

RECORD OF PROCEEDINGS; MINUTES OF THE VILLAGE OF LEWISBURG, OHIO SPECIAL COUNCIL MEETING AT 6:30 P.M., JULY 17, 2017 AT THE FIREHOUSE.

The special meeting of the Village of Lewisburg, Ohio Council was called to order at 6:30 p.m. by Mayor Pat Putnam.

ROLL CALL: Kim Cahill, Clerk of Council.

PRESENT: Council Members Dennis Roberts, Belinda Harry, Mark Madigan, Jackie Sewert, Marsha Jones and Chad Woodworth. Also present were Municipal Manager Jeff Sewert, Brenda Latanza, Economic Development Director with Preble County Development Partnership, and Susan Laux, Grants Funding Specialist with Mote & Associates.

The subject of this meeting is to discuss a possible project at the Webster property. Ms. Latanza and Ms. Laux were in attendance to provide council an understanding of the project.

Ms. Latanza explained that Jobs Ohio reached out to her that a company, whose identity would be kept a secret, but would be known to us as "Project Transfer", was possibly interested in buying the Webster property to build their business. Representatives from Project Transfer came to the property recently and spent a couple of hours there checking it out. This business would be bring 100 new jobs to Lewisburg and would cost of approximately \$250 million to build. She further explained that the projected water/sewer usage per day of Project Transfer is substantially more than the village can provide. She and Ms. Laux have looked into various scenarios on how the village could meet their needs. The Port Authority may be able to assist financially. It would set up a TIF (tax incremental financing). Mr. Sewert asked when Project Transfer would be making its decision on where to build. Ms. Latanza said it would make its decision by September 2017 and be operational by fall 2019.

Ms. Laux explained ways to generate revenue to offset the cost for upgrading the village's waste water and water systems in order to accommodate Project Transfer. She proposed a 40% tax abatement to Project Transfer, as a 100% abatement would not be doable. Mayor Putnam asked her for an explanation of CRA – Community Reinvestment Act, and TIF – tax incremental financing. Ms. Laux explained both and provided that the village currently has a CRA with Pratt. Mr. Sewert stated that the village does not have the capacity to handle Project Transfer's projected waste water and water usage. Ms. Laux said that the village would have to upgrade to 2 million gallons waste water usage per day from its current 354,000 gallons. It would cost approximately \$50-60 million to upgrade the village's facilities. She said she spoke with the EPA and it is willing to work with the village.

Mr. Sewert said that the property must be annexed into the village first. He said he recommended that we not enter into the project as he was concerned what it would do to the village financially. There was much discussion on the pros and cons of the project. Mrs. Sewert raised concerns about the impact on the village's residents with regard to the waste water.

Ms. Latanza asked if the village would still be interested if Project Transfer offered to pay for the necessary upgrades to the village's waste water and water systems. Council agreed it would listen if this was offered. Another major concern was the possible increase of semi traffic through town. ODOT will be coming out to confirm what would be needed. She will let Project Transfer know all of the issues and concerns of council.

Mayor Putnam stated that the nature of the business is a big deal, and other council members were concerned with the lack of information provided on Project Transfer, as well.

Motion to adjourn. First by Belinda Harry. Second by Jackie Sewert. Roll Call Vote: 7 Yes 0 No. Motion approved.

TIME 7:07 p.m. MAYOR _____

DATE _____ CLERK OF COUNCIL _____