



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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***TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – November 12, 2019

The Board met in regular session pursuant to adjournment of the November 5, 2019, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the November 5, 2019, meeting were read and approved.

- 19-1491 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Stacy Ryan within the Warren County Department of Emergency Services. Vote: Unanimous
- 19-1492 A resolution was adopted to accept resignation of Thomas Viars, Emergency Services Communications Operator, within the Warren County Emergency Services Department, effective November 4, 2019. Vote: Unanimous
- 19-1493 A resolution was adopted to authorize County Administrator to sign resignation agreement on behalf of the Warren County Board of Commissioners and Ron Kronenberger, Emergency Communications Supervisor. Vote: Unanimous
- 19-1494 A resolution was adopted to authorize the posting of the “Emergency Communications Supervisor” position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 19-1495 A resolution was adopted to hire Desiree Dietmeyer, Case Aide, within Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 19-1496 A resolution was adopted to hire Tiffany Tuttle as Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 19-1497 A resolution was adopted to accept resignation of Amy Stevens, Clerical Specialist II, within the Warren County Job and Family Services Department, Children Services Division, effective November 20, 2019. Vote: Unanimous
- 19-1498 A resolution was adopted to authorize the posting of the "Clerical Specialist I, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 19-1499 A resolution was adopted to accept resignation of Chelsea Dye, Training Officer, within the Warren County Department of Job and Family Services, Human Services Division, effective November 29, 2019. Vote: Unanimous
- 19-1500 A resolution was adopted to authorize the internal posting of the "Training Officer" position, within the Warren County Job and Family Services Department, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 19-1501 A resolution was adopted to authorize the posting of the "Water Distribution Worker I or II" position, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 19-1502 A resolution was adopted to enter into a demotion agreement with Craig Gabbard, within the Warren County Water and Sewer Department. Vote: Unanimous
- 19-1503 A resolution was adopted to appoint David G. Young to the Ohio-Kentucky-Indiana Regional Council of Governments Board of Trustees and Martin Russell as alternate. Vote: Unanimous
- 19-1504 A resolution was adopted to approve and authorize the Board to enter into an updated Schedule D to the agreement with Fidlar Technologies on behalf of the Warren County Recorder. Vote: Unanimous
- 19-1505 A resolution was adopted to enter into a Business Associate Agreement between the Warren County Board of Commissioners and Interactive Health. Vote: Unanimous
- 19-1506 A resolution was adopted to authorize the 2020 Renewal Verification with United Healthcare. Vote: Unanimous

MINUTES

NOVEMBER 12, 2019

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- 19-1507 A resolution was adopted to approve and authorize the President of the Board to execute an engagement letter with Hurst Kelly and Company, LLC relative to the assembling of the County's schedule of expenditures of Federal awards for Year End 2019. Vote: Unanimous
- 19-1508 A resolution was adopted to authorize acceptance of quote from BSC (Business Communications Specialists) on behalf of Warren County Telecommunications for the procurement of a Multiprotocol Label Switching (MPLS) system related to the Warren County Telecommunications Public Safety Network. Vote: Unanimous
- 19-1509 A resolution was adopted to authorize the President of the Board to enter into a Sales Order and Service Maintenance Agreement with ComDoc, Inc. for the purchase of a Xerox Color Multifunction Printer on behalf of the Warren County Water and Sewer Department. Vote: Unanimous
- 19-1510 A resolution was adopted to approve and enter into a Memorandum of understanding with Warren County Community Services on behalf of Warren County Children Services. Vote: Unanimous
- 19-1511 A resolution was adopted to acknowledge receipt of October 2019 Financial Statement. Vote: Unanimous
- 19-1512 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 19-1513 A resolution was adopted to approve bond release for Trails of Shaker Run Holdings, LLC for completion of improvements in Trails of Shaker Run, Section 9 situated in Turtlecreek Township. Vote: Unanimous
- 19-1514 A resolution was adopted to approve bond release for Trails of Shaker Run Holdings, LLC for completion of improvements in Trails of Shaker Run, Section 10 situated in Turtlecreek Township. Vote: Unanimous
- 19-1515 A resolution was adopted to approve bond release for Fishbaugh & Sons Construction Company for completion of improvements in Middletown Cardiovascular situated in Franklin Township. Vote: Unanimous
- 19-1516 A resolution was adopted to approve bond release for Drury Southwest, Inc. for completion of improvements in Microwave, Section 2 (Drury Inn) situated in Deerfield Township. Vote: Unanimous
- 19-1517 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for VWC Holdings, LTD for completion of improvements in The Villages of Winding Creek, The Boulevards at Winding Creek, Section Seven situated in Clearcreek Township. Vote: Unanimous

- 19-1518 A resolution was adopted to approve record plat. Vote: Unanimous
- 19-1519 A resolution was adopted to amend Resolution #19-1394 to approve repayment of cash advance from the Estates of Keever Creek Fund #4450 into the Motor Vehicle Fund #2202. Vote: Unanimous
- 19-1520 A resolution was adopted to approve repayment of cash advance from the Jail Construction Sales Tax Fund #4495 into Jail Construction & Rehab Fund #4497. Vote: Unanimous
- 19-1521 A resolution was adopted to approve cash advance and supplement appropriation to Fairgrounds Fund #4498. Vote: Unanimous
- 19-1522 A resolution was adopted to approve operational transfers from Commissioners Fund #11011112 into Child Support Enforcement Agency Fund #2263. Vote: Unanimous
- 19-1523 A resolution was adopted to approve a supplemental appropriation into Human Services Fund 2203. Vote: Unanimous
- 19-1524 A resolution was adopted to approve supplemental appropriation into Jail Sales Tax Fund #4495. Vote: Unanimous
- 19-1525 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Common Pleas Court Fund #11011220. Vote: Unanimous
- 19-1526 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Sheriff's Office – Corrections Fund #11012210. Vote: Unanimous
- 19-1527 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Sheriff's Office Fund #11012200. Vote: Unanimous
- 19-1528 A resolution was adopted to approve appropriation adjustment within Common Pleas General Fund #11011220. Vote: Unanimous
- 19-1529 A resolution was adopted to approve appropriation adjustment within Common Pleas General Fund #11011220. Vote: Unanimous
- 19-1530 A resolution was adopted to approve appropriation adjustment within Common Pleas General Fund #11011220. Vote: Unanimous
- 19-1531 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #10111240. Vote: Unanimous

- 19-1532 A resolution was adopted to approve appropriation adjustment within Juvenile Probation Fund #11012500. Vote: Unanimous
- 19-1533 A resolution was adopted to approve appropriation adjustments from Juvenile Detention Fund #11012600 into Juvenile Court Fund #11011240. Vote: Unanimous
- 19-1534 A resolution was adopted to approve appropriation adjustments within Juvenile Court Reclaim Grant Fund #2247. Vote: Unanimous
- 19-1535 A resolution was adopted to approve appropriation adjustments within Prosecutor Fund 11011150. Vote: Unanimous
- 19-1536 A resolution was adopted to approve appropriation adjustments within Prosecutor Fund 11011150. Vote: Unanimous
- 19-1537 A resolution was adopted to approve appropriation adjustments within Prosecutor Fund 2271. Vote: Unanimous
- 19-1538 A resolution was adopted to approve appropriation adjustments within Prosecutor Fund 2271. Vote: Unanimous
- 19-1539 A resolution was adopted to approve appropriation adjustments within Auditor's Office 11011120. Vote: Unanimous
- 19-1540 A resolution was adopted to approve appropriation adjustments from County Court Fund 11011283 into 11011280. Vote: Unanimous
- 19-1541 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 19-1542 A resolution was adopted to approve appropriation adjustment within Emergency Services / Wireless 911 Fund #2219. Vote: Unanimous
- 19-1543 A resolution was adopted to approve appropriation adjustment within the Clerk of Courts Computer 2303.201 Fund #2282. Vote: Unanimous
- 19-1544 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund NO. 5510. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

Matt Schnipke, Economic Development Director, was present along with representatives from the City of Lebanon and the Leo Brown Group to discuss the request for Rural Enterprise Zone Abatement for the construction of a senior living community within the City of Lebanon.

Mr. Schnipke presented background information on the request and explained that the City of Lebanon has not designated the area where Leo Brown Group is considering construction as a Community Reinvestment Area (CRA) and is not able to offer that exemption.

Scott Brunka, Lebanon City Manager, explained that the City views this development as an opportunity to their elderly residents in the area and take a previously zoned single family residential area and use it to create jobs within the City.

Bill Morton and Mike Wagner, representatives from Leo Brown Group, presented the attached PowerPoint presentation including background on the project, staffing and economic incentives.

Mr. Brunka provided a history of the property including the development challenges due to utility access and topography. He discussed their request for 50% abatement of the property taxes for 10 years for the assisted living building only, not the individual independent living units.

Commissioner Grossmann questioned the support from Lebanon Council as well as why Council doesn't offer their own incentive due to being a municipality.

Mr. Brunka stated that the City supports the request for abatement and explained that if the area were in a CRA they would be offering the incentive. He then stated that the property does not fit the normal CRA model because of the residential nature of the property.

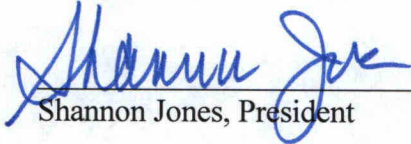
There was discussion relative to the City's ability to offer and manage enterprise zone abatement on their own and it was determined that they would explore that option and return at a future meeting if that is not an option.

Commissioner Young stated his preference for the City to provide the incentive but stated his understanding of the need for the incentive due to the property being on the market since 1979.

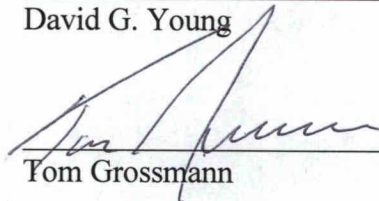
Commissioner Jones stated her desire to move forward with the project but also stated her understanding relative to the salary range for employees within the assisted living industry as well as the cost to the "system" when the residents' own resources run out.

Upon further discussion, it was determined that staff would explore the ability for a municipality to offer enterprise zone abatement and return to the Board if necessary.


Upon motion the meeting was adjourned.


Shannon Jones, President

David G. Young


Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on November 12, 2019, in compliance with Section 121.22 O.R.C.


Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

Traditions of Lebanon Proposed Senior Living Community



Today's Agenda

1. Company Information
2. Assisted Living Overview
3. Project Overview
4. Project Design
5. Project Amenities
6. Staffing & Traffic
7. Community Impact
8. Economic Incentives
9. Q & A

Leo Brown Group & Traditions Management

1. **Company Information**
2. *Assisted Living Overview*
3. *Project Overview*
4. *Project Design*
5. *Project Amenities*
6. *Staffing & Traffic*
7. *Community Impact*
8. *Economic Incentives*
9. *Q & A*

- Based in Indianapolis, Leo Brown Group (“LBG”) builds and operates senior living communities in the Midwest
- The main experience and focus of LBG is the creation of new assisted and independent living communities
- Traditions Management is the management company arm of LBG and provides start-up and ongoing management services to all LBG senior living communities

What is Assisted Living?

1. *Company Information*
2. ***Assisted Living Overview***
3. *Project Overview*
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- Assisted living is a senior living option that combines housing, support services and health care, as needed
- The primary source of payment for assisted living services is private pay
- Traditions of Lebanon will be licensed by the Ohio Department of Health



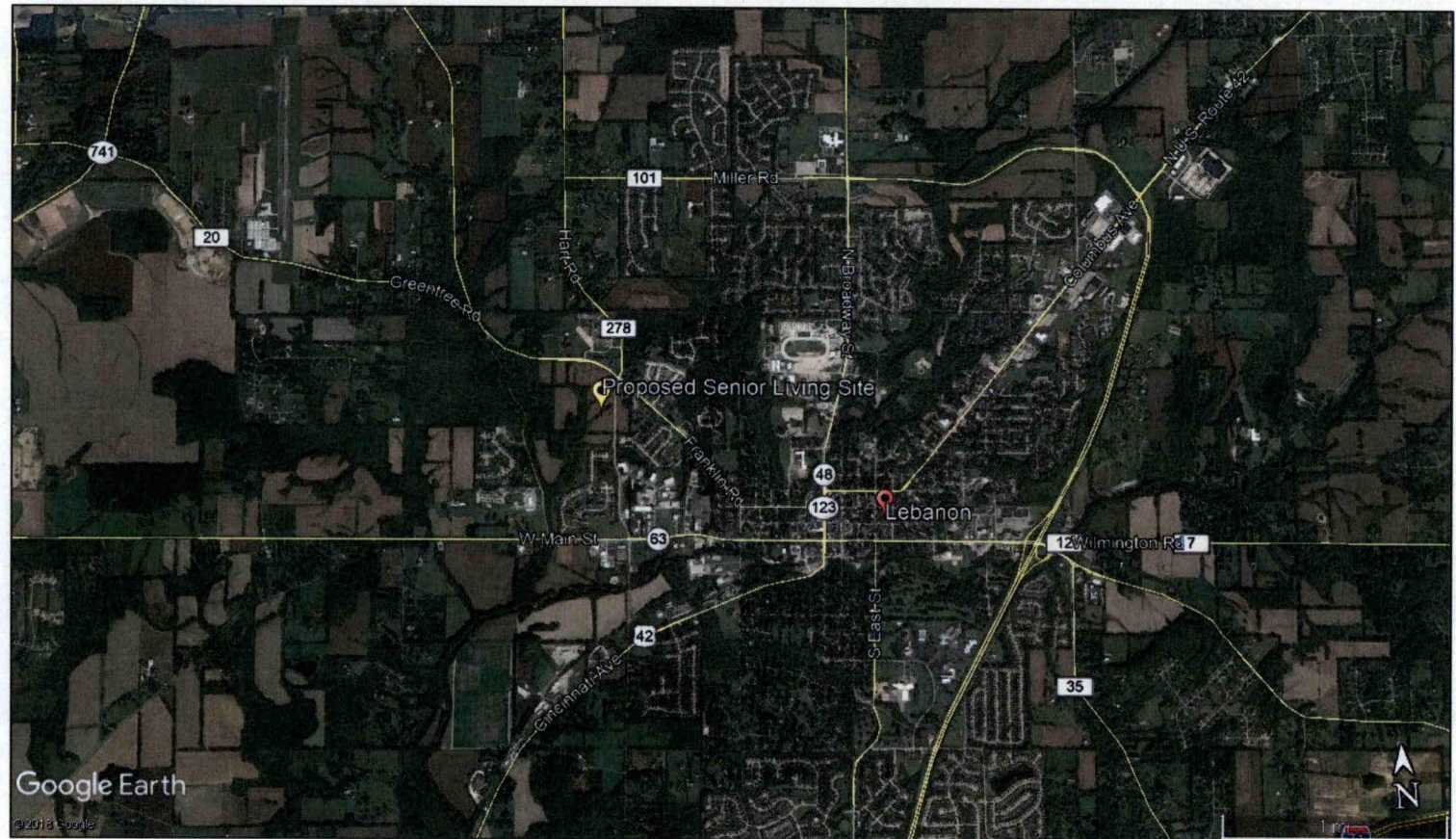
Proposed Lebanon Project

1. *Company Information*
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- LBG is proposing the development of a new senior living community on the west side of Neil Armstrong Way, just south of the Franklin Road / SR 123 intersection
- This community will consist of a mix of studio, one-bedroom and two-bedroom assisted living residences along with independent living villa residences for an approximate total of 142 units
 - Approximately 30 of the 142 units will be in a dedicated Memory Care wing
- Expected spring of 2020 construction start with completion by fall of 2021

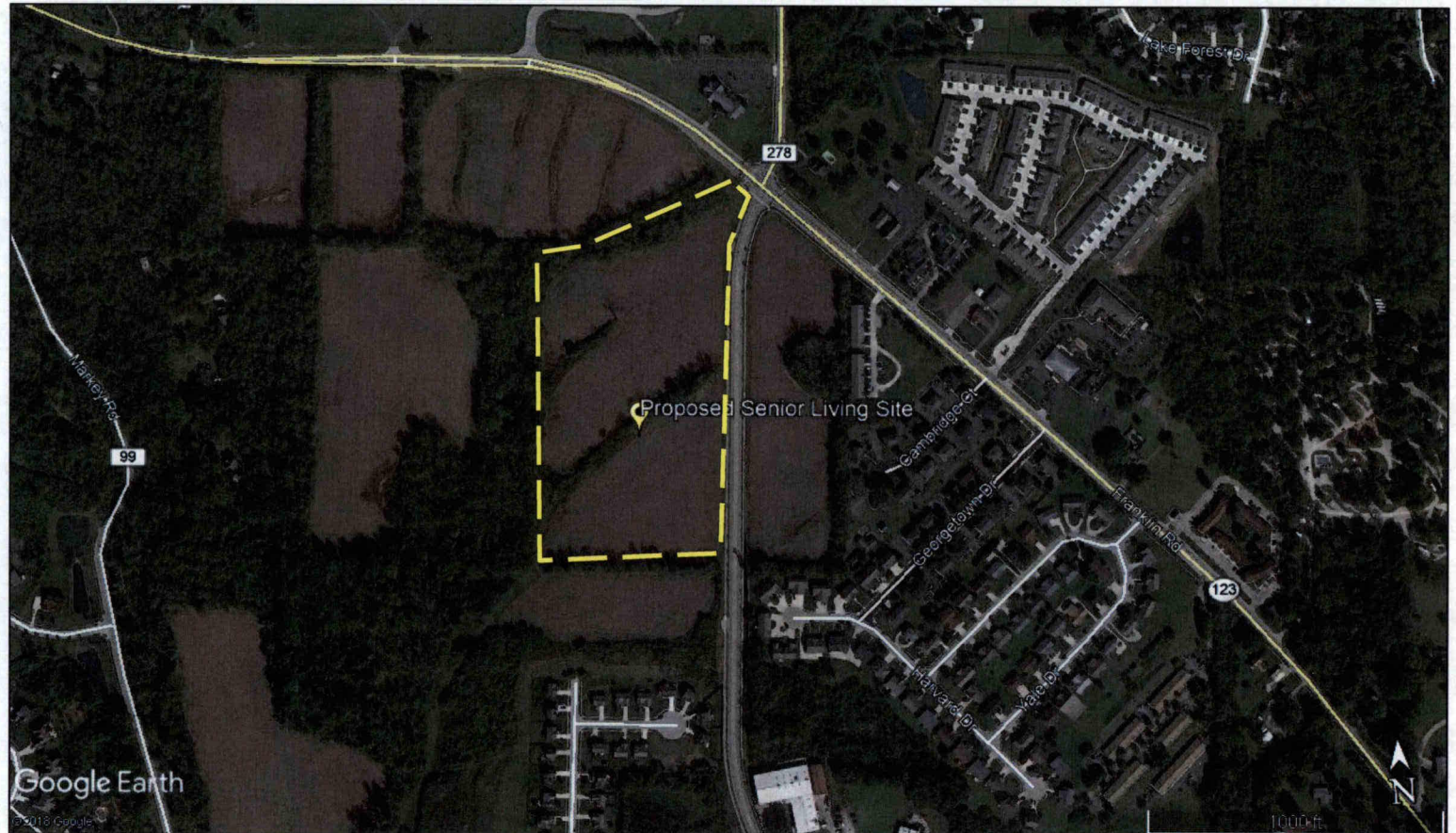
Project Location

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Project Location

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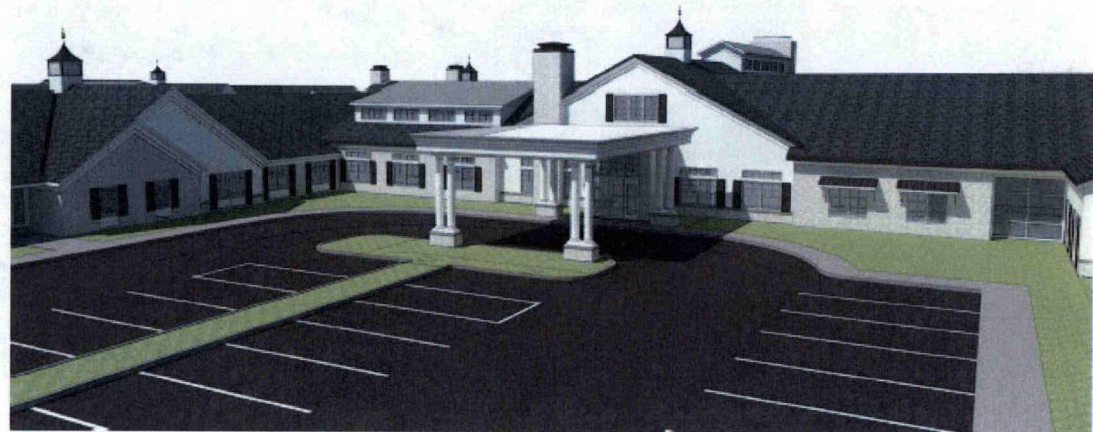


Project Design: Site Plan

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Project Design: Building Exterior



Project Design: Building Exterior

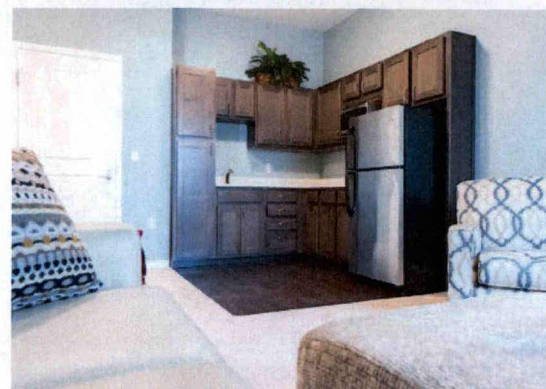
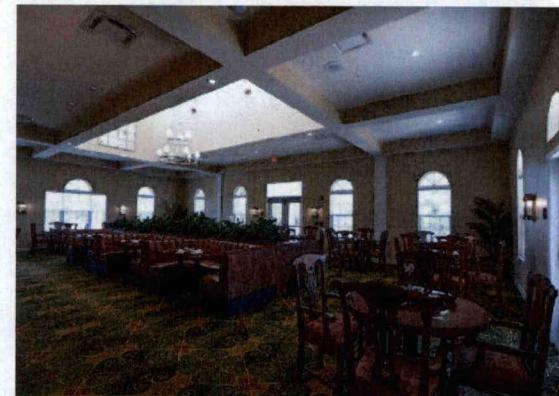
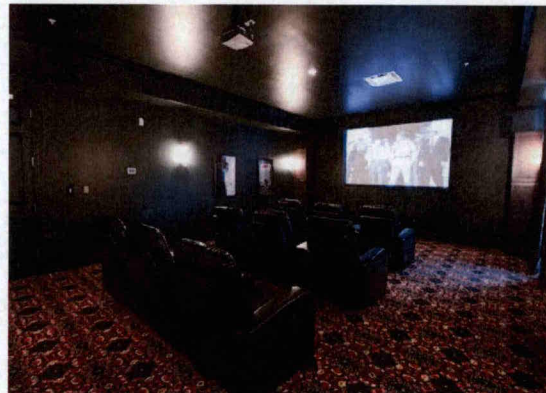
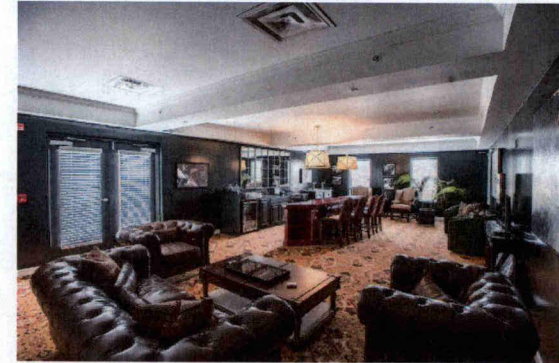
Conceptual Independent Living Villa Design

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Representative Projects: Interiors

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Traditions of Lebanon Amenities

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- 24 Hour Nursing Staff
- Emergency Response System
- Scheduled Transportation
- Full Service, Restaurant-Style Dining
- Casual Dining within the Traditions Café
- Full Calendar of Daily Activities & Entertainment
- Movie Theater
- Fitness Center
- Beauty Salon and Barber Shop
- Resident Vegetable/Flower Gardens
- Laundry Facilities
- Chapel
- Lounges
- Computer Center and Community-Wide Wi-Fi
- Library
- Beautifully Landscaped Courtyards
- Monthly rates and fees will be comparable to the other existing senior living communities found in the surrounding area

Impact on the Surrounding Community

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- Within the Lebanon Primary Market Area (PMA), between 2018 and 2023 a significant 26.5% increase in the 75+ population is projected, much higher than the 7.0% projected increase for the overall population
 - Based on high occupancies at other competitive senior communities in the PMA and the growth of the surrounding senior population, we are confident that a project of the planned size and scope will have ample support

Impact on the Surrounding Community

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	<u>Senior Living Community</u>	<u>Multi-Family Apartment</u>	<u>Single Family</u>
Impact on Schools	None	Significant	Significant
Permanent Jobs Created	65	3	0
Traffic Impact	Minimal	Significant	Significant

Impact on the Surrounding Community

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- Total project investment estimated at \$30+ Million
- At least 300 temporary construction jobs and 65 permanent jobs will be created as a result of this project
 - \$2,100,000 estimated annual employee payroll at full occupancy
- There is an economic “ripple effect” to the surrounding area through the creation of this project
 - “Value added” direct economic impact to earnings is \$2.1 Million wages/year x 1.4803 multiplier = \$3.1 Million annual earnings impact*
 - “Value added” direct economic impact to jobs is 65 jobs x 1.3719 multiplier = 89 new jobs created*



Why Enterprise Zone Request?

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- Property has been on the market since 1979.
- Sporadic interest over the years, all focused on single family residential development.
- Poses development challenges with utility access and topography; 18+ feet of elevation change requires extensive grading and site work.
- Currently zoned for residential use:
 - 94 Single family homes could be built
 - No job creation under this scenario
 - Would have negative financial impact on School System
 - Public streets maintained by City

Proposed Senior Living Community:

- Generates 65 new jobs w/ \$2.1 million annual payroll
- Provides new amenity in Lebanon to serve residents
- Positive financial impact for City and School System

Enterprise Zone Request

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- 50% property tax abatement for 10 years on the value of the assisted living facility only (does not include independent living units)
- Assisted Living / Memory Care Building
 - Estimated Bldg. Value: \$10.5 million*
 - Annual Taxes (2018 rate): \$205,947
 - Annual Taxes Collected, with Abatement (50%): \$102,973
 - Total Amount of Abatement (10 years; 2018 rate): \$1,029,730

Questions & Answers