

FILED

AUG 09 2018

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED
BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY
LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR**

KAREN T. BAILEY, Auditor
CHAMPAIGN COUNTY, OHIO

The Council of the **Village of Mechanicsburg**, Champaign County, Ohio, met in regular session on the 6 day of AUGUST, 2018, at the office of VILLAGE OF MECHANICSBURG with the following members present:

LORI TIBBALS, SCOTT SALEE, CHUCK FOSS, TODD CLASS
CHARLES HICKEY

M SCOTT SALEE moved the adoption of the following Resolution:

WHEREAS, This Council, in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1st, 2019; and

WHEREAS, The Budget Commission of Champaign County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within, the ten mill tax limitation; therefore be it

RESOLVED, By the Council of the Village of Mechanicsburg, Champaign County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said Village the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A				
Summary of amounts required from general property tax approved by Budget Commission and County Auditor's estimated tax rate				
Fund	Amount Approved by Budget Commission Inside	Amount Derived From Levies Outside	County Auditor's Estimate of Tax Rate to be levied Inside and Outside	
General Fund	\$33,000	\$ 6,000	1.7	1.5
Fire/EMS Levy		\$ 74,000		4.0
Fire/EMS Levy		\$ 47,000		2.5
TOTAL	\$31,000	\$127,000	1.7	8.0

SCHEDULE B		
Levies outside 10 mill limitation, exclusive of debt levies		
Fund	Maximum Rate Authorized to Be levied	County Auditor's Estimate of Yield of Levy
GENERAL FUND		
Current Expense	1.5	\$ 6,000
Levy authorized by voters on November 4, 2014 not to exceed five years 2014, 2015, 2016, 2017, 2018		
SPECIAL LEVY FUNDS		
Fire/EMS Levy	4.0	\$74,000
Levy authorized by voters on November 7, 2017 not to exceed five years 2017, 2018, 2019, 2020, 2021		
Fire/EMS Levy	2.5	\$47,000
Levy authorized by voters on November 3, 2015 not to exceed five years 2015, 2016, 2017, 2018, 2019		

And be it further

RESOLVED, that the Fiscal Officer of this Council be and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

M TODD CLASS seconded the Resolution and the roll being called upon its adoption of the vote resulted as follows:

M <u>LORE</u>	<u>YES</u>
M <u>SCOTT</u>	<u>YES</u>
M <u>CHUCK</u>	<u>YES</u>
M <u>TODD</u>	<u>YES</u>
M <u>CHARLES</u>	<u>YES</u>
M <u>LYNDSEY</u>	<u>N/A</u>
M _____	_____

Adopted the 6 day of AUGUST, 2018.



President of Council

Fiscal Officer

**CERTIFICATE TO COPY
ORIGINAL ON FILE**

The State of Ohio, Champaign County, ss.

I, DANIEL ECK, Fiscal Officer of the Council of the Village of Mechanicsburg, within and for said County, and in whose custody the Files and Records of said Council are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original minutes now on file, that the foregoing has been compared by me with said original document, and that the same is a true and correct copy thereof.

WITNESS my signature, this 6 day of AUGUST, 2018.



Fiscal Officer

RESOLUTION 18-01

A RESOLUTION AUTHORIZING THE SALE OF PERSONAL PROPERTY, INCLUDING MOTOR VEHICLES ACQUIRED FOR THE USE OF MUNICIPAL OFFICERS AND DEPARTMENTS, AND ROAD MACHINERY, EQUIPMENT, TOOLS OR SUPPLIES, WHICH IS NOT NEEDED FOR PUBLIC USE OR IS OBSOLETE OR UNFIT FOR THE USE FOR WHICH IT WAS ACQUIRED, BY INTERNET AUCTION.

WHEREAS, Chapter 721 of the Ohio Revised Code grants municipal corporations the special power to sell property not needed for any municipal purpose; and,

WHEREAS, the Village of Mechanicsburg, pursuant to Chapter 721.15 (D) of the Revised Code grants that the legislative authority of a municipal corporation may sell personal property, including motor vehicles acquired for the use of municipal officers and departments, and road machinery, equipment, tools, or supplies, which is not needed for public use or is obsolete or unfit for the use it was acquired, by internet auction; and,

WHEREAS, the Village Council of the Village of Mechanicsburg, Ohio has elected by a majority vote of its members to dispense with the requirement of Section 721.15(A) of the Ohio Revised Code;

NOW BE IT THEREFORE RESOLVED by the Council of the Village of Mechanicsburg, Ohio, as follows:

1. The legislative authority of the Village Of Mechanicsburg hereby expresses its intent to dispose of unneeded, obsolete or unfit personal property by Internet auction and;
2. The personal property disposed of through Internet auction may include, as specified in ORC 721.15 (D) motor vehicles acquired for the use of municipal officers and departments, and road machinery, equipment, tools or supplies, which is not needed for public use, or is obsolete or unfit for use for which it was acquired; for items valued at \$2,500.00 (two thousand five hundred dollars) or less upon permission of the Mayor of Mechanicsburg and;
3. That the Internet auction will be conducted in the following manner under the following general terms and conditions:
 - a. All bidders and other participants of this auction shall agree that they have read and fully understand these terms and agree to be bound hereby.
 - b. **Guarantee Waiver.** All property is offered for sale "**AS IS, WHERE IS**". Village Council of the Village of Mechanicsburg, Mechanicsburg, Ohio (Seller) makes no warranty, guarantee or representation of any kind, expressed or implied, as to the merchantability or fitness for any purpose of the property offered for sale. The Buyer is not entitled to any payment for loss of profit or any other money damages - special, direct, indirect or consequential.

- c. **Description Warranty.** Seller warrants to the Buyer that the property offered for sale will conform to its description. Any claim for misdescription must be made prior to the removal of the property. If Seller confirms that the property does not conform to the description, the Seller will keep the property and refund any money paid. The liability of the Village Council of the Village of Mechanicsburg, Ohio shall not exceed the actual purchase price of the property. Please note that upon removal of property **all sales are final.**
- d. **Personal and property risk.** Persons attending during the exhibition, sale or removal of goods assume all risk of damage of or loss to person and property and specifically release the Seller and the Internet auction operation from liability therefore.
- e. **Inspection.** Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Bidders must adhere to the inspection dates and times indicated in the item description. Please contact **April Huggins Davis, Village Administrator, (937) 834-3187** to schedule an inspection.
- f. **Consideration of Bid.** The Village Administrator or Council of the Village of Mechanicsburg, Ohio reserves the right to reject any and all bids and to withdraw from any sale any of the items listed.
- g. **Buyer's Certification.** Successful bidders shall provide certification from the Internet auction operation, via mail or email prior to removal.
- h. **Payment.** Payment in full is due no later than five (5) business days from the time and date of award. Acceptable forms of payment are: Cashier's Check, Certified Check, Money Order, and US Currency. Personal checks shall not be accepted. Checks shall be made payable to the Village of Mechanicsburg, Ohio. Bidder forfeits sale of merchandise if payment is not received at the close of 5 (five) business days.
- i. **Removal.** All items must be removed within ten (10) business days from the time and date of award. Purchases will be released only upon receipt of payment as specified. Successful bidders are responsible for loading and removal of any and all property awarded to them from the place where the property is located as indicated on the website. The Buyer will make all arrangements and perform all work necessary, including packing, loading and transportation of the property. Under no circumstances will the Village of Mechanicsburg assume responsibility for packing, loading or shipping. Property must be removed between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday, excluding legal holidays. For additional information contact the Village Administrator.
- j. **Default.** Default shall include (1) failure to observe these terms and conditions; (2) failure to make good and timely payment; or (3) failure to remove all items within the specified time. Default may result in termination of the contract and suspension from participation in all future sales until the default has been cured. If the Buyer fails in the performance of his obligations, Seller may exercise such rights and may pursue such remedies as are provided by law. Seller reserves the right to reclaim and

resell all items not removed by the Buyer 30 (thirty) days from the specified removal date.

- k. **Acceptance of Terms and Conditions.** By submitting a bid, the bidder agrees that they have read, fully understand and accept the Terms and Conditions of Internet Sales, and agree to pay for the removal of the property, if the bid is accepted, by the dates and times specified.
- l. **State/Local Sales and/or Use Tax.** Buyers may be subject to payment of State and/or Local sales and /or Use tax. The Village of Mechanicsburg, Ohio is not responsible for the collection of taxes. Buyers are responsible for contacting the appropriate tax office, completing any forms, and paying any taxes that may be imposed.
- m. **Sales to Employees.** Employees of the Village of Mechanicsburg may bid on the property of the Village of Mechanicsburg, Ohio, provided they do not bid while on duty. Any officer or employee participating in the determination of certain property as surplus shall not submit a bid for its purchase.

and be it further RESOLVED:


- 4. The Village of Mechanicsburg will publish in a newspaper of general circulation, a summary of the information contained in this resolution and that its summary will be published within thirty (30) days of adoption of this resolution and the second date being at least ten (10) days after but not more than after the first publication of the notice;
- 5. The Village of Mechanicsburg reserves the right, at a later date but prior to commencement of bidding, to establish the minimum prices that may be accepted for any property that is subject to Internet auction, the terms and conditions of any particular sale that may occur, including but not limited to requirements for pick up and / or delivery of the property, method of payment, and payment of sales tax in accordance with applicable laws;
- 6. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council and that the deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including section 121.22 of the Ohio Revised Code.
- 7. This ordinance shall take effect and be in force at the earliest period allowed by law.

First Reading: DATE: 12-4-17
Second Reading: DATE: 12-18-17
Third Reading: DATE: 1-15-18

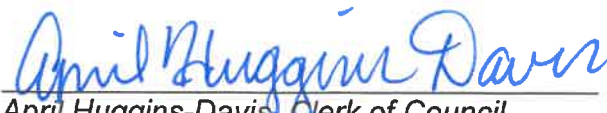
Adopted 1-15-18, 2018



Greg Kimball, Mayor



Charles Foss, President of Council



April Huggins-Davis, Clerk of Council

Summary Published : Feb 16, 2018 and FEB 13, 2018

RESOLUTION NO. 18-02

A RESOLUTION AUTHORIZING AN AGENCY AGREEMENT WITH THE COMMUNITY IMPROVEMENT CORPORATION OF CHAMPAIGN COUNTY TO LOCATE A BUYER TO DEVELOP CERTAIN PROPERTIES AND DECLARING SAID PROPERTIES TO BE NO LONGER NEEDED FOR PUBLIC PURPOSES.

WHEREAS, pursuant to Resolution No. 17-07 and as authorized by Ohio Revised Code Chapter 1724, the Village of Mechanicsburg, Ohio (the "Village") located in Champaign County, Ohio has designated the Community Improvement Corporation of Champaign County, Ohio aka the Champaign Economic Partnership (the "CEP") as its agent for industrial, commercial, distribution and research development within the Village and to manage abandoned land for the Village when further specifically authorized in an agreement relating to specific parcels of land as signed by representatives for both the Village and CEP; and

WHEREAS, the Village owns two parcels of land with addresses of record at 2 N. Main Street and 4 N. Main Street, Mechanicsburg, Ohio and being identified as Permanent Parcel Numbers C07-21-00-01-16-024-00 and C07-21-00-01-16-022-00 (together, the "Properties"); and

WHEREAS, the Village has determined that the Properties constitute surplus property and are no longer needed for public purposes; and

WHEREAS, the CEP is willing to act as the Village's agent in locating a purchaser to acquire and develop the Properties ("hereinafter, the "Development Project"), pursuant to Section 1724.10(B)(2) of the Ohio Revised Code and to an Economic Development Agency Agreement (the "Agency Agreement") to be executed contemporaneously hereto, in order to promote the health, safety, morals, and general welfare of the Village's inhabitants by providing for development in the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF MECHANICSBURG, IN CHAMPAIGN COUNTY, IN THE STATE OF OHIO, THAT:

Article 1: The Council of the Village of Mechanicsburg (the "Council") hereby authorizes and directs the CEP to act as its agent for the Village regarding the Development Project, pursuant to the Agency Agreement.

Article 2. The Council hereby determines that the Properties are surplus and are no longer needed and that the Properties may be sold or transferred pursuant to the terms of the Agency Agreement, subject to final consent of the Council.

Article 3. The Council hereby approves the Agency Agreement in substantially the form as attached hereto as Exhibit A.

Article 4. Conveyance of the Properties will promote the welfare of the people of the Village, stabilize the economy, provide employment, and assist in the development of industrial, commercial, distribution, and research activities to the benefit of the people of the political subdivision and provide additional opportunities for their gainful employment.

Article 5. The Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code.

First Reading: JAN 15, 2018

Second Reading: FEB 5, 2018

Third Reading: MARCH 5, 2018

Vote Regarding Resolution:

Vote: 6 yea ___ nay ___ abstain

Date: MARCH 5, 2018



Greg Kimball, Mayor



April Huggins-Davis, Clerk of Council



Charles Foss, President of Council

Exhibit A

**ECONOMIC DEVELOPMENT AGENCY AGREEMENT BETWEEN THE
COMMUNITY IMPROVEMENT CORPORATION OF CHAMPAIGN COUNTY AND
THE VILLAGE OF MECHANICSBURG REGARDING SALE AND DEVELOPMENT
OF LAND**

WHEREAS, the Village of Mechanicsburg ("Village") desires to promote business and job growth and finds that such business and job growth is a public purpose which will increase tax revenue and promote the general welfare of the residents of the Village, and;

WHEREAS, the Village also desires to further the development of industrial, commercial, distribution, and research development uses in the Village through the sale of Village land determined not to be required for Village purposes, and;

WHEREAS, the Community Improvement Corporation of Champaign County, Ohio aka the Champaign Economic Partnership (the "CEP") is a nonprofit corporation formed and organized under R.C. Chapter 1724 to advance, encourage, and promote the industrial, economic, commercial, and civic development of Champaign County;

WHEREAS, by way of Resolution No. 17-7 dated June 5, 2017 and pursuant to R. C. Section 1724.10(A), the Village has designated the CEP as its agent for industrial, commercial, distribution and research development within the Village and to manage abandoned land for the Village when further specifically authorized in an agreement relating to specific parcels of land as signed by representatives for both the Village and CEP; and

WHEREAS, under R.C. Section 1724.10(B)(2), such designation provides the Village with the statutory authority to enter into agreements with the CEP to authorize it to sell or lease any real property owned by the Village and determined not to be required for the Village's purposes;

WHEREAS, the Village owns two parcels of land with addresses of record at 2 N. Main Street and 4 N. Main Street, Mechanicsburg, Ohio and being identified as Permanent Parcel Numbers C07-21-00-01-16-024-00 and C07-21-00-01-16-022-00 (together, the "Properties");

WHEREAS, pursuant to Ordinance 16-10 , the Village has determined that the Properties constitute Non-Productive Land and are not needed for public purposes, and

WHEREAS, the Village desires that CEP act as the Village's agent in locating a third party or parties to purchase and develop the Properties pursuant to the terms of this Economic Development Agency Agreement (the "Agency Agreement").

NOW THEREFORE, IT IS AGREED, by and between the Village and the CEP as follows:

Section 1 – Future Uses of Property. Village and CEP agree that the desired future uses of the Properties are for business/commercial uses or mixed use (residential and business). The Properties are currently zoned BR-1. The Village agrees to make a good faith effort to facilitate rezoning of the Properties if needed to accommodate the development needs of future purchaser(s) approved by Village.

Section 2-Services of CEP. CEP agrees to do the following in relation to the Properties:

- (A) Analyze and assess the market conditions and advise the Village as to highest and best uses of the Properties;
- (B) Work with the Village to develop and implement marketing and outreach plans to potential purchasers of the Properties;
- (C) Represent the Village in discussions and negotiations with potential purchasers of the Properties;
- (D) Enter into a development agreement(s) (the “Development Agreement”) with the Village and the purchaser(s) of the Properties to oversee redevelopment of the Properties;
- (E) With consent of the Village, execute on behalf of and as agent of the Village the instruments, deeds, sale agreements or other documents necessary to accomplish the sale of the Properties (the “Sale Agreements”);
- (F) Monitor and oversee the fulfillment of the terms and conditions contained in the Development Agreement, and
- (G) At all times, keep the Village fully informed of the CEP's activities pursuant to this Agreement.

Section 3-Consideration for Sale of Properties. The Parties agree that CEP shall assess market conditions, determine a fair market value of the Properties and market the Properties for sale at that value. CEP agrees to obtain the Village's consent before entering into a Development Agreement or related Sale Agreements. The Village shall receive the proceeds from the sale of the Properties, net of the CEP's administrative fee discussed in Section 4.

Section 4-CEP Administrative Fee. CEP shall receive from the Village an administrative fee of three percent (3%) of the price at which the Properties are sold to a third party.

Section 5-Execution of Development Agreement and Sale Agreements on Behalf of the Village. Pursuant to R.C. 1724.10(B)(2), the CEP, acting through its officers and on behalf and as agent of the Village, shall execute the Development Agreement, Sale Agreements and necessary

Approved as to Form: _____

Joseph V. J.
_____, Village Solicitor
FISCAL OFFICER'S CERTIFICATION

The undersigned, fiscal officer of the Village of Mechanicsburg, Ohio hereby certifies in connection with the Economic Development Agency Agreement between the CEP and the Village, that:

The amount required to meet the contract, obligation, or expenditure for the attached Agreement during the current fiscal year, has been lawfully appropriated for that purpose, and is in the treasury or in process of collection to the credit of the General Fund, free from any outstanding obligation or encumbrance.

IN WITNESS WHEREOF, I have hereunto set my hand this 19 day of MARCH, 2018.

VILLAGE OF MECHANICSBURG, OHIO

By: [Signature]

Fiscal Officer

instruments, including deeds conveying the title of the Properties, to accomplish the sale and development of the Properties. Such conveyance shall be made without advertising and receipt of bids.

Section 6-Recording of this Agreement. A copy of this Agreement shall be recorded in the office of the County Recorder of Champaign County, Ohio, prior to the recording of a deed executed pursuant to this Agreement.

Section 7 – Term and Amendment. The term of this Agreement shall commence on the date of its making and shall continue in effect until the earlier of either: a) the sale of the Properties and satisfaction of the terms of the Development Agreement or b) one (1) year. The Parties may extend the term of the Agreement or modify its terms by written agreement of the Parties.

THIS AGREEMENT ENTERED INTO THIS DAY THE 7TH day of MAY, 2018.

COMMUNITY IMPROVEMENT CORPORATION OF CHAMPAIGN COUNTY

By: Marcia Bailey
Marcia Bailey, Executive Director

VILLAGE OF MECHANICSBURG

By: Greg Kimball
Greg Kimball, Mayor

Approved by RESOLUTION 17-07 this 5TH day of JUNE, 2017.

April Huggins-Davis
April Huggins-Davis, Clerk of Council

RESOLUTION NO. 18-02 (Revised)

A RESOLUTION AUTHORIZING AN AGENCY AGREEMENT WITH THE COMMUNITY IMPROVEMENT CORPORATION OF CHAMPAIGN COUNTY TO LOCATE A BUYER TO DEVELOP CERTAIN PROPERTIES AND DECLARING SAID PROPERTIES TO BE NO LONGER NEEDED FOR PUBLIC PURPOSES.

WHEREAS, pursuant to Resolution No. 17-07 and as authorized by Ohio Revised Code Chapter 1724, the Village of Mechanicsburg, Ohio (the "Village") located in Champaign County, Ohio has designated the Community Improvement Corporation of Champaign County, Ohio aka the Champaign Economic Partnership (the "CEP") as its agent for industrial, commercial, distribution and research development within the Village and to manage abandoned land for the Village when further specifically authorized in an agreement relating to specific parcels of land as signed by representatives for both the Village and CEP; and

WHEREAS, the Village owns three parcels of land with addresses of record at 2 N. Main Street, 4 N. Main Street, Mechanicsburg, Ohio and Non-addressed lot directly behind 4 N. Main Street, and being identified as Permanent Parcel Numbers C07-21-00-01-16-024-00 and C07-21-00-01-16-022-00 and C07-21-00-01-16-023-00 (together, the "Properties"); and

WHEREAS, the Village has determined that the Properties constitute surplus property and are no longer needed for public purposes; and

WHEREAS, the CEP is willing to act as the Village's agent in locating a purchaser to acquire and develop the Properties ("hereinafter, the "Development Project"), pursuant to Section 1724.10(B)(2) of the Ohio Revised Code and to an Economic Development Agency Agreement (the "Agency Agreement") to be executed contemporaneously hereto, in order to promote the health, safety, morals, and general welfare of the Village's inhabitants by providing for development in the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF MECHANICSBURG, IN CHAMPAIGN COUNTY, IN THE STATE OF OHIO, THAT:

Article 1: The Council of the Village of Mechanicsburg (the "Council") hereby authorizes and directs the CEP to act as its agent for the Village regarding the Development Project, pursuant to the Agency Agreement.

Article 2. The Council hereby determines that the Properties are surplus and are no longer needed and that the Properties may be sold or transferred pursuant to the terms of the Agency Agreement, subject to final consent of the Council.

Exhibit A (Revised)

**ECONOMIC DEVELOPMENT AGENCY AGREEMENT BETWEEN THE
COMMUNITY IMPROVEMENT CORPORATION OF CHAMPAIGN COUNTY AND
THE VILLAGE OF MECHANICSBURG REGARDING SALE AND DEVELOPMENT
OF LAND**

WHEREAS, the Village of Mechanicsburg ("Village") desires to promote business and job growth and finds that such business and job growth is a public purpose which will increase tax revenue and promote the general welfare of the residents of the Village, and;

WHEREAS, the Village also desires to further the development of industrial, commercial, distribution, and research development uses in the Village through the sale of Village land determined not to be required for Village purposes, and;

WHEREAS, the Community Improvement Corporation of Champaign County, Ohio aka the Champaign Economic Partnership (the "CEP") is a nonprofit corporation formed and organized under R.C. Chapter 1724 to advance, encourage, and promote the industrial, economic, commercial, and civic development of Champaign County;

WHEREAS, by way of Resolution No. 17-7 dated June 5, 2017 and pursuant to R. C. Section 1724.10(A), the Village has designated the CEP as its agent for industrial, commercial, distribution and research development within the Village and to manage abandoned land for the Village when further specifically authorized in an agreement relating to specific parcels of land as signed by representatives for both the Village and CEP; and

WHEREAS, under R.C. Section 1724.10(B)(2), such designation provides the Village with the statutory authority to enter into agreements with the CEP to authorize it to sell or lease any real property owned by the Village and determined not to be required for the Village's purposes;

WHEREAS, the Village owns three parcels of land with addresses of record at 2 N. Main Street, 4 N. Main Street, Mechanicsburg, Ohio and Non-addressed lot directly behind 4 N. Main Street, and being identified as Permanent Parcel Numbers C07-21-00-01-16-024-00 and C07-21-00-01-16-022-00 and C07-21-00-01-16-023-00 (together, the "Properties");

WHEREAS, pursuant to Ordinance 16-10 , the Village has determined that the Properties constitute Non-Productive Land and are not needed for public purposes, and

WHEREAS, the Village desires that CEP act as the Village's agent in locating a third party or parties to purchase and develop the Properties pursuant to the terms of this Economic Development Agency Agreement (the "Agency Agreement").

NOW THEREFORE, IT IS AGREED, by and between the Village and the CEP as follows:

Section 1 – Future Uses of Property. Village and CEP agree that the desired future uses of the Properties are for business/commercial uses or mixed use (residential and business). The Properties are currently zoned BR-1. The Village agrees to make a good faith effort to facilitate rezoning of the Properties if needed to accommodate the development needs of future purchaser(s) approved by Village.

Section 2-Services of CEP. CEP agrees to do the following in relation to the Properties:

- (A) Analyze and assess the market conditions and advise the Village as to highest and best uses of the Properties;
- (B) Work with the Village to develop and implement marketing and outreach plans to potential purchasers of the Properties;
- (C) Represent the Village in discussions and negotiations with potential purchasers of the Properties;
- (D) Enter into a development agreement(s) (the "Development Agreement") with the Village and the purchaser(s) of the Properties to oversee redevelopment of the Properties;
- (E) With consent of the Village, execute on behalf of and as agent of the Village the instruments, deeds, sale agreements or other documents necessary to accomplish the sale of the Properties (the "Sale Agreements");
- (F) Monitor and oversee the fulfillment of the terms and conditions contained in the Development Agreement, and
- (G) At all times, keep the Village fully informed of the CEP's activities pursuant to this Agreement.

Section 3-Consideration for Sale of Properties. The Parties agree that CEP shall assess market conditions, determine a fair market value of the Properties and market the Properties for sale at that value. CEP agrees to obtain the Village's consent before entering into a Development Agreement or related Sale Agreements. The Village shall receive the proceeds from the sale of the Properties, net of the CEP's administrative fee discussed in Section 4.

Section 4-CEP Administrative Fee. CEP shall receive from the Village an administrative fee of three percent (3%) of the price at which the Properties are sold to a third party.

Article 3. The Council hereby approves the Agency Agreement in substantially the form as attached hereto as Exhibit A.

Article 4. Conveyance of the Properties will promote the welfare of the people of the Village, stabilize the economy, provide employment, and assist in the development of industrial, commercial, distribution, and research activities to the benefit of the people of the political subdivision and provide additional opportunities for their gainful employment.

Article 5. The Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code.

Article 6. The original resolution dealt with the 2 properties at 2 N. Main Street and 4 N. Main Street. however, it was recently discovered that the property at 4 N. Main Street actually consists of 2 parcels with the following parcel numbers: C07-21-00-01-16-022-00 and C07-21-00-01-16-023-00. Wherefore this revised Resolution now encompasses three parcels. This is correction of a clerical error, and does not substantially change the intent of the original Resolution. Therefore, due to time constraints, i.e. coordinating with CEP to place the properties on the market as close to spring as possible, the Village Council of Mechanicsburg waives the 3- reading requirement and votes to pass as an Emergency Resolution. As an Emergency measure, this resolution shall take effect immediately upon passage.

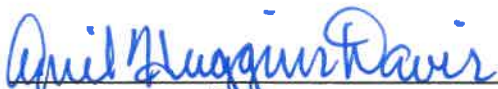
Vote Regarding Emergency: Vote: 6 yea ___ nay ___ abstain

Vote Regarding Passage of Resolution: Vote: 6 yea ___ nay ___ abstain

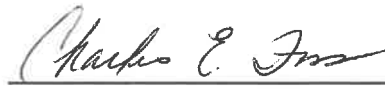
Date: May 7th 2018



Greg Kimball, Mayor



April Huggins-Davis, Clerk of Council



Charles E. Foss, President of Council

April Huggins-Davis
April Huggins-Davis, Clerk of Council

Approved as to Form:

Joseph V. Jimenez
Joseph V. Jimenez, Village Solicitor

FISCAL OFFICER'S CERTIFICATION

The undersigned, fiscal officer of the Village of Mechanicsburg, Ohio hereby certifies in connection with the Economic Development Agency Agreement between the CEP and the Village, that:

The amount required to meet the contract, obligation, or expenditure for the attached Agreement during the current fiscal year, has been lawfully appropriated for that purpose, and is in the treasury or in process of collection to the credit of the General Fund, free from any outstanding obligation or encumbrance.

IN WITNESS WHEREOF, I have hereunto set my hand this 7 day of MAY, 2018.

VILLAGE OF MECHANICSBURG, OHIO

By: [Signature]
Daniel Eck, Fiscal Officer

instruments, including deeds conveying the title of the Properties, to accomplish the sale and development of the Properties. Such conveyance shall be made without advertising and receipt of bids.

Section 6-Recording of this Agreement. A copy of this Agreement shall be recorded in the office of the County Recorder of Champaign County, Ohio, prior to the recording of a deed executed pursuant to this Agreement.

Section 7 – Term and Amendment. The term of this Agreement shall commence on the date of its making and shall continue in effect until the earlier of either: a) the sale of the Properties and satisfaction of the terms of the Development Agreement or b) one (1) year. The Parties may extend the term of the Agreement or modify its terms by written agreement of the Parties.

THIS AGREEMENT ENTERED INTO THIS DAY THE 7TH day of MAY, 2018.

COMMUNITY IMPROVEMENT CORPORATION OF CHAMPAIGN COUNTY

By: Marcia Bailey
Marcia Bailey, Executive Director

VILLAGE OF MECHANICSBURG

By: Greg Kimball
Greg Kimball, Mayor

Approved by RESOLUTION Ordinance 17-07 this 5TH day of JUNE, 2017.

April Huggins-Davis
April Huggins-Davis, Clerk of Council

Resolution 18-03

Resolution Naming Designees For Mandatory Public Records Seminar

WHEREAS, Ohio Revised Code §109.43(B) and §149.43(E)(1) require that elected officials must receive three hours of Public Records training for each term of office; and

WHEREAS, Ohio Revised Code §109.43(B) and §149.43(E)(1) allow a designee to attend in place of multiple elected officials where said public office includes more than one elected official; and

WHEREAS, on Friday February 16, 2018, in Springfield Ohio, the Ohio Auditor is offering the Public Records training course referenced in ORC § 109.43 (E)(1) ;

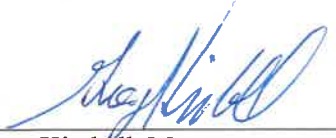
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF MECHANICSBURG, OHIO THAT:

Section 1. Village Council member Scott Sallee, while attending said course in his own right, shall also be the designated attendee in place of the following additional council members: Lori Tibbles, Lindsey Murphy, Charles Hickey, and Todd Class.

Section 2: Due to time constraints, this Resolution must be passed as an Emergency Resolution; As an Emergency measure, this resolution shall take effect immediately upon passage.

Passed this 5th day of February 2018. .

ATTEST:


Greg Kimball, Mayor


Charles E. Foss, Council President


April Huggins-Davis, Council Clerk

Published: February 13, 2018 and February 20, 2018.


April Huggins-Davis, Council Clerk

RESOLUTION NO. 18- 04

Resolution Authorizing the Use of Volunteers by the Village of Mechanicsburg

Whereas, the Village of Mechanicsburg desires to make occasional use of volunteers to perform tasks for the village; and

Whereas the village's liability insurer will extend the village's liability insurance coverage to apply to liability arising from the actions of such volunteers if the village documents that such volunteers were performing work for the village and that such volunteers were working under the supervision of the village; and

Whereas the Ohio Bureau of Worker's Compensation will extend the village's Worker's Compensation coverage to apply to injuries incurred by such volunteers where the village documents that such volunteers were performing work for the village and were working under the supervision of the village;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF MECHANICSBURG, IN CHAMPAIGN COUNTY, IN THE STATE OF OHIO, THAT

Article I: The Council of the Village of Mechanicsburg authorizes and approves the use of volunteers to perform work for the village, and requires such volunteers to work under the supervision of the village,

Article II: For any such proposed volunteer work, a written list shall be presented to Village Council containing the names and addresses of such volunteers, and providing a general description of the work to be performed by the volunteer, the specific locations of the work, and identifying which village authority will be the supervisor

Article III: The list described in Article II shall be presented to Council and shall be considered for approval /disapproval/postponement by motion on the night it is presented to Council.

Article IV: The list described in Article II, along with the vote result, shall be included in the minutes of the meeting.

Article V: If the work has not been performed within 4 months from approval by Council, a new list shall be presented to Council for authorization, and the supervisor should consider the previous list to have expired.

This ordinance shall take effect and be in force from and after the earliest period allowed by law.

This Ordinance shall take effect at the earliest time allowed by law.

First reading March 5, 2018

Second reading: March 19, 2018


Third Reading: April 2, 2018

Vote Regarding Resolution:

Vote: 6 yea ___ nay ___ abstain

Passed this 2 day of APRIL 2018.

Date: APRIL 2, 2018



Greg Kimball, Mayor



April Huggins-Davis, Clerk of Council



Charles E. Foss, President of Council

RESOLUTION NO. 18-05

EMERGENCY RESOLUTION AUTHORIZING THE ADMINISTRATOR OF THE VILLAGE OF MECHANICSBURG TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER POLLUTION CONTROL LOAN FUND (WPCLF) AGREEMENT ON BEHALF OF THE VILLAGE OF MECHANICSBURG FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF WASTEWATER FACILITIES; AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN:

Whereas, the Village of Mechanicsburg seeks to upgrade its existing wastewater facilities; and

Whereas, the Village of Mechanicsburg intends to apply for WATER POLLUTION CONTROL LOAN FUND (WPCLF) for the planning, design and or construction of the wastewater facilities; and

Whereas, the Ohio WATER POLLUTION CONTROL LOAN FUND (WPCLF) requires the government authority to pass legislation for application of a loan and the execution of an agreement as well as designating a dedicated repayment source; and

WHEREAS the loan application must be submitted by April 20, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF MECHANICSBURG, IN CHAMPAIGN COUNTY, IN THE STATE OF OHIO, THAT:

Section 1: The Council of the Village of Mechanicsburg, Ohio (the "Council") hereby authorizes and directs the Village Administrator to apply for a WPCLF loan for an amount not to exceed \$50,000 (fifty thousand dollars) to sign all documents for, and to enter into a WPCLF with the Ohio Environmental Protection Agency and the Ohio Water Development Authority for planning, design and /or construction of wastewater facilities on behalf of the Village of Mechanicsburg Ohio.

Section 2. The dedicated source of repayment shall be user charges.

Section 3. This resolution shall take effect and be in force from and after the earliest period allowed by law.

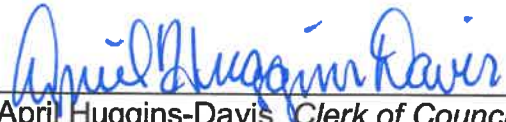
Section 4. Due to time constraints, this Resolution must be passed as an Emergency Resolution; and as an Emergency measure, this resolution shall take effect immediately upon passage.


Vote Regarding Emergency:

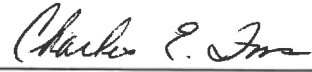
Vote: 6 yea ___ nay ___ abstain

Vote Regarding Passage of Resolution: Vote: 6 yea ___ nay ___ abstain

Date: April 16, 2018


April Huggins-Davis, Clerk of Council


Greg Kimball, Mayor


Charles E. Foss, President of Council

RECEIVED

JUL 09 2018

CHAMPAIGN CO., OH
CLERK OF ELECT. DIV.

Resolution 18-06

An Emergency Resolution for Tax Certification of Proposed Street Levy

Whereas, the Council of the Village of Mechanicsburg states that the amount of taxes that may be raised within the ten-mill limitation is insufficient to provide for necessary street repair and maintenance, and

Whereas the Council of the Village of Mechanicsburg wishes to place a Street Maintenance ,Repair and Replacement Levy in the amount of five mills, , levied for the benefit of the Village of Mechanicsburg for the purpose of street maintenance and repair according to ORC 5705.19(G); and

Whereas, this Street Maintenance and Repair Levy would commence in the tax year beginning on January 1, 2018 and last for a period of five years.

Therefore, let it be resolved that:

Section 1: The Council of the Village of Mechanicsburg requests that the Champaign County Auditor certify to the Council of the Village of Mechanicsburg the total current tax valuation of the subdivision, and the dollar amount of the revenue that will be generated by the placement of this Street Maintenance, Repair and Replacement Levy.

Section 2: Due to time constraints created by plan for 3 Council readings of the levy prior to the 90-day requirement relating to notification to the Board of Elections, this resolution is passed as an emergency and has received the required three-fourths majority.

Section 3: Having received the required two-thirds majority, this Resolution shall take effect and be in full force immediately upon passage.

Vote Regarding Emergency:

Vote: 5 yea nay abstain

Vote Regarding Passage of Resolution:

Charles Foss

✓

Lori Tibbals

N/A

Scott Sallee

✓

Todd Class

✓

Lindsey Murphy

✓

Charles Hickey

✓

Passed this 21st day of May 2018

Date: 5-21-18

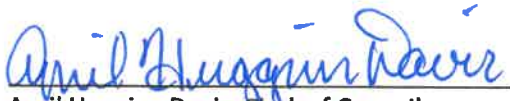
April Huggins-Davis
April Huggins-Davis, Clerk of Council

Greg Kimball
Greg Kimball, Mayor

Charles E. Foss
Charles E. Foss, President of Council

CERTIFICATION: I, April Huggins-Davis, Clerk of the Village of Mechanicsburg, do hereby certify that the forgoing is taken and copied from the Record of Proceedings of said Village; that the same has been compared by me with the Resolution on said Record and that it is a true and correct copy thereof.

Witness my signature this 21st day of May, 2012.


April Huggins-Davis, Clerk of Council

RECEIVED

JUL 09 2018

CHAMPAIGN CO., OH
BO & ELECTIONS

Karen T. Bailey

Champaign County Auditor

1512 S. Hwy. 68, Suite B300 • Urbana, Ohio 43078
Phone: 937-484-1600 • Fax: 937-484-1626
<http://champaignoh.ddti.net>



DTE Form 140R
Prescribed 9/99
O.R.C. §5705.03(B)

RECEIVED

JUL 09 2018

CHAMPAIGN OH OH
CO OF ELECTORS

Certificate of Estimated Property Tax Revenue

I, Karen T. Bailey, Auditor of Champaign County, Ohio, do hereby certify the following:

1. On May 30, 2018 the taxing authority of **Village of Mechanicsburg** certified a copy of its resolution adopted May 21, 2018 requesting the County Auditor to certify the current tax valuation of the subdivision and the amount of revenue that would be produced by five (5.0) mills, to levy a tax outside the ten-mill limitation for the purpose of street maintenance and repair according to Ohio Revised Code §5705.19(G), to be placed on the ballot at the November 6, 2018 general election. The levy type is Additional.
2. The estimated property tax revenue that will be produced by the stated millage, assuming the tax valuation of the subdivision remains constant throughout the life of the levy, is calculated to be \$90,500.00 each year to be collected for five (5) years in tax years 2018, 2019, 2020, 2021, and 2022.
3. The total tax valuation of the township used in calculating the estimated property tax revenue is \$19,652,970.

Respectfully submitted,

A handwritten signature in blue ink that reads "Karen T. Bailey".

Karen T. Bailey
Champaign County Auditor
May 30, 2018

"Proudly serving the citizens of Champaign County"

**RESOLUTION 18-07 DECLARING IT NECESSARY TO LEVY A TAX IN EXCESS OF THE
TEN MILL LIMITATION**

Rev. Code. Section 5705.19, .191, .194, .21, .26

The Council of the Village of Mechanicsburg, Champaign County, Ohio, met in regular session on the 2ND day of July, 2018, at the office of Council with the following members present: Lyndsey Murphy, Charles Hickey, Scott Salee, and Todd Class.

Todd Class moved the adoption of the following Resolution:

WHEREAS, the amount of taxes which may be raised within the ten mill limitation will be insufficient to provide an adequate amount for the necessary requirements of said Village of Mechanicsburg, Champaign County, Ohio therefore be it

Resolved, by the Council of the Village of Mechanicsburg, Champaign County, Ohio, two thirds of all member selected thereto concurring, that it is necessary to levy a tax in excess of the ten mill limitation for the benefit of the Village of Mechanicsburg for the purpose of General Construction, Reconstruction, Resurfacing, and Repair of Streets Roads and Bridges [(ORC 5705.19CG)] at a rate not exceeding 5.0 mills for each one dollar of valuation, which amounts to .50 for each one hundred dollars of valuation, for 5 years, 2018, 2019, 2020, 2021, and 2022 additional.

RESOLVED, that the question of levying additional taxes be submitted to the electors of said Village of Mechanicsburg, Champaign County, Ohio at the General election to be held at the usual voting places within said Village of Ohio on the 6 day of November, 2018; and be it further

RESOLVED, that said levy be placed upon the tax list of the current year after the February settlement next succeeding the election, if majority of the electors voting thereon vote in favor thereof; and be it further

RESOLVED, That the Clerk of this Village of Mechanicsburg be and he is hereby directed to certify a copy of this Resolution to the Board of Elections, Champaign County, Ohio 75 days prior August 8, 2018 and notify said Board of Elections to cause notice of election on the question of levying said tax to be given as required by law.

Lyndsey Murphy seconded the Motion and the roll being called upon its adoption the vote resulted as follows:

RECEIVED

JUL 09 2018

CHAMPAIGN CO., OH
BO of ELECTIONS

Lyndsey Murphy **YES**

Charles Hickey **YES**

Lori Tibbals **N/A**

Scott Salee **YES**

Chuck Foss **N/A**

Todd Class **YES**

Adopted the 2ND day of July, 2018


Clerk

Village of Mechanicsburg,
Champaign County, Ohio

The State of Ohio, Champaign County, I April Huggins Davis, Clerk of the Village of Mechanicsburg do hereby certify that the foregoing is taken and copied from the Record of the Proceedings of said Council; that the same has been compared by me with the Resolution on said Record and that it is a true and correct copy thereof.

Witness my signature, this 2ND day of July, 2018


Clerk

NO. 18-07

Village of Mechanicsburg, Champaign County, Ohio

**RESOLUTION DECLARING IT NECESSARY TO LEVY A TAX IN EXCESS OF THE TEN
MILL LIMITATION**

Filed _____

By _____

Deputy

RECEIVED

JUL 09 2018

CHAMPAIGN CO., OH
BD of ELECTIONS

Resolution 18-08

AN EMERGENCY RESOLUTION AUTHORIZING ACCEPTANCE OF A "VICTIMS OF CRIME ACT" ("VOCA") GRANT

WHEREAS, \$ 49,155.58 in federal funds have been awarded to the Village of Mechanicsburg through the Ohio Attorney General pursuant to the federal Victims of Crime Act ("VOCA") to support services to crime victims and witnesses in the jurisdiction of the Champaign County Municipal Court and/or the Champaign County Court of Common Pleas; ; and

WHEREAS, this VOCA grants is intended to fund victim advocate personnel wages, benefits and related equipment; and

WHEREAS, the grant requires a local match of \$12,538.90, (which is 20.2% percent) of funds or in-kind contributions; and

WHEREAS, the grant award was announced October 1, 2018, and runs from October 1, 2018 until September 30, 2019; and

WHEREAS the grant requires prompt acceptance by the Village to preserve public safety and welfare due to the nature of victim services.

Therefore, let it be resolved by the Council of the Village of Mechanicsburg that:

SECTION ONE: The Administrator of the Village of Mechanicsburg is hereby authorized to accept the grant awarded on behalf of the Village of Mechanicsburg, and to re-apply for subsequent VOCA grants annually.

SECTION TWO: The Administrator of the Village of Mechanicsburg is hereby authorized to take all necessary actions to comply with applicable legal requirements upon award of VOCA grant funds for provision of services to victims of crime in the local community.

SECTION THREE: The Village of Mechanicsburg agrees to appropriate the local match funds and in-kind contributions required to remain eligible for reimbursement under the terms of the VOCA grant.

SECTION FOUR: Due to time constraints created by the need for immediate VOCA services and by the requirement for immediate acceptance of VOCA grant funds, this Resolution is passed as an Emergency Resolution for the preservation of public peace and safety, and shall take effect immediately upon passage by Council.

Vote Regarding Emergency:

Vote: 6 yea

0 nay

0 abstain

Vote Regarding Passage of Resolution:

Charles Foss Yes

^{Sallee}
Scott Sallee Yes

Lindsey Murphy Yes

Lori Tibbals Yes

Todd Class Yes


Charles Hickey Yes

Passed this ^{19th} ~~5th~~ day of November, 2018

Date: 19 Nov 2018


April Huggins-Davis, Clerk of Council


Greg Kimball, Mayor


Charles E. Foss, President of Council