

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF PUBLIC HEARING JUNE 18, 2024

The Harrison Township Trustees held a Public Hearing on June 18, 2024. The Public Hearing was held at the Harrison Township Hall located at 6750 Outville Road, Pataskala, Ohio 43062. The Chairman, Mark Van Buren, called the public hearing to order at 9:00 a.m. The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Mark Van Buren
Trustee	Eric Smith
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Valerie Hans
Road Department	Pete Sigman
Guest	Don & Stephanie Phillips
Guest	Julie Donnan, Brosius, Johnson & Griggs
Guest	John Carlisle
Guest	Hillary Prestridge

Marilyn Anderson, Court Reporter with Anderson Reporting Services, a division of Veritext Legal Solutions was in attendance documenting the Public Hearing.

Following is the purpose for the public hearing.

On the 18th day of June, 2024 at 9:00 AM, the Board of Trustees of Harrison Township, Licking County, Ohio (the "Township") will hold a public hearing to consider approving a contract to form and govern the Harrison Township Joint Economic Development District. The public hearing will be held at the Harrison Township Hall located at 6750 Outville Road, Pataskala, Ohio 43062. The public hearing shall allow for public comment and recommendations on the contract. The following documents are on file for public inspection: (1) a copy of the contract, including the economic development plan; (2) a description of the area to be included in the district, including a map in sufficient detail to denote the specific boundaries of the area; and (3) an income tax schedule. These documents may be reviewed in the office of the Zoning Inspector of the Township at the Harrison Township Hall at 6750 Outville Road, Pataskala, Ohio 43062 or on the Township Website at www.harrisontownship.net.

-Ray Foor moved a motion to open the public hearing. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

The Chairman, Mark Van Buren explained about the possibility of a JEDD and its location, north of Interstate 70 on Outville Road. The township would partner with Reynoldsburg to create the JEDD.

The court reporter swore in those who wish to speak.

From the floor – Hillary Prestridge

Hillary inquired if it is possible for the JEDD to bring an income tax to the township.

Trustee Van Buren responded no.

Hillary inquired if Reynoldsburg could annex township property through the JEDD.

Trustee Van Buren responded that Reynoldsburg would have to annex through Etna Township to Harrison Township, which is very unlikely.

The applicant S.R. 158 LLC had no one in attendance to present the JEDD agreement.

From the floor – John Carlisle, Harrison Township JEDD Administrator

John was questioned concerning the township being reimbursed for legal fees and costs of creating a JEDD. John explained that in the contract discussions with the developer the township would be reimbursed for up to \$10,000.00 for legal fees within 30 days after the approval of the JEDD agreement. He stated that this is earnest money for creating a JEDD and that it is in the documents to approve. After checking, he stated that it is in the DCA not the agreement. Trustee Van Buren is concerned about the township being reimbursed for the cost. John Carlisle continued to shared concerns with the trustees. He noted that Exhibit C, the engineering estimate for public utilities improvements is blank with no details and there is no Exhibit D attached to the agreement. Trustee Van Buren inquired concerning Exhibit A, description of the JEDD, which roads and round about are public and which are private.

Discussion was held. Everyone wants consistency throughout all of the documents.

There are concerns with page 9 of the agreement concerning who will be responsible for public records request. Reynoldsburg should be the keeper of the records and not Harrison Township.

This needs to be changed in the agreement. Other concerns are on page 12, Article V, Section 5.2, (a) “an amount equal to 2% of the Gross Revenues”. John stated that this should be increased from 2% to 20% or a minimum of 10%. Funds are needed for E and O insurance.

Once John receives the CRA agreement it should list the payroll for the JEDD and he could work out the income potential. John stated that 2% is not enough to operate the JEDD Board on \$8,400 per year. Other concerns with page 12, Section 5.2 are the potential for the retail area to be larger than twenty acres. Retail is non-abatable. Trustee Van Buren stated that on retail we can keep 80%, we should work out the agreement to be flexible.

John continues with concerns on page 13, Article V, Section 5.2, (c), “15% to the County for 15 years and 10% thereafter”, this should not be in the agreement. It should be 10% to the County for 30 years and no thereafter. John was finished with comments on the JEDD contract.

Trustee Van Buren inquired about page 14, Article VI, Section 6.4, the last paragraph. John

explained that any expenses the township has incurred equals any out of pocket expenses paid. Trustee Smith inquired about Pilot. John said that would be an amendment to the contract. Trustee Van Buren is concerned with Exhibit B, three quarters of the way down page B-1, the statement "The JEDD Contract provides that the City shall cooperate and assist the Board in activities that promote, compliment and benefit economic development in the JEDD; shall cooperate and assist the Township on issues affecting the JEDD, such as planning, zoning and building standards and review...". Trustee Van Buren does not want Reynoldsburg to have any power when it comes to township zoning. Julie Donnan, Attorney with Brosius, Johnson & Griggs stated that it not a concern. This statement is totally about cooperation and an aspirational vision that does not bind the township.

The township needs a term sheet.

John Carlisle stated that he received the DCA paperwork the day prior to the meeting.

John recommended to table this public hearing and meet with the developers.

The township's Attorney, Julie Donnan advised the trustees to continue the public hearing.

-Eric Smith moved to continue this JEDD Public Hearing until July 16, 2024 at 9:00 a.m. The public hearing will be held at the Harrison Township Hall located at 6750 Outville Road, Pataskala, Ohio 43062. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

Time was 9:50 a.m.

Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder
Harrison Township Fiscal Officer