

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Work Session on July 20, 2015, at 5:30 p.m., at 2090 Ferry Road, Sugarcreek Township, Ohio 45305.

1. Mrs. Daugherty called the meeting to order at 5:30 pm.
2. Mr. Hodson called the roll with Board Members Nadine Daugherty, Mike Pittman and Scott Bryant being present. Mr. Tiffany, Township Administrator, and Donna Hellman were also present.

Mr. Bryant asked why there were outstanding checks going back so many years on the bank reconciliation sheets they sign. Mr. Hodson said that once we start a new year we cannot remove previous year's checks from the system without doing a fund adjustment. He said he does not like to do it very often because of the documentation required for the Auditors.

Mr. Tiffany said he had numbers on the white board reflecting what Centerville stated in the last meeting and it reflects 53%. He said the problem is, we won't get the 4.1 million because they won't get full build out for several years and it is more likely to be about 2.4 million. Mr. Tiffany presented the following numbers on the board which represented our numbers at 55%.

@10million valuation – Total tax on build out is	\$ 260,615.00 per year
@ 55% this provides	\$ 143,288.00 per year
over 30 years this provides	\$4,300,148.00 total

Mr. Tiffany said at 60% (TIF max) this would be \$156,369.00 per year and a 30 year total of \$ 4,691,070.00 total

Mr. Tiffany said they are at the 4.1 Million mark which is not far off but we don't want to follow the course of tax valuation during development. He said this will result in the lower total payments of about 2 plus million or less. He said we have offered reduced payment up front until the project gets going and to pick up the reduction on the backside of the payment scale. Mr. Tiffany said this is equitable and we will receive a known and equitable amount of payment for our services. Other components of the initial discussions such as audits, capital equipment expenditures etc. were discussed and can be hammered out if an agreement can be made regarding dollar amounts. The board decided to go with Centerville's 116.3 million evaluation and 55% on the TIF. This represents total taxes at build out of \$275,565.00 per year and @ 55% represents \$151,560.00 per year. At 30 years this will represent &4,546,828.00. The board discussed using the \$300,000.00 revenue already captured by our TIF as a possible bargaining chip to reduce the total to close to the 4.1 million number Centerville had presented to us. Mr. Bryant said he would like something in the agreement which would allow either party to consider additional negotiations at a future date if either party felt it necessary. Mr. Tiffany said he would get together a presentation,

showing the numbers, for the Board tomorrow. Mrs. Daugherty asked about meeting with David Graham. Mr. Tiffany said that will be after we reach an agreement.

Mr. Tiffany talked about the \$200,000.00 potential expenditures for air packs. He said Assistant Chief

Zimmerman is putting together what we need. He said we don't need all 41 air packs and not all have to be replaced at once. He said our costs will be much lower and paid out over time.

Mr. Tiffany said the old ladder truck sold again today. He said this time it went for \$15,000.00.

Mr. Tiffany said the RTA is wanting to change their bus route and put a stop on Cloyo Road in front of Murphy's Pub. Mr. Bryant said we are allowed to tell them where to put the bus stop. Mr. Tiffany said he will notify them they cannot put a stop on Cloyo Road until construction is finished.

Mrs. Daugherty moved to adjourn to Executive Session at 6:45 pm for personnel reasons (121.22.G1). Mr. Pittman seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes
Mrs. Daugherty – Yes
Mr. Bryant - Yes

The meeting reconvened at 6:55 pm with no action taken and promptly adjourned.

Theodore L. Hodson, Fiscal Officer