC HEARING:** Plans establishing, altering, and widening of Fisher Road, County Road No. 22, from Wilson Road, County Road No. 25, to Hague Avenue, County Road No. 66, Franklin Township, Franklin County, Ohio, viewed – Engineer to file plans, as necessary.

*Commissioner Boyce opened the Public Hearing and asked if anyone would like to speak. Seeing and hearing none, Commissioner Boyce closed the Public Hearing, and the resolution was read into the record.*

**Resolution No. 0537-24**, plans establishing, altering, and widening of Fisher Road, County Road No. 22, from Wilson Road, County Road No. 25, to Hague Avenue, County Road No. 66, Franklin Township, Franklin County, Ohio, viewed – Engineer to file plans, as necessary (Engineer), presented by Brad Foster, P.E., P.S., Engineer, Engineer's Office.

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

Commissioner Crawley moved to approve Resolution 0537-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

*Commissioner Boyce: We have a Public Hearing for Resolution No. 0538-24. Can the Clerk please read the Public Hearing?*

**PUBLIC HEARING:** Regarding the final hearing for establishing, altering, and widening of Frank Road, County Road No. 125, at Brown Road, County Road No. 142/Hardy Parkway Street and Frank Road, County Road No. 125, at Brown Road, Township Road No. 142, Franklin Township, Franklin County, Ohio.

*Commissioner Boyce opened the Public Hearing and asked if anyone would like to speak. Seeing and hearing none, Commissioner Boyce closed the Public Hearing, and the resolution was read into the record.*

**Resolution No. 0538-24**, final hearing for establishing, altering, and widening of Frank Road, County Road No. 125, at Brown Road, County Road No. 142/Hardy Parkway Street and Frank Road, County Road No. 125, at Brown Road, Township Road No. 142, Franklin Township, Franklin County, Ohio (Engineer), presented by Brad Foster, P.E., P.S., Engineer, Engineer's Office.

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

Commissioner Crawley moved to approve Resolution 0538-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

**Resolution No. 0539-24**, approving a contract modification with CAP-STONE & Associates, Inc. for the Elmore Avenue Sidewalk Improvement project, an increase of \$57,682.24, for a revised contract amount of \$623,228.24 (\$57,682.24) (Engineer), presented by Brad Foster, P.E., P.S., Engineer, Engineer's Office.

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

Commissioner Crawley moved to approve Resolution 0539-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

**Resolution No. 0540-24**, approving a contract modification with Double Z Construction Company for the 2023 General Bridge Maintenance Project, an increase of \$427,136.13, for a revised contract amount of \$1,216,617.93 (\$427,136.13) (Engineer), presented by Brad Foster, P.E., P.S., Engineer, Engineer's Office.

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

Commissioner Crawley moved to approve Resolution 0540-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

**Resolution No. 0541-24**, report (1st) of the Franklin County Engineer, establishing sums of compensation for a portion of the owners of property abutting the Haughn Road 1.25 over Grant Run (JAC-CR136-1.25) Improvement project, Jackson Township, Franklin County, Ohio (\$1,322.00) (Engineer), presented by Brad Foster, P.E., P.S., Engineer, Engineer's Office.

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

Commissioner Crawley moved to approve Resolution 0541-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

**Resolution No. 0542-24**, Ravello accepted for public maintenance and shall become part of the Perry Township Road System, Franklin County, Ohio (Engineer), presented by Brad Foster, P.E., P.S., Engineer, Engineer's Office.

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

Commissioner Crawley moved to approve Resolution 0542-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

**Resolution No. 0543-24**, pursuant to Ohio Revised Code Section 5543.06, setting Thursday, November 21, 2024, at 5:30 P.M. at the Villa Milano Banquet & Conference Center for the Annual Meeting of the Franklin County Engineer between Township and County authorities (Engineer), presented by Brad Foster, P.E., P.S., Engineer, Engineer's Office

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

Commissioner Crawley moved to approve Resolution 0543-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

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**Resolution No. 0545-24**, authorizing a consulting contract with The Center for Resilience and Wellness for psychological assessment services (\$300,000.00) (Sheriff), presented by Albert J. Smith III, Assistant Finance Director, Sheriff's Office.

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

Commissioner Crawley moved to approve Resolution 0545-24, seconded by Commissioner Boyce. The Resolution was adopted by roll call vote.

**Resolution No. 0546-24**, authorizing a Contract extension #1 with Lorraine Surgical Supply Company, Inc. dba Shield Healthcare OH, Inc. for Nutritional Supplements (\$1,188,447.35) (Office on Aging), presented by Chanda Wingo, Director, Office on Aging.

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

Commissioner Crawley moved to approve Resolution 0546-24, seconded by Commissioner O’Grady. The Resolution was unanimously adopted by roll call vote.

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**Resolution No. 0544-24**, authorizing a one-year agreement with Ohio Health Corporation to provide employee health program services (\$4,680.00) (Sheriff), presented by Albert J. Smith III, Assistant Finance Director, Sheriff’s Office.

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

Commissioner Crawley moved to approve Resolution 0544-24, seconded by Commissioner O’Grady. The Resolution was adopted by roll call vote, with Commissioner Boyce abstaining.

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**Resolution No. 0547-24**, authorizing a IV-D contract with Powers Investigations, Inc., for providing process service services (\$329,845.00) (Child Support Enforcement), presented by Susan Brown, Director, Child Support Enforcement.

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

Commissioner Crawley moved to approve Resolution 0547-24, seconded by Commissioner O’Grady. The Resolution was unanimously adopted by roll call vote.

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**Resolution No. 0549-24**, authorizing an amendment to the Service Agreement with AT&T for Switched Ethernet with Network on Demand services (\$1,815,768.00) (Franklin County Data Center), presented by Julie Lust, Chief Financial Officer, Data Center.

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

Commissioner Crawley moved to approve Resolution 0549-24, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

**Resolution No. 0550-24**, authorizing a grant agreement with Tech Corps Ohio for support of the Tech Corps hackathon (\$100,000.00) (Office of Diversity Equity & Inclusion), presented by Damika Withers, Director, Office of Diversity Equity & Inclusion, and guest, Lisa Chamber, National Executive Director, Tech Corp.

Ms. Withers and Ms. Chamber reviewed information found in documents submitted with the proposed resolution.

*Lisa Chamber advised that the event is scheduled for Saturday, November 16, 2024, and thanked the commissioners for backing the event for three years, and that Tech Corps Ohio will be able to serve over 300 students this year.*

*Commissioner Crawley expressed her excitement about attending this year's event and noted that she would like to participate in a class and speak to the students.*

*Lisa Chamber advised that she would contact Commissioner Crawley's office and provide a list of opportunities that she could attend.*

*Commissioner Crawley noted the importance of linking back to the Rise Together Poverty Blueprint Plan, which includes educational and workforce opportunities goals and aims to lift students out of poverty.*

Commissioner Crawley moved to approve Resolution 0550-24, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

**Resolution No. 0551-24**, authorizing a grant agreement with The City of Whitehall for support of The Whitehall Food Truck & Fun Fest (\$150,000.00) (Office of Diversity Equity & Inclusion), presented by Damika Withers, Director, Office of Diversity Equity & Inclusion, and guests, Dionna Hannah, Executive Assistant to Mayor Michael T. Bivens, and Casey Thomas, Director of Public Service, City of Whitehall.

Ms. Withers and Ms. Thomas, reviewed information found in documents submitted with the proposed resolution.

*Casey Thomas advised that the City of Whitehall had a 19% poverty rate outside of Columbus, the highest in Franklin County, and the highest eviction rate for a municipality, with nearly 800 filed since January. Ms. Thomas noted that the goal with Mayor Bivens is to shrink those numbers and provide easy access to jobs, wellness, and education. On Saturday, July 27, from 11:00 a.m. to 10:00 p.m., the first workforce and wellness event at the Whitehall Food Truck & Fun Fest will be held.*

*Commissioner Crawley noted her support for this event, stating that she was unaware of the statistics provided, and requested the population of Whitehall. Ms. Thomas advised it was around 20,000 people. Commissioner Crawley expressed her concern with the number of eviction filings to date.*

*Commissioner O'Grady asked for the event's location, and Ms. Chamber noted it would take place at 538 S. Yearling Road, between Broad Street and Main Street.*

*Commissioner Boyce noted his appreciation for partnering with the municipalities and noted how they supported the City of Reynoldsburg during Juneteenth.*

Commissioner Crawley moved to approve Resolution 0551-24, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

**Resolution No. 0552-24**, authorizing two subgrant awards and contracts for services with Alvis, Inc. to support prevention, treatment, and recovery from addiction including opioids or any other co-occurring substance use or mental health conditions through the FY 2024 Local Opioid Settlement Government Fund (LOSGF) grant program (\$381,241.00) (Justice Policy and Programs), presented by Caitlin Looney, Grants Coordinator, Justice Policy and Programs.

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

Commissioner Crawley moved to approve Resolution 0552-24, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

**Resolution No. 0553-24**, approving purchases for various Franklin County Agencies (\$1,353,579.16) (Purchasing), presented by Megan Perry-Balonier, Director, Purchasing, and Damika Withers, Director, Office of Diversity Equity & Inclusion.

Ms. Perry-Balonier and Ms. Withers reviewed information found in documents submitted with the proposed resolution.

Commissioner Crawley moved to approve Resolution 0553-24, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.



**Resolution No. 0554-24**, approving purchases for various Franklin County agencies (\$3,132,261.66) (Purchasing), presented by Megan Perry-Balonier, Director, Purchasing.

Ms. Perry-Balonier reviewed information found in documents submitted with the proposed resolution.

Commissioner Crawley moved to approve Resolution 0554-24, seconded by Commissioner O’Grady. The Resolution was unanimously adopted by roll call vote.

**Resolution No. 0555-24**, approving purchases for various Franklin County Agencies (\$7,100.00) (Purchasing), presented by Megan Perry-Balonier, Director, Purchasing.

Ms. Perry-Balonier reviewed information found in documents submitted with the proposed resolution.

Commissioner Crawley moved to approve Resolution 0555-24, seconded by Commissioner O’Grady. The Resolution was adopted by roll call, with Commissioner Boyce abstaining.

**Resolution No. 0556-24**, approving two purchase orders for the Franklin County Domestic Relations Court (\$1,700.00) (Purchasing), presented by Megan Perry-Balonier, Director, Purchasing.

Ms. Perry-Balonier information found in documents submitted with the proposed resolution.

Commissioner Crawley moved to approve Resolution 0556-24, seconded by Commissioner O’Grady. The Resolution was adopted by roll call, with Commissioner Boyce abstaining.

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**Resolution No. 0559-24**, approving purchase orders for various Franklin County agencies (\$3,298.00) (Purchasing), presented by Megan Perry-Balonier, Director, Purchasing.

Ms. Perry-Balonier reviewed information found in documents submitted with the proposed resolution.

Commissioner Crawley moved to approve Resolution 0559-24, seconded by Commissioner O’Grady. The Resolution was adopted by roll call, with Commissioner Boyce abstaining.

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**Resolution No. 0557-24**, approving solely for the purpose of Section 147(F) of the Internal Revenue Code of 1986, the issuance by the Columbus-Franklin County Finance Authority of Multifamily Housing Revenue Bonds in one or more series in a total aggregate amount not to exceed \$49,500,000 for the Moors at Countryview Apartments (Board of Commissioners), presented by Patty Huddle, President, Columbus-Franklin County Finance Authority, and Tom Healy, Senior Director, Housing and Alternative Investments, Nuveen.

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

Mr. Healey: I am here representing Nuveen, and there is a large, diversified strategy within Nuveen regarding our offerings. TIAA is our owner and largest client, and everything we do is aligned with their mission. When we think about this strategy on the workforce housing side, we have a large platform for our impact investing side that does more than Section 8, affordable projects. We do a lot in terms of that affordable housing mission, and we have experience with it. This will be our first transaction in Columbus. We cover the country and have done this in several jurisdictions.

Commissioner Boyce: Thank you for being here. Patty, could you talk about the experience of the Authority with transactions of this nature? Has this been done in the past when we offer tax-exempt bond financing to entities like Nuveen Realty? By the way, I want to be careful when you say they have not turned a profit because I tend to disagree with that. We do not need to go back and forth, but they are one of the largest funds in the world. You cannot become that without turning a profit. Maybe it is semantics, but I can give examples; even when you issue tax-exempt bonds, who buys tax-exempt bonds? It is the wealthy investors. That is what it is for, so I want to be careful when you talk to the public that we are educating them in the appropriate way. I am not saying you are being misleading, but I want to offer both perspectives on it if you could; my question was talk about the experience of the Authority doing this type of transaction with this type of entity.

Ms. Huddle: To my knowledge, this is my first experience with this retirement fund since joining the organization in 2020. We have issued several tax-exempt bonds for affordable housing developers like Woda Cooper and Kittle, and we have a few more in the pipeline for this year.

Commissioner Boyce: But developers that are directly linked to a fund?

Ms. Huddle: No, I believe I stated that this is the first for an investment type of owner, and we have done other tax-exempt issuances for affordable housing.

Commissioner Boyce: Tax-exempt, that is what it is for, and that is what your Authority is set up to provide, tax-exempt bond financing for projects like you discussed earlier, like Alvis House, projects that are a broader community-based benefit. In this case, certainly affordable housing, and where I am struggling at Tom, and I don't want you to mistake my line of questioning to say we are not a welcoming community because we very much are, but I am skeptical of entities like Nuveen Realty in the affordable housing space. If you could answer this question, you indicated you acquired 176 properties and sold 122 of those properties. What is the game plan for this particular property? Is it hold and manage, or do

you not know? Is it based on the property's performance, and do you evaluate every 5 years?

Mr. Healey: Typically, with the bond finance transactions, to be clear with the fund, not every asset is bond-financed. It is a market rate strategy with the investors in the fund wanting to execute this tax-exempt strategy. They have been participating in the fund since 1993. With tax-exempt assets, generally, what happens is that the fund itself is a 5-year business plan. The fund itself has a 10-year life. No shorter than 5 years. On the bond finance side, we have a separate account vehicle outside of this investment.

Commissioner Boyce: I'm sorry. I want to ensure I follow you. You said the fund has a 10-year life. What happens at the end of that time? Is it liquidated, and the assets are sold?

Mr. Healey: At the end of the 10 years, the fund itself liquidates, and usually, what happens with the tax-exempt assets in the fund, there is a separate account vehicle that is a long-term hold, and we call that "Casa Grande" and it is the same clients that are in the value add strategy and what happens is the bond finance deals go into that long term hold bucket because they want access to this particular strategy and continue it long term. Examples of tax-exempt assets that we still have in that particular investment vehicle are Minneapolis, Phoenix, and Omaha; some have been in there for 10 years, some for 20 years. We sold a deal out of that investment vehicle a couple of years ago that had been in that investment vehicle for 25 years. Those are examples of long-term holds.

Commissioner Boyce: Tom, that highlighted my concerns, and that is where it gets dicey. When funds like yours acquire properties like Central Ohio. I will not belabor this and go back and forth with the Authority or you, it is what it is. I will not be supporting this today because I don't believe this is the type of relationship that benefits the long-term requirements of a growing Metropolitan community like Central Ohio. I think the actions we do as commissioners today are really not about what happens today but the results of those actions 10 years from now. My own experience is, and I have been at this for almost 30 years, and I am reminded of the joy many have with using the riverfront. I run down there almost every day. I can remember when I first started this business, how we deliberately set up and took action. The Central Ohio you see today is the actions we took 20 years ago, 10-15 years ago, not immediate. I worry about relationships like this because we have a history here with complexes like Wedgewood, Colonial Village, Sawyer Tower, and I can go on and on where who owns them is private equity funds or funds that do not have the relationships here. I will end with a couple of questions I hope you can answer.

Commissioner Boyce (cont.): Can you assure us that a particular property with the 10-year term of the fund concludes? Oftentimes, when that comes, they weed out the low-performing properties and the fund itself; no investor is going to stay in a fund since 1993 if it is not making money for them. They may say the managing fee is not performing, but I assure you those investors are making good money. That is why you use a tax-exempt bond vehicle, but what I want from you, Tom is assurance that when they self-liquidate in 10 years and go into the larger Grande fund, that property will be maintained in the portfolio by Nuveen Realty and there are local entities not just a hired management company that will be maintained. We've had problems in the past with finding the property

owners to address deferred maintenance issues. Deferred maintenance in properties like this, in the finance world, is how they get into ruin over time. I want your assurance that the deferred maintenance sequence is better than the market strategy and that someone will be here locally that we can reach out to. Otherwise, I am going to hold the Port Authority accountable. The next time we have a Wedgewood, Colonial Village, or Sawyer Tower, I am calling the Port Authority, and I want results from the Port Authority as if they were the management agency. Finally, when we use our bond issuance tax authority, which is something that has been granted to us by the State of Ohio, as a resource to help address a public purpose, housing, and infrastructure. I want assurance that someone will be accountable. I do not want you to disappear once the transaction is done. The property is built and is great for the first 10 years, but if the maintenance is not upheld and I don't want to be here trying to figure out where to go, but I will hold the Port Authority accountable for that use. I want assurance from both of you that those things are in place. This is not a relationship we've had in the past and it is important that the foundation is established here. You said it has been great working with them, it is because they know what they are doing. I know these things have nothing to do with the financial transaction occurring, and that is where we get stuck. Our responsibility here is the qualitative and long-term management of this relationship. The transaction itself is for us in finance to understand, work out, and ensure it is the best for the public. As those bonds mature, we all will be long gone. I am a solid "no," but on behalf of the residents of Central Ohio, I just don't believe we should be using our tax bond financing for private equity funds, especially when you have no history of doing projects in Central Ohio on your own that we can draw from. It is great you have across the country a fund like yours would, but they all do. I want to see performance in this community where you put your own resources on the table. Selling 122 properties is not inductive of that kind of commitment.

Mr. Healey: I fully respect everything you have said, with a lot of good points. From my perspective, from the asset first, there are requirements with the bond financing in terms of capital that needs to be invested in projects; as Patty mentioned, it is a \$65 plus or minus million project cost. It is a true rehab to the core business plan. It addresses deferred maintenance. The current owner of the property is a developer, and their money and investment thesis is a development pipeline; and not maintaining the assets that they own, they are not a professional manager. We bring that all to the table with purchasing the property and will address all the deferred maintenance. That will all be fund equity that will do it; there will be no other source of financing. We will bring professional management to the community. There will be assets within the community that have professional management already and I think that will be an upgrade. In terms of Nuveen, and not doing business in Columbus but doing it across the country on our impact investing side, there is quite a bit of pipeline on the affordable housing side within Columbus that will continue to come through [the] commissioners' office and if I think back to this meeting being lucky enough to sit and be last on the agenda and see how you have interacted with diversity equity and inclusion groups, I admire that and Nuveen would like that and stand aligned to be an ally. While I fully respect where you are today; I hope that moving forward and being here today, I can be the person you call when you need assurances. I am responsible for Ohio. That is my job, so if there are questions, they can be

directed to me. You mentioned being at the Olympic trials and finding a common goal; affordable housing is a common need. If we all can find the right solutions to that, it is what we are after here.

Ms. Huddle: I did want to clarify; if I misspoke, I sincerely apologize. As it relates to Nuveen and the CASA strategy, it is an investment strategy. That is their goal, intention, and purpose. As it relates to your work and our work, public entities serving the public, I have a friend who says I have a northern compass, and I have that with a great deal of pride. I want to hold up the integrity of your roles, my roles, and the role of my organization. I believe my actions will reflect that.

Commissioner O'Grady: I want to point out, and I appreciate that you are a solid "no" today; over the last number of years that I have been here, we have done dozens of Tax Equity and Fiscal Responsibility Act (TEFRA) hearings along with Patty and her predecessor. We have done dozens of TEFRA hearings and will do dozens more. This is the first time you have raised this objection. Why haven't you raised these objections before? I hope that in the future, you will continue to raise these objections, not simply with Nuveen. But with any other organization that comes before this board. We have had many other organizations that had private equity funds come before us.

Commissioner Boyce: Not doing tax-exempt bonding; we have no history of that since I have been here. Administration, please let me know, but I don't think we do. That would stand out. Commissioner O'Grady, I appreciate your comments. I want to say to my colleagues that just because I differ, I respect your perspective, and at the end of the day, we had a job to ensure affordable housing existed in Central Ohio. There are a variety of ways to get to that. I am not saying your choices are wrong; in fact, it is a good option in the big scheme of things, but as a financial professional myself, as an investment banker, I would not provide that resource to a private equity fund. They exist for the sole purpose of returns. I think it is contrary in the big scheme of things for affordable housing. That is my personal belief and my personal experience. I know they have the resources to do this without this tax-exempt bonding. To me, it is taking advantage of a broader system. The people and entities that use tax-exempt bonding are not everyday people. They are the wealthy. It is a tax shelter, a resource, and there are layers to it where I philosophically differ and to Commissioner O'Grady's point, we do these hearings on a regular basis, never with private equity funds. I am interested in seeing how the relationship goes and taking [Mr. Healey] on his word and Patty and Port Authority on your word. I can only do that and trust my colleagues for their perspectives. Because we differ doesn't mean they are right and I am wrong, or I am right, and they are wrong. That is not what I am saying, and I want to be clear. I have two very smart colleagues who understand this bigger scope. I just differ in my perspective in this one and I hope I am wrong. I assure you I will be consistent with the next private equity fund because now we have a history to refer to. It is different for a developer. A developer is a component. Nuveen will hire a developer to handle the project. They are a subsidiary of a larger component that has endless resources. They don't need tax-exempt bonding. It would even scratch their portfolio. A \$60 million transaction is nothing to them. I take issue with them getting it, but I can be wrong. I am open to learning. I might be wrong in the big scheme of things. Today, I will just be a "no."

I appreciate your work and creative thinking. We are so committed to affordable housing that we are willing to think creatively, and I am all for that. That is why I respect my colleagues and their choices.

Commissioner Crawley: Thank you, President Boyce, for your comments. I think what you will continue to hear as you develop a relationship with this board of commissioners is that we are very passionate about housing and finding multiple solutions for the crisis that we have here. Is this a preservation property for you? I respect the fact that it is deeply affordable. You said 30-80% AMI (area median income), correct?

Mr. Healey: Yes, that will be the resulting rental profile; the restriction is 20% of the units at 50% AMI.

Commissioner Crawley: Correct and the property is currently in disrepair?

Mr. Healey: Yes, I want to be respectful of current ownership, but they have not addressed current maintenance. It is a 30-year-old property, and their investment dollars are going elsewhere.

Commissioner Crawley: I respect that it is not in the best shape.

Commissioner Boyce: Commissioner Crawley, you said something that jumped out at me. Did you say that only 20% of the properties are dedicated to low-income and senior housing, or did I misunderstand?

Mr. Healey: 20% of the units restricted at 50% AMI.

Commissioner Boyce: 20% of the units, so what is the rest, market rate?

Mr. Healey: 80% of the project will be market rate.

Commissioner Boyce: Thus, 80% of the projects will be market rate, and 20% will be affordable.

Mr. Healey: 83 of the 416 units and the resulting rental profile is between 30% and 80%. Said another way, it goes to 80.

Commissioner Crawley: The report you have that says this meets the requirements, can you submit that to all the commissioners that say this meets all the statutory requirements?

Ms. Huddle: Yes, I will do that.

Commissioner Crawley: Thank you, that is all the questions that I have.

Commissioner Boyce: Thank you, Commissioner Crawley. I will just say to my colleagues that I think that they are brilliant, and that is what makes us a good threesome. We are a good group that has different opinions, perspectives, and experiences, and we can agree to disagree. I really appreciate Commissioner O'Grady and Commissioner Crawley, not comments today but due diligence. They do their due diligence. You cannot beat that.

Commissioner Crawley: I do have one question. Part of this is a market rate, but this is not coming through Nuveen's social impact investing portfolio.

Mr. Healey: Correct. This is a market-rate business rather than an impact business. It falls under Nuveen's impact investing segment.

Commissioner Boyce: Commissioner Crawley, I am so glad you brought this up. I was trying to articulate that earlier about the use of tax-exempt bond financing on the project. Commissioner Crawley articulated the question better than I did. That is one of my core issues with the use of tax-exempt bond financing. Again, creativity is something you get an A+ for, but not where I would be. I think Administrator Wilson has a comment.

Kenneth Wilson, County Administrator: Thank you, President Boyce, Commissioner O'Grady, and Commissioner Crawley. When the 416 units are renovated, will the work be done, and will the residents be able to stay in them, or will there be transitional displacement?

Mr. Healey: There is that option. The way we will start the project is that it is 80% occupied, so 20% of the units are vacant and not ready to rent under current ownership. We would start there, and those would become ready to rent and then rent to new residents and have the option to stay, move to another unit, or move out.

Kenneth Wilson, County Administrator: My next question is, the market rate investment arm versus the impact investment fund. Will Path Management Services be involved in it at all with this project?

Mr. Healey: Paths will not. Paths was previously Omni acquired by Nuveen last year, and that is our impact investing side of Nuveen.

Kenneth Wilson, County Administrator: So, they will not?

Mr. Healey: No, they will not. Asset Living, one of the largest third-party managers, is going to be the property manager.

Kenneth Wilson, County Administrator: What was the firm again?

Mr. Healey: Asset Living.

Commissioner Crawley moved to approve Resolution 0557-24, seconded by Commissioner O'Grady. The Resolution was adopted by roll call vote, with Commissioner Boyce voting Nay.

*Commissioner Boyce: We have a Public Hearing for Resolution No. 0558-24. Can the Clerk please read the Public Hearing?*

**PUBLIC HEARING:** Resolution to authorize the adoption of the Fiscal Year 2025 Tax Budget for Franklin County.

*Commissioner Boyce opened the Public Hearing and asked if anyone would like to speak. Seeing and hearing none, Commissioner Boyce closed the Public Hearing, and the resolution was read into the record.*

**Resolution No. 0558-24**, authorizing the adoption of the Fiscal Year 2025 Tax Budget for Franklin County (Board of Commissioners), presented by Zachary Talarek, Director, Office of Management and Budget.

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

Commissioner Crawley moved to approve Resolution 0558-24, seconded by Commissioner O’Grady. The Resolution was unanimously adopted by roll call vote.

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Brittany Razek, Clerk to the Board of Commissioners, read two (2) journalizations into the record:

1. Case # ANX-12-24, an expedited type two annexation petition, # ANX 12-24, was filed with the Franklin County Economic Development and Planning Department on June 18, 2024. The petition is requesting to annex 12.4-acres from Franklin Township to the City of Columbus. The petition will be considered by the Board of Commissioners on July 30, 2024.

Site(s): 1470 N. Hague Ave (PID # 140-000549)

1480 N. Hague Ave (PID # 140-0003581)

2. Case # ANX-13-24, an expedited type two annexation petition, # ANX 13-24, was filed with the Franklin County Economic Development and Planning Department on June 28, 2024. The petition is requesting to annex 21.95-acres from Franklin Township and 0.05 acres from Norwich Township to the City of Columbus. The petition will be considered by the Board of Commissioners on July 30, 2024.

Site(s): 3700 Britton (PID # 140-002391-00)

0 Britton Av (PID # 140-002392-00)

0 Britton Av (PID # 140-002393-00)

3697 Trabue (PID # 140-002399-00)

Trabue Pk (PID # 140-002400-00)

3474 Trabue (PID # 140-004031-00)



3755 Trabue (PID # 140-004316-00)

0 Trabue Pk (PID # 140-003351-00)

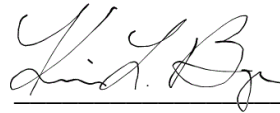
3686 – 3690 Britton (PID # 140-003352-00)

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There being no further business before the Board, the meeting was adjourned at 10:55 A.M.

**(Signature Page Follows)**

These minutes are a general summary of the Commissioners' General Session meeting on Tuesday, July 2, 2024.



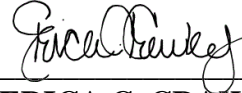
9/24/2024

**KEVIN L. BOYCE, PRESIDENT**



9/19/2024

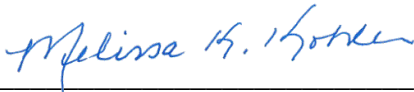
**JOHN O'GRADY**



9/26/2024

**ERICA C. CRAWLEY  
BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, OHIO**

Submitted by:



9/19/2024

Melissa K. Kohler,  
Deputy Clerk to the Board of Commissioners