

Minutes

March 01, 2022

Commissioners present: William Bateson, Timothy Bechtol and Michael Pepple.

Also Present: Christine Carrigan, Cindy Land and Phil Johnson. Please see attached attendance sheet for additional attendees.

Commissioner Pepple opened the meeting at 9:30 a.m. in the Commissioner's 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the February 24th 2022, meetings were read with Timothy Bechtol making a motion to approve, William Bateson seconded. Motion passed 3-0.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #128-22 – Authorizing payment of the listed and/or attached purchase orders. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #129-22 – Transfer of funds within the appropriation - Treasurer. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

The Commissioner's approved travel requests for the Public Defender's office, Treasurer's office and Sheriff's office. In addition, the Commissioners signed and approved the American Rescue Plan Checklist project for Engineer Mapping.

Cindy Land presented the following resolution for consideration:

Resolution #130-22 – Resolution authorizing contract with Scioto Valley Precast for HAN-CR7 – 3.76 Box Culvert. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Cindy stated that Scioto Valley Precast submitted the lowest and best proposal of \$56,798.00. Doug Cade stated this is one of the Engineer department's capital improvement projects. Scioto Valley Precast will furnish and install the box culvert. The Engineer's department will do the remainder of the work. The project will be completed July 1st.

Tim Mayle and representatives from Leeward Energy and Galehead Development discussed updates on the solar projects with the Commissioners. Ben Metcalf from Galehead Development made the Commissioners aware of the public hearing on March 31st with Ohio Public Siting Board (OPSB) at the Elks Lodge in Findlay. Ben stated Galehead has been working with Lindsay Summit from Hancock Public Health to obtain information on septic systems. In addition, they began working with local tile contractor Cory Boes to map out all tiles and septic systems on the project field. Rob Kalbouss from Leeward Energy stated his primary focus before the April 27th OPSB public hearing at the Elks Lodge is building strong relationships in the community and with the university. The practical purpose of building the relationships in the community is to begin fulfilling requirements for the PILOT. He stated a victory was scored when the Commissioners approved the PILOT. Pat Sadowski from Eastman & Smith Ltd. discussed with the Commissioners the benefits of a PILOT. Pat stated the PILOT approved by the Commissioners in the fall of 2021 is not an abatement. A PILOT is a payment in lieu of taxes. The two projects will pay more in property tax through the PILOT program than through a personal property tax. He stated the annual payments in lieu of tax (PILOT) remain the same over the entire life of the project.

The developers like the certainty of the payment and it makes it easier for financing purposes. Pat stated that there is no additional revenue created from exclusion zones. He provided information on the revenue that would be generated for Hancock County and Arcadia Local School District (see attached) from the PILOT. Kevin Dewine from Leeward Energy shared with the Commissioners the Ohio SB 52 local approval process. The process gives the Commissioners the power to be able to determine whether a renewable energy project can advance without action, can advance with amendments or can be denied. He stated that because of this process there does not need to be a sense of urgency to declare exclusionary zones. Tim Maley stated that more and more projects are requiring renewable energy. If exclusionary zones are passed then any project looking for renewable energy sources will be denied. Lanny Boes along with Hancock County resident Rachelle Harmon expressed their concerns with the solar farms and what it would do to the agriculture community and rural parts of Hancock County.

Tim Mayle announced Findlay has been ranked the top micropolitan community in the country for the eighth year in a row.

Phil Johnson requested an executive session in regards to potential real estate acquisition and real estate sale.

Meetings/Reports

Timothy Bechtol wanted to make note of dear friend Larry Busdecker's passing. He will be sorely missed and hard to replace.

William Bateson attended the Fresh Brewed Business meeting.

Michael Pepple attended the Hancock County ARPA meeting.

At 10:40 a.m. the Commissioners met with Ben Otley and Lori Huth from First Insurance Group. Adam Witteman and Anne Spence were also in attendance. First Insurance Group is an independent agency that would like to contract with Hancock County to provide consulting and brokerage services for medical, prescription drug and dental benefit programs. In addition, First Insurance Group would provide local customer service, assist with open enrollment and help evaluate vendors. They currently work with Jefferson Health Plan, CEBCO, BORMA and Northern Buckeye Health Plan. They have agreements with Seneca County, Defiance County, Williams County, Findlay City and Tiffin City. First Insurance Group fees are based on the number of employees. The request for proposal timeline was discussed.

Anne Spence from the Ohio Attorney General's office met with the Commissioners to answer any questions they may have on the One Ohio project. Commissioner Bateson informed Anne on Hancock County's status with the project. Commissioner Bechtol questioned whose responsibility it is to pick the representative. Phil Johnson stated that it is not very well defined on the county level on how the individual is picked for the regional board. Anne stated that was done on purpose to give the county flexibility to make selections. Anne reassured the Commissioners that this is new to everyone and that to her knowledge most regions have not named a representative. Phil inquired on receipt of funds. Anne stated that no funds have been received. Anne gave update on the project status. Discussion took place on funding percentages and what will be considered appropriate spending. Anne will keep Phil and the Commissioners updated on the development of the One Ohio project.

Commissioner Bateson stated that he is ready to move forward with county-wide exclusion on renewable energy. Cindy Land explained the process and the steps to take to move forward with county-wide exclusion.

At 11:43 a.m. Michael Pepple made a motion to enter into executive session in regards to potential real estate acquisition and real estate sale. Timothy Bechtol seconded. A roll call vote resulted as follows: Michael Pepple, yes; William Bateson, yes; Timothy Bechtol, yes.

At 12:17 p.m., Michael Pepple made a motion to come out of executive session, in regards to potential real estate acquisition and real estate sale with no action taken. William Bateson seconded. Motion passed 3-0.

Respectfully submitted,



Christine Carrigan, Assistant Clerk

Reviewed and approved by



Michael W. Pepple



William L. Bateson



Timothy K. Bechtol

NAME (PLEASE PRINT)

DEPARTMENT/ADDRESS

1 PM

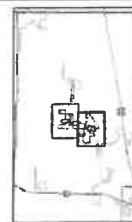
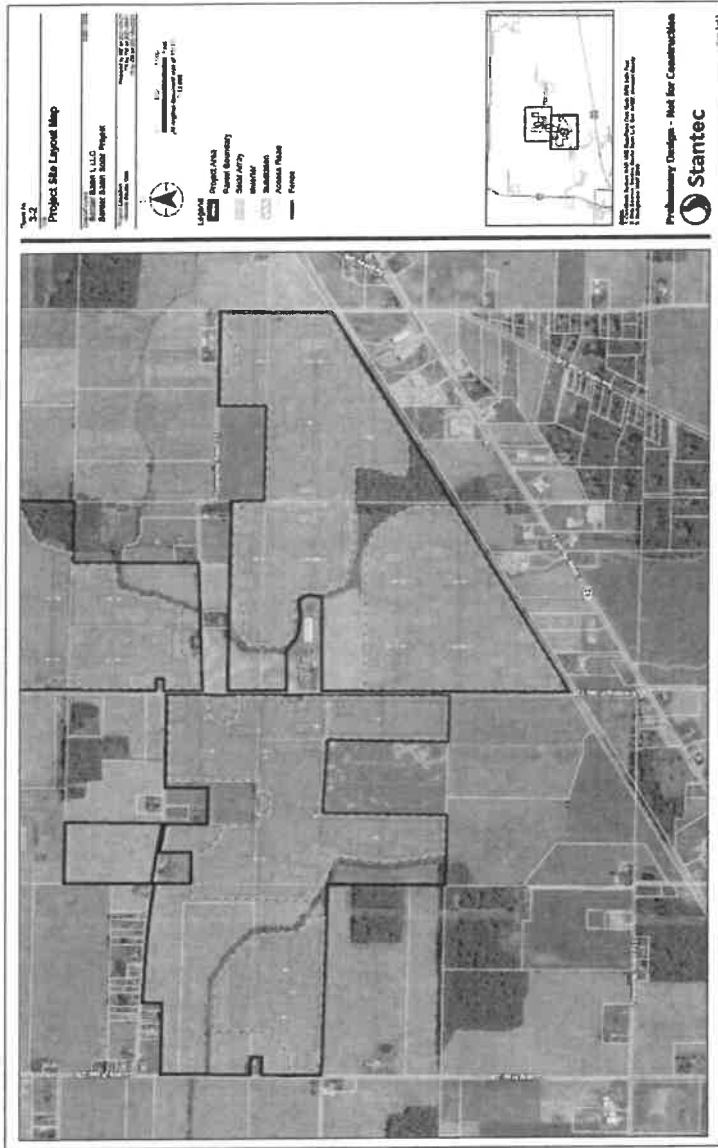
Rob Halboush	Leeward Energy - Indy
Ben Metcalf	Galehead Development - Boston
Pat Sadowski	Eastman & Smith Ltd.
Rachelle Harman	Promote Wise Land Use - NO Solar
Mary Jo Boes	Promote Wise Land use
Larry Boes	19694 T.R. 219 Fostoria
KEVIN DEWINE	LEEWARD ENERGY
BILL KRENEY	TYR ENERGY DEVELOPMENT
Ian Edwards	Tyr Energy Development
GLENN JOST	ALLIANCE
Tim Mayle	Economic Development
Lou Wilin	The Courier
Anne Spence	Ohio Attorney General
Matt Demczyk	WFIN
Lori Huth	First Ins. Group

Solar



Findlay · Hancock County
ECONOMIC DEVELOPMENT

BORDER BASIN SOLAR PROJECT



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 Preliminary Design - Not for Construction

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SOUTH BRANCH SOLAR



30 Years of Potential New Revenue to Hancock County

	Personal Property Tax	Exclusion Zones?
PILOT	\$67M	\$0

PILOT delivers more revenue

**Personal Property Taxation as a Public Utility
(e.g., Pipelines, Electricity Generators without an Abatement)**

Personal property taxes are calculated annually, meaning assessed taxes are never the same year-to-year and can be hard to predict.

Taxes are based on the “true value” (i.e., FMV) of taxable property, and taxpayers may dispute the true value with appraisal evidence through the appeals process; appeals can take years to resolve

Taxpayers may remit assessed taxes, but appeal the value of their property, resulting in political subdivisions having to refund large sums of money in later years

Even if taxpayers do not appeal the value of their property, taxes due over time decline because of depreciation deductions permitted by statute

Further reading on how property tax appeals can impact school districts:
<https://bgindependentmedia.org/rover-pipeline-files-appeal-over-school-taxes-again/>

**Qualified Energy Project
Payment of PILOTs**

Annual payments in lieu of tax (“PILOTs”) remain the same over the entire life of the project (unless a portion of the project is decommissioned)

PILOTs are calculated based on an objective criteria—the generation capacity of the project

PILOTs are agreed upon upfront prior to development of the project, so political subdivisions are not at risk of having to refund any payments as a result of a tax appeal

Depreciation is inapplicable to PILOTs; they remain the same over time, provided electricity generation capacity is not reduced

Further reading on how reliable PILOT payments create tremendous partnership between QEPs and local governments:
<https://delphosherald.com/Content/Default/News/Article/Blue-Creek-Wind-Farm-pays-another-2-7M-to-Van-Wert-Paulding-counties-and-schools/-3/1183/191398>

Payment In Lieu of Taxes (PILOT) – Approved by Commissioners in 2021
 Analysis –

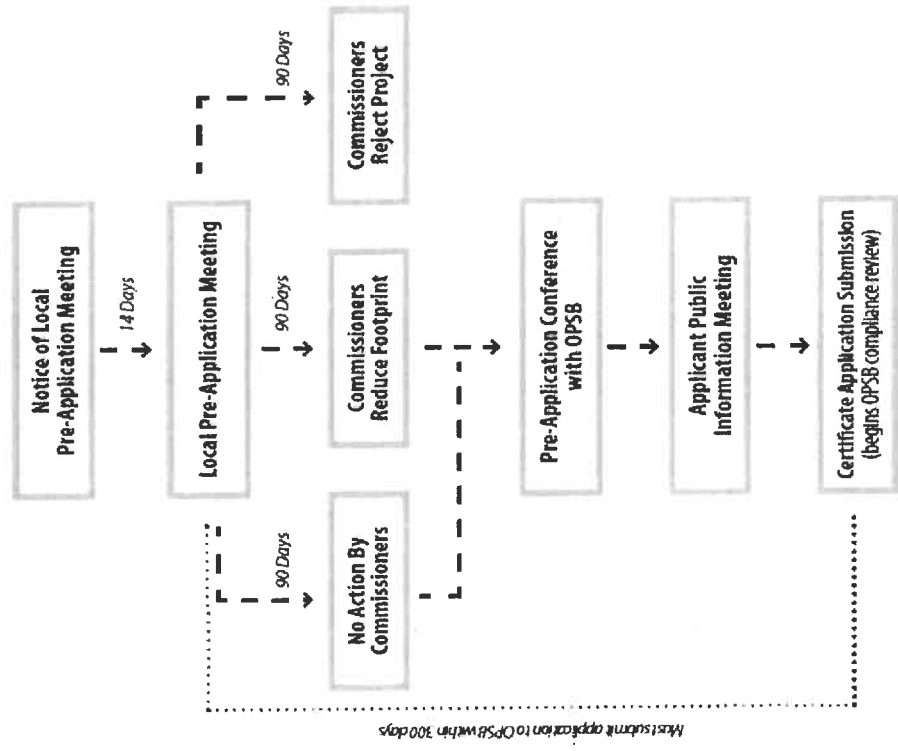
	Leeward 129 MW		Galehead 120 MW		Annual Total	Leeward 30 Year		Galehead 30 Year		Project Total
Arcadia Corp	\$ 14,939	\$ -	\$ -	\$ 14,939	\$ 448,170	\$ -	\$ -	\$ 448,170	\$ 448,170	\$ 448,170
Findlay Hancock County Public Library	\$ 10,052	\$ 8,400	\$ 8,400	\$ 18,452	\$ 301,560	\$ 252,000	\$ 252,000	\$ 553,560	\$ 553,560	\$ 553,560
Hancock County Park District	\$ 17,427	\$ 16,800	\$ 16,800	\$ 34,227	\$ 522,810	\$ 504,000	\$ 504,000	\$ 1,026,810	\$ 1,026,810	\$ 1,026,810
Washington Township	\$ 58,314	\$ -	\$ -	\$ 58,314	\$ 1,749,420	\$ -	\$ -	\$ 1,749,420	\$ 1,749,420	\$ 1,749,420
Cass Township	\$ -	\$ 75,600	\$ 75,600	\$ 75,600	\$ -	\$ 2,268,000	\$ 2,268,000	\$ 2,268,000	\$ 2,268,000	\$ 2,268,000
Van Buren School Districts	\$ -	\$ 146,328	\$ 146,328	\$ 146,328	\$ -	\$ 4,389,840	\$ 4,389,840	\$ 4,389,840	\$ 4,389,840	\$ 4,389,840
Hancock County	\$ 452,412	\$ 416,400	\$ 416,400	\$ 868,812	\$ 13,572,360	\$ 12,492,000	\$ 12,492,000	\$ 26,064,360	\$ 26,064,360	\$ 26,064,360
Arcadia LSD	\$ 608,833	\$ 416,488	\$ 416,488	\$ 1,025,321	\$ 18,264,990	\$ 12,494,640	\$ 12,494,640	\$ 30,759,630	\$ 30,759,630	\$ 30,759,630
	\$ 1,161,977	\$ 1,080,016	\$ 1,080,016	\$ 2,241,993	\$ 34,859,310	\$ 32,400,480	\$ 32,400,480	\$ 67,259,790	\$ 67,259,790	\$ 67,259,790

Note – County General Fund over \$26,000,000

Post SB 52– 3 Bites at the Apple

- County-level public meeting prior to OPSB certificate
 - The resolution is binding on the OPSB, meaning a certificate cannot be granted in violation of the resolution
- Local officials as ad hoc voting members
 - One commissioner & one twp. Trustee are ad hoc voting members of OPSB
- Exclusion Zone
 - bans ALL utility-scale renewable energy projects without consideration

DICKINSON WRIGHT | **Ohio SB 52**
Local Approval Process



Exclusion Zones

– Future Development



JobsOhio is working with a consultant representing a confidential company seeking to site a new industrial facility on 200 contiguous and developable acres. The project will create 50 high paying jobs and incur \$800M in capital. Both greenfield and brownfields will be considered but the brownfield needs to have the initial remediation complete. The plant is expected to run 24/7.

REQUIREMENTS:

Site Information

- **Size:** 200 minimum, contiguous and developable
- **Layout:** Square or rectangular
- **Air Quality:** Attainment area required
- **Avoid surrounding uses:** Airports (including small), power plants, rail yards, other facilities that discharge air pollution.

Utilities

Electricity:

Construction Power
Transmission Voltage
Connected Load
Other

Minimum 15k V delivery
Minimum 100k V delivery;
50 MW within 24 months
All submitted sites should be capable of providing the following:
Dual-service feed required
Construction of onsite substation will be required, company construction preferred
Renewable energy options

Water:

Peak Flow Rate

500 GPM (gallons per minute) within 24 months
Fire Flow – 2500 GPM for 4 hours. Consultant is working to get more information on this but assume it needs to be available at all times.

Sewer:

Peak Flow Rate

250 GPM within 24 months



**8 years #1 Micropolitan.
8 years of expansion.**

2014 • 2015 • 2016 • 2017 • 2018 • 2019 • 2020 • 2021

