



**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING HELD ON JULY 29, 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 6:00 pm. In attendance were:

President Tyler Rehmert
Fiscal Officer Mark Heistand

Vice-President Abra Reed

WebEx Facilitator Halie Sewell

IN-PERSON ATTENDEES:

Name	Address	Name	Address
Mike Moyer	12072 Hemple Road, Farmersville	Brian Wafzig	165 S. Main Street,
Brenda Wehmer	Dinsmore & Shohl	Mark and Deb Cross	7444 S. Stivers Road
John & Sue Holbrook	12843 St. Rt. 725 W.	Lou Potter	15317 Oxford Road
Mark & Deb Cross	7444 S. Stivers Road	Lyndsey Ritze	6810 Little Twin Road

ONLINE ATTENDEES:

Name	Name	Name	Name
Nick Lamb	Abigail Hale-Dennis	Mark Keener	KC

The Germantown Press was notified of the Special Meeting on 7/10/21 at 8:35 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, Mayor Nick Lamb 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, Lamb and Moyer and Ms. Wehmer, discussed the potential JEDD at the site where the new Valley View school facility 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 3/9/21, 5/5/21 and 6/17/21.

Discussion during the course of the meeting included the following:

- Ms. Wehmer noted that she hadn't received comments from Farmersville's counsel. Mr. Lamb stated that his counsel did not have any changes. He will ask his counsel to send an email confirmation to Ms. Wehmer.
- Ms. Wehmer noted that she still needed legal descriptions for three parcels. Mr. Rehmert will contact the Montgomery County Auditor's Office after Mrs. Sewell sends him the parcel numbers.
- Concerning the 7/20/21 document drafts, both Mr. Wafzig and Mr. Lamb stated that they had no further changes. The Trustees also agreed that no further changes were needed.
- Ms. Wehmer noted that the school had received the draft Petitions, but had not yet been sent the draft Agreement. Mr. Wafzig agreed to send the draft Agreement to the school. Mr. Lamb suggested that the four jurisdictions attend the 6:00 pm School Board meeting on 8/9/21. Mr. Wafzig will request that a presentation by the jurisdictions be added as the first item on the agenda, as both Farmersville and the Trustees have 7:00 pm meetings that night.
- Mr. Lamb suggested that comments be received from the school prior to scheduling a Public Hearing. Ms. Wehmer noted that the documents must be final before scheduling the Hearing, since they will need to be made available for public review during the 30-day waiting period.
- Mr. Wafzig asked if all parties were comfortable supporting the JEDD after 1½ years of work by the jurisdictions. Mrs. Reed, Mr. Rehmert and Mr. Lamb confirmed their support.
- Mr. Wafzig stated that residents are often concerned with unelected boards spending money. He noted that the Agreement requires the JEDD Board to obtain approval from all four jurisdictions for any expenditure over \$4,000.
- **Visitor Mark Cross, 7444 S. Stivers Road:** Dr. Cross read a statement, noting that he recently received a draft of the JEDD Agreement through a Public Records Request. He noted that the purpose of the JEDD as stated publicly in the past was to make Germantown and Farmersville whole for the tax revenue they would lose when the school moved out of their municipalities. Reading sections of the draft Agreement, he pointed out that JEDD funds are to support improvements at the JEDD property, not make the municipalities whole. He felt that, based on the language in the Agreement, all JEDD income should be spent at the school property.
- Responding to Dr. Cross, Mr. Rehmert acknowledged that early discussions centered around revenue replacement. However, recent meetings have focused on economic development. He noted that counsel for all the jurisdictions have reviewed the draft Agreement and have approved the contract language. He stated that the Township will be supporting the JEDD property by the extra costs the Township will incur once the school moves to the JEDD property. Mr. Wafzig stated that the current tax split will not make Germantown whole on the tax loss it will incur.
- Mr. Moyer agreed with Dr. Cross, stating his belief that some portion of the JEDD's income should be held back for improvements on the property (over and above the hold back in the Agreement for JEDD expenses). He wanted language to be added to the Agreement for this purpose.
- **Visitor Deb Cross, 7444 S. Stivers Road:** Mrs. Cross asked how much money is earmarked for improvements at the JEDD property. Mr. Rehmert responded that the funds that will go to the jurisdictions can be requested back by the JEDD Board if there is a need for improvements. Mr.

Wafzig noted that Germantown will hold a portion of the funds it receives from the JEDD in a separate fund that would be earmarked for future projects at the JEDD property. Mr. Moyer asked if each jurisdiction would contribute to future projects using the same split as the revenue split. There was agreement that this would be the case.

- Mr. Moyer stated his belief that the JEDD will end up being voted on by the residents of German Township and Germantown, since he expected that one of the Trustees would need to abstain due to being a Valley View school employee. Mr. Rehmert said he is comfortable with the idea of the JEDD being voted on by all Township residents, both those in the unincorporated area and those in Germantown.
- **Visitor Mark Cross:** Dr. Cross stated his concern with taxing 200-250 school employees to provide funds for the jurisdictions to use for any purpose until such time as the JEDD Board might request funds to pay for an improvement project at the JEDD property. He noted the unfairness of this tax on teachers and especially lower-paid cafeteria workers.
- The parties agreed to meet again on Monday, 8/16/21 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 6:51 pm.

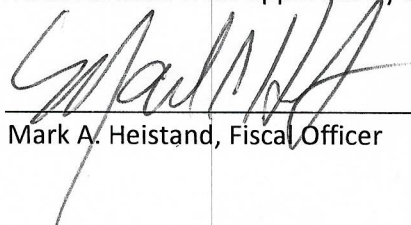
Signed: _____



Tyler Rehmert, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at their meeting on August 9, 2021.

Signed: _____



Mark A. Heistand, Fiscal Officer