

FRANKLIN COUNTY BOARD OF COMMISSIONERS

MINUTES OF GENERAL SESSION

May 29, 2018

The Franklin County Board of Commissioners convened in the Commissioners Hearing Room at 9:00 A.M. on Tuesday, May 29, 2018.

Present were: Kevin L. Boyce, President
Marilyn Brown, Commissioner
John, O'Grady, Commissioner

Also present on the dais were Nick Soulas, 1st Assistant, Prosecuting Attorney Office; Kenneth Wilson, County Administrator; Zachary Talarek, Director, Office of Management and Budget; and Antwan Booker, Clerk.

President Boyce called the meeting to order at 9:03 A.M.

President Boyce: Before we get started this morning, I'd like to take a moment to invite everyone in the audience or watching at home to attend the Franklin County Office on Aging's Opiates and Older Adults Town Hall meeting on Thursday, May 31, 2018 @ 5:30pm. It's a chance to talk about how the opiate crisis is affecting our senior residents, and it's open to the public. We'll have a great panel of community experts, and cover topics like how seniors are affected as caregivers, how they can be exploited sometimes in the midst of this crisis, and what we as the county and the community can do to help address some of these serious issues. For more information, visit the Franklin County Office on Aging's website or Facebook page.

Next we have Richele O'Connor, representing Moms Demand Action, and Recognizing National Gun Violence Awareness Day, June 1, 2018.

Ms. O'Connor: Good morning Commissioners. My heart is broken on a regular basis by the gun violence we experience. It is experienced nationwide and my friends here have experienced it personally. I am a retired teacher and feel deeply about this issue. Gun violence is not a partisan issue. The color orange communicates do not shoot me. We do not want to take away any guns from people who are a responsible gun owner. We wish to emphasize gun safety by passing common sense laws. We hope to reduce and eliminate gun violence. We encourage you to wear orange on Friday. We are going to light the courthouse orange to remind us of this important issue. You can read about the history of National Gun Violence. (handout on file)

Commissioner Brown: Ms. O'Connor, if someone wants to get in touch with your group, could you give the phone number or email? There are people who watch this on television.

Ms. O'Connor: The email is mouncey.moms@gmail.com.

Commissioner Brown: It is important for the public to find you, if they would like to do so. What you are doing makes so much sense. Our children are afraid to be in school. This is unconscionable. Anything we can do to shine a light on this issue to get people to do something different at the legislature would be good.

Ms. O'Connor: We offer training on Be Smart. If your child is going to play at someone's house, you should ask if there are guns in the house. Us moms have marched together, cried together and been frustrated together. I come from three generations of law enforcement, this is a scary time to become a teacher or police officer. Moms vote. There is a special election in August and mid-terms in November. Join us.

President Boyce: I want to thank you all for coming down today. Your advocacy and your voice is part of us to get stronger. I am willing to bet that most of us have had our life touched by gun violence in one way or another. The school is one place that the media has put a spotlight on. There is gun violence in our communities everywhere. When we talk about gun violence, there has to be a point when we get serious about it. The answer is not more guns or arming teachers. We need to have a real conversation and take a look at how we live our lives. It is not to take guns, but to protect the safety of everyone else. Your advocacy is the beginning of us moving the needle. Thank you for coming in today.

Commissioner Brown: To suggest that gun violence is only in the schools and nowhere else, is not true. We do not always hear about it in the community.

(group picture)

Approval of the minutes of the March 15 and March 22, 2018 Briefing Session. Commissioner Brown moved to approve the minutes, seconded by Commissioner O'Grady. The minutes were unanimously approved by roll call vote.

Resolution No. 394-18, resolution authorizing the Settlement of Legal Claims Brought in the United States District Court, Southern District of Ohio, Being Case No. 2:16-cv-130 (Sheriff) (\$25,500.00), presented by Dave Masterson, Director of Administrative Services, Sheriff's Office.

Mr. Masterson: Good morning Commissioners. Approval of this resolution will resolve a legal claim resulting from a past incarceration to avoid the time and expense of further litigation.

Commissioner Brown moved to approve Resolution 394-18, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 395-18, resolution authorizing a contract modification for Canned, Dry, Frozen and Dairy Food Products for the Franklin County Correctional Facilities (Sheriff) (\$1,335,750.00), presented by Mr. Masterson.

Mr. Masterson: Commissioners, this resolution authorizes a modification of the six month food contract approved on March 13, 2018. The modification adds sixteen items and approximately \$35,000 to the existing agreement through September 12, 2018.

Commissioner Brown moved to approve Resolution 395-18, seconded by Commissioner O’Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 396-18, resolution to review of petition to annex 1.387 +/- acres from Jackson Township to the City of Grove City Case #ANX-09-18 (Economic Development and Planning) presented by Jenny Snapp, Assistant Director, Economic Development and Planning.

Ms. Snapp: This resolution is to consider an expedited type 2 annexation petition of 1.387 acres, more or less, from Jackson Township to the City of Grove City. The area to be annexed includes property located at 1220 Stringtown Road (Parcel ID #160-001096), which is north of Stringtown Road, west of Jackson Pike (S.R. 104), east of I-71, and south of I-270. The petition was filed by Agent/Attorney Kacie Waugh, (who is in attendance should you have any questions), on behalf of the property owner, 1220 Stringtown Road, LLC. 80% of the site’s perimeter is contiguous to the City of Grove City, and the City passed resolution no. CR-22-18 on May 7, 2018, indicating the services that will be provided once the annexation is approved and a statement regarding possible incompatible land uses and zoning buffer. The petition meets all statutory requirements outlined in Section 709.021 of the Ohio Revised Code.

Commissioner Brown moved to approve Resolution 396-18, seconded by Commissioner O’Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 397-18, resolution to review of petition to annex 68.55 +/- acres from Jackson Township to the City of Grove City Case #ANX-10-18 (Economic Development and Planning), presented by Ms. Snapp.

Ms. Snapp: This resolution is to consider an expedited type 2 annexation petition of 68.55 acres, more or less, from Jackson Township to the City of Grove City. The area to be annexed includes property located at 5273 Haughn Road (Parcel ID #160-000184 and 160-001906), which is south of Orders Road, east of Harrisburg Pike, north of London-Groveport Road and west of I-71. The petition was filed by Agent/Attorney Jackson B. Reynolds, (who is in attendance should you have any questions), on behalf of the property owners, Joseph D. Brown and Marcia L. Brown. 47.3% of the site’s perimeter is contiguous to the City of Grove City, and the City passed resolution no. CR-21-18 on May 7, 2018, indicating the services that will be provided once the annexation is approved and a

statement regarding possible incompatible land uses and zoning buffer. The petition meets all statutory requirements outlined in Section 709.021 of the Ohio Revised Code.

Commissioner Brown moved to approve Resolution 397-18, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 398-18, resolution authorizing professional services contracts with Marcia White and Bailey Stobart for peer support services through the Franklin County Public Health Re-Allocation grant (Homeland Security and Justice Programs) (\$13,400.00), presented by Michael Daniels, Justice Policy Coordinator, Justice Policy and Programs.

Mr. Daniels: Good morning Commissioners. We intend to employ, between now and the end of August, Bailey Stobart and Marcia White to do peer support and case management for our ladies that have been in the PATHWAYS to healthy living program, who have been released from incarceration so we can continue to connect them with services. Ms. Stobart will be creating an ongoing alumni group for those ladies, so we can keep them meeting and supporting one another.

President Boyce: I had a chance to sit with the ladies of PATHWAYS a few weeks ago, and their stories were incredible. The help that they need to be successful beyond their release and the resources they will have is critical. Every element makes a difference. This is a good investment and important program.

Commissioner Brown: In addition to President Boyce's comments, to have the right matches for these women will be critical.

Commissioner Brown moved to approve Resolution 398-18, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 399-18, resolution authorizing a sub-grant award to the city of Whitehall for program planning and implementation through the FY 2017 Comprehensive Opioid Abuse Site Based Program (Homeland Security and Justice Programs) (\$235,970.00), presented by Mr. Daniels.

Mr. Daniels: Commissioners, we received a grant of \$400,000 from the Bureau of Justice Assistance Opioid Abuse Site Grant. We are now bringing forward a subaward agreement with the City of Whitehall. With this funding, Whitehall will implement a variety of efforts. One that will be noticed the most is a local Mayor's Drug Court targeting individuals who have been identified as opioid dependent or risk for overdose, additional targeted outreach by community paramedics and establishing the Whitehall Fire Department as Safe Stations where someone can go and get immediately connected with care.

Commissioner Brown: I am thrilled we are doing this in Whitehall.

Mr. Daniels: Hats off to Mayor Maggard and City Attorney Bivens on the work they have done to make this happen.

Commissioner O'Grady: City Attorney Bivens has been excited about this for a long time.

Commissioner Brown moved to approve Resolution 399-18, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 400-18, resolution to authorizing two Countywide Contracts for Printing Papers and Supplies (Purchasing) (\$450,000.00), presented by Karl Kuespert, Director, Purchasing.

Mr. Kuespert: Good morning Commissioners, Karl Kuespert representing the Franklin County Purchasing Department. The resolution before you is for 33 Printing Papers and Supplies contracts to be used by the Print Shop and all County agencies. The majority of the paper items meet the Commissioners' policy of buying are made of at least 30% post-consumer recyclable material. The contract is for a one year period with the option to extend for four additional 1-year extensions.

Commissioner Brown moved to approve Resolution 400-18, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 401-18, resolution approving purchases for various Franklin County agencies (Purchasing) (\$1,646,800.00), presented by Mr. Kuespert.

Mr. Kuespert: The resolution before you requests your approval of 99 purchase orders. For Small Emerging Business Enterprises there are 16 purchase orders which equals 4% of the purchase order volume; their purchase order dollar amount is \$6,884 which is less than 1% of the total purchase order dollar volume. These purchase orders have been pre-certified as to the availability of funds by the County Auditor.

Commissioner Brown moved to approve Resolution 401-18, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 402-18, resolution authorizing the issuance of one or more series of lease revenue bonds pursuant to a master lease-purchase and sublease-purchase agreement with the Huntington national bank and Columbus Montessori education center, in an aggregate principal amount not to exceed \$780,000, the proceeds of which would be used for the purpose of refunding the outstanding principal amount of the County of Franklin, Ohio adjustable rate demand economic development revenue bonds, series 2000 (Columbus Montessori education center project), for the benefit of Columbus Montessori education center, which owns and operates the project (as defined below) financed by the proceeds of the prior bonds (as defined below), located within the County

of Franklin, Ohio; authorizing a tax exemption certificate and agreement; and authorizing other documents and related actions in connection with the issuance of such lease revenue bonds (Board of Commissioners), presented by Josh Grossman, Associate, Dinsmore & Shohl, LLP, and Patrick King, Board Member, Columbus Montessori Education Center.

Mr. Grossman: Good morning Commissioners. This resolution is to authorize the issuance by the County of lease revenue bonds, pursuant to a master lease-purchase and sublease-purchase agreement with Huntington National Bank and Columbus Montessori Education Center. The resolution also authorizes the County to sign a tax agreement and other documents related to the issuance of bonds. The proposed bonds will be issued in an aggregate principal amount not to exceed \$780,000 and the proceeds will benefit and be used by the school to refund the outstanding principal amount of the 2000 bonds that were issued by the County on October 31, 2000. By refunding the prior bonds, Columbus Montessori will incur significant debt savings. It is important to remember that these lease revenue bonds will not constitute any indebtedness or the pledge of the faith and credit or taxing powers of the County and the County will have no obligation to pay debt service on the bonds. The lease revenue bonds shall be payable solely from the revenues and the property provided by Columbus Montessori Education Center. Columbus Montessori will be liable for all costs and expenses incurred in connection with the transaction and the documents contain the customary indemnification provisions, providing that Columbus Montessori will pay any costs and expenses with the bonds in the future.

President Boyce: What is the rating on the bonds?

Mr. Grossman: They are not rated, Commissioner.

President Boyce: With this low amount, what are the savings?

Mr. King: The outstanding bonds are very low rate demand bonds. We are subject to the whims of the bank. While there is a debt service savings associated with this transaction, the real motivation is the simplicity and fixing out our debt savings for the next seven years.

Commissioner Brown moved to approve Resolution 402-18, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

Resolution No. 403-18, resolution authorizing a memorandum of understanding for funding the expansion to the Franklin County Convention Facilities Authority Columbus Downtown hotel (Board of Commissioners), presented by Don Brown, Executive Director, Columbus Convention Facilities Authority, and Brian Ross, CEO, Experience Columbus.

Mr. Brown: Good morning Commissioners. Six years ago, the Convention Facilities Authority developed the Columbus Downtown Hilton. We could not have done that without your support. The project has been a complete success financially and has been self-supporting since it has opened. It has drawn thousands of visitors to Columbus and

key events like the NACo Conference, the Southern Baptist Convention, the NHL All-Star Game, and the Women's Final Four. It has been so successful, that we need to expand the capacity so we can have more convention and hotel guest rooms. We can do more events like this and more often. This resolution will take the first step towards expanding our capacity by authorizing the memorandum of understanding with the County, the City of Columbus and the Convention Facilities Authority. It will be followed by a resolution asking for your support and approval of a cooperative agreement. We expect to present this to you by September 2018. We will proceed with procurement of design services and the procurement of construction management services with the passage of this resolution.

President Boyce: A lot of work has gone into this conversation. The resolution mentioned that this is for funding for the expansion. Can you clarify the term funding? What is the County on the hook for with this resolution? I want to make sure that the public understands and are excited about this project like we are.

Mr. Brown: The funding will be like the first development and will be self-supporting. We expect the funding to come from hotel net operating income and a rebate of the bed taxes by the City of Columbus and the Convention Facilities Authority. In order to attract the lowest cost to obtain capital, the Convention Facilities Authority will ask for the City of Columbus and the County to provide credit enhancement support for the bonds that the Convention Facilities will issue. Those bonds will be paid off by hotel net operating income and bed tax rebates. What we are asking the City of Columbus and County for, is to give us access to the capital markets so we can obtain the cheapest capital costs, so we can borrow at the lowest rates. The MOU has arrived at two bookend approaches. The first option would have the City of Columbus and the County to provide credit enhancement for the full cost of the project, which is estimated to be \$180 million. The second option, the City of Columbus and the County would provide credit enhancement for half of the cost. The remainder of the cost would be financed without credit support. Because the second option is relying on project revenues, the costs of the second half will come at a higher cost. Our analysis shows that it will still pay for itself and be self-supporting. We are confident we would be able to move forward under either option. This will enable us to draw more events and more often.

President Boyce: This resolution does not identify which plan we are choosing. By adopting this resolution today, are we giving up the selection of the two financing options? I was under the impression that we were agreeing to that via this resolution.

Kenneth Wilson, County Administrator: Commissioners, we will not be giving up that authority with the passing of this resolution. This resolution is an intent to provide credit enhancement as Mr. Brown has discussed. It will also serve as the guiding principles that the City of Columbus, the County and the Convention Facilities Authority will follow when we enter into a supplemental cooperative agreement. That cooperative agreement will outline the terms and the structure of the County's and City of Columbus' respective credit support, whether it be backed by two separate sets of bonds or the traditional way that the

City of Columbus and the County currently supports the Convention Facilities Authorities' debt.

President Boyce: Thank you Mr. Wilson. Mr. Brown mentioned that there are two options available. I want to make sure we will have the ability to weigh-in on our preferable buy-in, come time to make a choice. We understand the need for this hotel, but we want to get it right. It is important for the public to know what we are committing and what it means to them. Will the Commissioners have an opportunity to weigh-in on the actual final financing option that puts the County in the deal?

Mr. Wilson: Yes, the Commissioners will. That will be outlined in the cooperative agreement.

President Boyce: This doesn't mean that we will not move forward. I want to be clear that we will have that option when we have the details as what is best for our residents.

Mr. Wilson: This is the intent to move forward to lay out those guiding principles. The cooperative agreement speaks to credit support, it states that the credit support arrangement that will be part of the cooperative agreement will not be an indebtedness of the City of Columbus or the County nor either will serve as the general credit of the City of Columbus or the County will be pledged for the payment of whatever type of bonds that are issued. The bonds will be self-supported.

Mr. Brown: By the time we come back to you with a cooperative agreement, the County, The City of Columbus and the Convention Facilities Authority would have had to choose the option. The cooperative agreement would reflect that choice. That will be the binding commitment we would bid and award construction contracts. This pledge of support is enough for the Convention Facilities Authority to proceed at its own risk with a procurement and selection of a design team.

President Boyce: I wanted to let the public that is watching know that this is equivalent to a cosigner. I also want to make sure that it is understood that the County is not building the hotel, but we are investing in the expansion of the Hilton hotel. Has the City of Columbus passed their resolution?

Mr. Brown: Yes, they have. They passed it a week ago yesterday. The Convention Facilities Authority adopted a similar resolution a week ago today.

President Boyce: I want the public to understand that this is a partnership and we are investing in the economic development of Central Ohio. If the County and City of Columbus does not participate, will the project be economically unfeasible?

Mr. Brown: That is correct.

President Boyce: The impact of that is layered by jobs and other economic opportunities lost.

Mr. Brown: There are 200-400 construction jobs that will result from this project. There are 240 full time permanent jobs that will result from the opening of the hotel. There is economic development associated with this project.

Commissioner Brown: There is also the increase in the number of conventions and conferences we are able to bring in, which bring additional funds in.

Mr. Ross: From the overall economic side of things, this is necessary for us to continue to compete with the other cities in the tourism economy. In Franklin County, we have 41.1 million visitors each year. One of every twelve jobs in Franklin County are supported by the tourism economy. Without the taxes that the visitors bring in, each household in Franklin County would have to pay an additional \$2,300 to keep the same services that they have. This is important to us. This will allow us to compete with our competitors for an additional 900,000 room nights that we know are out there. This is important for us to grow the economy.

President Boyce: That is an excellent point. This is an economic development decision that affects the quality of life for everyone. What are the implications on Franklin County's credit? If we cosign on it, what does that mean for our own credit rating?

Mr. Wilson: We will examine in detail. That is one of the factors laid out in this MOU as it relates to City and County debt capacity policies and its rating. When we get to the stage of cooperative agreement, we will not only look at the supplemental cooperative agreement, we will also respect the cooperative agreement that was entered into in 2010. That is a significant item, because of the level of the County's commitment through both the hotel cash pledge and its primary back stop. This transaction is different than that as it relates to the level of credit support provided. We will not know the extent of the credit until we have the detail of what the structure looks like.

President Boyce: This is important because the investment today will have an impact down the road.

Commissioner O'Grady: How long will it take for you to get some shovels into the ground?

Mr. Brown: We have an important event coming in August of 2019, and we fully expect to see steel rising by that time. We expect that it will take three years to design and build. We have a good shot to have it open by January 2022.

Commissioner O'Grady: Mr. Ross, we have ASAE coming in August of 2019. We have more conferences, as a result of ASAE, that we are in the running for. Can you talk about some of those?

Mr. Ross: What this will allow us to do we will be more competitive. There are many opportunities that we will be pursuing. The Professional Conventions Managers Association will be visiting in June.

Commissioner O'Grady: The ASAE is the group that plans meetings and conventions for all the other associations. This is a huge event.

Mr. Ross: The biggest return of investment, with hosting ASAE, 20% of those individuals who bring their conferences here, is \$500 million in economic impact.

Commissioner Brown: That is impressive. We have to get ready to do it right.

Commissioner Brown moved to approve Resolution 403-18, seconded by Commissioner O'Grady. The Resolution was unanimously adopted by roll call vote.

Antwan Booker, Clerk, read three (3) Journalizations into the record:

Case #ANX-13-18 - An Expedited Type 2 annexation petition ANX-13-18 was filed with the Franklin County Economic Development and Planning Department on May 21, 2018. The petition is requesting to annex 3.8 +/- acres from Mifflin Township to the City of Columbus. The petition will be considered by the Board of Commissioners on June 26, 2018.

Site: 4075 Sunbury Road (PID# 190-000113)

Case #ANX-14-18 - An Expedited Type 2 annexation petition ANX-14-18 was filed with the Franklin County Economic Development and Planning Department on May 22, 2018. The petition is requesting to annex 19.24 +/- acres from Perry Township to the City of Columbus. The petition will be considered by the Board of Commissioners on June 26, 2018.

Site: 5570 Riverside Drive (PID# 212-000181)

5580 Riverside Drive (PID# 212-001128)

Riverside Drive (PID# 212-001249)

Riverside Drive (PID# 212-000054)

Riverside Drive (PID# 212-001127)

Riverside Drive (PID# 212-001098)

Riverside Drive (PID# 212-000121)

Case #ANX-15-18 - An Expedited Type 2 annexation petition ANX-15-18 was filed with the Franklin County Economic Development and Planning Department on May 22, 2018. The petition is requesting to annex 74.89 +/- acres from Blendon Township to the City of Columbus. The petition will be considered by the Board of Commissioners on June 26, 2018.

Site: 4739 East Walnut Street (PID# 110-005858)

0 Lee Road (PID# 110-000264)

There being no further business before the Board, the meeting was adjourned at 9:54 A.M.

(Signature Page Follows)

These minutes are a summary of the Commissioners' meeting of May 29, 2018.



KEVIN L. BOYCE, PRESIDENT



MARILYN BROWN

JOHN O'GRADY
BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, OHIO

Submitted by:



Antwan Booker, Clerk