

A Special meeting of the Board of Fayette County Commissioners was held at 11:30 A.M. with the following members present. Roll call: Mr. Garland, aye; Mr. Anderson, aye; Mr. Dean, aye.

Also present: Jamie Gentry, Jason Lake, Price Finley, Jeff Reed, Jess Weade, Brenda Mossbarger, Penny Patton, Daniel Drake and Ryan Carter.

A RESOLUTION APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE COUNTY AND HONDA DEVELOPMENT & MANUFACTURING OF AMERICA, LLC; AND AUTHORIZING RELATED ACTIONS

The Board of County Commissioners of the County of Fayette, Ohio met in Special session on October 27, 2022 at 11:30 A.M. at the County Office Administration Building, 133 S. Main St., Washington Court House, Ohio 43160, with the following members present:

Mr. Tony Anderson
Mr. Daniel C. Dean
Mr. James Garland

Mr. Garland introduced the following resolution and moved its passage:

WHEREAS, the County of Fayette, Ohio (the "County") has encouraged the development of commercial and industrial structures within its boundaries, which development would result in the creation and retention of employment opportunities in the County; and

WHEREAS, to encourage that development, the Board of Fayette County Commissioners (the "Board of Commissioners") by its resolution adopted July 25, 2022, Journal W, Page 183 designated the area specified in such resolution as the Fayette Community Reinvestment Area (the "CRA") pursuant to Ohio Revised Code ("R.C.") Sections 3735.65 through 3735.70 (the "CRA Act"), and authorized a real property tax exemption for the construction of new structures and the remodeling of existing structures in the CRA in accordance with the CRA Act; and

WHEREAS, effective August 15, 2022, the Director of Development of the State of Ohio determined that the CRA contains the characteristics set forth in R.C. Section 3735.66 and certified said area as a "Community Reinvestment Area" under R.C. Section 3735.66; and

WHEREAS, Honda Development & Manufacturing of America, LLC (the "Company") submitted to the County a CRA agreement application (the "Agreement Application") and has represented to the County that the Project (defined below) is, or will be, on the site of a "megaproject" as defined in R.C. Section 122.17(A)(11), and is, or will be, owned and operated by a "megaproject operator" as defined in R.C. Section 122.17(A)(12), and is therefore eligible for certain exemptions under R.C. Section 3735.67(D)(2)(a); and

WHEREAS, pursuant to this resolution and the CRA Act, the County and the Company desire to execute a Community Reinvestment Area Agreement (the "CRA Agreement," substantially in the form attached hereto as Exhibit A and incorporated herein by reference) in connection with the development of a +/- 454 acre site as a commercial use site for an advanced, state-of-the-art manufacturing facility, together with related structures, administrative office facilities, site improvements and infrastructure (the "Project," as further described in the CRA Agreement) on certain land owned by the Company in the County (the "Project Site"), which Project Site is described in the CRA Agreement; and

WHEREAS, the CRA Agreement will provide a thirty (30) year real property tax exemption for one hundred percent (100%) of the assessed value of new structures constructed at the Project Site; and

WHEREAS, the Project Site is located in the Miami Trace Local School District (the "School District") and the County has delivered notice of the proposed approval of this Agreement to the Board of Education of the School District under Ohio Revised Code Sections 3735.671 and 5709.83, or the School District has waived such notice, and has been given a copy of the Application and the CRA Agreement;

WHEREAS, the Project Site is also located in the Great Oaks Career Campuses (the "JVSD") and the County has delivered notice of the proposed approval of this Agreement to the Board of Education of the JVSD under Ohio Revised Code Sections 3735.671 and 5709.83 or the JVSD has waived such notice, and has been given a copy of the Application and the CRA Agreement;

WHEREAS, pursuant to R.C. Section 3735.671, the Board of Education of the School District has (i) approved the terms of the CRA Agreement, including the one hundred percent (100%) real property tax exemption for up to thirty (30) years for new construction (ii) waived its rights to receive the forty-five (45) day and fourteen (14) day notices under R.C. Sections 3735.671 and 5709.83, and (iii) consented to the approval and execution of the CRA Agreement; and

WHEREAS, the Company and the County desire to execute the CRA Agreement to provide for the successful development of the Project Site, which development will create and preserve employment opportunities in the County and will benefit the citizens of the County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF FAYETTE, STATE OF OHIO, THAT:

Special Meeting

Minutes

Fayette County Commissioners

Washington C. H., Ohio

October 27, 2022

Section 1. The CRA Agreement between the County and the Company, substantially in the form attached to this Resolution as Exhibit A, is hereby approved and authorized, and the Board of Commissioners are hereby authorized to execute the CRA Agreement with changes or amendments thereto not inconsistent with this Resolution and not substantially adverse to the County as determined by the Commissioners executing the CRA Agreement on behalf of the County, all of which shall be evidenced conclusively by the execution of the CRA Agreement by the Board of Commissioners.

The exemptions provided for in the CRA Agreement shall be with respect to the assessed value of the real property at the Project Site and shall apply for the buildings constructed on the Project Site, commencing with the first year such real property improvement would first be taxable were that property not hereby exempted from taxation.

Section 2. The Clerk of this Board of Commissioners is hereby directed to deliver a copy of the CRA Agreement to the Director of the Ohio Department of Development within fifteen days after its complete execution.

Section 3. It is hereby found and determined that all formal actions of this Board of Commissioners concerning and relating to the passage of this Resolution were taken in an open meeting of this Board of Commissioners, and that all deliberations of this Board of Commissioners and any decision making bodies of the County that resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements.

Section 4. This Resolution shall be effective from and after the earliest period provided by law.

Entire CRA agreement on file, Fayette County Commissioners.

Mr. Dean seconded the motion and, after discussion, a roll call vote was taken and the results were:

Ayes: Mr. Dean, Mr. Garland

Abstain: Mr. Anderson

Passed: October 27, 2022

BOARD OF COUNTY COMMISSIONERS
COUNTY OF FAYETTE, OHIO

Attest: /s/ Dana Foor
Dana Foor, Clerk

Abstain
Tony Anderson, County Commissioner

/s/ Daniel Dean
Daniel Dean, County Commissioner

/s/ James Garland
James Garland, County Commissioner

Approved as to form:

/s/ Jess Weade
County Prosecutor

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BETWEEN THE COUNTY AND HONDA DEVELOPMENT & MANUFACTURING OF AMERICA, LLC; AND APPROVING RELATED MATERIALS

The Board of County Commissioners of the County of Fayette, Ohio met in regular session on October 27, 2022 at 8:00 A.M. at the County Office Administration Building, 133 S. Main St., Washington Court House, Ohio 43160, with the following members present:

- Mr. Tony Anderson
- Mr. Daniel C. Dean
- Mr. James Garland

Mr. Dean introduced the following resolution and moved its passage:

WHEREAS, the County of Fayette, Ohio (the "County") has encouraged the development of commercial and industrial structures within its boundaries, which development would result in the creation and retention of employment opportunities in the County; and

WHEREAS, Honda Development & Manufacturing of America, LLC (the "Company") intends to acquire all or part of several tax parcels of land consisting of approximately +/- 454 acres located in Jefferson Township, Fayette County, Ohio (the "Property") with the intention of developing thereon an advanced, state-of-the-art manufacturing facility, together with related structures and administrative office facilities (collectively, the "Project"), supporting the employment of an estimated two thousand two hundred (2,200) permanent employee positions; and

WHEREAS, the County and the Company have determined that the Project will benefit from collaborating on the installation and construction of certain public infrastructure improvements; and

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Washington C. H., Ohio

October 27, 2022

WHEREAS, the County desires to provide adequate water and sewer service for the development and operation of the Project, as the same may be expanded or modified, of a quantity that will support uninterrupted operation of the Project and of a quality as set forth in a development agreement (the "Development Agreement") between the County and the Company so as to induce the Company to acquire the Property and to develop the Project; and

WHEREAS, the County desires to approve the execution of the Development Agreement, substantially in the form attached to this Resolution as Exhibit A, to support the development of the Project.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF FAYETTE, STATE OF OHIO, THAT:

Section 1. The Development Agreement between the County and the Company, substantially in the form attached to this Resolution as Exhibit A, is hereby approved and authorized, with changes or amendments thereto not inconsistent with this Resolution and not substantially adverse to the County as determined by the Commissioners executing the Development Agreement on behalf of the County.

Section 2. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any decision making bodies of the County that resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements.

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

Entire Development Agreement on file, Fayette County Commissioners

Mr. Dean seconded the motion and, after discussion, a roll call vote was taken and the results were:

Ayes: Mr. Dean, Mr. Garland

Abstain: Mr. Anderson

Passed: October 27, 2022

BOARD OF COUNTY COMMISSIONERS
COUNTY OF FAYETTE, OHIO

Attest: /s/ Dana Foor
Dana Foor, Clerk

Abstain
Tony Anderson, County Commissioner

/s/ Daniel Dean
Daniel Dean, County Commissioner

/s/ James Garland
James Garland, County Commissioner

Approved as to form:

/s/ Jess Weade
County Prosecutor

ADJOURNMENT

There being no further business to come before the Board of Fayette County Commissioners at this time, it was moved by Mr. Dean and seconded by Mr. Garland that the meeting be adjourned until their next regularly scheduled meeting. Roll call: Mr. Anderson, aye; Mr. Dean, aye; Mr. Garland, aye. Motion carried.

Tony Anderson

Daniel C. Dean

James D. Garland

Attest _____ Adm. Clerk

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The records should be kept up-to-date and should be easily accessible to all relevant parties.

2. The second part of the document outlines the various methods used to collect and analyze data. These methods include interviews, surveys, and focus groups. Each method has its own strengths and weaknesses, and it is important to choose the most appropriate method for the specific research objectives.

3. The third part of the document describes the process of data analysis. This involves identifying patterns and trends in the data, and then interpreting these findings in the context of the research objectives. It is important to use a systematic and transparent approach to data analysis to ensure the reliability of the results.

4. The fourth part of the document discusses the importance of reporting the results of the research. This involves presenting the findings in a clear and concise manner, and providing a detailed explanation of the methods used and the limitations of the study. It is important to be transparent about any potential biases or limitations of the research.

5. The fifth part of the document concludes the report and provides a summary of the key findings. It also discusses the implications of the research for practice and for future research. The report is intended to provide a comprehensive overview of the research project and to serve as a valuable resource for all stakeholders.

6. The sixth part of the document provides a detailed description of the research methodology. This includes a description of the research design, the sampling method, and the data collection and analysis procedures. It is important to provide a clear and detailed description of the methodology to ensure the transparency and replicability of the research.

7. The seventh part of the document discusses the ethical considerations of the research. This includes a discussion of the potential risks and benefits of the research, and the steps taken to minimize any potential risks. It is important to ensure that the research is conducted in a responsible and ethical manner.

8. The eighth part of the document provides a detailed description of the research findings. This includes a description of the key findings, and a discussion of the implications of these findings for practice and for future research. It is important to provide a clear and detailed description of the findings to ensure the transparency and replicability of the research.

9. The ninth part of the document discusses the limitations of the research. This includes a discussion of the potential biases and limitations of the research, and the steps taken to minimize any potential risks. It is important to be transparent about any potential biases or limitations of the research.

10. The tenth part of the document provides a final summary of the research project. This includes a discussion of the key findings, and a discussion of the implications of these findings for practice and for future research. The report is intended to provide a comprehensive overview of the research project and to serve as a valuable resource for all stakeholders.