

# GERMAN TOWNSHIP

Montgomery County

12102 State Route 725 West, Germantown, Ohio 45327-9761



Telephone (937) 855-2007  
Fax (937) 855-4897

## GERMAN TOWNSHIP BOARD OF TRUSTEES MINUTES OF THE SPECIAL MEETING HELD ON AUGUST 16, 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 6:01 pm. In attendance were:

**President Tyler Rehmert**  
**Fiscal Officer Mark Heistand**

**Vice-President Abra Reed**

**Trustee Jacob Stubbs**  
**WebEx Facilitator Halie Sewell**

### IN-PERSON ATTENDEES:

Name	Address	Name	Address
Mike Moyer	12072 Hemple Road, Farmersville	Nick Lamb	112 Ashland Trail, Farmersville
Brian Wafzig	165 S. Main Street	Mark and Deb Cross	7444 S. Stivers Road
Mark Keener	7865 Jamaica Road		

### ONLINE ATTENDEES:

Name	Name	Name	Name
Brenda Wehmer	Karen Carmickle	Ryan	DJ

The Germantown Press was notified of the Special Meeting on 8/1/21 at 6:19 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.

### VISTOR COMMENTS:

- Mark Cross, 7444 S. Stivers Road:** Dr Cross read a prepared statement, repeating issues he raised at the 7/29/21 meeting. He proposed that during the first five years all JEDD income tax revenue be held in a separate escrow account by each jurisdiction. These funds could then be requested by the JEDD Board to pay for projects at the JEDD property. Should the JEDD Board have no use for these funds after five years, the receipts could be transferred to each jurisdiction's General Fund.

## JEDD DISCUSSION:

At the meeting Council Member Brian Wafzig represented Germantown, Mayor Nick Lamb represented Farmersville, and Trustee Mike Moyer represented Jackson Township. Present online 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, 6/17/21 and 7/29/21.

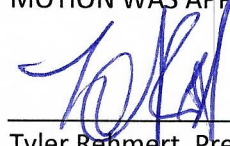
Discussion during the course of the meeting included the following:

- Mr. Rehmert discussed the presentation he, Mr. Wafzig and Mr. Lamb made at the 8/9/21 Valley View School Board meeting. He understood that the School Board would make a decision regarding the JEDD at its September meeting.
- Mr. Lamb confirmed that Farmersville's legal counsel had no issues with the draft documents.
- Mr. Wafzig confirmed that he did not have any additional changes to the draft documents.
- Mr. Rehmert reported that one parcel is still listed on the Montgomery County Auditor's website as being in the name of the previous owner. Ms. Wehmer suggested that Mr. Rehmert contact the County Recorder, whose information is possibly more accurate than the Auditor's.
- The participants discussed the concerns raised by Dr. Cross and his proposal for the distribution of the tax revenues and how those revenues could benefit the JEDD property. The discussion included the possibility of excluding the parcel containing the current high school building from income tax withholding during the construction phase of the new buildings. That possibility was eventually rejected.
- **Visitor Comment: Deb Cross, 7444 S. Stivers Road:** Mrs. Cross supported holding back revenues for use by the JEDD Board to pay for projects on the JEDD Property as proposed by Dr. Cross.
- **Visitor Comment: Mark Keener, 7865 Jamaica Road:** Mr. Keener supported Dr. Cross' proposal and offered other suggestions.
- After extensive discussion, the participants agreed to the following document changes:
  - The tax hold-back by the JEDD Board was changed to 21% until 12/31/24 and 6% thereafter. These funds could be used by the JEDD Board for long-term maintenance of the JEDD property, including capital improvements, equipment and services within the District. This hold-back will be in addition to the 4% service fee that will be paid to Farmersville for administering the tax collections and the 2-10% escrow to be held by the JEDD Board for refunds and in general to balance accounts.
  - The income tax rate reduction from 1.5% to 1.25% was changed to 12/31/24 from 12/31/26.
  - The spending authority of the JEDD Board was increased from \$4,000 to \$20,000.
- Ms. Wehmer committed to distribute revised documents no later than 8/27/21. The jurisdictions will obtain approvals from their respective counsels by early September, at which point the final documents will be submitted to Valley View Schools. It is hoped that the School Board will approve the property owner and employer Petitions at its 9/13/21 meeting.
- The parties agreed to meet again on Saturday, 9/18/21 at 8:00 am. At this meeting the group intends to select a date for a joint Public Hearing.

**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 7:30 pm.

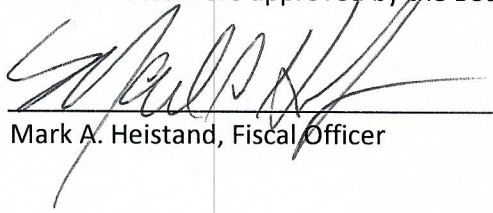
Signed: \_\_\_\_\_



Tyler Rehmert, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at their meeting on September 13, 2021.

Signed: \_\_\_\_\_



Mark A. Heistand, Fiscal Officer