

Regular Meeting #53 & Budget Hearings - 2015
Fairfield County Commissioners' Office
November 12, 2015

Public Viewing – Crumley Road- Location 1

The Commissioners met at 9:00 a.m. to view Crumley Road. Commissioner Levacy called the meeting to order with the following Commissioners present: Dave Levacy and Mike Kiger. Also present were Jeff Baird, Bob Conrad, and Todd Joos.

Public Viewing – Crumley Road – Location 2

The Commissioners met at 9:15 a.m. to view Crumley Road. Commissioner Levacy called the meeting to order with the following Commissioners present: Dave Levacy and Mike Kiger. Also present were Jeff Baird, Dan Richards, Carolyn Tilley, and Brittany Tilley.

Commissioners' Regular Meeting Item

A regular meeting of the Fairfield County Board of Commissioners was held on Thursday, November 12, 2015, beginning at 9:57 a.m., with the following Commissioners present: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Dennis Keller, Christina Foster, Park Russel, Mike Gavin, and Veterans Service Commissioners.

Approval of the Facilities Office Resolution

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Facilities Office resolution authorizing the approval of a Contract Bid Award for the Liberty Center Room Replacement Project 2015; see resolution 2015-11.12.a.

Discussion: Mr. Keller stated they received five bids that covered a decent range of bids. Cotherman is a well-known company in Northern Ohio. They are excited to start work and anticipate the job to be completed by the end of January.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

Ms. Elsea stated the next Regular Meeting is scheduled for Tuesday, November 17, 2015 at 10:00 a.m.

Budget Hearing – Veterans Service Commission

The Commissioners met at 9:58 a.m. to discuss the Veterans Service Commission budget request. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Christina Foster, Dennis Keller, Park Russel, All Moller, Mike Gavin, Scott Zody, Mike Foster, and Veterans Service Commissioners.

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Mr. Moller stated there were increases in the budget due to increases in manpower (three veterans service officers were hired and are nationally certified). New drivers were also hired as the outreach program was increased.

In addition, they are one of five counties in the state that have a "stand down" event. Over 100 veterans attended. Fifty civilians were also helped with Lutheran Social Services.

They have added two new vans this year and hope to add another next year.

Fairfield County does "door to door" transportation for veterans.

Also, the move to the new location will increase the budget. The new office will have a conference room that all county agencies can use. They are growing and starting to do their job a lot better than they have in the past. VSC Officers are staying very busy.

Mr. Russell thanked Ms. Brown and Mr. Keller for their help in searching for a new office location. The new office is fantastic. They hope to use the conference area to do teleconferences with the Cleveland VARO and Washington, DC. He also thanked Ms. Knisley for her help as he learns his new position. The biggest line item increase was payroll as they added personnel to meet the needs of the veterans.

Mr. Davis mentioned the rental line item for 2016. It was budgeted in 2015 anticipating a move this year. He asked, since that will not happen until next year, what is the targeted move in date?

Mr. Russell replied it was January. They may be able to get in earlier, but will be in by mid-January. The term is a five-year term with a right of renewal up to three times.

Ms. Brown noted the lease is an advantageous lease for the county and thanked Mr. Keller for his work in preparing elements of the lease.

Mr. Davis mentioned that over the past few years the two Commissions have work cooperatively. Parameters have grown a lot, and there has been a lot of return in both service and budget. He thanked them for their conservatism.

Mr. Levacy thanked them for their service to the veterans.

Mr. Kiger asked how many trips on average were conducted.

Mr. Russell replied they travel to all VA hospitals in Ohio as well as West Virginia. They now also transport to FMC, OSU East, Mount Carmel, Grant, and wherever else the VA sends their patients. They have had 1,236 transports so far this year, averaging around 100 a month.

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Mr. Davis asked what kind of inquiry they get regarding veterans housing.

Mr. Russell said he has spoken to several individuals including a few companies who have asked for their help. Lutheran Social Services received a grant to house veterans and their families. Funding is there for veteran housing. He has been approached on the CEM building several times.

Mr. Moller added that LSS has 12 beds at Fairhaven as well as eight at the Kiefer House on Columbus Street.

Ms. Brown replied there may be some strategies to explore in the future with the Land Bank. Trumble County's Land Bank has a veterans program. She suggested they take a look at their website and see what they think for future planning. She will send a link to Park Russell for his review.

Mr. Gavin asked if an individual bought a house. He thought it was a great plan.

Ms. Brown replied that an individual would be able to purchase a home within the community program which would have criteria.

Mr. Davis thanked the gentleman again for their time. The hearing was closed at 10:14 a.m.

Budget Hearing – Board of Elections

The Commissioners met at 10:41 a.m. to discuss the Board of Elections 2016 budget request. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Christina Foster, Scott Zody, Susie Bloom.

The group generally discussed the State's contribution at 85% for equipment that will be purchased in 2016. There is no formal announcement expected from the Secretary of State's Office, but each county is proceeding with their plans. Ms. Bloom believed there would be an amount that would allow for 23 back-ups and enough units for all 99 precincts.

Mr. Davis thanked Ms. Bloom for her attendance and preparation.

Ms. Bloom went through her budget, and replied the increases were mainly due to it being a Presidential election year in 2016. They will have greater quantities of workers, which is required. There will be more expenses as far as supplies and equipment. There may be a slightly lower figure for salary of employees, as new hires are working at rates lower than the positions that were vacated. She cannot support reducing the

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number of part-time employees until she knows what they are faced with. Overtime is expected to be higher due to the Presidential election and the fact that workers are new.

Further, in two years they expect a \$12,000 e-poll book contract for maintenance. They hope some of the other contracts will be negotiated with reductions based on services.

She did budget for all staff to attend the winter conference as there are so many new staff and the topics focus on the Presidential election. She commented that the employees and board members work hard to keep expenses down, but this coming year being a Presidential election means expenses will go up more than they normally do.

Mr. Kiger asked if the Board Members salary was mandated by state.

Ms. Bloom replied it was by legislated with an increase approved this summer with the state biennium budget bill. They would get an increase as many elected officials would at various points in time. She reviewed the numbers (registered voters and county citizens) and the 2010 census. The difference is somewhat minimal. The election judges are remaining static. The number of rovers and facilitators is increased due to the Presidential year.

Mr. Davis asked why the current expenditure for election judges is so low.

Ms. Bloom replied they had not been paid for November, and only half the county was in the May primary. That line item will be well below budget this year.

Ms. Brown asked what employee salary increase was approved by the Board of Elections.

Ms. Bloom replied it was with the Commissioners' request of 2%. They are very cognizant of the need to conserve. The budget will go back down next year. She hopes most is not spent next year, but she is providing her best guess at this point.

Mr. Levacy asked about the comp time and sick pay out lines. He thought those numbers were a bit high.

Ms. Bloom replied the sick time payout was based on allocation of part-time/seasonal in addition to fulltime staff. Those who work polls every election have sick time accrued.

Ms. Brown replied it was a one-time payout at time of termination. She asked what the policy was for sick leave severance.

Ms. Bloom replied it was ½ the sick time up to 60 days.

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Ms. Brown asked that that policy be filed with HR as it is different from the county's policy.

Ms. Bloom believes it is on file with HR and the Auditor.

Mr. Davis stated that obviously the overall growth was a concern, but he is comforted that they are not bumping their head on the ceiling like they have in the past. He looks favorable on the request assuming they do not spend it all.

Mr. Kiger replied that in the past Ms. Bloom has managed the finances very well.

Ms. Bloom replied that they have been consistent in not spending their entire budget. She'd like to be able to not budget for all contingencies eventuality, but until they know the number of candidates and issues she cannot lower the request.

Mr. Davis thanked Ms. Bloom for her time. The hearing was closed at 11:02 a.m.

Budget Hearing – OSU Extension

The Commissioners met at 11:20 a.m. to discuss the OSU Extension Office 2016 Budget Request. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Christina Foster, Scott Wood, Staci Knisley, Shannon Carter, and Jerry Iles.

Mr. Iles presented information on the budget and historic numbers.

Mr. Davis asked if they had a number on what the carryover was estimated to be.

Mr. Iles replied that in 2012, the carryover was \$557,000, and they took to \$503,000. In 2013, they took the \$503,000 to \$430,000. In 2014, the carryover was taken from \$430,000 to \$367,000. In 2015, they expect to use \$103,000 of the carryover bringing it to \$260,000 - and they are proposing to use another \$60,000 in 2016. They are slowly whittling it down.

Mr. Davis asked what they are doing in terms of staff educators as those numbers appear to be flat. Are they receiving any increases?

Mr. Iles replied that Ohio State covers some salaries and all benefits. Their fees to the county have remained the same. The salaries are raised every few years.

Ms. Brown asked what the total budget was for the year.

Mr. Iles replied that the \$444,474 was the amount they were asking for from the county. He would have to calculate the salaries and benefits from Ohio State.

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Ms. Carter replied that they can request it as it is managed from Ohio State. They do not see it regularly. OSU manages all county offices.

Ms. Brown wondered what percentage of the county's contribution is as a percentage of the entire budget.

Ms. Carter replied they could get that.

Ms. Brown believes the contribution from a county perspective is currently budgeted at the same allocation as 2015 (\$335,000) not the \$385,000 requested just now for 2016.

Mr. Iles replied when he talked to the regional director her thought was to come back with the full request of \$440,000 next year. They thought coming back this year at \$385,000 would ease their way back up.

Mr. Davis replied they'd see what the coming year brings. In this instance, they have told all offices to adhere to a 2% wage increase, 6% health insurance increase, and everything else held flat as the economy has not recovered enough to allow for more increases. Even though OSU Extension is not a worry overall, the Commission remains concerned about numbers that are outside of parameters.

Mr. Iles replied that most raises were around 1.5%. He did mention that they are expecting three employees to retire in the next few years. That will include some sick pay and vacation payouts. They are all employees supported by the county contribution.

Ms. Brown noted that the in-kind contribution of rental space and utilities is not included in the budget depiction and it would be more accurate to show all expenditures and revenue sources. There is a requirement for space and related items, as noted on the handouts.

Mr. Davis gave forward guidance that OSU Extension monitor their budget to see if there is growth in the out year, 2017 forward. He would like to see a combination of necessary growth while limiting expenses correspondingly. There is no commitment to the \$444,000 level.

Mr. Iles replied that they would do that.

The Commission looked favorably on the request and the hearing was closed at 11:25 a.m.

Budget Hearing – Engineer

The Commissioners met at 11:26 a.m. to discuss the Engineer's 2016 Budget Request. Commissioner Davis called the meeting to order with the following Commissioners

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present: Steve Davis and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Staci Knisley, and Jeremiah Upp.

Mr. Davis thanked Mr. Upp for attending.

Mr. Upp replied they requesting the same general fund allocation as 2015, and the special revenue funds had similar budgets as the prior year. They are projecting \$7,300,000 anticipated revenue for 2015. 2014 was slightly lower than that. Carryover and the road and bridge levy has been growing, so they adjusted up to \$1,468,000 and put the money into construction and paving. They also anticipate carryover growing in the motor vehicle fund, so he has cut back on equipment and will use some of that for the equipment budget, once they know the number is solid. Employees will receive a 2% increase. The salt number is unknown right now and could be any number.

Mr. Levacy asked what the actual increase in revenue was from the increase in the tag fees.

Mr. Upp replied he didn't have the actual number but he thought it was about \$400,000 (as projected).

He also thanked the Commissioners for their support as many Engineers do not have the support of the Commissioners.

Mr. Davis thanked Mr. Upp for the thoroughness of his presentation. The hearing was closed at 11:32 a.m.

Mr. Davis stated at 11:32 a.m. that the Commission would be in recess until 12:45 p.m.

Interview with Sharon Murphey

The Commissioners met at 12:50 p.m. to interview Ms. Sharon Murphy for a vacancy on the DD Board. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Sharon Murphy.

Mr. Davis thanked Ms. Murphy for attending. He explained that the Commissioners liked to meet those they appoint to boards. He asked her to give a little detail as to her interest in serving on the board.

Ms. Murphy is a retired teacher from Bloom Carroll. She has a special education elementary degree. She is a resident of Lithopolis, and has four sons. Her third son has Down's syndrome. He just turned 34 and has been through Forest Rose and Lancaster City Schools. Ray Schmidt approached her to see if she'd be interested in serving. With her retirement, she has more time to commit to serving on the board. She is able to attend board meetings.

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Mr. Pekar added that the position has been vacant for a while. The term is a four year term starting this year. There are three years remaining in the term.

Ms. Murphy is concerned about some of the changes going on in the adult program and wants to be involved. She is worried that individuals like her son are those who are being left out.

Mr. Davis asked if Ms. Murphy was amenable, they could appoint her on Tuesday, November 17, to the Developmental Disabilities Board. She replied that she would like that. He thanked Ms. Murphy for her service.

Budget Hearing – Clerk of Courts

The Commissioners met at 1:01 p.m. to discuss the Soil and Water 2016 Budget Request. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Staci Knisley, Scott Zody, and Branden Meyer.

Mr. Davis thanked Mr. Meyer for attending and asked for a brief overview of his budget.

Mr. Meyer passed out the attached presentation. The presentation included case filing statistics (which are slightly down). Title filings are up with February being the busiest month on record.

Mr. Levacy asked what percentage of the \$15 fee the office kept.

Mr. Meyer replied he thought it was around \$4 but didn't know the exact number.

Mr. Meyer went on to review the office's accomplishments and current progress. These include online and phone credit card payments as well as the flexing of work schedules with Saturday hours. The office remained within budget parameters. They are working on backing up all records on one form or another (ORC requires certain methods for certain documents). He also reviewed the goals for 2016.

Mr. Davis asked why the salary line item grew.

Mr. Meyer replied a few weeks ago there were some resolutions to address changes including a few vacancies, replacement hires, a retirement, a position change, as well as increases to bring positions in line with the office structure. He worked with Mr. Porter and Mr. Fishel on creating that structure. In addition, there were three seasonal employees who worked in the summer. They were a huge help.

Mr. Davis asked what the title balance currently was.

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Mr. Meyer replied he believed it was around \$2,000,000.

Ms. Brown asked if they should budget for the 4th quarter transfer as noted on the slide slow. Mr. Meyer indicated the transfer would occur at \$350,000 in December. Ms. Brown expressed appreciation for the transfer and offered to help with resolutions as needed.

Ms. Brown also asked if there were some changes to reflecting hours in the correct fund and if those were being monitored.

Mr. Meyer replied that they were.

Mr. Levacy replied that he appreciated Mr. Meyer's work.

The hearing was closed at 1:18 p.m.

Review continued

The Commissioners met at 1:18 p.m. to review legal issues and pending or future action items and correspondence. Commissioners present were: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown and Rachel Elsea.

The Commissioners received a letter from former employee regarding a budget issue. It has been placed in the budget file.

Public Hearings – Crumley Road

The Commissioners met at 1:30 p.m. to discuss the potential bridge replacements on Crumley Road. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Jeff Baird, and Scott Zody.

Mr. Davis called the hearing to order and asked Mr. Baird for a brief project overview.

Mr. Baird stated that the projects are to replace culverts in advanced state of deterioration. An additional right of way will need to be acquired as to bring the structures to today's standards.

Mr. Kiger asked if the construction time was two weeks.

Mr. Baird replied that was correct.

There were no other comments.

The public hearing was closed at 1:31 p.m.

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Presentation by Empire Development Group, LLC re: the Clarence E. Miller Building

The Commissioners met at 1:45 p.m. for a presentation by Empire Development Group, LLC re: the Clarence E. Miller Building. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Josh Horacek, Scott Zody, Jeff Sauer, Michael Kaper, Dennis Keller, Ann Hammond, Janet Schmelzer, Kellie Ailes, Donna Fox-Moore, Jon Slater, Sean Sprouse, Jennifer Walters, Chris Collins, Branden Meyer, Stefan Douglas, and Bob Stenger.

Mr. Davis thanked Mr. Douglas and Mr. Stenger for joining them. He explained the history of the getting to where the Commission is now regarding a decision on the future of the Clarence E. Miller building. One of the initial concerns was the timelines the developers were dealing with: one of the three had a significant time pressure, so the Commissioners chose to ask interested developers if they would like an opportunity to share their vision of the property with the Commissioners.

Mr. Douglas, Co-President of Empire Development, gave a brief history of his development background. He reviewed the attached handout. The plan for the area would be to turn it into a mixed commercial use/student housing development. It would be completed in two phases. The first stage would be renovating the main building and removing the others. The main goal is to maintain the historical architectural structure. The outcomes are a projected increase of 150 community jobs and business opportunities for females and minorities. They also envision a partnership with OU-L in creating a co-op with engineering students. They would get letters of intent with commercial businesses that would come in to the store fronts. They have on schedule next week to meet with an architectural firm in Columbus.

Mr. Stenger, Co-President of Empire Development, has 30 years of experience in developments. Additional details are attached.

Mr. Davis explained that the Commission prides itself on being a board that makes decisions. One of the primary concerns he has with the approaches is viability. Once you go through the many contingencies, what is the likelihood of something actually moving forward? The Commission does not want to make a decision only to be back at square one if the contingencies fall through.

Mr. Stenger replied that many of the contingencies are standard contract contingencies that allow them to move forward to do what they want to do. He does not see anything that would slow them down. Financing is already in place; they just need to know if they have control of the building. They want to save the building, but don't want to run in to a problem they cannot afford. They have viewed some of the feasibility studies for

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student housing, but have not seen them entirely. They also have experience in senior housing and veterans housing.

Mr. Douglas added that the initial dollar amount was high because they thought the building should bring in a fair market value as opposed to a small cash offer and closing next week. They take the amount of the offer very seriously and the cost of the project means that they have to do their due diligence. Once the comments are there and there is intent of support from the Commissioners, they will put together a team which will include input from the Commission.

Mr. Levacy asked if they planned on demolishing the "out" buildings.

Mr. Stenger replied that was correct and that that would probably be in phase two in order to build another building. The spring house is what was mentioned when the architect did his analysis.

Mr. Kiger asked what they would do after they do the feasibility study.

Mr. Stenger replied they are currently working on some of the grants. The grantors want to see the feasibility study before completing financing. They have 85% of the financing in place.

Mr. Davis asked how the Empire would view a supplemental time period for the budding process, and Mr. Douglas was not in favor of a supplemental time.

Ms. Brown asked them to clarify their address as it differed on the bid documents and the summaries provided today. Mr. Douglas and Mr. Stenger stated that either address could be used.

Mr. Davis thanked Mr. Douglas and Mr. Stenger for their time.

Presentation by Fairfield Homes, Inc. re: the Clarence E. Miller Building

The Commissioners met at 2:05 p.m. for a presentation by Fairfield Homes, Inc. re: the Clarence E. Miller Building. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Josh Horacek, Scott Zody, Jeff Sauer, Michael Kaper, Dennis Keller, Ann Hammond, Janet Schmelzer, Kellie Ailes, Donna Fox-Moore, Jon Slater, Sean Sprouse, Jennifer Walters, Chris Collins, Branden Meyer, Stefan Douglas, and Bob Stenger.

Chris thanked the Commissioners for their time and introduced Jennifer Walters, Kellie Ailes, and Donna Fox-Moore. They wanted to submit this last year for tax credits but could not due to the cemetery delay.

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The proposal is to apply for tax credits and other funds mentioned in their proposal. They intend on applying to put the building on the national register. There is also gap funding that FNB would be approached for regarding the construction aspect. They are suggesting a land lease fee as the property tax flow would be difficult if they paid property taxes. They've asked to lease the property for 75 years. They understand this may have to go through the Port Authority or the Land Bank. They would have 50 units for elderly housing. Some units would include two bedrooms for caregivers. The architect has agreed to work with Mr. Paladino, a local architect. They are experienced in putting together tax credit deals. They have partnered with Community Action in the past and have a good relationship with them. The last piece of the bid included a timeline with the project being submitted in February and with construction beginning in 2017; completion in 2018 is the goal. They included correspondence from the Miller family regarding the building. Zoning information was also included as they will have to go to the BZA to get a special condition. The Commissioners survey results from 2014 were also included.

Ms. Walters added that affordable housing for seniors is much needed in Fairfield County. LFCAA sees these individuals every day and there is no doubt those units would be filled. The units are not subsidized, but are lower reduced rents. They intend to rehab and renovate the property while preserving it as much as they can. They also plan on keeping a certain number of the out buildings in a historic way.

Ms. Schmelzer added that Fairfield Homes also rehabbed the children's home on the LFCAA campus.

Mr. Davis expressed that one concern is that the request was written to have proposals for the purchase of the building while this proposal is not a purchase but a lease for a term, which is something the county itself cannot do. They will deal with that as they might have to. He asked about the project viability. He does not want to have to go through this process again if they accept a proposal and it does not succeed.

Ms. Walters replied that they did not give a proposal to purchase, but the lease is very strong. The proposal makes sense in regards to the property. There is no other way but to lease it. She stated that the strength of the application is extremely strong. They will find out in June if they are awarded or not. They make covenants and promises and live by those. If awarded, it will be completed by a certain time frame.

Ms. Collins presented the Commissioners with photos of another senior housing building they recently opened. She commented on the high quality of the project.

Mr. Davis noted that Fairfield Homes was the only respondent who had a very time sensitive timeline. He asked when the Commission needed to make a decision from the Fairfield Homes perspective.

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Ms. Walters replied that they need to prove site control by November 20th as the application requires a lot of time and money to be invested.

Mr. Davis thanked Fairfield Homes for their time.

Presentation by NAS Management, LLC re: the Clarence E. Miller Building

The Commissioners met at 2:19 p.m. for a presentation by NAS Management LLC re: the Clarence E. Miller Building. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Carri Brown, Rachel Elsea, Josh Horacek, Scott Zody, Jeff Sauer, Michael Kaper, Dennis Keller, Ann Hammond, Janet Schmelzer, Kellie Ailes, Donna Fox-Moore, Jon Slater, Sean Sprouse, Jennifer Walters, Chris Collins, Branden Meyer, Stefan Douglas, and Bob Stenger.

Mr. Davis asked Mr. Spouse to provide an overview of his proposal.

Mr. Spouse thanked the Commissioners for the opportunity. NAS has been in Columbus for the last 20 years. NAS is proposing a commercial neighborhood that brings back the level of activity to the site that it once had. They are confident they can restore the building to its former glory. It makes sense to have some modern conveniences on the north side. He understands there is a need for affordable housing and they would do that as well with rents between \$500 and \$600 a month. His first proposal is that they would like to be rewarded the property to develop it as a commercial neighborhood. If the Commissioners and community feel that the site needs to be senior housing, they would be interested in purchasing the property with Fairfield Homes having the right to development.

Mr. Davis asked if there was an appraisal performed.

Mr. Keller replied there was and it was around \$130,000.

Mr. Davis asked how NAS came up with \$5,000 approximate amount.

Mr. Sprouse replied that knowing the first few times did not bring bidders and knowing there was difficulty for anyone to obtain debt service on a vacant building, the company proposed \$1001 per acre. He believes the site should be an economic stimulator for the county, which is something that goes beyond the purchase price. The company is not asking for abatements. They too want what is best for the community and are willing to work with the community to make that happen.

Mr. Kiger asked about the contingency relating to the property valuation.

Mr. Sprouse replied they asked that they be taxed at the purchase price until the property is 75% filled or 5 years, whichever comes first.

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Mr. Davis added that it would have to be done through the regular process and the Board of Revision as the Commissioners could not do that separately.

Mr. Sprouse replied that they would work with the Board of Revision if needed to lower the valuation and that it may not be a deal killer on the sale.

On behalf of the Commission, Mr. Davis wanted to let all the developers know they are appreciative of the interest.

He opened the discussion to all to see if there were questions or comments.

Mr. Douglas asked if the floor would be open for a "new cast" consideration with a short closing period as they are willing to be partners.

Mr. Davis replied that he thought it might be helpful for others to meet while the Commissioners are in executive session, and he indicated that there is conference space available if the respondents did want to meet.

Mr. Sprouse asked what the Commissioners felt was highest and best use.

Mr. Davis answered that what he hears most from the constituencies in the community is veterans housing, but this is simply what has been stated, as opposed to an evaluation of data.

Ms. Walters stated that their proposal has gone through the process of a proforma and a syndicator. They are not proposing veterans only house because through a market study they could fill it with veterans but they would be bringing people from other counties to live here and that does not fit with community goals.

Mr. Davis stated that he reached out to the Miller family last year and has respect for the family. They will continue to be respectful to the family. He added that he understands that data drives decisions and that he doesn't have data, just the voices of the community. He thanked everyone for their time and interest.

Executive Session to discuss the Potential Sale of Real Property

On the motion of Steve Davis and second of Dave Levacy, the Board voted to enter into Executive Session to discuss the Potential Sale of Real Property at 2:35 p.m.

Discussion: Commissioner Davis stated that the following people be present: Commissioner Davis, Commissioner Levacy, Commissioner Kiger, Carri Brown, Rachel Elsea, Dennis Keller, and Josh Horacek.

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Roll call on the motion as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Mike Kiger

On the motion of Dave Levacy and second of Mike Kiger, the Board voted to exit Executive Session at 10:55 a.m.

Roll call on the motion as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

Review continued

The Commissioners met at 2:55 p.m. to review legal issues and pending or future action items and correspondence. Commissioners present were: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Josh Horacek, and Dennis Keller.

Ms. Brown reported briefly on budget process items for the Multi-County Juvenile Detention Center. There is a Board of Trustees and Joint Board of Commissioners meeting tomorrow.

Adjournment

With no further business, on the motion of Mike Kiger and a second of Dave Levacy the Board of Commissioners voted to adjourn 2:59 p.m.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Mike Kiger, Dave Levacy, and Steve Davis

The next regular meeting for the Board of Commissioners is scheduled for Tuesday, November 17, 2015 at 10:00 a.m. with review session at 9:00 a.m. on the same day.

Motion by:	Seconded by:
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that the November 12, 2015 minutes were approved by the following vote:

YEAS:	NAYS: None
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ABSTENTIONS: None

*Approved on November 17, 2015

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Steven A. Davis
Commissioner

Dave Levacy
Commissioner

Mike Kiger
Commissioner



Rachel Elsea, Clerk