

Regular Meeting #34 - 2025
Fairfield County Commissioners' Office
August 26, 2025

Review Meeting

The Commissioners met at 3:00 p.m. in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH. Commissioner Fix called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis and David Levacy. Also present: County Administrator, Aundrea Cordle; Deputy County Administrator, Jeff Porter; Commissioners' Clerk, Rochelle Menningen; Budget Director, Bart Hampson; Information and Communications Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Assistant Prosecuting Attorney, Austin Lines; Utilities Director, Tony Vogel; Economic Development Specialists, Anthony Iachini and Vince Carpico; Interim RPC Director, Holly Mattei; FCFC Manager, Tiffany Wilson; Economic & Workforce Development Director, Rick Szabrak; Clerk of Courts, Branden Meyer; IT Director, Dan Neeley; JFS Program Administrators, Sarah Fortner and Stacy Bergstrom; JFS Director, Corey Clark; DD Superintendent, Dr. David Uhl; and Sheriff's Deputies, Kevin Romine, Tarek Gasser, and Garrett Maziar. Also in attendance: Jerry Starnier, Sherry Pymmer, Cody Tatum, Frank Martin, Barb Martin, Stephanie Taylor, Mary Cullison, Melissa Hoover-Connor, Betty Bennett, and Bob Heath.

Virtual Attendees: Beth Cottrell, Lori Hawk, Lisa, Jim Bahnsen, Shelby Hunt, Sam, Bayley Fields, Jeff Barron, Shannon Ward, Lisa McKenzie, Deborah, Josh Hillberry, Brian Wolfe, Jessica Murphy, Jeremiah Upp, Ashley Arter, Andy Robberts, Lyne Kennedy-Starnier, Nikki Drake, and Steven Darnell.

Welcome

Commissioner Fix opened the meeting by welcoming everyone in attendance. He spoke about the County Commissioners Association of Ohio's Summer Symposium and added that the conference was the reason for adjusting the meeting time.

Listen & Learn, Economic Development

The Economic Development team of Rick Szabrak, Vince Carpico, and Anthony Iachini, provided an update on economic development in Fairfield County.

Rick Szabrak stated that development in the county correlates with the County's Comprehensive Land Use Plan. He added that the Land Use Plan is an important development tool and many years of planning go into an area such as the Rockmill Industrial Park, which had a 15 year planning process.

Anthony Iachini stated that managing growth, including industrial and housing, is a key component to planning and development. He added that it is also important to manage where that growth happens. Growth along the SR 33 corridor in the northern portion of the county has been a focus. A housing study to look at housing availability and housing gaps was completed to determine where future housing should occur. School districts must be considered when housing sites are planned. There is a great deal of work completed before plans are promoted to developers.

Vince Carpico spoke about the Agricultural Industry, the Fairfield 33 Development Alliance, the Revolving Loan Fund (RLF), and the Port Authority. The purpose of the RLF is to help small businesses with low interest loans. Every five years the RLF updates their governing document. The Port Authority can be used to help with the development of land and has the authority to issue bonds.

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Rick Szabrak spoke about the needs of counties in the region and added that Fairfield County will continue to see growth. Manufacturing is expanding and growing as 70% of leads for One Columbus are manufacturing leads. Canal Winchester and Lancaster have seen an increase in industrial growth as they are situated on SR 33 where industry makes sense.

Commissioner Levacy thanked the Economic Development team for their work and presentation.

Commissioner Fix thanked the team and stated the county is fortunate to have a seat at the table with developers and development agencies in Central Ohio.

Harcum House

Cody Tatum of Harcum House stated he is speaking on behalf of the Citizens to Protect Children and the Elderly. He spoke about the Blue Ribbon Run fundraiser and added that it is a fun family event and that it is not mandatory that you run as the route can be taken at your own pace. The event helps to raise awareness of the most vulnerable part of our population.

Commissioner Davis asked for a status on the Harcum House since it was affected by the July flooding.

Cody stated that Harcum House has experienced significant loss. Services are now being provided above the United Way office and Harcum House is moving toward a forever space.

Commissioner Levacy stated he is glad that Harcum House can continue providing services and asked about sponsorship for the Blue Ribbon Run fundraiser.

Cody stated that there are opportunities to sponsor the fundraiser.

Salvation Army USA

Salvation Army Captain, Alex Senak, spoke about his wife, Kelsey, and about growing up in a Salvation Army family. He stated he is happy to be in Fairfield County and added that he has seen a lot of connectivity and support in the community.

Commissioner Davis welcomed Alex and Kelsey Senak and added that the Commissioners' Office has a good relationship with the local Salvation Army.

Commissioner Levacy asked about the Salvation Army capital campaign and its fundraising efforts.

Captain Senak replied that \$2.4M has been raised and the goal is \$4.5M. He added there are three phases to the project. If \$7M can be raised, a chapel and community room can be added.

Commissioner Fix thanked Captain Senak for attending to introduce himself.

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Public Comments

Stephanie Taylor of Habitat for Humanity of Southeast Ohio (Habitat) talked about the social return on investment for activities and projects related to Habitat. Habitat uses the social return on investment tool to monitor the community impact of projects. She added that Habitat will have 10 playhouses in the community and is building two homes per year in Fairfield County. Ms. Taylor stated approximately \$120,000 is raised to build each home. She will be providing a report at a future meeting on how the ARP funding was used that was received from the county.

Commissioner Fix thanked Stephanie Taylor for sharing the update.

Sherry Pymer of Walnut Township stated her disappointment in the decision of the Ohio Power Siting Board regarding the Eastern Cottontail project. She added that those opposed would be continuing the fight and that they would be asking for a rehearing. She added that she believed there are inconsistencies in the process between the Eastern Cottontail and Carnation solar projects.

Commissioner Fix thanked Sherry Pymer for attending the meeting.

Legal Update

There was no legal update.

County Administration Update

- *The County Administration Update was provided by County Administrator, Aundrea Cordle, unless otherwise indicated.*

Week in Review

Commission Meetings

The next Commission meeting is scheduled for Thursday, September 4th at 10:00 a.m. There will not be a meeting on September 2nd or September 9th.

Highlights of Resolutions

Administrative Approvals

The review packet contains a list of administrative approvals.

Resolution Review

There are 14 resolutions on the agenda for the voting meeting.

Resolutions of note:

- The Commissioners have a resolution that was a late addition to the agenda to authorize certifying the Drainage Maintenance Districts to the County Auditor. Drainage Maintenance Districts are special assessments that must be certified annually pursuant to ORC 6131.63

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- Facilities has a resolution to approve the contract bid award to Buena Environmental LLC for the Payment Drive-Thru Renovation Project for \$117,346.00.
- JFS has a resolution authorizing the Fairfield County Prevention, Retention and Contingency Plan (PRC Plan) between Fairfield County JFS and the Ohio Department of Job and Family Services.

Budget Review

Bart Hampson stated that the level 3 budget entry access ends on August 27th. He added that the year-to-date (YTD) sales tax revenue is \$840,000 higher than YTD 2024.

Calendar Review/Invitations Received

- *A review of the Commissioners' Calendar, Invitations Received, and Correspondence received was provided by the Clerk to the Fairfield County Board of Commissioners, Rochelle Menningen*
 - Kingsbury Senior Living Grand Opening, August 27, 2025, 11:00 a.m., 1572 Timbertop St., Lancaster
 - Veterans Hall of Fame Meeting, August 28, 2025, 12:00 p.m., Commissioner Levacy's Office
 - The Event Center at Violet Woods Community Open House, September 7, 2025, 1:00 p.m.-6:00 p.m., 10190 Blacklick Eastern Rd., Pickerington
 - Promise and Payback, 2025 Economist Event Featuring Andrew Opdyke from First Trust Portfolios, October 2, 7:30 a.m., The Mill Event Center 431 S. Columbus St., 43130

Correspondence

- Columbus Housing Partnership, Inc. dba Homeport, August 20, 2025, Notice of Pheasant Run Rental Community
- Ohio EPA, Issuance of a Class 3 Draft Permit Modification to Cirba Solutions US Inc.
- City of Lancaster Planning & Zoning Department, Rezoning Hearing for 3790 Wilson Rd., Parcel Numbers 0140112500, 0140112300, 0140101500, and 0140104200
- Email from Representative David Thomas, August 20, 2025, Re: Property Value Updates
- Correspondence Regarding Industrial Solar Projects

Updates from Elected Officials and Department Heads

Auditor Brown stated the sexennial informal hearings continue and her office has conducted more than 800 of those hearings. The BOR filings for 2026 should be filed January through March 2026. The Federal Audit has concluded and there were no findings. She held a Harcum House fundraiser at her home which was successful, and she added her appreciation for those who helped. The Auditor also suggested plaques be placed on the murals in downtown Lancaster.

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Rick Szabrak stated there was a parent night held at the Workforce Center (WFC) which was well attended. Over 100 students have already signed up for the WFC for next year and all eight school districts in the county have students at the Workforce Center this year.

Jon Kochis stated he continues to work on federal and state applications for aid for the July floodings.

Dan Neeley reported that it appears the county will be reimbursed for \$25,000 in cyber security costs from funding made available at the federal level and handed out by the state.

Corey Clark spoke about public assistance error rates. More burden is being shifted to the state when the error rate is above 6%, so there are ten initiatives to bring that error rate down.

Commissioner Fix asked if there is a way that the reimbursement rate could be tied to the county instead of the state.

Corey Clark stated that Fairfield County's error rate is currently 5% due to a case where the customer did not report his earnings

Commissioner Fix added that there was discussion at the CCAO Symposium regarding the difference in error rates for each county.

Old Business

Commissioner Levacy spoke about the Employee Recognition event and complimented those who had organized the event. He added that he attended the retirement party of Susan Nixon-Stoughton.

New Business

There was no new business.

Regular (Voting) Meeting

The Commissioners continued to the Regular/Voting portion of the meeting, and the following Commissioners were present: Jeff Fix, Steve Davis and David Levacy. Also present: County Administrator, Aundrea Cordle; Deputy County Administrator, Jeff Porter; Commissioners' Clerk, Rochelle Menningen; Budget Director, Bart Hampson; Information and Communications Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Assistant Prosecuting Attorney, Austin Lines; Utilities Director, Tony Vogel; Economic Development Specialists, Anthony Iachini and Vince Carpico; Interim RPC Director, Holly Mattei; FCFC Manager, Tiffany Wilson; Economic & Workforce Development Director, Rick Szabrak; Clerk of Courts, Branden Meyer; IT Director, Dan Neeley; JFS Program Administrators, Sarah Fortner and Stacy Bergstrom; JFS Director, Corey Clark; DD Superintendent, Dr. David Uhl; and Sheriff's Deputies, Kevin Romine, Tarek Gasser, and Garrett Maziar. Also in attendance: Jerry Starner, Sherry Pymer, Cody Tatum, Frank Martin, Barb Martin, Stephanie Taylor, Mary Cullison, Melissa Hoover-Connor, Betty Bennett, and Bob Heath.

Virtual Attendees: Beth Cottrell, Lori Hawk, Lisa, Jim Bahnsen, Shelby Hunt, Sam, Bayley Fields, Jeff Barron, Shannon Ward, Lisa McKenzie, Deborah, Josh Hillberry, Brian Wolfe, Jessica

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Murphy, Jeremiah Upp, Ashley Arter, Andy Robberts, Lyne Kennedy-Starnner, Nikki Drake, and Steven Darnell.

Pledge of Allegiance

Commissioner Fix asked everyone to rise as able and lead the Pledge of Allegiance.

Announcements

Clerk Menningen announced the resolution for a network placement services agreement with Family Wellness Solutions, Inc., published August 25th, 2025, under Family and Children First Council, was moved to Job & Family Services.

Approval of Minutes for August 19, 2025

On the motion of David Levacy and the second of Steven Davis, the Board of Commissioners voted to approve the Minutes for the Tuesday, August 19, 2025, meeting.

Roll call vote of the motion resulted as follows:

Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Board of Commissioners

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution:

2025-08.26.a A resolution authorizing certifying Drainage Maintenance Districts to the Fairfield County Auditor's Office

Roll call vote of the motion resulted as follows:

Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Auditor - Finance

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from the Fairfield County Auditor - Finance:

2025-08.26.b A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category –1001 – General Fund

Roll call vote of the motion resulted as follows:

Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of Resolutions from the Fairfield County Board of Developmental Disabilities

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolutions from the Fairfield County Board of Developmental Disabilities:

2025-08.26.c A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category –2060

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2025-08.26.d A Resolution to Appropriate from Unappropriated in a Major Expenditure Object Category for Fairfield County Board of DD; Fund #2060

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Board of Elections

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from the Fairfield County Board of Elections:

2025-08.26.e A resolution to appropriate from unappropriated in a major expenditure object category for Fund #2861 Cyber Security Secretary of State

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Engineer

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from the Fairfield County Engineer:

2025-08.26.f A resolution to change bridge load ratings

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from Fairfield County Facilities

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from Fairfield County Facilities:

2025-08.26.g A Resolution to Approve the Contract Bid Award for the Payment Drive-Thru Renovation Project with Buena Environmental, LLC

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Family and Children First Council

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from the Fairfield County Family and Children First Council:

2025-08.26.h A resolution to request for appropriations for Fund #7521 Family and Children First Council

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

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Approval of Resolutions from Fairfield County Job & Family Services

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolutions from Fairfield County Job & Family Services:

- 2025-08.26.i A Resolution regarding an amendment for a previously approved Network Placement and Related Services Agreement between Family Wellness Solutions, Inc. and Child Protective Services Department
- 2025-08.26.j A resolution to approve a memo exp./ memo receipt for the costs of Birth Certificates paid to Fairfield County Health Departments as a memo expenditure for fund# 2072 Public Children's Services
- 2025-08.26.k A resolution authorizing the approval of the Fairfield County Prevention, Retention and Contingency Plan (PRC Plan) between Fairfield County Job & Family Services and the Ohio Department of Job and Family Services

Roll call vote of the motion resulted as follows:

Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Prosecutor

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from the Fairfield County Prosecutor:

- 2025-08.26.l A resolution approving a Fund to Fund transfer from the Prosecutor's Local Match Allocation to Fund 2784

Roll call vote of the motion resulted as follows:

Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Sheriff

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from the Fairfield County Sheriff:

- 2025-08.26.m A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category -23100101

Roll call vote of the motion resulted as follows:

Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of the Payment of Bills

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution for the Payment of Bills:

- 2025-08.26.n A Resolution Authorizing the Approval of Payment of Invoices for Departments that Need the Board of Commissioners' Approval

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Roll call vote of the motion resulted as follows:

Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Adjournment

With no further business, on the motion of David Levacy, and the second of Steve Davis, the Board of Commissioners voted to adjourn at 9:56 a.m.

Roll call vote of the motion resulted as follows:

Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

The next Regular Meeting is scheduled for 10:00 a.m. on Thursday, September 4, 2025.

Motion by: David Levacy

Seconded by: Jeff Fix

Approving the August 26, 2025, minutes by the following vote:

YEAS: David Levacy, Jeff Fix

NAYS: None

ABSTENTIONS: None

*Approved on September 4, 2025


Jeff Fix
Commissioner

Steve Davis
Commissioner


David Levacy
Commissioner


Rochelle Menningen, Clerk



REVIEW AGENDA

BOARD OF COMMISSIONERS

Commissioners:
Steven A. Davis
Jeffrey M. Fix
David L. Levacy

County Administrator
Aundrea N. Cordle

Deputy County Administrator
Jeffrey D. Porter

Clerk
Rochelle Menningen

Tuesday, August 26, 2025
3:00 p.m.

1. Review, 3:00 p.m.

Purpose of Review Meeting: *To prepare for formal actions of county business, such as Commission resolutions; and to provide time for county leadership to connect about matters of county business.*

2. Welcome

3. Listen & Learn, Economic Development

Rick Szabrak, Economic and Workforce Development Director

4. Public Comments

Purpose of Public Comments: *This is a time for voters and taxpayers (members of the public) to provide comments. There is a time limit of 3 minutes. While this is a time for comments to be provided, it is not a time for questions and answers. The Commission has a full agenda of county business.*

5. Legal Update

6. County Administration Update

- a. Week in Review
- b. Highlights of Resolutions
- c. Budget Review
- d. Calendar Review/ Invitations Received
 - i. Kingsbury Senior Living Grand Opening, August 27, 2025, 11:00 a.m., 1572 Timbertop St., Lancaster
 - ii. Veterans Hall of Fame Meeting, August 28, 2025, 12:00 p.m., Commissioner Levacy's Office
 - iii. The Event Center at Violet Woods Community Open House, September 7, 2025, 1:00 p.m.-6:00 p.m., 10190 Blacklick Eastern Rd., Pickerington
 - iv. Promise and Payback, 2025 Economist Event Featuring Andrew Opdyke from First Trust Portfolios, October 2, 7:30 a.m., The Mill Event Center 431 S. Columbus St., 43130
- e. Correspondence
 - i. Columbus Housing Partnership, Inc. dba Homeport, August 20, 2025, Notice of Pheasant Run Rental Community
 - ii. Ohio EPA, Issuance of a Class 3 Draft Permit Modification to Cirba Solutions US Inc.

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REVIEW AGENDA

BOARD OF COMMISSIONERS

- iii. City of Lancaster Planning & Zoning Department, Rezoning Hearing for 3790 Wilson Rd., Parcel Numbers 0140112500, 0140112300, 0140101500, and 0140104200
- iv. Email from Representative David Thomas, August 20, 2025, Re: Property Value Updates
- v. Correspondence Regarding Industrial Solar Projects

Commissioners:

Steven A. Davis

Jeffrey M. Fix

David L. Levacy

County Administrator

Aundrea N. Cordle

Deputy County Administrator

Jeffrey D. Porter

Clerk

Rochelle Menningen

7. Updates from Elected Officials and Department Heads

8. Old Business

9. New Business

10. Regular (Voting) Meeting

11. Adjourn

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ADMINISTRATIVE AUTHORITY ITEMS
FAIRFIELD COUNTY COMMISSIONERS' OFFICE
AUGUST 18, 2025 TO August 24, 2025

Fairfield County Commissioners

- AA.08.19-2025.a An Administrative Approval for the payment(s) of the United Health Care (UHC) invoice for the Fairfield County Self-Funded Health Benefits Program – Fairfield County Board of Commissioners [Commissioners]
- AA.08.19-2025.b An Administrative Approval for the payment of invoices for departments that need Board of Commissioners' approval and have bills presented that are not more than \$77,250 per invoice. [Commissioners]

Fairfield County Facilities

- AA.08.18-2025.b An Administrative Approval of a Vehicle Lease Agreement between Enterprise Fleet Management, Inc. and Fairfield County Facilities [Facilities]
- AA.08.20-2025.a An Administrative Approval for the Disposal of Obsolete Assets for Fairfield County Facilities. [Facilities]

Fairfield County Family and Children First Council

- AA.08.18-2025.c Administrative Approval authorizing a grant agreement for Help Me Grow Early Intervention Service Coordination and Outreach by and between the Fairfield County Family and Children First Council (FCFC) and the Ohio Department of Children and Youth (DCY) for State Fiscal Year 26 [Family and Children First Council]
- AA.08.18-2025.d Administrative Approval authorizing a grant agreement for Family and Children First Council between the Fairfield County Family and Children First Council (FCFC) and the Ohio Department of Children and Youth (DCY) for State Fiscal Year 26 and 27 [Family and Children First Council]

Fairfield County Prosecutor

- AA.08.18-2025.a An Administrative Approval regarding a purchase agreement and a maintenance agreement between Fairfield County Prosecutor and Gordon Flesch [Prosecutor]

Quarters Total 2021, Total 2022, Total 2023, Total 2024, Quarter 1, 2, 3, 2025 – American Rescue Plan Fiscal Recovery Funds, as of 8.22.2025.

From the \$30,606,902.00 received as the first and second tranche of fiscal recovery funds.

\$30,606,902.00 has been appropriated, \$29,520,784.90 expended, \$964,156.87 encumbered or obligated.

Project/Category		As of 8/22/25 Appropriations	As of 8/22/25 Expenditure	As of 8/22/25 Obligation
Public Health				
R15a	Public Health, PPE	199.90	199.90	0.00
R16a	Public Health, Medical Expenses	206,838.33	206,838.33	0.00
R16b	Public Health, COVID Medial Costs County Benefits Program	399,949.66	399,949.66	0.00
R17a	Public Health, Vaccination Clinic and Related Expenses	66,362.57	66,362.57	0.00
R17b	Public Health, Capital Investments and Public Facilities of the County	3,426,059.58	3,424,899.58	1,160.00
R17c	Public Health, Capital Investment for Air Quality Improvements	56,674.00	56,674.00	0.00
R17d	Public Health, Capital Investment for Health Equipment, Mobile Morgue	49,498.87	49,498.87	0.00
R17e	Public Health, Capital Investment for Sheriff Cruiser to Respond to Increased Violence	54,250.98	54,250.98	0.00
R18a	Professional Communications on Behalf of the Board of Health	34,577.94	34,577.94	0.00
R18b	Public Health, Creation of a Community Health Assessment (CHA)	48,943.10	48,943.10	0.00
R19a	Public Safety Payroll Support	1,545,884.42	1,545,884.42	0.00
R19b	Public Health Payroll Support	185,406.39	185,406.39	0.00
R19c	Other Public Sector Payroll Support	275,236.47	275,236.47	0.00
R110a	Mental and Behavioral Health	0.00	0.00	0.00
Subtotal Public Health		6,349,882.21	6,348,722.21	1,160.00
Negative Economic Impacts				
R210a	Emergency Assistance for Non-Profit Organizations, a Subgrant to the City of Lancaster	0.00	0.00	0.00
R210b	Emergency Assistance for Non-Profits, Subgrant The Lighthouse	120,000.00	120,000.00	0.00
R210c	Salvation Army	500,000.00	500,000.00	0.00
R210d	Habitat for Humanity	610,000.00	610,000.00	0.00

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Project/Category		As of 8/22/25 Appropriations	As of 8/22/25 Expenditure	As of 8/22/25 Obligation
R210e	ADAMH/LSS Housing Projects	3,000,000.00	2,382,823.08	617,176.92
R210f	Harcum House	100,000.00	100,000.00	0.00
R210g	Fairhope Hospice	100,000.00	100,000.00	0.00
R210h	Housing Project	700,000.00	700,000.00	0.00
R210i	Lancaster Festival	100,000.00	100,000.00	0.00
R211a	Subgrant for Tourism, Support for the Fairfield County Fair	499,996.00	499,996.00	0.00
R211b	Aid to Tourism, Travel, Hospitality	18,278.01	18,278.01	0.00
R29a	Emergency Assistance Business Planning	146,829.87	146,829.87	0.00
R213a	Support for Agriculture and the Growing Community	35,000.00	35,000.00	0.00
R213b	Technical Assistance for Townships & Others	399,354.84	399,354.84	0.00
R213c	Contracts for Services to Support Residents Suffering Effects of the Pandemic	96,700.00	96,700.00	0.00
Subtotal Negative Economic Impacts		6,426,158.72	5,808,981.80	617,176.92
R310a	Housing Support, Affordable Housing Strategic Plan	39,554.00	39,554.00	0.00
Subtotal Services Disproportionately Impacted Communities		39,554.00	39,554.00	0.00
Premium Pay				
R41a	Premium Pay, Premium Pay for Emergency Management Agency Workers	27,907.72	27,907.72	0.00
Subtotal Premium Pay		27,907.72	27,907.72	0.00

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Project/Category		As of 8/22/25 Appropriations	As of 8/22/25 Expenditure	As of 8/22/25 Obligation
Infrastructure				
R52a	Clean Water: Centralized Collection and Conveyance, Airport	550,210.54	550,210.54	0.00
R52b	Clean Water: Centralized Collection and Conveyance, Walnut Creek Sewer District	750,000.00	750,000.00	0.00
R52c	Clean Water: Centralized Collection and Conveyance, Regional Lift Station	2,761,835.85	2,610,401.78	151,434.07
R56a	Clean Water, Stormwater	539,895.00	539,895.00	0.00
R511a	Drinking Water: Transmission/Distribution, Grant Hampton	800,318.61	800,318.61	0.00
R511b	Drinking Water: Transmission/Distribution, Airport	100,805.00	100,805.00	0.00
R511c	Drinking Water: Transmission/Distribution, Greenfield	221,535.69	221,535.69	0.00
R511d	Drinking Water: Transmission/Distribution, Baltimore	613,000.00	613,000.00	0.00
R511e	Drinking Water: Transmission/Distribution, Pleasantville	834,000.00	780,162.36	53,837.64
R516a	Broadband, "Last Mile" Projects	0.00	0.00	0.00
Subtotal Infrastructure		7,171,600.69	6,966,328.98	205,271.71
Revenue Loss				
R61a	SaaS and Technological Equipment	369,959.32	369,959.32	0.00
R61b	Recorder Document Scanning	337,984.72	337,984.72	0.00
R61c	Clerk of Courts Case Management	375,000.00	375,000.00	0.00
R61d	MARCS Tower Project	566,210.00	566,210.00	0.00

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From the \$30,606,902.00 received as the first and second tranche of fiscal recovery funds.

\$30,606,902.00 has been appropriated, \$29,520,784.90 expended, \$964,156.87 encumbered or obligated.

Project/Category		As of 8/22/25 Appropriations	As of 8/22/25 Expenditure	As of 8/22/25 Obligation
R61e	Dispatch Consoles	543,820.85	543,820.85	0.00
R61f	Fairfield Center Purchase	2,708,752.85	2,708,752.85	0.00
R61g	Fairfield Center Renovation	3,344,528.02	3,225,277.92	119,250.10
R61h	Community School Attendance Program	501,137.00	501,137.00	0.00
R61i	Workforce Center Expansion	0.00	0.00	0.00
R61j	Smart Growth	197,657.97	197,657.97	0.00
R61k	United Way and Dolly Parton's Imagination Library	25,000.00	25,000.00	0.00
R61l	Auditor Historical Records Scanning	0.00	0.00	0.00
R61m	Engineer's Radios	80,000.00	80,000.00	0.00
R61n	Auditor Printers	4,357.66	4,357.66	0.00
R61o	Auditor Copiers	11,983.30	11,983.30	0.00
R61p	Bremen ADA Ramps	26,954.00	26,954.00	0.00
R61q	Transportation School Education Vehicles	38,357.90	38,357.90	0.00
R61r	Safety and Security	454,622.00	454,656.40	5.60
R61s	MAPSYS Custom Taxing Authority Management Application	52,433.00	48,000.00	4,433.00
R61t	County Radios	61,537.50	60,735.41	802.09
R61u	Transportation	243,000.00	243,000.00	0.00
R61v	Transportation Rebranding	20,057.45	4,000.00	16,057.45
R517a	Beavers Field Utilities	36,606.46	36,606.46	0.00
Revenue Loss		10,000,000.00	9,859,451.76	140,548.24

Quarters Total 2021, Total 2022, Total 2023, Total 2024, Quarter 1, 2, 3, 2025 – American Rescue Plan Fiscal Recovery Funds, as of 8.22.2025.

From the **\$30,606,902.00** received as the first and second tranche of fiscal recovery funds. **\$30,606,902.00** has been **appropriated**, **\$29,520,784.90** expended, **\$964,156.87** encumbered or obligated.

Project/Category		As of 8/22/25 Appropriations	As of 8/22/25 Expenditure	As of 8/22/25 Obligation
Administration				
R71a	Administrative Expenses	591,798.66	469,838.43	0.00
Subtotal Administration		591,798.66	469,838.43	0.00
Grand Total		\$30,606,902.00	\$29,520,784.90	\$964,156.87



Please Join us!

Violet Township is hosting a
community open house.

Visit the newly renovated
Event Center and Theater

September 7, 2025

1:00 pm - 6:00 pm

10190 Blacklick Eastern Rd.
Pickerington, OH 43147

1:30 pm Recognition of special guests and presentation

Entertainment throughout the afternoon

Refreshments provided

Self-Tours encouraged



Scan the QR code to contact
us for all your event needs

You're invited!

Promise and Payback

2025 Economist Event featuring Andrew Opdyke from First Trust Portfolios

Thursday, October 2

7:30 - 9:30 a.m.

Remarks will begin at 8:00 a.m.

The Mill Event Center, 431 S. Columbus Street, Lancaster

We constantly hear about how different elements of the economy affect us. Inflation, jobs, technology (including AI), taxes, the state of the Federal Reserve...each can touch us in multiple ways. But to truly know how all of these play into our everyday lives, we need to talk to an expert. Join us as speaker Mr. Opdyke explains how our economy works and what drives our markets over time.

Please scan the QR code to RSVP by September 25
or call our wealth management team at 740-653-2308.



MEET OUR SPEAKER:

Andrew Opdyke, CFA

Andrew is a senior economist at First Trust Portfolios and a member of the economics team Bloomberg continuously ranks as one of the top forecasters of the U.S. economy. Andrew is responsible for analyzing economic indicators, writing economic commentaries and producing articles on First Trust's economics blog. Andrew regularly presents economic commentary to financial professionals, CFA societies, and Financial Planning Association chapters across the U.S. He also provides research and analysis to Chief Economist Brian Wesbury, Chief Market Strategist Bob Carey, and First Trust CEO Jim Bowen.



Andrew Opdyke, CFA
Senior Economist
First Trust Portfolios

Andrew received an MBA from Northwestern University's Kellogg Graduate School of Management and a bachelor's degree in business and economics from Hope College. He holds the Chartered Financial Analyst (CFA) designation and is a member of the CFA Institute and the CFA Society of Chicago.



homeport

Pheasant Run
Columbus Housing Partnership, Inc. dba Homeport
3443 Agler Road, Suite 200
Contact: Drew May Drew.May@homeportohio.org

August 14, 2025

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Ms. Rochelle Menningen
Clerk, Fairfield County Board of Commissioners
210 East Main Street, Room 301
Lancaster, Ohio 43130

RE: Pheasant Run

Dear Ms. Menningen:

The purpose of this letter is to apprise your office that Columbus Housing Partnership, Inc. dba Homeport plans to be the managing member of a residential rental development located in or within a one-half mile radius of your political jurisdiction and will submit an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Pheasant Run consists of 136 affordable rental apartments for families in the Far East Area Neighborhood of Columbus. Homeport developed the property in 1999 and has owned it since then. Homeport plans to renovate the property's apartments, buildings and grounds so that Pheasant Run remains high-quality affordable housing for the long-term future.

The proposed development will be financed with a permanent mortgage, new and resubordinated loans from the City of Columbus, a seller loan, a Housing Development Loan (HDL), a Housing Development Assistance Program (HDAP) loan, deferred developer fee, replacement reserves, and an equity investment from federal Low Income Housing Tax Credits.

Development Team:

Managing Member: Columbus Housing Partnership, Inc. dba Homeport

Developer: Columbus Housing Partnership, Inc. dba Homeport

Contractor: To-be determined

Property Manager: KMG Prestige

Project Address: 2680 Orono Pike, Reynoldsburg, OH 43068
Fairfield County within the City of Columbus corporation limits

Number of Units: 136

OHFA Program(s)
in the Project: Housing Tax Credit Program, Housing Development Loan (HDL),
Housing Development Assistance Program (HDAP)



homeport

**Right to Submit
Comments:**

You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date of this notice.

The person to be notified at OHFA and their address is:

Director of Multifamily Housing
Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,

Drew May
Director of Acquisitions, Real Estate Development
3443 Agler Rd. #200
Columbus, OH 43219
(614) 545-4845
Drew.May@homeportohio.org

MAILING LIST NOTIFICATION

FAIRFIELD COUNTY

ISSUANCE OF A CLASS 3 DRAFT PERMIT MODIFICATION

On August 12, 2025, Ohio EPA issued a draft Class 3 Modification to Cirba Solutions US Inc, U.S. EPA Identification Number OHD071654958, for its facility at 265 Quarry Rd, Lancaster, Ohio 43230. The purpose of this permit is to increase and reallocate storage capacity of battery quantities and chemistries sitewide. To issue this draft permit modification, Ohio EPA has reviewed the application and has determined the proposal complies with Ohio EPA rules.

The public comment period begins on August 12, 2025 and ends on October 10, 2025. You may send written comments or request a public meeting concerning the draft permit modification electronically to: PUBLICCOMMENT@epa.ohio.gov, or by mail to: Ohio EPA, Central Office – DERR, Attn: Stella Perdue, P.O. Box 1049, Columbus, Ohio 43216-1049.

Questions to the facility regarding the permit application should be addressed to: Michelle LaRocco, 265 Quarry Rd, Lancaster, Ohio 43230.

The Draft Permit and Factsheet can be viewed online on the Announcements page under the “August 2025” tab at: <https://epa.ohio.gov/wps/portal/gov/epa/divisions-and-offices/environmental-response-revitalization/announcements> or at the following locations:

Ohio EPA, Central Office
Division of
Environmental Response
and Revitalization
50 W. Town St., Suite 700
Columbus, OH 43215
(614) 644-2924

Fairfield County District
Library – Main Library
219 N Broad St
Lancaster, Ohio, 43130
740-653-2745



CITY OF LANCASTER
Planning & Zoning Department
104 East Main Street
Lancaster, Ohio 43130
(740) 681-5017

Board of Fairfield County Commissioners
210 E. Main Street
Lancaster, OH 43130

**RE: Rezoning Hearing for property located at: 3790 Wilson Rd. Parcel Nos
0140112500,0140112300,0140101500,0140104200.**

Dear Property Owner:

A public hearing concerning the property located at 3790 Wilson Road has been set for September 11, 2025, at 9:30 am. The location of the hearing is the 1897 Conference Room on the second floor of City Hall at 104 E. Main St., Lancaster, Ohio.

The proposed zoning changes filed with Lancaster City Planning Commission seek to rezone the above properties from a Rural Residential District (R-1) (Greenfield Twp) zoning district to an Advanced Manufacturing (AM) (City of Lancaster) zoning district.

The public hearing is open to the public for comment.

Sincerely,

Chasilyn Carter
City Planner
Community Development Department

From: [Thomas, David](#)
Cc: [Cole, Levi](#)
Subject: [E] Property Tax Letter to County Leadership
Date: Wednesday, August 20, 2025 1:34:25 PM
Attachments: [Outlook-Logo Desc.png](#)
[R1502-136 Inside Millage Taxes Charged for TY 2024 \(1\).xlsx](#)
[R1593-136 Inside Millage Taxes Charged for TY 2020 \(1\).xlsx](#)
[Piggyback Credit HB 96 Text.pdf](#)
[Letter to Ohio County Commissioners.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon County Commissioners-

In preparation for speaking at your conference next week I wanted to share the attached letter and background information. As you likely have been told by your County Auditor, property values are continuing to increase in Ohio meaning those in an update year for Tax Year 2025 will see increases again in January 2026. If there are no voluntary rate decreases in your counties, homeowners' taxes will spike again at the same amount as occurred in previous update years. This is not required as entities can decrease their rates voluntarily to prevent spikes as some have done. Those in an update year for Tax Year 2026 will face similar increases in January 2027 unless changes are made (assuming property taxes haven't been abolished by 2027). We as the Legislature will continue to push, but there are steps you can take outside of legislative action.

Please find attached:

1. Letter outlining options and ideas
 2. Schedule of Property Value Updates
 3. The amount of Inside Millage assessed on properties per local entity in Tax Year 2020 vs Tax Year 2024 which displays the unvoted tax increase following the 2020 Value Update and amount to expect then for your next update.
 4. Copy of HB 96, The 2025 Budget Bill which outlines the below options and details for the Piggyback Homestead and Owner Occupancy Local Option. HB 96 treats the local option homestead and the local option owner-occupancy credit as two distinct programs that a board of County Commissioners could chose to enact one tax credit and not the other if they so choose. Time frame to pass a resolution to enter into the Piggyback is between September 30th- October 31st for 2025 to impact January 2026 bills.
- R.C. 319.304 – Page 476 of HB 96, establishes the local-option homestead exemption.
- R.C. 323.152 – Main changes begin page 482 of HB 96, establishes the local-option owner-occupancy credit.

R.C. 323.153, 323.155, 323.156, 323.158, 4503.06, 4503.065, 4503.0610 - other code sections with conforming changes.

R.C. 757.160 – Page 3146 of HB 96, temp law establishing TY 2025 deadline for adopting a resolution.

R.C. 757.170 – Page 3146 of HB 96, temp law establishing TY 2025 deadline for adopting a resolution.

Should you have any questions on the Piggyback Option, the ability to decrease or cap your unvoted spike, or any other thoughts/concerns, please know you can reach out anytime! If we do nothing, and bills spike again, I don't believe the consequences for our taxpayers will be good for anyone.



David Thomas

65th District State Representative

Parts of Ashtabula & Trumbull Counties

77 S. High Street | 11th Floor | Columbus, OH 43215
O: 614-466-3488 | C: 440-812-9022

E: David.Thomas@ohiohouse.gov

Attachments may be reviewed in your Review Folder.

From: [Dave Manter](#)
To: [Contact Web](#)
Subject: [E] Fw: Outrage Over Your Inaction on Eastern Cottontail
Date: Thursday, August 21, 2025 3:02:51 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Dave Manter <Dave@hightechconstruct.com>
Sent: Thursday, August 21, 2025 2:38:00 PM
To: Barb Martin <fxmbgm@gmail.com>
Subject: Outrage Over Your Inaction on Eastern Cottontail

Commissioners Davis and Levacy,

Your failure to oppose Eastern Cottontail is 100% the reason it was approved today by the Power Siting Board. The people you work for demand to know why you sat on your hands and allowed this to happen. I don't want to hear "because you could get sued" as an excuse. You voted against Carnation, and so far, there's been no lawsuit!

Davis, your behavior at today's meeting—sitting there, silent, when they asked if anyone opposed—was truly disgusting. You did nothing. At least Jeff Fix had the balls to write a letter against the project. You both need to resign in SHAME.

Sincerely, Dave Manter

Walnut Township

Fairfield County Economic Development

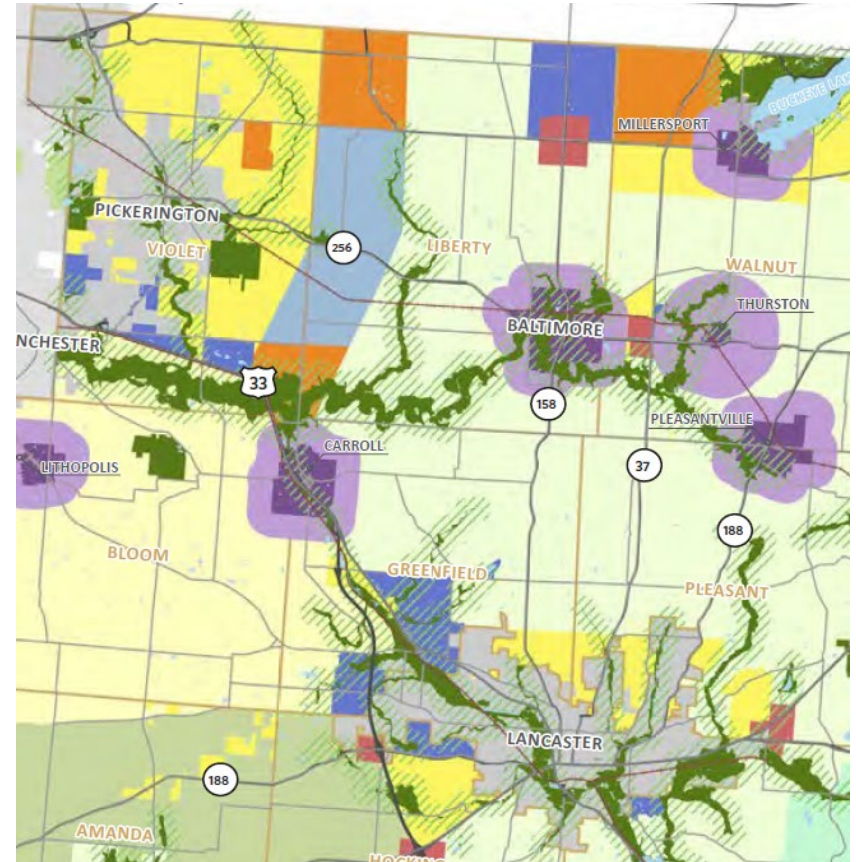
August 26, 2025

Economic Development Update

- ▶ Managing growth
- ▶ Preparing for development
- ▶ Promoting the county for business attraction
- ▶ Supporting the Ag Industry
- ▶ Assisting business retention and expansion
- ▶ Working with the region to capitalize on opportunities

Managing Growth

- ▶ Industrial
 - 33 Corridor
 - Northern part of County
- ▶ Housing and Other Growth
 - Adjacent to villages and cities



Housing Study

- ▶ Determine current housing stock
- ▶ Find gaps in supply
- ▶ Identify path to build new housing to meet demand and improve affordability
- ▶ Understand impact on schools
- ▶ Assist developers in determining types of housing to build

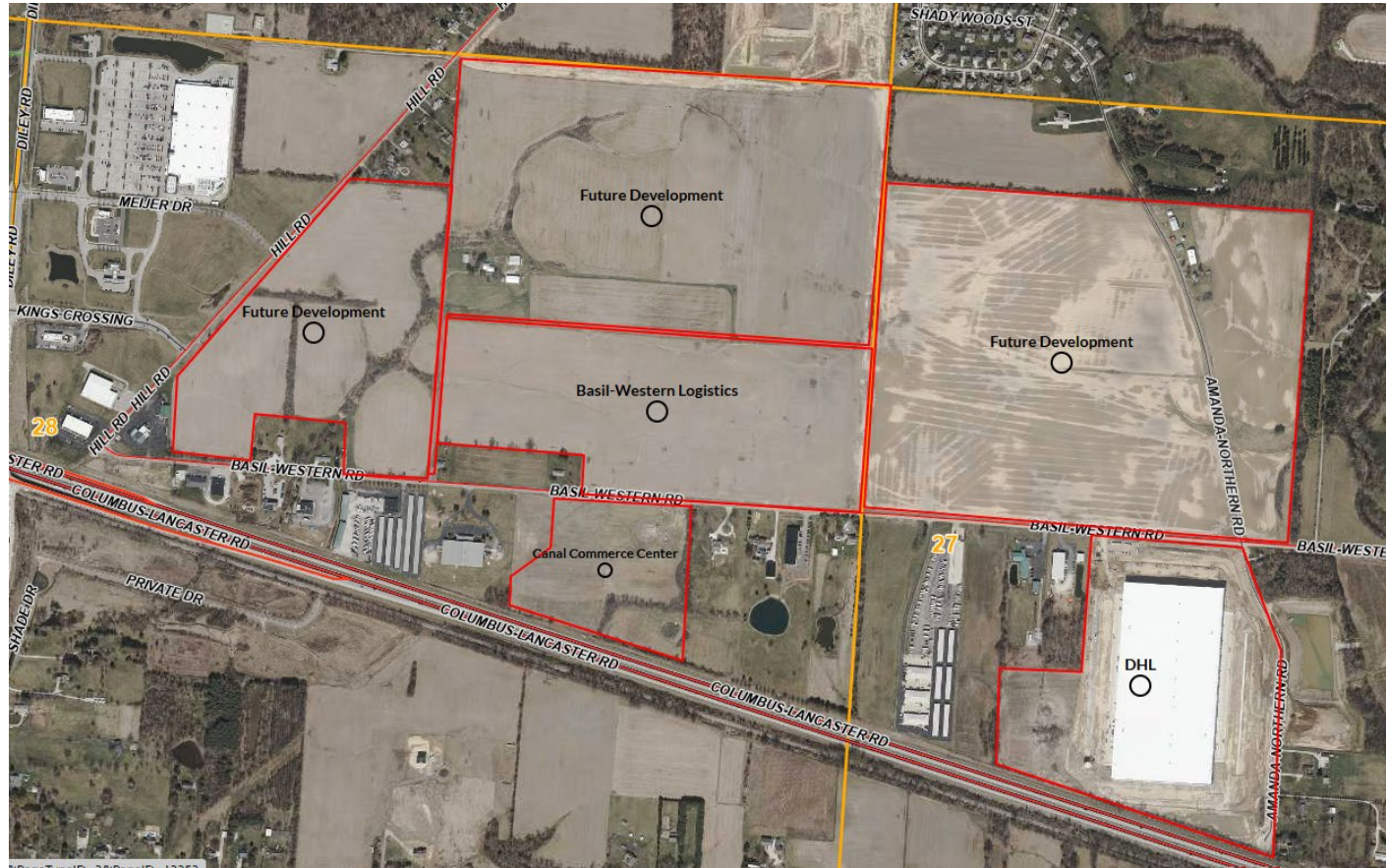
Site Preparedness

- ▶ Utility providers
 - Fairfield County Utilities
 - South Central Power – AEP
 - Columbia Gas – NEO Gas
 - AT&T – Spectrum
- ▶ Local Zoning Boards–RPC, Township Zoning
- ▶ Property Owners
- ▶ State/Local Partners–JobsOhio, One Columbus, ODOT, EPA, Soil & Water
- ▶ Developers/Site Selectors

Investing in our Communities

- ▶ No free ride
- ▶ Utilize various economic development incentives to provide tax abatements but need to invest now in schools and communities
- ▶ Hold accountable

Basil Western Road–Violet Twp.



8/26/2025

fairfield 33 corridor
Central Ohio's Road to Opportunity



Basil Western Road–Violet Twp.

- ▶ DHL: 755,000sf distribution warehouse
 - Over 200 jobs
 - \$58 million investment



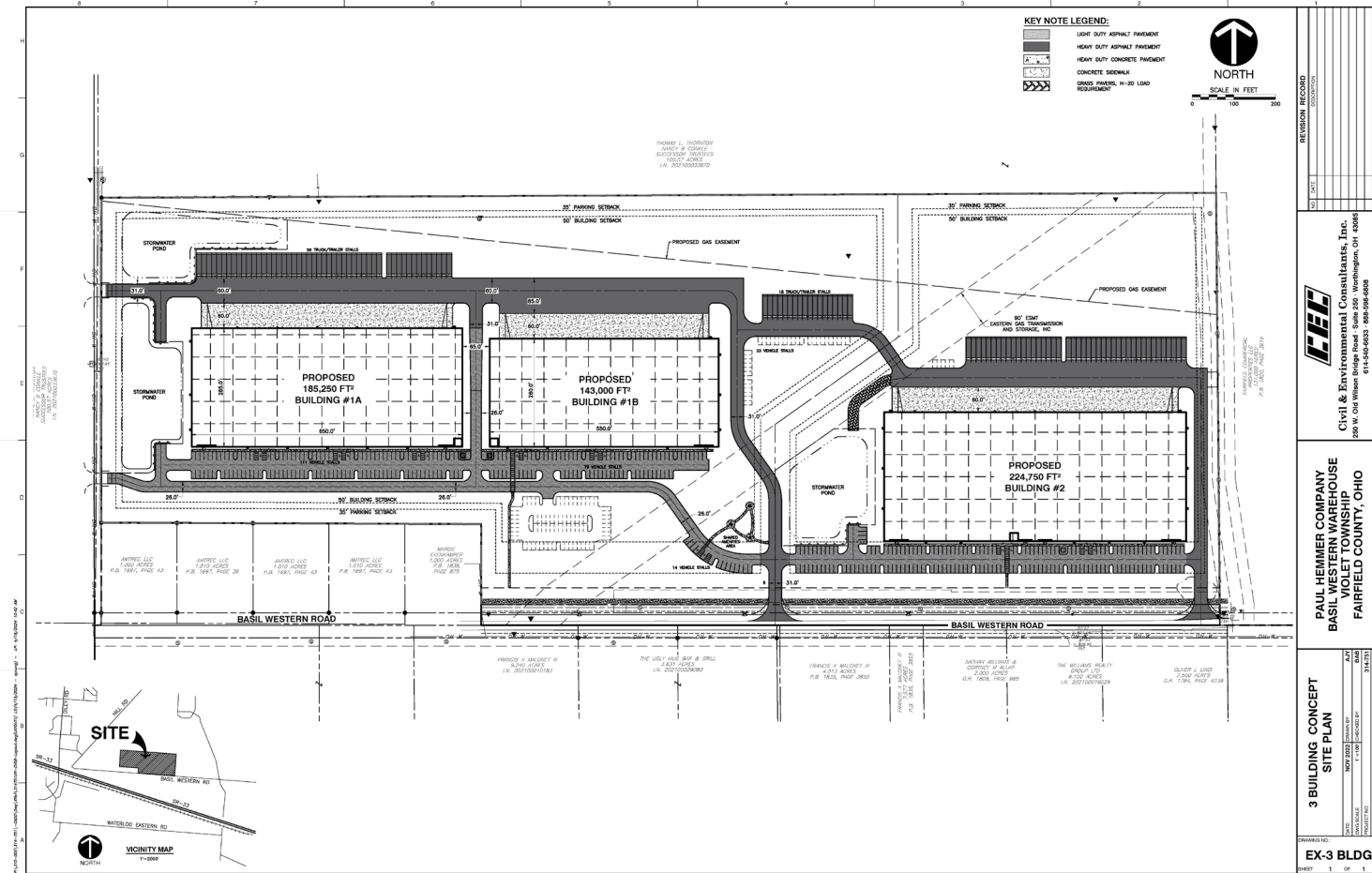
Contributions

- ▶ \$1.5 million in road improvements
- ▶ \$150,000 to Schools annually (15 years)
 - PLS & Eastland–Fairfield
- ▶ \$1.2 million 629 Infrastructure Grant
 - (Ohio Department of Development)

Basil Western Road–Violet Twp.

- ▶ Basil–Western Logistics
 - Three separate speculative warehouses
 - 553,000 of combined square footage
 - Approx. \$30–\$35 million investment
- ▶ Working with RPC to record their final plat
 - ROW donation secured
- ▶ Construction scheduled to begin in Spring 2026
 - Assisting the company in marketing the site

Basil Western Road-Violet Twp.



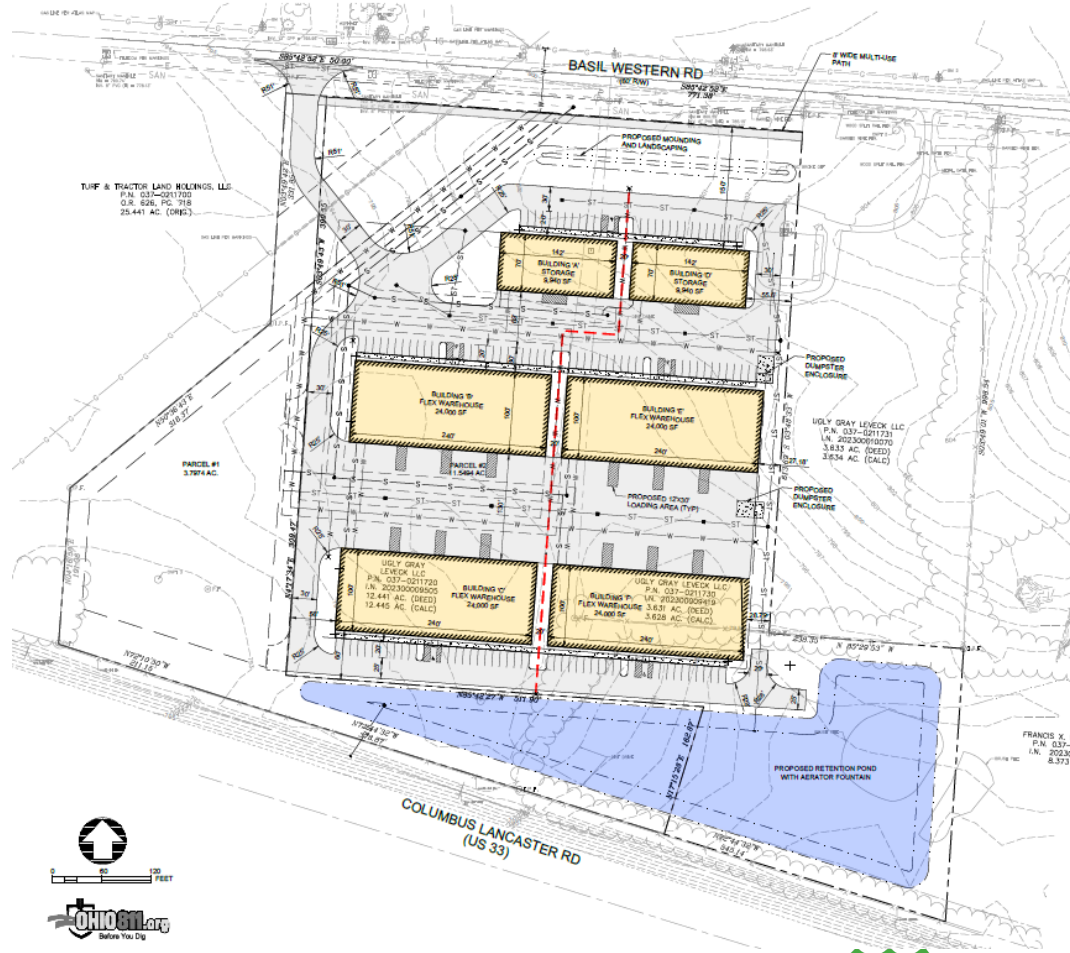
8/26/2025

fairfield 33 corridor
Central Ohio's Road to Opportunity



Basil Western Road–Violet Twp.

- ▶ Canal Commerce Center
 - 16–acre site
 - 4 flex warehouse buildings–24,000 sf per building
 - 2 storage facilities–9,940 sf per building
 - Total Site Square Footage – 115,880sf
- ▶ Smaller buildings needed in Central Ohio
- ▶ Site is currently in negotiations



8/26/2025

fairfield 33 corridor
Central Ohio's Road to Opportunity

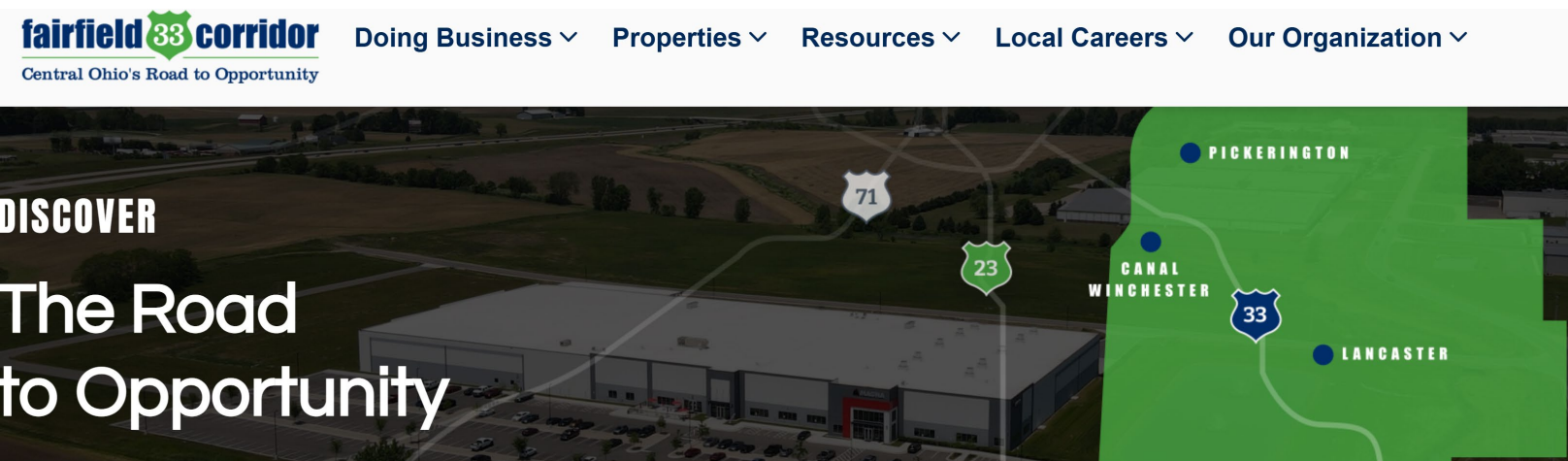


Supporting Ag Industry

- ▶ Participating in Fairfield Growing
- ▶ Applied for a USDA regional food system partnership grant
- ▶ Serving on Board of VCB and assisting with agri-tourism
- ▶ Utilizing comprehensive plan to focus on high growth areas

Economic Development Toolkit: Fairfield 33 Development Alliance

- ▶ Converting the 33 Alliance into a full 501 C 6 organizations
- ▶ Annual Economic Update – Cleveland Fed representative Dec. 2025



Why Businesses Locate Here

8/26/2025

The Fairfield 33 Corridor provides business and development opportunities at low-cost and high ROI.



Revolving Loan Fund

- ▶ Targeting downtown businesses, manufacturers, and other critical businesses
- ▶ Current portfolio: 30 loans totaling \$1 million
- ▶ 2025: 2 loans: \$50k and \$75k
- ▶ \$1 million available to lend – look at projects on a case-by-case basis
- ▶ Completing new 5-year plan

Port Authority

- ▶ Utilize Port Authority to help with development of land
- ▶ Bonding authority – can help finance all or portions of projects
- ▶ Sales tax exemption to attract business or provide funds for expansion
- ▶

Thank You

- ▶ Rick Szabrak
 - Rick.Szabrak@FairfieldCountyOhio.gov
- ▶ Vince Carpico
 - Vince.Carpico@FairfieldCountyOhio.gov
- ▶ Anthony Iachini
 - Anthony.Iachini@FairfieldCountyOhio.gov