

Minutes

May 10, 2022

Commissioners present: Michael Pepple, William Bateson and Timothy Bechtol

Also Present: Alec Helms, Phil Johnson, Lizzy Essinger & Adam Witteman

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 May 5, 2022 meetings were read with Timothy Bechtol making the motion to approve, William Bateson seconded. Motion passed 3-0.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #289-22 – Authorizing the payment of the listed and/or attached Purchase Orders. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0

Resolution #290-22 – Authorizing the President of the Board to approve and submit to the Ohio Development Service Agency an application requesting \$750,000 of FY 2022 Community Housing Impact & Preservation Program (CHIP) funds, and procuring Great Lakes Action Partnership (GLCAP) to prepare the application and administer the program. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0 Lizzy Essinger stated this agreement is done every 2 years. HRPC works with GLCAP who specializes in this type of work. HRPC handles a lot of the financial side and GLCAP does the community outreach. Commissioner Pepple stated that Habitat for Humanity uses these funds as well during their building projects.

Resolution #291-22 – Transfer of funds within the appropriation – Community Development Block Grant. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0

Resolution #292-22 – Transfer of funds within the appropriation – ADAMHS Levy – ADAMHS Bond Retirement. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0

Resolution #293-22 – Transfer of funds within the appropriation – General Fund. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0

The Commissioners approved a travel request for the Prosecutor and their office.

Phil Johnson presented the following resolution:

Resolution #294-22 – Authorization regarding an amendment to a purchase agreement for real property located at 129 North Main Street and 0 North Main Street in Findlay, Hancock County, Ohio. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Phil Johnson explained that the original agreement for purchase of this property stated we would take possession of the property at the end of May. The current owner has had a personal

problem come up and has requested an extension until the end of June. This agreement is authorizing the change in possession date. Steve Wilson has said this will not interfere with the benching project.

Resolution #295-22 – Authorizing the Entry into and Execution of an Ohio Department of Development Brownfield Remediation Program Grant Agreement with Regard to property located at the Intersection Point of the Blanchard River and North Main Street in Findlay, Referred to as the Ra-Nik Cleanup Project. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Phil Johnson stated this resolution and the next one both go with the Brownfield Remediation Program Grant that was previously applied for. The state has agreed to reimburse up to \$492,000 for the cleanup of this property. Commissioner Pepple thanked Lizzy for all of HRPC's hard work on this and state this will help save some of the flood mitigation money. There was a discussion on the timing of the project to coordinate with the benching project and fencing around the property to keep the public safe. Lizzy stated they have a year to complete the work but will do their best to coordinate with the other work being done at the property.

Resolution #296-22 – Authorizing the Entry into and Execution of an Ohio Department of Development Brownfield Remediation Program Grant Agreement with Regard to property located East of I-75 and North of County Road 99 in Hancock County, Referred to as the Lai Assessment Project. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Phil Johnson stated this resolution is the same as the first except this resolution is for assessment of the properties not for cleanup. The state has agreed to reimburse up to \$231,000 for the assessment and if remediation is needed further action will be taken at that time. Lizzy Essinger stated this is for Phase 1 and 2 environmental assessments, asbestos assessment and wetland geographical survey. The goal is to get a no further action letter from the Ohio EPA to give the all clear for whatever we choose to do with the property.

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

Adam Witteman had nothing to report from the Auditor's office.

Meetings/Reports

Timothy Bechtol attended the GOP luncheon last Friday. Director of Development Lydia Mihalik was there to speak and stated how impressed she was with Hancock County and their efforts.

William Bateson also attended the First Friday luncheon and felt it was very uplifting and Director Mihalik brought good news with the Intel project for the State of Ohio.

Commissioner Bateson stated that he has done a bit of research and he is now ready to move forward with \$80,000 from the flood mitigation fund to partner with the city for dredging and/or cleaning out east of the Riverside Dam. He also would like to move forward with numbering the parking spots in the library parking lot and assigning each county employee a space. There was a discussion on next steps for setting up that parking lot for county employee use and the signage to be posted. Phil Johnson will move forward with both of these and prepare resolutions.

Michael Pepple attended the Ag Council meeting and the Hancock County Opioid and Addiction Task Force Meeting.

At 9:57 a.m., Michael Pepple made a motion to enter into executive session in regards to potential real estate acquisition and potential real estate sale. William Bateson seconded. A roll call vote resulted as follows: Michael Pepple, yes; William Bateson, yes; Timothy Bechtol, yes.

At 10:29 a.m., Michael Pepple made a motion to come out of executive session, in regards to potential real estate acquisition and potential real estate sale with no action taken. William Bateson seconded. Motion passed 3-0.

At 10:30 a.m. the Commissioners met with Randy Galbraith for the JFS update meeting. Also present was Alec Helms and Adam Witteman. Randy Galbraith stated there are currently 70 children in custody. This number is staying stable but the number of children receiving in home care has gone up to 123 from 105. The placement costs have been looking very good and they are currently well positioned to make it to their next payment. There were 2 referrals in April to the Financial Opportunity Center and that program is going well. Yesterday Randy met with Lt. Governor Jon Husted at the Fostoria Learning Center and discussed the current collaboration to help put individual in the City Mission through a certificate program and to find employment. There have been 21 people sent through various certificate programs at the learning center. 17 of the 21 people are no longer living at the City Mission and all of them are employed as of yesterday. Randy stated he met with the Director of Seneca County Job & Family Services last week and tomorrow he will be meeting with the Wood County Director about possible expansion of the program and how to share responsibility of the Fostoria program as it sits in all of the counties. He thanked the United Way and the county maintenance department for the cleanup work done around the JFS building and the county home last Thursday during the Days of Caring. Commissioner Pepple asked about how staffing has been going. Randy stated he has 2 CPSU Case Worker, 2 Income Maintenance and 2 Student Work positions that will need to be posted and filled. The HR person is currently on medical leave for the next 6 weeks so he is handling all of those duties while they are out. There was a discussion about tuition reimbursement as a recruiting tool. Randy stated he does not offer tuition reimbursement as he does not have funding for that but he has found that offering the flex schedule and a partial work-from-home schedule is helping to pull in more experienced applicants. Commissioner Bechtol stated he has been working with Kyle Parker from the Engineer's office on posting the repair of the JFS building roof on Bid Express. Their hope is to do pre-bid walk throughs on the Monday before Memorial Day and have the bids due on the Thursday after Memorial Day.

At 11:30 a.m. the Commissioners met with Jeff Cole from the Hancock County Fair Board. Also present was Alec Helms, Cindy Land, Haley Reese, Tom Harmon, Bill Higginbotham and John Livingston. Jeff Cole presented the attached PowerPoint presentation on the Lodging Excise Tax for the purpose of review for the upcoming renewal. Jeff stated the current agreement is to provide 1% of tax collected for the fair grounds and the agreement ends at the end of this year. Jeff provided background information on the agreement and information on the Old Millstream Center. Jeff stated they have to-date received \$1.3 million from the tax which has all gone to pay

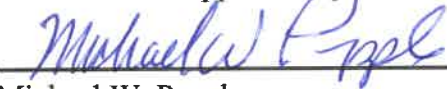
for the Old Millstream Center loan that was taken out. The Old Millstream Center is currently booking into 2024 for weekend bookings and the weekdays are filling up quickly. The rental of that brings in a lot of revenue. The Fair Board sent out a survey to many individuals to find out how they could improve. They are currently using those to set up their strategic planning. They would like to build a new building in place of some of the older buildings that are currently there which would cost around \$3 million. They have spoken with Hancock Public Health and Emergency Response to make the new building an emergency building. They would also like put a roof over the North Arena for around \$2 million and update the restroom/shower areas for \$200,000-\$300,000 per unit depending on size. The updating of the restrooms would also go into turning the facility into a full-service campground. Jeff stated he feels they deserve to move the percentage received up to 2% but would be happy with the renewal of 1% as well. There was a discussion on parking and the possible changes to the parking flow. There was discussion on revenue and the what areas bring in the highest revenue and on the new ARPA form that needs to be submitted before the end of May with their application.

Respectfully submitted,



Alec Helms, Assistant Clerk

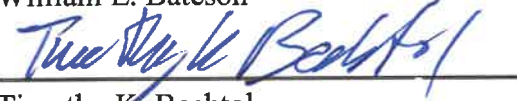
Reviewed and approved by:



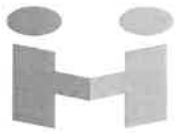
Michael W. Pepple



William L. Bateson



Timothy K. Bechtol



Hancock County
Job & Family Services

P O Box 270
7814 Co. Rd. 140
Findlay, Ohio 45839
TOLL FREE: (800) 228-2732
PHONE: (419) 422-0182

Randall L. Galbraith, Esq., Director

Commissioner's Report – May 10th, 2022

- 1) Children in CPSU Custody
- 2) Placement Costs

Balance Brought Forward (end of December 2021 placements)	(510,999.68)
2022 YTD Foster Care Placement	431,816.47
YTD Shared Placement Costs	4,650.00
ADAMHS and Juvenile Court Share	(3,100.00)
SCPA used for shared	(1,550.00)
Title XX used for shared (first six months only)	-
YTD Adoption (county share)	31,917.52
IV-E Reimbursement for Placements	(144,599.72)
Title XX Reimbursements for Placements	(35,423.01)
SS & Child Support	(19,055.67)
Levy funds received	(979,616.11)
30-Days to Family Salary, Benefits, & Shared Costs	27,001.48
Balance	(1,198,958.72)

- 3) FOC Referrals for April – 2
- 4) Visit from Lt. Governor Jon Husted – Fostoria Learning Center
- 5) United Way Days of Caring – Work on JFS Buildings

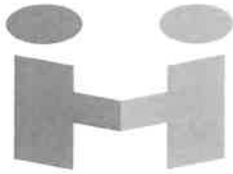
Providing Help Today and Building Hope for Tomorrow

Child Support Enforcement
(419) 424-1365
Fax (419) 424-7288

Workforce Development
(419) 422-3679
Fax (419) 422-8349

Ohio Works First
(419) 425-6375
Fax (419) 422-1081

Childrens Protective Services
(419) 424-7022
Fax (419) 424-7485



Hancock County Job & Family Services

Children's Protective Services Unit

April 2022

Date of Report: May 9, 2022		Total Number of reports Received:
February 2022		125
March 2022		152
April 2022		149
Screened In/Out		
February 2022		IN=40, OUT=85
March 2022		IN=42, OUT=110
April 2022		IN=38, OUT=111
Breakdown of case Type Screened In:		TR/AR/FINS
February 2022		TR=13, AR=24, FINS=3
March 2022		TR=20, AR=17, FINS=5
April 2022		TR=16, AR=18, FINS=4
Total Number of Kids in Care at months end		
February 2022		63
March 2022		71
April 2022		70
Breakdown of <u>Current</u> Placements (70)		
	Family Foster Homes	31
	Kinship Placement	27
	Group Home	5
	Residential	3
	AWOL	1
	JDC	1
	Trial Home Visit	2
Total number of Children Entering Care/Exiting Care		
February 2022		Enter=5, Exit=5
March 2022		Enter=9, Exit=1
April 2022		Enter=3, Exit=4
Total number of Children Receiving In-Home Services		
February 2022		115
March 2022		105
April 2022		123



Hancock County Agricultural Society

Lodging Excise Tax: Review - Renewal

May 10, 2022

Agenda



ORIGINAL
MEMORANDUM OF
UNDERSTANDING



CONSTRUCTION OF
OLD MILL STREAM
CENTRE



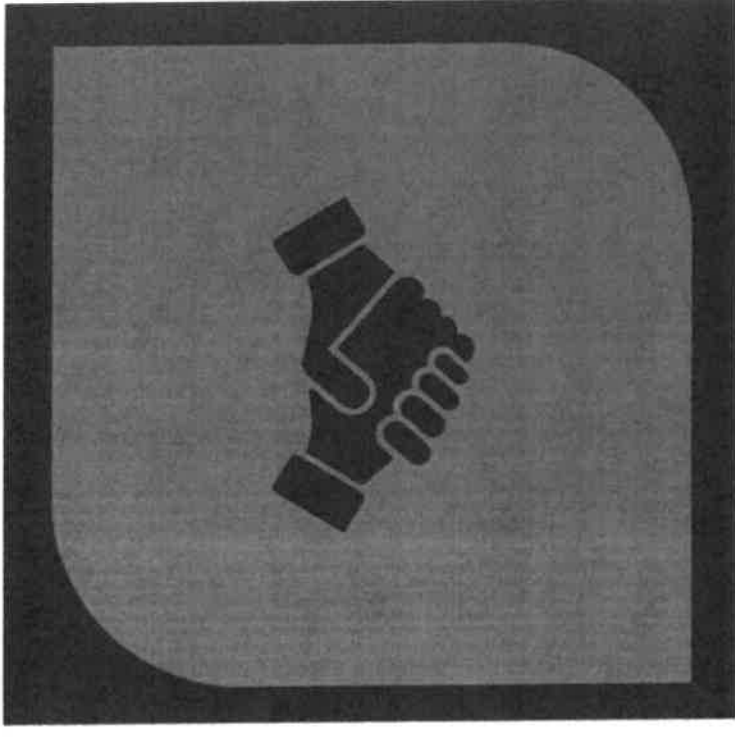
CURRENT STATE OF
AFFAIRS



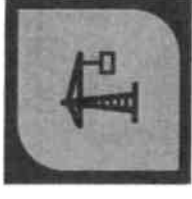
STRATEGIC PLAN FOR
THE 20'S

Original Memorandum of Understanding

- **Resolution signed 10/05/2015**
- **Memorandum signed 02/09/2016**
- **Ag Society to erect a new Youth Building**
- **Ag Society to receive 1% of the 3% available Lodging Excise Tax.**
- **Term: 11/1/2015 - 12/31/2022**
- **Final distribution: February 2023**



Construction of the Old Mill Stream Centre



\$1.25m

10,000 SqFt

Climate Controlled

800 Person Capacity

Caterer's Kitchen

Conference Room

Suitable for any large gathering; community meetings, banquets, receptions

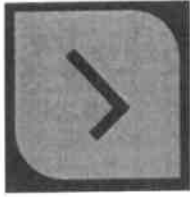
Youth Pavilion Project became a separate project

County Youth expressed desire to stay in current location on the grounds

A 10,000 SqFt facility was erected in 2020 to replace the aged youth and education buildings

Youth Pavilion funded by private and corporate donations. No bed tax funds were exercised

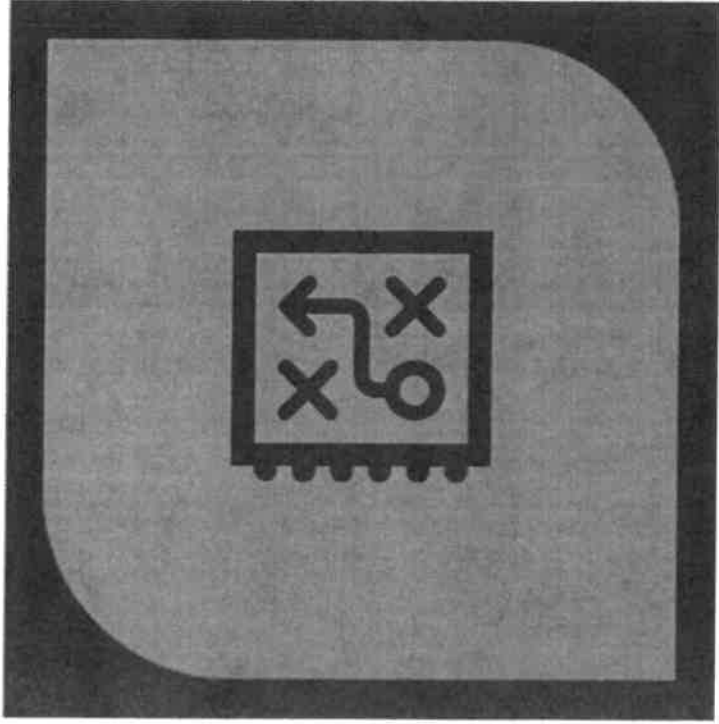
Building dedicated at the 2021 Hancock County Fair



Current State of Affairs

- Initiated the construction with a loan of \$990,000 with 5th 3rd Bank
 - The Old Mill Stream Centre is regularly used for:
 - Election polling location, jury selection, and other governmental events
 - Blood drives, vaccination clinics, public forums and other community events
 - Meetings and banquets for many private and non-profit organizations
 - Affordable venue for private and family events; reunions, weddings, graduations
- In 2020, refinanced the balance to a 15yr note due to reduced bed tax and general operating revenue due to COVID19 pandemic, reducing our monthly payment from \$14,158 to \$3,142
- To-Date loan balance: \$373,000
- Bed Tax allocations received to-date: \$1,321,898
- Expected loan balance on 2/2023 = \$198,000
- The Old Mill Stream Centre is all but 'sold out' on weekends through 2023
- The Old Mill Stream Centre generates approximately \$50,000 in rental revenue annually for the Ag Society

Strategic Plan for the 20's



- **Objective: Post Pandemic Strategic Plan - Community Outreach**
- **Contracted with ShiftOlogy Communications, Springfield OH**
 - Majority funding through the Community Foundation
- **Launched in December 2021**
 - Board Brainstorming
 - Community Outreach
 - Stakeholder interviews
 - Focus Groups
 - Community Survey
- **Board Retreat: reviewed Community Feedback April 16, 2022**
- **Target to finalize refined Strategic Plan - June 2022**

Strategic Plan for the 20's

- **Community Feedback Highlights**
 - Hancock County Fair and Grounds are Essential
 - Confidence in the Ag Society
 - Desire more off-season events
 - Emphasis on outdoor events
 - OMSC is excellent
 - Restrooms require improvements and expansion (showers)
 - Camping requires improvement
 - Parking requires attention for handicap improvements
 - Outdoor facilities need updating

- **Community Events that drive tourism**
 - (Percent responding)
 - **Concerts - 67%**
 - **Food Festivals - 50%**
 - **Gun Shows - 30%**
 - **Car Shows - 30%**
 - **Rodeos - 28%**
 - **Craft Shows - 23%**



Strategic Plan for the 20's

Preliminary Capital Investment Priorities

Priorities TBD

Community / Emergency Response Facility

- \$3m
- Collaborate with Public Health & Emergency Response
- 21,000 SqFt - Climate Controlled
- Emergency generator, self contained utilities
- Command Center - office space, meeting rooms
- Restrooms, showers, locker room, kitchen
- Covered vehicle drive-through
- Replace Merchants and Grange Buildings

Cover North Arena

- \$2m
- Outdoor concerts, sport events, livestock exhibits

Restrooms / Showers.

- \$200-350K per unit depending on size
- One-way traffic
- Touchless fixtures
- Showers



March 8, 2022



340' X 150' X 20' Category IV Essential Facility
(Extra Steel and Bracing)

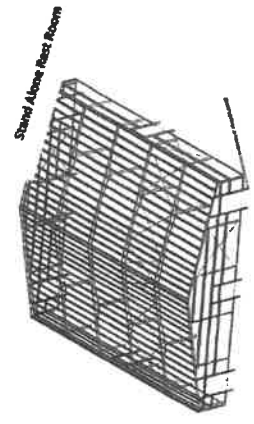
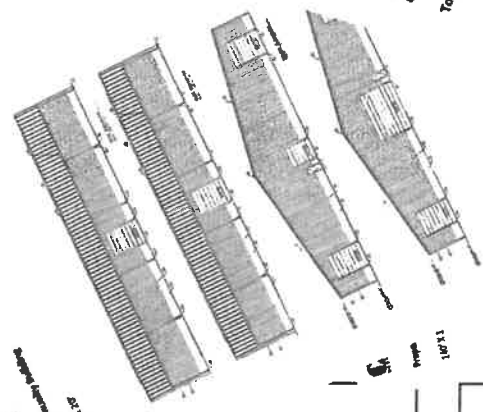
March 8, 2022

- Architectural Plans
- Demolition and Site Work
- Utilities
- Concrete Foundations, floor
- Pile-engineered metal Building
- Doors, Walk and overhead
- Walls, Interior
- HVAC
- Fire Sprinkler
- Fire Alarm with radio repeater
- Electrical, Lights
- Generator

Total

\$ 90,000.00
\$ 188,000.00
\$ 125,000.00
\$ 278,000.00
\$ 599,000.00
\$ 80,000.00
\$ 210,000.00
\$ 309,000.00
\$ 274,000.00
\$ 104,000.00
\$ 291,000.00
\$ 75,000.00
\$3,047,000.00

\$ 120,000.00



Stand Alone Rest Rooms

Ag Society Positional Declaration

The Ag Society has proven its effectiveness at using granted funds to better this community.

- Proven Fiscal Responsibility
- Effective Community Partner
 - Documented Community Support
- Investing in the Local Community
- Driving Community Events and Tourism
- Provide a Unique Opportunity and Facility
- 2-Way County and Municipality Support
- Validated Steward of Facilities
- Strategic Plan Developed
- Undeniable “Good Investment”

The Hancock County Agricultural Society is an effective and viable non-profit organization which has proven its standing and importance in the community for over a century. Rooted in agriculture, while permeating throughout our community. A private organization who partners with and serves the local municipal infrastructure second to none. It goes without saying youth development is a top priority for the Ag Society. We own and manage a unique property that by its nature, promotes tourism. No other organization is better qualified for receipt of the lodging excise tax than is the Ag Society. The time is right for the Ag Society to receive an increase to 2% of the 3% tax. There is no question that a 7-year, 1% renewal is the minimum reasonable position.

Thank You!