

The Board of Clark County Commissioners met in regular session pursuant to adjournment in accordance with Ohio Revised Code Section 121.22 (Sunshine Law) in the Commission Chambers, 3130 East Main Street, Springfield, Ohio.

Commission Rittenhouse called the meeting to order, and introductions were made. **Resolution 2026-0146**

The following members and guests were present at the regular session: Commissioner Sasha L. Rittenhouse; Commissioner Charles A. Patterson; Commissioner Richard L. Lohnes; Jennifer Hutchinson, County Administrator; Angela Wheeler, Clerk; Madison Smith, Media Specialist; Beau Thompson, Chief Legal Counsel; Theresa Cox, Administrative Specialist; Tom O'Neal and Anissa Younts, Veterans Service Commission; Ron Sweeney; Denise Brooks; Charlotte Trapp; Justin Flax; Kimberly Flax; Daren Cotter, Jack McKee, and Joe Mosier, Moorefield Township Trustees; Mary and Terry Adkins; Greg Kaffenbarger, Pike Township Trustee; Chad Eubanks and Sheriff Chris Clark, Clark County Sheriff's Office; Douglas Rice; Matt Franz, Clark State; Ron Sweeney and Pat Williams, Darp; Aubrey Ward; Chris Wallace, Springfield City Commissioner; Diana Daniels; Gary Bretz, Clint Powell, Jason Lautenslager, Clayton Tolliver, Jr., and Dillon Ashley, Laborers Local 1410; Ohio Laborers' District Council; Brooke Spurlock, Springfield News-Sun; Jack Fisher and Dale Miller, Northeastern Local School District; Charlotte Trap; Gary Zinger; Bill Agle; Holly McHenry, Assistant HR Director.

Agenda Review:

Ms. Hutchinson reviewed the agenda.

Resolution 2026-0147 authorized contract amendment #1 with TouchSource LLC. This amendment reduces the original contract amount due to removing the integrated map on the touchscreen.

Ms. Hutchinson explained this resolution is for the information kiosk on the first floor. There was originally an integrated map in the contract that is being removed. The map would have required an amendment to the contract with additional costs and staff did not feel it was necessary.

Resolution 2026-0148 authorized memorandums of understanding (MOUs) between Clark County Family and Children Services and several community partners; between Clark County Family and Children Services and the Child Advocacy Center; and between Clark County Family and Children Services and the Clark County Sheriff's Office Dispatch Services to achieve an efficient and protocol-based response to child abuse and neglect through interdisciplinary collaboration in Clark County.

Resolution 2026-0149 authorized contract with Brown Enterprise Solutions, on behalf of the Clark County Sheriff, for 15 Panasonic Toughbook laptops.

Resolution 2026-0150 authorized contract with Com.Net Inc., on behalf of the Sheriff's Office, for Next Gen 911.

Sheriff Clark said this is part of the Next Gen 9-1-1 requirements for the state networking. The state of Ohio bid it out and Com.Net and AT&T received the contracts. This connects the county with the state network.

Commissioner Rittenhouse asked Sheriff Clark to discuss resolution 2026-0154 while he was at the podium.

Sheriff Clark said last week he was at a conference where he was networking. The Clermont County Sheriff referred him to the gentleman who owns Southern Ohio Canine. This gentleman had a dog they had ordered for another agency that decided they did not want this dog. It is a two-year old dog and has never been with a handler. The gentleman offered to donate the dog to the Clark County Sheriff's Office. The Sheriff said he was given 24

hours to make a decision. They decided to take the dog, and this resolution is to make it official. This dog is trained but will need some additional training. He will be a single purpose dog such as tracking missing people or article searches.

Commissioner Patterson said he does believe this is a great opportunity to expand the county's capabilities within the force but asked how much the \$16,000 valued donation will cost the county.

Sheriff Clark said one of the things he wanted to do when he came into office was to expand the canine program. He has some funds set aside in his budget for training and there are several available donations and grants that can help support the canine program through 2026.

Commissioner Lohnes asked where the dogs are trained.

Sheriff Clark said there are a few options, one of which will come to Clark County to train the dog.

Resolution 2026-0151 authorized grant submission to Mental Health Recovery Board, on behalf of the Reentry Director, to fund miscellaneous housing costs for justice-impacted clients, helping remove financial barriers to secure and maintain stable housing.

Resolution 2026-0152 authorized grant submission to United Way of Clark, Champaign, and Madison Counties, on behalf of the Reentry Director, to support 50% of the salary and benefits of a Reentry Specialist who provides employment guidance, resource connection, and reintegration support to justice-impacted individuals, expanding program capacity and reducing recidivism.

Resolution 2026-0153 authorized grant submission to Young Woman's Mission, on behalf of the Reentry Director, to fund workforce certification and housing readiness classes that equip justice-impacted individuals with the skills, credentials, and support needed to achieve stable employment, secure safe housing, and successfully reintegrate into the community.

Resolution 2026-0154 accepted grant agreement with Southern Ohio Police Canine, on behalf of the Clark County Sheriff's Office, for one Belgian Malinois EDO Canine for the Sheriff's Office Canine Operations.

Resolution 2026-0155 authorized purchase of two 72" zero turn mowers on behalf of the Buildings and Grounds department.

Resolution 2026-0156 authorized purchase of a 2026 Chevy Silverado 1500 Work Truck on behalf of the Utilities Deputy Director.

Resolution 2026-0157 authorized disposal of a 72" zero turn mower by way of online auction on behalf of the Buildings and Grounds Department.

Resolution 2026-0158 approved issuance of warrants for then and nows.

Commissioner Rittenhouse explained the then and now for the Engineer's Office. During the snowstorm the contracted vendor for fuel could not make the delivery so the Engineer's office had to purchase fuel from another supplier.

Resolution 2026-0159 approved travel and expense allowances.

Resolution 2026-0160 was a resolution to approve and accept (I) a Preliminary Term Sheet that outlines the preliminary terms and conditions of a transaction in which county will establish tax increment financing incentive

districts and use a portion of the revenue generated from the incentive districts to reimburse Darp, LLC for the costs of certain public infrastructure improvements supporting the development of approximately 159 units of single-family housing units; and (II) approved related matters.

Mr. Harris said resolution 2026-0160 spells out a Tax Increment Financing (TIF) term sheet that the developer has requested for Liberty Place. The economic development plan, which is resolution 2026-0161 lays out the three phases of the plan. The term sheet is the initial proposal of what would be discussed and put into a more final stage if the commissioners approve this resolution today. The economic development plan sets out the process to begin the public hearing process on the development. The basics of high-level terms of the agreement is 30 years, 100% with additional 5 mils on the development itself. This is meant to make the school district whole on what the school would have otherwise collected from just the development being built. The homeowners of this development will pay an additional 5 mils for 30 years.

Commissioner Lohnes asked if the additional 5 mils would go back to the developer.

Mr. Harris said it would go back to the public infrastructure.

Commissioner Rittenhouse asked Mr. Harris to explain this as if she was the homeowner in this development.

Mr. Harris said once the development is up, the owner buys the home, the owner will still receive a property tax bill from the Auditor. The property tax will be the same as a homeowner in the subdivision next to Liberty Place pays, but the homeowner in Liberty Place will also pay an additional 5 mils. Due to the 5 mil, the owner will pay more than the other homeowner in another subdivision. The Auditor collects it and pays it to the appropriate jurisdiction. The base valuation still goes to the regular taxing jurisdiction. Mr. Harris said there are certain protected levies (levies that receive their full funding even with a TIF in place). Those levies are United Senior Services, Park District, Historic Society, Board of Library, a portion of Mental Health, and a portion of Children's Services. Those funds not protected are the county's general fund, a portion of mental health, township general fund, and township road fund. In regard to township fire and EMS, it depends on how the levies were originally put on the ballot.

Commissioner Rittenhouse asked if this is set in stone for 30 years or does it change as property values change.

Mr. Harris said he assumes it is locked in for the 30 years. He said there is a trustee involved and if everything is paid off, he assumes it could end early. That is a better question for the developer.

Pat Williams, Darp, LLC, said this has been a long process. Mr. Williams said he and Mr. Sweeney have been here several times. He said their frustration is, the county asked Darp to write a check for legal fees so the county can learn the process. They wrote the check in good faith and were told Bricker would explain it in great detail. He does not think that has happened by the questions that are being asked. He said their clock is running, their interest is running, and they are building a neighborhood in good faith. What was promised on the education process, has not happened.

Commissioner Rittenhouse said the commission has been educated. She said the commission needs to have these conversations, because not everybody has been educated. She is walking through this process, so she fully understands, and that it is on the minutes that the Board has had these conversations. These conversations ensure everyone is on the same page.

Ron Sweeney, Darp LLC, said there was a question asked does the developer get everything. He said they do not. The total bond is less than \$2.1 million, they get less than \$1.3 million. Darp is adding the 5 mils because they need more money up front. Darp thought there would be a discussion and a negotiation and that has not happened.

Commissioner Lohnes said he has 12 years as a commissioner and the Board never did a TIF in those 12 years. He said he is hung up on an additional 5 mils.

Mr. Williams said Alex Dietz, Community and Economic Development department, had the idea of the 5 mils. The 5 mils would be less than \$200 additional per year in property tax. The tax is already the lowest in Clark County there so those homeowners could absorb the 5 mils and have a tax about the same as everyone else. He said approving this does not approve the TIF. It only gets the ball rolling on the process.

Commissioner Rittenhouse asked if Mr. Williams or Mr. Sweeney could answer the 30-year question.

Mr. Sweeney said he believes it will change with property value changes. The 30-year 5 mil is a minor tax abatement. Schools are not a part of this TIF at all.

Ms. Hutchinson said the 30 years is for the bonds. If this is approved, 30-year bonds will be issued to pay for the infrastructure. Typically, if the property values increase and the property taxes increase, the bond could be paid off early.

Commissioner Rittenhouse asked if the tax values that are used in the process locked in for 30 years or do those change throughout the 30 years.

Ms. Hutchinson said they will change.

Commissioner Lohnes asked if Darp LLC started the project before they applied for the TIF.

Mr. Sweeney said yes, but the TIF has been discussed for 2 years. If it is not approved, the project will stop. There is no clarity on the cost for phase 2 and phase 3.

Mr. Williams said Phase 1 increase is over \$400,000. He said the cost for infrastructure is like the stock market. There is no pricing for phase 2 because you can only get pricing within 90 days of beginning phase 2.

Commissioner Lohnes said the county fought through the re-evaluation. Adding 5 mils, even though it is not a large amount of money, to him there is a downside to that. He said it is contrary to what he believes in.

Commissioner Patterson said to Commissioner Lohnes, this is not taxing people in their current home at an additional 5 mils. It is people buying these homes and they will know about the 5 mils prior to buying this home. It is not an increase to the people purchasing these homes, this will just be their property tax.

Mr. Williams said there was a ton of research done by the county's economic development team that brought this strategy to Darp. The 5 mil makes this tax district not even close to the highest tax district in the county.

Mr. Sweeney explained they were originally zoned for condos. That would have caused more of an economic burden. They were told the county needs single family homes, so they rezoned it for single family homes.

Commissioner Patterson asked Mr. Harris what this action today does.

Mr. Harris said the action today, if approved, would kick start the legislative process. The county would send letters to the two schools in this district. The schools have the opportunity to respond, then there will be a public hearing in April, then the TIF will be on for commission review on May 6. Over the next 45 days there will be negotiations with the schools and the township. Because the school is made whole, if the schools are silent, the TIF would move forward. Mr. Harris asked Mr. Thompson to clarify.

Mr. Thompson said the schools have a vote to approve their compensation under these circumstances. The school district gets the same amount of money whether they vote yes or by not voting. By approving it, the school board is locking in 100% and gives them some protection. The schools could vote no and it would cost them money.

Mr. Harris said there would be a compensation agreement that would specifically spell out what the schools will receive.

Commissioner Lohnes asked Mr. Harris the purpose of resolution 2026-0161.

Mr. Harris said resolution 2026-0161 lays out what the Ohio Revised Code says is required for public notifications, etc.

Commissioner Rittenhouse said this is not a public hearing so anyone that is here can speak for 3 minutes during the public comment time. There will be a public hearing if these resolutions are approved today.

Mr. Harris said the vote today will give staff and the developer clarification if the commissioners have an interest to move forward with this process.

Commissioner Patterson asked if the public hearing could be postponed for one week since he will not be present for the April 1 meeting.

Mr. Thompson said the public hearing could be moved.

Resolution 2026-0161 was a resolution delineating overlays in relation to the proposed Clark County Liberty Place Incentive Districts #1 through #3 within the unincorporated territory of Moorefield Township, Clark County, Ohio; Adopted a written Economic Development Plan as to same; Authorized and ratified the giving of notice to the Northeastern Local School District, The Springfield-Clark Career Technology Center and the Board of Township Trustees of Moorefield Township, all pursuant to Ohio Revised Code Section 5709.78(B) and its related rules and laws.

Resolution 2026-0162 authorized Chief Legal Counsel to Intervene in the Ohio Power Siting Board (OPSB) Case 25-0636-EL-BGN.

Mr. Thompson said discussion has happened about the process with the Ohio Power Siting Board (OPSB). There are questions about whether something is partially grandfathered in. He discussed with the OPSB staff about a commissioner voting if that commissioner is the ad hoc member on the OPSB. He read bullet points of the OPSB guidelines for ad hoc board members. Mr. Thompson said the commissioner who serves as the ad hoc board member is prohibited from voting on the resolution to intervene. Mr. Thompson's advice is whoever is going to serve as the ad hoc member should not vote or enter into discussions about the Sloopy Solar Project.

Commissioner Rittenhouse said it is presumed that she will be the appointee or appoint someone to sit on the OPSB. She would like to appoint Commissioner Patterson to be the ad hoc member of the OPSB. She feels he has more experience in this setting and with the timeline and her schedule, he would be the best person to fill this role.

Commissioner Patterson said he will accept the appointment.

Commissioner Rittenhouse said Commissioner Patterson will abstain from discussion and voting on resolution 2026-0162.

Resolution 2026-0163 scheduled public work session with County Commissioners on March 4, 2026 from 4:00 p.m. to 5:00 p.m.

Resolution 2026-0164 adopted updated policy on Public Comment during meetings and hearings.

Ms. Hutchinson said the reason for this update is the public work session next week. This policy change will give the president of the commission or designee the ability to waive the 3-minute rule for public comments. She said also there is a part in the policy that adds civility to ensure everyone is not talking over people or creating disruptions.

Commissioner Rittenhouse said this policy will be a work in progress. She said the commissioners want to make discussions as productive as possible.

Resolution 2026-0165 authorized placement on tax duplicate for uncollected water and sewer use charges.

Commission Updates:

Commissioner Rittenhouse said the Community Improvement Corporation (CIC) had a work session. She said some of the commissioners signed up to be on the same committees, and due to Ohio Sunshine Law, they cannot do that. There can only be one commissioner on each committee. Discussion ensued on what commissioner will serve on what committee. The commissioners will bring information back and discuss it in the meetings. She feels it is better to diversify.

Commissioner Rittenhouse proposed to have the May 6 meeting at Clark State Performing Arts lobby. The commissioners will recognize Jo Blondin for her service at the meeting. The meeting will be at 5:30 p.m.

County Administration Team Updates:

Ms. Hutchinson said she sent everyone the final budget document. She said this is something she developed since she has been with the county. She tries to include all information she feels the commissioners would want to see in the document as well as anyone else. If there is anything not in the document the commissioners would like to see, please let her know. This document is also on the website for the public to view.

She also said Clark County EMA and Champaign County EMA are hosting Reading the Weather presentation on March 16 from 7:00 p.m. to 8:00 p.m. in Urbana. Meteorologist Nick Dunn will be there.

Ms. Smith said the Public Safety Building Survey is still live until March 6.

Mr. Thompson said he was at the OneOhio Region 14 Meeting yesterday. The second round of grant applications were due. The application window is closed. There were 1,300 applications submitted in the state of Ohio. There was a total of \$355 million in requests, which is eight times the amount available. Region 14 received 111 requests, which is the second highest region in the state. Mr. Thompson said as the new chair of the Grant Review Committee, it is his responsibility to get his committee together and review the applications over the course of the next couple of months. Meetings and training for the Grant Review Committee are coming up on April 14 and April 21. Meetings for the Region 14 Board are May 19 and May 26. May 26 will be the meeting the Board votes on which projects to fund in Region 14.

Calendar/Event Updates:

Commissioner Patterson said he will attend the ESC meeting on March 6.

Audience Comments:

Commissioner Patterson asked anyone who had comments regarding the Sloopy Solar Project to address the commission first so he can step into the audience, so he does not participate.

Doug Rice, Harmony Township, asked if resolution 2026-0162 has been voted on yet.

Clay Tolliver, City of Springfield, said he is for the Sloopy Solar Project. It is a good opportunity for young people to make \$40 per hour.

Jason Lautenslager, Preble County, Ohio, said he is the Business Manager for Local 1410. He stated he is here on the behalf of the employees of the union. They represent 1,100 members, 100 of which live in Clark County. The Sloopy Solar Project could affect these people positively. He asked the commissioners if they are aware of the amount of money that would be at the county's disposal through this project. It is \$57 million over the course of this project, approximately 25 to 30 years. The money could eliminate the burden of money the county's constituents need for funding.

Bill Agle, Harmony Township, is in favor of opposition to Sloopy Solar Project. He is a long-time farmer in the community, and he does not feel this is in the best interest of the community. When solar projects are dropped in the middle of farmland designated as A-1 agricultural land, it is not a good fit. He appreciates the work that has been done on this.

Jack McKee, Moorefield Township, asked Mr. Harris if any of the levies such as fire and EMS, roads, etc. exempt from the TIF.

Commissioner Patterson suggested that would need to be answered by Bricker Graydon.

Mr. Harris said the township attorney would need to be the one to answer that question. Mr. Harris feels it is outside the scope of Bricker Graydon's work.

Commissioner Patterson feels it should be in Bricker's scope to answer the question since the commissioners are being asked to vote on the TIF.

Mr. McKee said he is not against development. There have been many developments built without TIFs. He would like explanation as to why a TIF is needed for this project and how this TIF will affect each one of the township's levies. Mr. McKee said the township is dependent on the levies. In 30 years, they will be required to purchase costly vehicles. They cannot afford to lose money. Mr. McKee discussed an email from Mr. Harris last week regarding today's meeting. He said he feel the township has not been in the loop for this entire process. He gave each of the commissioners a sheet of how much the township will lose if they lose 100% of their levies.

Commissioner Rittenhouse asked how much wiggle room is there to amend the language to make sure everyone is made whole.

Mr. Harris said the township can negotiate compensation.

Commissioner Lohnes asked who the townships' negotiation representative would be.

Mr. Harris said Bricker Graydon can give advice on the levies, but it would ultimately be the auditor who would defer to the assistant prosecuting attorney for clarification.

Commissioner Lohnes said 2026-0160 continues the process into finite steps. These steps would answer the question of how much money, if any, the township will lose.

Mr. Harris said it will not change that the TIF will be 5 mils for 30 years. That is the base of the negotiation. If there is no appetite for this at all, then the commissioners would not pass the resolutions today.

Commissioner Rittenhouse asked what the negotiations are.

Mr. Harris said the negotiations would be what the developer can offer the township to make it move forward. He said the general revenue collected by the township, along with the county, is not protected from the TIF.

Terry Adkins, Springfield Township, discussed the door being open on data centers but the government may be forcing them to provide their own power.

He also said as far as the Sloopy Solar Project jobs, once the project is done, there are minimal jobs.

Mr. Adkins said there is a person running for Commissioner Lohnes' position and he ran across something this person posted to the city commission. At that time, she was a 7-year board member on Rocking Horse Board, in 2018 there were three pediatric patients, in 2023 there were over 416 pediatric patients, which is an increase of 13,766%. In 2018, there were two pregnant patients, in 2023 there were 2,023 which is an increase of 10,950%. In 2018, there was \$4000 spent on translation services. In 2023 they spent over \$344,000. He asked how any business or community could survive with losses like that.

Mr. Adkins commended the commissioners on their clarity and transparency as compared to the city commission.

Pat Williams, Darp, said to respond to Mr. McKee's statements, Darp is always willing to negotiate with the townships. They started the project by talking with the township.

Mr. Sweeney said everything Darp gets from the bonds will go back into the infrastructure.

Commissioner Patterson said he would encourage the township to talk to the developer.

Dan Miller, Northeastern School District Treasurer, asked the date the 45 days start for the school board to act on it.

Mr. Harris said it should be tomorrow, February 26. If the commission approves the TIF resolutions today, he will send the letters to the schools tomorrow.

Diana Daniels, Springfield Township, said she hails from Northwestern Pennsylvania where there is oil drilling. It took decades to put the soil back into productive use. She fears it is the big dollar companies that is dictating what is happening here. Chasing the dollar does not work.

Motions:

Commissioner Patterson moved to approve the minutes of the last meeting and dispense with reading of the same. Commissioner Lohnes seconded the motion. The roll being called for passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Commissioner Patterson moved to approve the agenda, eliminating resolutions 2026-0160, 2026-0161, and 2026-0162. Commissioner Lohnes seconded the motion. The roll being called for passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Commissioner Patterson moved to consider resolution 2026-0160.

Discussion: Commissioner Lohnes stated this is a continuation of the process. Commissioner Patterson said it is the part of the process. Commissioner Lohnes said now the township issues are a part of the process.

Commissioner Lohnes seconded the motion. The roll being called for passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Commissioner Patterson moved to approve resolution 2026-0161, the overlay for the TIF.

Discussion: Commissioner Lohnes said again, this is just the description of the entire project. Commissioner Patterson affirmed it is.

Commissioner Lohnes seconded the motion. The roll being called for passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Commissioner Lohnes moved to approve resolution 2026-0162. Commissioner Rittenhouse seconded the motion. The roll being called for passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Abstain; Commissioner Rittenhouse, Yes

Commissioner Patterson moved to go into executive session to discuss purchase of property and compensation of a public employee. Commissioner Lohnes seconded the motion. The roll being called for passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Members and guests present for the executive session to discuss purchase of property: Commissioner Rittenhouse, Commissioner Patterson, Commissioner Lohnes, Jennifer Hutchinson, Beau Thompson, Ethan Harris, Sheriff Chris Clark, and Chad Eubanks.

Members and guests present for the executive session to discuss compensation of a public employee: Commissioner Rittenhouse, Commissioner Patterson, and Commissioner Lohnes.

Commissioner Rittenhouse returned the meeting to public session.

Resolutions:

**Resolution 2026-0147
COMC file**

**Authorize Contract Amendment #1 with
TouchSource LLC**

Commissioner Patterson moved, per the request of the County Administrator, to authorize contract amendment #1 with:

Organization Name: TouchSource LLC
Organization Address: 1370 Miners Drive, Suite 103, Lafayette, Colorado 80026
Original Contract Amount: \$19,422.88
Previous Amendments: \$ 0.00
Amendment Amount: (\$ 1,800.00)
New Contract Amount: \$17,622.88
Funding Source(s): Permanent Improvement
Purpose of Contract: Purchase one TouchSource Telluride 55” Touchscreen indoor kiosk with TouchSource software, annual subscription, setup, and installation
Purpose of Amendment: Reduce amount in original contract due to removing integrated map
Original Effective Dates: January 7, 2026 (includes 12-month software subscription service)
Amendment Effective Dates: January 7, 2026 through project completion

Further, move to authorize the County Administrator to execute the contract amendment and related documents, including the purchase order.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Resolution 2026-0148
JFSC file

Authorize Memorandums of Understanding (MOUs): between Clark County Family and Children Services and Undersigned Community Partners; Between Clark County Family and Children Services and the Child Advocacy Center; and Between Clark County Family and Children Services and the Clark County Sheriff’s Office Dispatch Services

Commissioner Patterson moved to authorize the following MOUs:

MOU with: Clark County Family and Children Services/Clark County Job and Family Services
Clark County Juvenile Court
Clark County Sheriff’s Office
Developmental Disabilities of Clark County
Clark County Prosecutor’s office
Springfield Police Department
Tremont City Police Department
Enon Police Department
Clark County Clerk of Courts
South Charleston Police Department
Clark County Mental Health Services
Dayton Children’s Medical Center
Clark County Parks
Project Woman
Wittenberg Police Department
Ohio State Patrol
Clark County Dog Warden

Purpose: To achieve an efficient and protocol-based response to child abuse and neglect through interdisciplinary collaboration in Clark County

Effective Date(s): December 31, 2025 through December 31, 2027

Further, move to authorize the County Administrator to execute the MOU and related documents.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0149
SHRC file**

**Authorize Contract with
Brown Enterprise Solutions**

Commissioner Patterson moved, per the request of the Clark County Sheriff, to authorize a contract with:

Organization Name:	Brown Enterprise Solutions
Organization Address:	8654 Cotter Street, Lewis Center, Ohio 43035
In the amount of:	\$44,323.35
Funding Source(s):	Permanent Improvement Fund
Purpose:	15 Panasonic Toughbook Laptops w/ extended warranties. Part of the upfit package for the 15 new patrol cars.
Effective Dates:	February 18, 2026

Further, move to authorize the County Administrator to execute the contract and related documents, including the purchase order.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0150
SHRC file**

**Authorize Contract with
Com.Net Inc.**

Commissioner Patterson moved, per the request of Clark County Sheriff's Office, to authorize a contract with:

Organization Name:	Com.Net. Inc.
Organization Address:	1720 Willipie Street, Wapakoneta, Ohio 45895
In the amount of:	\$26,000.00 (not to exceed)
Funding Source(s):	911 Gov. Assistance 2204 fund
Purpose:	Next Gen 911
Effective Dates:	April 1, 2026 through April 1, 2031

Further, move to authorize the County Administrator to execute the contract and related documents, including the purchase order.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0151
RENG file**

**Authorize Grant Submission to
Mental Health Recovery Board**

Commissioner Patterson moved, per the request of the Reentry Director, to authorize grant submission of the following:

Grant: Landlord Incentive
Grantor: Mental Health Recovery Board
Funding Amount: \$30,000.00 (not to exceed)
Purpose: Fund miscellaneous housing costs for justice-impacted clients, helping remove financial barriers to secure and maintain stable housing
Grant Effective Dates: July 1, 2025 through June 30, 2026

Further, move to authorize the County Administrator to execute the grant submission and related documents.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0152
RENG file**

**Authorize Grant Submission to
United Way of Clark, Champaign, and Madison Counties**

Commissioner Patterson moved, per the request of the Reentry Director, to authorize grant submission of the following:

Grant: Clark County Jail Reentry Services
Grantor: United Way of Clark, Champaign, and Madison Counties
Funding Amount: \$35,952.48
Purpose: Support 50% of the salary and benefits of a Reentry Specialist who provides employment guidance, resource connection, and reintegration support to justice-impacted individuals, expanding program capacity and reducing recidivism
Grant Effective Dates: July 1, 2026 through June 30, 2027

Further, move to authorize the County Administrator to execute the grant submission and related documents.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0153
RENG file**

**Authorize Grant Submission to
Young Woman's Mission**

Commissioner Patterson moved, per the request of the Reentry Director, to authorize grant submission of the following:

Grant: Workforce and Housing Access Education Program
Grantor: Young Woman's Mission

Funding Amount: \$3,200.00
Purpose: Fund workforce certification and housing readiness classes that equip justice-impacted individuals with the skills, credentials, and support needed to achieve stable employment, secure safe housing, and successfully reintegrate into the community
Grant Effective Dates: April 30, 2026 through April 30, 2027

Further, move to authorize the County Administrator to execute the grant submission and related documents.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Resolution 2026-0154
SHRG file

Accept Grant Agreement with Southern Ohio Police Canine

Commissioner Patterson moved, per the request of the Clark County Sheriff’s Office, to accept the following:

Grantor: Southern Ohio Police Canine
Funding Amount: \$16,000.00 (estimated value)
Purpose: One Belgian Malinois EDO Canine for the Sheriff’s Office Canine Operations
Effective Dates: February 20, 2026

Further, move to authorize the County Administrator to execute the grant and related documents.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Resolution 2026-0155
INVP file

Authorize Purchase of Equipment for the Buildings and Grounds Department

Commissioner Patterson moved, per the request of the Buildings and Grounds Director, to authorize the purchase of two 72” Zmaster Zero Turn mowers (VIN# 418190369 and VIN# 420213647) for a total price of \$26,900.00 through Compton Power Equipment.

Further, move to authorize the County Administrator to execute the contract and related documents, including the purchase order.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Resolution 2026-0156
INVP file

Authorize Purchase of Vehicle(s) for the Utilities Department

Commissioner Patterson moved, per the request of the Utilities Deputy Director, to authorize the purchase of a 2026 Chevy Silverado 1500 Work Truck (VIN# 3GCNKAEDXTG237001) for a cost of \$38,173.020 from Chevrolet of Troy to be paid from the General Water and Sewer Fund. This purchase is necessary to update service vehicle fleet for the Utilities Department.

Further, move to authorize the County Administrator to execute the contract and related documents, including the purchase order.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0157
INVS file**

Authorize Disposal of Obsolete Equipment

Commissioner Patterson moved, per the request of the Buildings and Grounds Director, to dispose of the following through on-line auction for 15 calendar days in accordance with Resolution 2026-0022 and §307.12(E) of the Ohio Revised Code:

<u>Description</u>	<u>Serial/VIN #</u>
72" Zero Turn Mower	8550004

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0158
FINT file**

Approve Issuance of Warrants for Then and Now(s)

Commissioner Patterson moved, upon the recommendation of the County Administrator, to approve the issuance of warrants for then and now(s) are as follows:

P.O. Number	Fund	Vendor	Date	Purchase Amount
250035979	General (COC)	Minuteman Press	7/14/24	\$ 598.16
Reason: Actual invoice was not received for this billing until statement dated 1/13/26 was received 2/2/26.				
260037055	MV> (Engineer)	Sunrise Cooperative	1/26/26	\$18,546.01
Reason: Due to weather, original supplier was unable to supply fuel.				

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0159
TRAV file**

Approve Travel and Expense Allowance(s)

Commissioner Patterson moved, per the request of the following Department Director(s) or Elected Official(s), to approve the following not to exceed travel allowances:

Dept.	Name	Purpose	Place	Date	Cost
BOCC/ Comm. Dev.	S. Rittenhouse, C. Patterson, E. Harris	Community Leader Fly-In	Washington, D.C.	5/11-13/26	\$9,975.00
Includes: Registration, lodging, airfare, per diem, and contingencies Fund: General					
COC	M. Tuttle	Professional Women of Springfield, OH Clark County Luncheon		3/18/26	\$ 20.00
Includes: Registration Fund: Other Expenses					
COC	M. Tuttle	Ohio Judicial Court Technology Conf.	Lewis Center, OH	4/8/26	\$ 50.00
Includes: Registration Fund: General					
Comm. Dev.	E. Harris	Think Tank "At the Table"	Springfield, OH	4/13/26	\$ 22.29
Includes: Registration Fund: General					
Comm. Dev.	D. Lackovich- VanGorp	NCDA Region 5 Mtg.	Virtual	4/15-16/26	\$ 75.00
Includes: Registration Fund: General					
JFS	S. Jacobs	OGFOA Accounting Seminar	Dayton, OH	7/14-15/26	\$ 350.00
Includes: Registration and mileage Fund: Public Assistance					
Reentry	M. Burton	Leadership Academy	Various	2026-27	\$1,200.00
Includes: Registration Fund: Special Revenue Fund					
Reentry	B. Kidder	Ohio Notary Public	Virtual	2026	\$ 246.00
Includes: Registration Fund: Special Revenue Fund					
Reentry	B. Wagner, M. Burton	Housing OH Conf.	Columbus, OH	4/20-21/26	\$1,663.78
Includes: Registration, lodging, mileage, and contingencies Fund: Special Revenue Fund					
Sheriff	J. Irons	Crimes Against Children Training	Dallas, TX	5/17-21/26	\$ 2,780.00

Includes: Registration, airfare, lodging, per diem, and incidentals
Fund: Training fund

Sheriff	S. Crews	Crimes Against Children Training	Dallas, TX	8/2-6/26	\$ 3,050.00
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Includes: Registration, airfare, lodging, per diem, and incidentals

Veterans 5 Staff		Spring School	Dublin, OH	4/28-5/1/26	\$ 3,650.00
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Includes: Registration, lodging, mileage, and per diem
Fund: Employee Travel Account

Veterans 5 Staff		Fall School	Dublin, OH	9/8-11/26	\$ 3,650.00
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Includes: Registration, lodging, mileage, and per diem
Fund: Employee Travel Account

Veterans 5 Staff		Summer Quarterly	Dublin, OH	7/24/26	\$ 1,000.00
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Includes: Registration and mileage
Fund: Employee Travel Account

Veterans 5 Staff		National Conference	Reno, NV	5/30-6/5/26	\$19,100.00
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Includes: Registration, lodging, mileage, per diem, parking, airfare, baggage fees, and taxi service
Fund: Employee Travel Account

Further, move reimbursements shall comply with all requirements of the Travel Policy as adopted in the Personnel Manual and/or Office Policy.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Resolution 2026-0160
TIFL file

Resolution Approving and Accepting (I) a Preliminary Term Sheet That Outlines the Preliminary Terms and Conditions of a Transaction in Which County Will Establish Tax Increment Financing Incentive Districts and Use a Portion of the Revenue Generated From the Incentive Districts to Reimburse Darp, LLC for the Costs of Certain Public Infrastructure Improvements Supporting the Development of Approximately 159 Units of Single-Family Housing Units; and (II) Approving Related Matters

Commissioner Patterson moved to adopt the following:

WHEREAS, this Board (the “Board”) of Clark County, Ohio (the “County”) has been approached by DARP, LLC, an Ohio limited liability company (the “Developer”) to assist in financing certain public infrastructure improvements that support Developer’s construction, equipping, and improvement of the Liberty Place Project consisting of approximately 159 units of single-family housing (the “Project”); and,

WHEREAS, the financing assistance requested by Developer is the establishment of tax increment financing incentive districts by the County pursuant to Section 5709.78(B) of the Ohio Revised Code (the “Incentive Districts”), and the use by the County of certain payments in lieu of taxes (“PILOTs”) generated by the Incentive

Districts to reimburse Developer for the up-front costs it incurred in developing public infrastructure improvements supporting the Project (“Eligible Costs”); and,

WHEREAS, subject in all respects to the County’s compensation of the Northeastern Local School District and the Springfield-Clark Career Technology Center (together, the “School Districts”) PILOTs in amounts equivalent to the real property taxes the School Districts would have received if not for the Incentive Districts, the County is willing to cooperate with Developer in the negotiation of a TIF Agreement that would set forth the terms and conditions by which the County would reimburse Developer for Eligible Costs with a portion of the PILOTs generated by the Incentive Districts (the “TIF Agreement”); and,

WHEREAS, the County desires to approve the execution and acceptance of the preliminary term sheet attached hereto as Exhibit A (the “Preliminary Term Sheet”), which Preliminary Term Sheet outlines the general terms and conditions by which the County will establish the Incentive Districts and reimburse Developer pursuant to the TIF Agreement; and,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Clark County, Ohio, that:

Section 1. This Board hereby approves the County’s execution of the Preliminary Term Sheet, substantially in the form currently on file with the Board, with such changes thereto as are not materially adverse to the County. The Director of Development for the County is authorized and directed to execute and deliver, for and in the name and on behalf of the County, the Preliminary Term Sheet, with such changes thereto as are not be materially adverse to the County. The execution of the Preliminary Term Sheet by a duly authorized officer or officers of the County will evidence conclusively that any such changes are not materially adverse to the County and that any conditions to its execution and delivery have been satisfied.

Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this Resolution were taken and adopted in an open meeting of this Board, and that all deliberations of this Board and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Revised Code.

Section 3. This resolution shall be in full force and effect upon its adoption.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

CLARK COUNTY, OHIO Preliminary Term Sheet Liberty Place Project		CLARK COUNTY, OHIO Preliminary Term Sheet Liberty Place Project	CLARK COUNTY, OHIO Preliminary Term Sheet Liberty Place Project
<p>General</p> <p>This Preliminary Term Sheet (this “Term Sheet”) outlines the preliminary terms of a transaction being proposed by Clark County, Ohio (the “County”) related to approximately 46.436 acres of real property located in Moorefield Township, Clark County, Ohio and identified in the records of the Clark County Auditor Office by parcel number 23010002000144 (the “Project Site”) and the construction, equipping, and improvement of the Liberty Place Project consisting of approximately 159 units of single-family housing (the “Project”) by DARP, LLC, an Ohio limited liability company (the “Developer”). The Developer expects the approximately 159 units of single-family housing units to be initially valued at approximately \$350,000 (average per home) by the Clark County Auditor. In order to facilitate the development of such property, the Developer desires to obtain tax increment financing (“TIF”) revenue from the County.</p> <p>A tax increment financing resolution (the “TIF Resolution”) will be brought before the Board of County Commissioners of the County to create three (3) incentive districts under Section 5709.78(B) of the Ohio Revised Code (the “ORC”), which collectively encompasses the Project Site (the “TIF Area”). The TIF Resolution will provide that the incremental value of the Project Site subsequent to passage of the TIF Resolution is 100% exempt from real property taxes for a period of 30 years (the “TIF Exemption”). The TIF Resolution will further require that Service Payments be paid by Owners in the amount of real property taxes that would otherwise be payable but for the TIF Exemption throughout the term of the TIF Exemption (the “Statutory Service Payments”). The TIF Resolution will also stipulate that the Northeastern Local School District and the Springfield-Clark Career Technology Center (together, the “School Districts”) will receive compensation prior to the payment or reimbursement of the public infrastructure costs set forth in the TIF Resolution in the amount that they would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Refund Payments) derived from the Improvements (as that term will be defined in the TIF Resolution) from each Parcel (as that term will be defined in the TIF Resolution) as if the Improvement had not been subject to the TIF Exemption (the “School Compensation”). The terms and conditions of the School Compensation may be memorialized in a School Compensation Agreement by and among the County and the School Districts.</p> <p>The proposed terms and conditions herein represent the primary business points under which the County would consider entering into negotiations for the proposed TIF Transaction, and that shall not be construed as binding upon either party until the mutual execution of all requisite documents and agreements. Any obligations that may be deemed to arise under this Term</p>	<p>Developer</p> <p>The Developer is DARP, LLC, an Ohio limited liability company.</p>	<p>Sheet are contingent on the Developer obtaining all necessary approvals, including approvals from the Impacted School Districts, and approval of the Board of County Commissioners of Clark County, Ohio.</p> <p>Project Site</p> <p>The Project Site is approximately 46.436 acres situated in Moorefield Township, Clark County, Ohio.</p> <p>Project Description</p> <p>The Project consists of the construction and improvement of approximately 159 units of single-family housing.</p> <p>Project Costs</p> <p>Total costs of the Project are estimated to be approximately \$55,650,000, excluding the cost of the Project Site, while total costs of the TIF eligible costs of public infrastructure improvements associated with the Project are estimated to be approximately \$2,000,000.</p> <p>Approval</p> <p>The Board of County Commissioners of Clark County, Ohio must adopt a resolution (the “TIF Resolution”) to create three (3) incentive districts under ORC Section 5709.78(B), and authorizing the execution of the TIF Agreement described below.</p> <p>Term of Exemption</p> <p>100% of the increase in assessed value will be exempted for a period of thirty (30) years (the “TIF Exemption”). The TIF Exemption will commence for each incentive district in the first tax year following the effective date of the TIF Resolution for which Improvements (as that term will be defined in the TIF Resolution) attributable to the construction of one or more buildings or structures within that Incentive District first appears on the tax list and duplicate of real and public utility property within the boundaries of that individual Incentive District.</p> <p>TIF Agreement</p> <p>The County and the Developer will enter into a TIF Agreement related to the Project (the “TIF Agreement”). The TIF Agreement will require, among other things, the Developer to indemnify, defend, and hold harmless the County from any claims, lawsuits, liability or losses with respect to the TIF Exemption or the County’s involvement in the Project. The TIF Agreement will also provide that, subject to the School Compensation, the Developer will have the right to payment or reimbursement of all eligible costs of public infrastructure improvements associated with the Project from available PILOTs (as defined hereinafter) including through the issuance of special obligation revenue bonds by a third-party governmental body, including the West Central Ohio Port Authority (the “Port Authority”).</p>	<p>PILOTs</p> <p>Property owners will be required to make payments in lieu of taxes (“PILOTs”) equal to the real property taxes that would have been payable were it not for the TIF Exemption as set forth in the TIF Resolution and the TIF Agreement. The PILOTs will be used: (1) First, to pay the appropriate payments required under R.C. 5709.78(B); (2) Second, to pay the School Districts the School Compensation; and (3) Third, to pay or reimburse the costs of the public infrastructure improvements set forth in the TIF Resolution and the TIF Agreement.</p> <p>In addition, the TIF Agreement may provide that property owners will also be required to make certain minimum service payments (“MSPs”) to be calculated using an additional 5-mill charge calculation to be applied against the portion of the value of the Project Site subject to the TIF Exemption. Such MSPs shall be evidenced by one or more declarations of covenants and restrictions to be recorded against the Project Site (the “TIF Declaration”).</p> <p>Base Taxes</p> <p>The TIF Exemption will not cover, and property owners will continue to pay, property taxes on the assessed value existing prior to development of the parcel.</p> <p>School District Consent</p> <p>Exemptions in excess of 10 years or 75% require consent from the Impacted School Districts (unless held harmless). As stated above, the TIF Resolution shall stipulate that the Northeastern Local School District and the Springfield-Clark Career Technology Center shall be made whole via the School Compensation.</p> <p>Acceptance</p> <p>A deposit of \$21,000 (the “Deposit”) has been paid prior to the execution of this term sheet. The Developer has the right to terminate its participation in the Project and to withdraw its acceptance of this term sheet prior to execution of the TIF Agreement. However, after the execution of this term sheet, the Developer agrees to pay all reasonable out of pocket costs and professional fees incurred by or on behalf of the County in accordance with the terms set forth above through the termination date and expressly agrees that the County may apply the Deposit to all or part of those costs. Amounts due over and above the Deposit shall be paid within thirty (30) days of notice of termination by the Developer.</p> <p>Successful closing of this transaction is subject to the approval of the Board of County Commissioners of Clark County, Ohio, completion of due diligence, and completion of final documentation. This term sheet must be executed and returned to the County within ten (10) business days of receipt by the Developer.</p>

**Resolution 2026-0161
TIFL file****A Resolution Delineating Overlays in Relation to the Proposed Clark County Liberty Place Incentive Districts #1 Through #3 Within the Unincorporated Territory of Moorefield Township, Clark County, Ohio; Adopting a Written Economic Development Plan as to Same; Authorizing and Ratifying the Giving of Notice to the Northeastern Local School District, the Springfield-Clark Career Technology Center and the Board Of Township Trustees of Moorefield Township, all Pursuant to Ohio Revised Code Section 5709.78(B) and its Related Rules and Laws**

Commissioner Patterson moved to adopt the following:

WHEREAS, this Board (the “Board”) of the County Commissioners of Clark County, Ohio (the “County”) is contemplating the creation of several “Incentive Districts” as defined in Ohio Revised Code Section (“R.C.”) 5709.40(A)(5) for certain land in the unincorporated territory of Moorefield Township, and the County, as authorized under R.C. Section 5709.78(B)(1), such Incentive Districts being “Clark County Liberty Place Incentive District #1”, “Clark County Liberty Place Incentive District #2,” and “Clark County Liberty Place Incentive District #3” (individually, “Incentive District” and, together, “Incentive Districts”), each as depicted in EXHIBIT A-1 attached hereto; and,

WHEREAS, this Resolution is not a Resolution proposed under R.C. Section 5709.78(B)(1) creating the Incentive Districts, but is a Resolution delineating overlays and adopting a written economic development plan such that this Board may, in the future, consider a resolution proposed under R.C. Section 5709.78(B)(1) establishing the Incentive Districts (the “Proposed Incentive District TIF Resolution”); and,

WHEREAS, such overlays must satisfy R.C. Section 5709.40(A)(6), namely each must be an area of not more than three hundred (300) acres that is a square, or that is a rectangle having two (2) longer sides that are not more than twice the length of the two (2) shorter sides; and,

WHEREAS, the overlays depicted in EXHIBIT A-2 attached hereto and incorporated herein by reference (individually, “Overlay” and, together, “Overlays”) are drawn in accordance with the foregoing; and,

WHEREAS, pursuant to R.C. Section 5709.40(A)(5)(f), the Clark County Engineer (the “County Engineer”) is contemplating whether the adequacy of the existing public infrastructure serving the Incentive Districts is sufficient to meet the residential, commercial or industrial development needs of said incentive districts; and,

WHEREAS, the County Engineer is required to consider a written economic development plan for the Incentive District as has been adopted for such purposes by this Board; and,

WHEREAS, this Board has determined that it is necessary and appropriate and in the best interests of the County to adopt a written economic development plan for the Incentive Districts, a copy of which is provided in EXHIBIT B attached hereto and incorporated herein by reference (the “Economic Development Plan”); and,

WHEREAS, in order to consider the Proposed Incentive District TIF Resolution, the County must comply with the notice provisions of R.C. Sections 5709.78(B)(2)(a), 5709.78(D)(1), 5709.78(C) and 5709.83, and the County plans to do so by transmittal of notices to the Board of Trustees of Moorefield Township, Clark County, Ohio (the “Township”), owners of real property within the proposed incentive districts (“Owners”), the Northeastern Local School District Board of Education (“NLSD”), and the Springfield-Clark Career Technology Center Board of Education (together with NLSD, the “School Districts”), as applicable, of the County’s intention to adopt the Proposed Incentive District TIF Resolution pursuant to R.C. Sections 5709.78 and 5709.83.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Clark County, Ohio:

Section 1. Pursuant to R.C. Section 5709.40(A)(6), this Board hereby determines the proposed Clark County Liberty Place Incentive Districts #1 through #3 are as described in EXHIBIT A-1, attached hereto and incorporated by reference, and this Board hereby delineates the Overlays as they relate to such Incentive Districts in EXHIBIT A-2, attached hereto and incorporated by reference.

Section 2. Under R.C. Section 5709.40(A)(5)(f), this Board hereby adopts the Economic Development Plan in furtherance of its contemplation of the Incentive Districts as further described in EXHIBIT B, attached hereto and incorporated by reference.

Section 3. In order to establish the Incentive Districts pursuant to the Proposed Incentive District TIF Resolution, and in accordance with R.C. Sections 5709.78(B)(2)(a), 5709.78(D)(1), 5709.78(C) and 5709.83, this Board hereby authorizes the County’s transmittal of notices to the Township, the Owners, and the School Districts of this Board’s intention to formally adopt the Proposed Incentive District TIF Resolution following all required notice periods and the public hearing required under R.C. Section 5709.78(B)(2)(a).

Section 4. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any decision-making bodies of the County that resulted in such formal actions were in meetings open to the public and in compliance with Ohio’s Sunshine Laws, including R.C. Section 121.22.

Section 5. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

EXHIBIT A-1

Clark County Liberty Place Incentive Districts #1 through #3 are intended to include approximately 46.436 acres of real property situated in the Township of Moorefield, County of Clark, and State of Ohio consisting of the real property identified by the Clark County Auditor’s Permanent Parcel Identification Number(s) 220030022000144 (including any subsequent combinations or subdivisions) as identified in the records of the Clark County Auditor from time to time and as more particularly described in the below legal description.

LEGAL DESCRIPTION

BEING A 46.436-ACRE TRACT OF LAND OWNED BY M.K. HUFFORD COMPANY INC. AS CONVEYED OFFICIAL RECORD 864, PAGE 96, OFFICIAL RECORD 873, PAGE 973, AND OFFICIAL RECORD 1424, PAGE 972 OF THE CLARK COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 22, TOWN 5, RANGE 10, B.M.R. MOOREFIELD TOWNSHIP, CLARK COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin with “HOPPES” cap found at the southeast corner of Lot 17 of Willow Chase East Section One as recorded in Official Record 16, Page 463 and being on the west line of Willow Gate Drive;

thence, South 03°33’48” West, 32.19 feet, along the west right-of-way line of Willow Gate Drive to an iron pin with cap set;

thence, South 84°21’15” East, 200.30 feet, along the south right-of-way of Willow Gate Drive to an iron pin with cap set on the southeast corner of Lot 19 of said Willow Chase East Section One;

thence, North 03°26’11” East, 144.29 feet, along the east line of said Lot 19 to an iron pin with cap set at the northeast corner of Lot 18 of said Willow Chase East Section One;

thence, North 19°39’55” East, 50.00 feet, along the east end of Willow Chase Drive to an iron pin with cap set on the north line of Willow Chase Drive;

thence, North 70°06’05” West, 12.98 feet, along the north line of Willow Chase Drive to an iron pin with cap set at the southeast corner of Victorian Village Section Two, Phase One as recorded in Official Record 16, Page 465;

thence, North 03°26’11” East, 129.14 feet, along the east line of Victorian Village Section Two, Phase One to an iron pin found at the southwest corner of Victorian Village Section Two, Phase Two as recorded in Official Record 17, Page 224;

thence, South 70°06’05” East, 325.30 feet, along the south line of said Victorian Village Section Two, Phase Two to an iron pin with “HOPPES” cap found;

thence, South 03°59’38” West, 268.84 feet, along the south line of said Victorian Village Section Two, Phase Two to an iron pin with “HOPPES” cap found;

thence, North 50°41’57” East, 148.57 feet, along the south line of said Victorian Village Section Two, Phase Two to an iron pin with “HOPPES” cap found at the southwest corner of Victorian Village Section Two, Phase Three as recorded in Official Record 17, Page 233;

thence, South 39°16’03” East, 208.72 feet, along the south line of said Victorian Village Section Two, Phase Three to an iron pin with “HOPPES” cap found;

thence, South 85°00’22” East, 144.74 feet, along the south line of said Victorian Village Section Two, Phase Three to an iron pin with “HOPPES” cap found;

thence, North 59°38’26” East, 110.65 feet, along the south line of said Victorian Village Section Two, Phase Three to an iron pin with cap set on a southwest corner of Willow Lakes Condominium 5th Amendment as recorded in Plat Book 18, Page 66;

thence, South 68°39’50” East, 214.11 feet, along the south line of said Willow Lakes Condominium 5th Amendment to an iron pin with cap set on the west line of Willow Lakes Condominium 4th Amendment as recorded in Plat Book 18, Page 33;

thence, South 10°04’49” West, 500.65 feet, along the west line of said Willow Lakes Condominium 4th Amendment to an iron pin with cap set at the southwest corner of Willow Lakes Condominium 2nd Amendment as recorded in Plat Book 17, Page 443;

thence, South 76°47’09” East, 202.89 feet, along the south line of said Willow Lakes Condominium 2nd Amendment to an iron pin with cap set;

thence, South 85°00’12” East, 301.63 feet, along the south line of said Willow Lakes Condominium 2nd Amendment to an iron pin with “HOPPES” cap found;

thence, South 04°59’37” West, 420.07 feet, along the west line of Willow Lakes Condominium as recorded in Plat Book 17, Page 383 to an iron pin with “HOPPES” cap found on the north line of Fox Ridge North Condominium as recorded in Plat Book 17, Page 290;

thence, North 84°56’14” West, 1460.88 feet, along the north line of said Fox Ridge North Condominium tract and beyond to an iron pin with cap set on the northwest corner of Fox Ridge Condominium as recorded in Plat Book 15, Page 403;

thence, South 05°26’11” West, 439.61 feet, along the west line of said Fox Ridge Condominium tract to an iron pin with cap set at the northeast corner of Newcastle Condominium as recorded in Plat Book 16, Page 82;

thence, North 84°33’44” West, 215.97 feet, along the north line of said Newcastle Condominium to an iron pin with cap set on the east line of said Victorian Village Section Phase One as recorded in Plat Book 16, Page 4;

thence, North 05°26’16” East, 40.00 feet, along the east line of said Victorian Village Condominium Phase One Ridgewood to an iron pin with “SCHOLL” cap found;

thence, North 84°33'44" West, 79.58 feet, along the north line of said Victorian Village Condominium Phase One to an iron pin with "SCHOLL" cap found.

thence, North 75°14'09" West, 335.10 feet, along the north line of said Victorian Village Condominium Phase One to an iron pin with "SCHOLL" cap found on the west line of Section 22.

thence, North 65°24'52" East, 721.24 feet, along the west line of Sections 22 and the northerly line of said Victorian Village Condominium Phase One and beyond to an iron pin with "SCHOLL" cap found on the east line of Victorian Village Condominium Phase Three as recorded in Plat Book 16, Page 207.

thence, North 22°05'18" East, 167.34 feet, along the east line of said Victorian Village Condominium Phase Three to an iron pin with "SCHOLL" cap found;

thence, North 18°37'06" East, 143.67 feet, along the east line of said Victorian Village Condominium Phase Three to an iron pin with cap set;

thence, North 65°24'55" East, 14.55 feet, along the east line of said Victorian Village Condominium Phase Three to an iron pin with "SCHOLL" cap found on the south line of Victorian Village Condominium Phase Four as recorded in Plat Book 16, Page 245.

thence, South 84°35'05" East, 216.20 feet, along the south line of said Victorian Village Condominium Phase Four to an iron pin with "SCHOLL" cap found;

thence, North 65°24'55" East, 466.08 feet, along the east line of said Victorian Village Phase Four to an iron pin with "HCPFS" cap found on the south line of Lot 16 of said Willow Chase East Section One;

thence, South 84°35'05" East, 129.35 feet, along the south line of said Lot 16 to the place of beginning.

Containing 46.436 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated October 18, 2024.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR.-AJB PS 8629."

Allen J. Bertke
Allen J. Bertke PS #8629



10/18/2024
Date

For ease of reference, the following map outlines the proposed locations of Clark County Liberty Place Incentive Districts #1 through #3.



EXHIBIT A-2

CLARK COUNTY LIBERTY PLACE INCENTIVE DISTRICT OVERLAYS

Clark County Liberty Place Incentive Districts #1 through #3 are intended to include real property situated in the Township of Moorefield, County of Clark, and State of Ohio consisting of the real property identified by the Clark County Auditor's Permanent Parcel Identification Number(s) 2100300022000144 (including any subsequent combinations or subdivisions) as identified in the records of the Clark County Auditor from time to time.

For purposes of R.C. Section 5709.40(A)(6), the Overlays for THE Clark County Liberty Place Incentive Districts #1 through #3 are delineated in yellow on the below maps:

Overlay for Incentive District #1



Overlay for Incentive District #2



Overlay for Incentive District #3



EXHIBIT B

Moorefield Township, Clark County, Ohio

Economic Development Plan for the "Clark County Liberty Place Incentive Districts" Development Area

February 25, 2026

OVERVIEW OF PROPOSED DEVELOPMENT

DARF, LLC, an Ohio limited liability company (the "Developer") intends to build on approximately 66.436 acres of real property located in Moorefield Township, Clark County, Ohio and identified in the records of the Clark County Auditor by parcel number(s) 2100300022000144 (including any subsequent combinations or subdivisions) (the "Project Site"). It is currently anticipated that the Developer will construct on the Project Site approximately 159 single-family homes to be initially valued at approximately \$350,000 (the "Project"). Such units are expected to be conveyed by the Developer to future owners in the single.

LAND USE CONTROLS

Pursuant to Rezoning Case Z-2024-06, the Project Site is zoned PD-R (a/k/a Planned Development - Residential) under the Clark County Zoning Regulations, as the same have been amended from time to time, including most recently by Resolution No. 2023-0113 adopted by the Clark County Board of Commissioners on February 12, 2023 (the "Clark County Zoning Regulations").

The general resolutions of the Township and the County shall apply except as otherwise provided within this Exhibit B. Whenever there is a conflict or difference between the provisions of this Clark County Liberty Place Economic Development Plan text and exhibits, and the general resolutions of the Township or the County, the provisions of the Clark County Liberty Place Economic Development Plan text and exhibits shall prevail. Where the Clark County Liberty Place Economic Development Plan text and exhibits are silent, the provisions of the Clark County Zoning Regulations shall prevail.

DEVELOPMENT MIX

Constructed in one or more phases, the entire Clark County Liberty Place Development Project is presently anticipated to consist of 159 single-family homes, the development of public infrastructure improvements needed to service the Development, and necessary amenities thereon. Specifically, the County and the Developer currently anticipate that certain storm water and sanitary improvements as well as other to be identified public infrastructure improvements will directly benefit the Clark County Liberty Place Project as well as provide an overall benefit to the Township and the County, its residents, and future development patterns.

ANALYSIS AND ASSESSMENT

To promote the variety of flexibility of residential land development that is necessary to PD-R (a/k/a Planned Development - Residential) within the Township and the County, the proposed Development is intended to be designed using smart-growth principles fostering a human scale, pedestrian-friendly community, with the volume of single-family housing types necessary to serve multi-generational needs.

While the Development of the site may occur in phases, visual unity is anticipated to be achieved for the overall Development. Landscape elements in view of public right-of-way, entry features, project identity signage, street trees, other landscaping, as well as trails and pedestrian-

friendly connectivity, are anticipated features of the Development intended to operate in a cohesive manner complementary to the surrounding areas of the Township.

CONCLUSION

It is the conclusion of the Board of County Commissioners of Clark County, Ohio (the "Board") and its staff that it is in the interests of the Township and the County to proceed with the approval of an "Engineer's Certificate" and this Economic Development Plan so as to provide for the further approval by the Board of the Incentive Districts pursuant to Ohio Revised Code Section 5709.38(B).

For ease of reference, Clark County Liberty Place Incentive District #1 through #3 are depicted on the attached planning map:



**Resolution 2026-0162
COMO file****Authorize Chief Legal Counsel to Intervene in
the Ohio Power Siting Board (OPSB) Case 25-0636-EL-BGN**

Commissioner Lohnes moved to authorize the Chief Legal Counsel for the Board of Clark County Commissioners to file a notice of intervention and otherwise appear on behalf of the Board in Ohio Power Siting Board Case No. 25-0636-EL-BGN, Sloopy Solar Energy Center, and to fully participate as a party in that proceeding and taking any actions he deems necessary to protect the interests of Clark County and its citizens.

Further, the Board authorizes the Chief Legal Counsel to take all additional administrative and procedural actions reasonably necessary to carry out this authorization and to ensure compliance with this resolution and Resolution No. 2026-0052.

Commissioner Rittenhouse seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Abstain; Commissioner Rittenhouse, Yes

**Resolution 2026-0163
COMO file****Schedule Public Work Session with County Commission**

Commissioner Patterson moved to schedule a public work session with the County Commission 4:00 pm – 5:00 pm Wednesday, March 4, 2026. The regularly scheduled commission meeting will follow at 5:30 pm Wednesday, March 4, 2026. The meeting will be held in the Commission Chambers, Room 151, 3130 East Main Street, Springfield, Ohio.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

**Resolution 2026-0164
POLP file****Adopt Updated Policy on Public Comment During
Meetings and Hearings**

Commissioner Patterson moved upon the recommendation of the County Administrator, to adopt the updated policy on public comment during Board of County Commissioners' meetings and hearings effective February 25, 2026.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Policy on Public Comment during
Board of County Commissioners' Meetings and Hearings
Effective February 25, 2026

The Board of County Commissioners values public input and is committed to orderly, productive meetings. This policy outlines the procedures for public comment to ensure that all voices are heard while maintaining meeting efficiency and focus.

I. Public Comment Period

- The Board may invite members of the public to provide comment after the completion of the meeting agenda.
- Members of the public wishing to speak ("commenters") must raise their hand to be recognized by the Board.
- The Board may require commenters to sign up on a designated sign-up sheet prior to the public comment period.
- The public comment period will last up to 20 minutes unless extended by a motion of the Board (except in the case of public hearings).

II. Speaker Guidelines

- After being recognized, each commenter shall state their full name and municipality or township before making comments or asking questions.
- Each commenter will have up to three (3) minutes to address the Board.
 - The Commission President or designee will monitor and enforce time limits for all comments.
 - The Commission President, in their discretion, may allow a commenter additional time when warranted—such as to complete a thought, clarify a factual statement, or accommodate accessibility needs—provided such extensions remain reasonable and consistent with meeting efficiency.
 - Additionally, during designated question and answer sessions, the Commission President may allow additional time to a commenter in order to allow a more in-depth conversation, while balancing that with the number of speakers who wish to address the Board of County Commissioners. Or, alternatively, the Commission President may allow a commenter more than one comment as time allows at the end after all other commenters have had an opportunity to speak.
- Commenters are kindly asked to refrain from disorderly or disruptive conduct.
- Public comment during a special meeting of the Board will be limited to the advertised purpose of the meeting in order to comply with Ohio law.
- Public comments shall not include obscenity, commercial advertising, or defamation, and shall not violate the Ohio Revised Code provisions concerning Disorderly Conduct or Disturbing a Public Meeting.
- The speaker shall direct their comments to the Board of County Commissioners only, not to individual members of the public, staff, or audience participants.
- Public comments are not to engage in dialogue or debate an issue with the Board of County Commissioners. The purpose of public comments is to provide an opportunity for residents to address the Commissioners concerning pertinent items on the agenda. Commissioners will generally not act on comments except to direct the staff to review a matter, if needed, for discussion at a later date.

III. Additional Options for Public Input

In addition to providing comments during meetings, members of the public may submit questions or comments to the Board via:

The Commissioners' official email address: commission@clarkcountyohio.gov; or
Regular U.S. mail: 3130 East Main Street, Springfield, OH 45503

Submitted comments will be reviewed and considered by the Board at a subsequent meeting, as appropriate.

Resolution 2026-0165
UTLO file

Authorize Placement on Tax Duplicate for Uncollected Water and Sewer Use Charges

Commissioner Patterson moved, per the request of the Utilities Department Director, to certify to the Auditor, as required by Sections 6117.02 and 6103.02 O.R.C. for placement on the 2026 real property tax list and duplicate against the following property:

Property Owner: Robert T. Remley, Jr.
Address: 4828 Lehigh Drive, Springfield, Ohio 45503
2200300021110005
Moorefield Township
Amount: \$152.10
Comments: Uncollected Water and Sewer Charges. Place on Tax Duplicate prior to Sheriff Sale.

Commissioner Lohnes seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Yes; Commissioner Patterson, Yes; Commissioner Rittenhouse, Yes

Motion to Adjourn

Resolution 2026-0166

Commissioner Patterson moved to adjourn the regular meeting. Commissioner Lohnes seconded the motion. All were in favor, no one was opposed.

The motion carried.

BOARD OF CLARK COUNTY COMMISSIONERS

By: _____
Sasha L. Rittenhouse, President

By: _____
Charles A. Patterson

By: _____
Richard L. Lohnes

I certify that the record is true and accurate:

Commission Clerk