



**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING HELD ON MAY 5, 2021**

The meeting was held at the German Township Hall located at 12102 St. Rt. 725 West, Germantown, OH 45327 and virtually using WebEx.

The SPECIAL MEETING was called to order by President Tyler Rehmert at 7:35 pm. In attendance were:

President Tyler Rehmert
Fiscal Officer Mark Heistand

Vice-President Abra Reed

Trustee Jacob Stubbs
WebEx Facilitator Halie Sewell

IN-PERSON PUBLIC OFFICIALS FROM FARMERSVILLE AND JACKSON TOWNSHIP:

| Name | Name | Name | Name |
|-------------|------------|------|------|
| Derek Shell | Mike Moyer | | |

ONLINE ATTENDEES:

| Name | Name | Name | Name |
|---------------|----------------|----------------|------------------|
| Brenda Wehmer | Brian Wafzig | Lloyd Johnson | Mark & Deb Cross |
| David Gehron | Call in User 6 | Call in User 8 | |

The Germantown Press was notified of the Special Meeting on 4/16/21 at 7:13 pm.

Mr. Rehmert led the group in the Pledge of Allegiance.

The announced purpose of the Special Meeting was:

- To meet with representatives from the City of Germantown, the Village of Farmersville, and Jackson Township to discuss a proposed Joint Economic Development District (JEDD) at the southwest corner of Manning Road and Germantown-Farmersville Pike for land owned by the Valley View School District.

JEDD DISCUSSION:

At the meeting Council Member Brian Wafzig represented Germantown, Village Administrator Derek Shell represented Farmersville, and Trustee Mike Moyer represented Jackson Township. Also present was JEDD attorney Brenda Wehmer of the law firm Dinsmore & Shohl LLP.

The Trustees, along with Messrs. Wafzig, Shell and Moyer and Ms. Wehmer, discussed the potential JEDD at the site where the new Valley View school building will be built. The meeting continued discussions held at previous meetings on 10/10/20, 11/18/20, 12/16/20, 1/13/21, 1/26/21, 2/11/21 and 3/8/21.

Discussion during the course of the meeting included the following:

- Mr. Rehmert reviewed open items from the 3/8/21 meeting. (1) The prior owners of the house recently purchased by the school district have moved. Since the house is no longer occupied, the parcel can be included in the JEDD. (2) It was decided to send the two draft Petitions (one for the property owner and one for a business owner on the property) to the school for review.
- Referencing page 4 of the draft JEDD Contract, Mr. Rehmert asked if Germantown or German Township will hold JEDD records. Mr. Wafzig stated that Germantown is willing to hold these documents as long as there aren't excessive Public Records Requests.
- Mr. Shell asked how the revenue split was determined. He noted that Farmersville will incur substantial costs in order to provide additional water and sewer to the JEDD site.
- **Visitor Mark Cross, 7444 S. Stivers Road:**
 - He asked if the income tax rates would be 1.5% for the first five years and 1.25% for years 6-10. Mr. Rehmert confirmed Dr. Cross' understanding.
 - He asked the amount of funds that will be held back for improvements to the JEDD property. Mr. Rehmert responded that \$15,000 will be held back.
 - He asked what the total payroll was for all Valley View buildings in 2020. Although the exact amount was unknown, Mr. Rehmert estimated the payroll at \$10 million (\$3 million for the high school and \$7 million for the primary, intermediate and junior high schools).
 - He asked the amount of tax Germantown will lose when the primary and intermediate schools move. Mr. Wafzig stated that about 30% of the employees in the Germantown buildings live in the City. He estimated the tax loss following the move of both buildings, as well as the Central Office building, to the JEDD property would be \$85,000.
- Mr. Wafzig and Ms. Wehmer agreed to prepare a one-page information sheet that will be presented to the School Board.
- Discussing the timing for the Public Hearing on the proposed JEDD, Mr. Rehmert suggested waiting until comments are received from the school on the draft Petitions.
- Mr. Shell asked what would happen if Farmersville decided that it didn't want to handle the tax collection. Ms. Wehmer responded that should Farmersville make that decision, the responsibility would then be assumed by Germantown. It was noted that the draft JEDD Contract includes a 4% fee to be paid to the municipality that handles the tax collection.
- Mr. Rehmert suggested holding a Public Hearing mid-August, with a second Public Hearing mid-October if needed. The entities could then hold a JEDD Contract vote before the 11/2/21 election.
- The parties agreed to meet again on Thursday, 6/17/21 at 6:00 pm.

MEETING ADJOURNED:

- With no further business, Mr. Rehmert made a MOTION, seconded by Mrs. Reed, to adjourn. The MOTION WAS APPROVED by a unanimous voice vote. The Meeting adjourned at 8:40 pm.

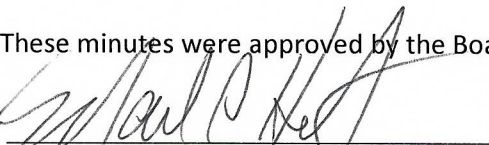
Signed: _____



Tyler Rehmert, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at their meeting on June 14, 2021.

Signed: _____



Mark A. Heistand, Fiscal Officer