

**TO: NEWS MEDIA**  
**DATE: AUGUST 10, 2020**

**Four pages**

**SUBJECT: EXCERPTS FROM COMMISSIONERS'  
MEETING OF AUGUST 3, 2020**

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**BIDS TO BE RECEIVED - FAYETTE COUNTY CONSTRUCTION AND  
DEMOLITION DEBRIS LANDFILL CAPPING PROJECT**

It was moved by Mr. Anderson and seconded by Mr. Garland that Steve Luebbe, Fayette County Engineer, be authorized to advertise to receive bids on August 31, 2020 at 9:30 A.M. in the Commissioners' office for the Fayette County Construction and Demolition Debris Landfill Capping Project. Engineer's estimate: \$250,000.00. Advertising date: August 5, 2020. The beginning date of the construction is September 11, 2020 with a completion date of November 6, 2020. The Commissioners reserve the right to reject any and all bids. Roll call: Mr. Dean, aye; Mr. Garland, aye; Mr. Anderson, aye. Motion carried.

**AMENDED CONTRACT AGREEMENT – FAYETTE COUNTY DEPARTMENT OF  
JOB AND FAMILY SERVICES AND NECCO LLC, TITLE IV-E CHILD PLACEMENT  
AND RELATED SERVICES**

It was moved by Mr. Garland and seconded by Mr. Anderson, per the request of Faye Williamson, Director, to approve the amended contract agreement between the Fayette County Department of Job and Family Services and NECCO LLC, 115 Private Dr. 977, Pedro, 45659, to provide placement and related services for children in the care and custody of the Fayette County Children Services. The amended maximum amount payable under this contract is now \$420,000.00. All other terms and conditions of the original agreement entered into on January 1, 2019 shall remain unchanged. Roll call: Mr. Dean, aye; Mr. Garland, aye; Mr. Anderson, aye. Motion carried.

**AGREEMENT AUTHORIZING THE COMMUNITY IMPROVEMENT  
CORPORATION OF WASHINGTON COURT HOUSE AND FAYETTE COUNTY TO  
SELL REAL PROPERTY OWNED BY FAYETTE COUNTY DETERMINED NOT TO  
BE REQUIRED FOR COUNTY PURPOSES**

THIS AGREEMENT is entered this \_\_\_\_ day of \_\_\_\_\_, 2020 by and between The Board of Commissioners of Fayette County, Ohio, on behalf of the County, (hereafter "County"), a political subdivision of the State of Ohio, and the Community Improvement Corporation of Washington Court House and Fayette County, (hereafter "CIC), a nonprofit community improvement corporation established pursuant to Ohio Revised Code Chapters 1702 and 1724 for the sale of certain real property owned by the County and having been determined not to be required by the County for its purposes, according to the terms and conditions hereinafter set forth:

**Whereas**, County is the owner of approximately 0.28 acres, more or less, of unimproved real property situated in Jefferson Township, Fayette County, Ohio at the address of West Lancaster Road NW, Jeffersonville, Ohio 43128, (hereafter the "Property"), and,

**Whereas**, County has received an offer to purchase the Property from BSTP Midwest, LLC, a Limited Liability Company organized under the laws of the State of Delaware, (hereafter "Purchaser"), which offer to purchase County has accepted conditionally and has authorized the CIC to enter into a Real Estate Purchase & Sale Agreement (hereafter "PSA") with Purchaser for the sale of the Property. The PSA is attached hereto as Exhibit "A," and incorporated herein by reference and made a part of this Agreement, and,

**Whereas**, pursuant to Ohio Revised Code Section 1724.10, and additional authority granted to the County by the laws of the State of Ohio, County has designated CIC as the agency of the County for the purposes set forth in such section and authorized CIC to sell the Property to Purchaser according to the terms and conditions of the PSA,

**Now Therefore**, the parties do hereby mutually agree as follows:

1. County has determined, and CIC does hereby agree, that the Property is not required for County's purposes, the Property being more suitable for economic development and uses that will promote the welfare of the people of the county, stabilize the county economy, provide employment, assist in the development of industrial, commercial, distribution, and research activities to the benefit of the people of the county, will provide additional opportunities for county residents gainful employment, and will promote the re-utilization of vacant real property within the county.

2. The consideration for the sale shall be as set forth in the PSA, which shall include a payment by Purchaser, in addition to the purchase price, in an amount equal to three (3.00%) percent of the purchase price to CIC for its assistance and services in connection with the sale of the Property.

3. CIC, acting through its officers, and on behalf of and as agent for County, shall execute all necessary instruments and documents, including without limitation, any deed or deeds conveying title of County to Purchaser in the Property to accomplish such sale. Pursuant to Ohio Revised Code Section 1724.10, such conveyance shall be made without advertising and receipt of bids. A copy of this Agreement shall be recorded in the office of the Fayette County Recorder, the county in which the Property is situated, prior to the recording of the deed executed pursuant to this Agreement and the laws of the State of Ohio. The parties agree that amendments to the Agreement which extended the closing date only need not be attached to this Agreement nor recorded.

4. The parties each shall be authorized hereby to take any and all further actions without any further formal authority, and to do all other things, including without limitation, to sign any and all documents and instruments, which may be necessary to complete the sale of the Property.

5. This Agreement shall be governed by the laws of the State of Ohio with respect to the subject matter and any construction or interpretation of the terms and conditions hereof, and jurisdiction and venue for any dispute regarding the same shall be exclusively in the Fayette County, Ohio Common Pleas Court.

6. This Agreement may be amended from time to time only by prior written instrument signed by both parties.

**RESOLUTION DESIGNATING THE COMMUNITY IMPROVEMENT CORPORATION OF WASHINGTON COURT HOUSE AND FAYETTE COUNTY AS THE AGENCY OF FAYETTE COUNTY FOR THE PURPOSES SET FORTH IN OHIO REVISED CODE 1724.10 AND AUTHORIZING SUCH AGENCY TO SELL REAL PROPERTY OWNED BY THE COUNTY**

It was moved by Mr. Garland and seconded by Mr. Anderson to adopt the following resolution:

**Whereas**, the Community Improvement Corporation of Washington Court House and Fayette County (hereafter “CIC”) has been duly established pursuant to Ohio Revised Code Chapter 1724 for the promotion and establishment of industrial, commercial, distribution, and research development within Fayette County, Ohio and for all other purposes provided by law, and,

**Whereas**, the Board of Commissioners of Fayette County, Ohio does hereby designate the CIC as the agency for such purposes for Fayette County (hereafter “County”), and,

**Whereas**, the County owns approximately 0.28 acres, more or less, of unimproved land situated at West Lancaster Road NW, Octa, Ohio, and being the land designated as Fayette County Auditor Permanent Parcel No. 09001500101101, which the Board of Commissioners has determined hereby to be no longer required for County purposes, and,

**Whereas**, BSTP Midwest, LLC (hereafter “Buyer”) has proposed to purchase such real property for the purpose of constructing thereon certain commercial facilities and business which will employ individuals and otherwise be for the economic benefit and general welfare of the County, now therefore,

**BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FAYETTE COUNTY, OHIO AS FOLLOWS:**

1. That pursuant to Ohio Revised Code Section 1724.10, et al., the Board of Commissioners hereby determines that the real property which the County owns as described above in the preamble hereto, which is incorporated herein, is no longer required for County purposes, and that the same may be sold and devoted more satisfactorily to promote the welfare of the people of the County, assist in stabilizing the economy and provide employment

opportunities for the County, and otherwise assist in the development of commercial activities within the County, all to the benefit of the people of the County.

2. That the proposal of BSTP Midwest, LLC to purchase the described property to construct certain commercial facilities and establish a business will promote the economy of the County and be for the benefit of the general welfare of the people of the County.
3. That the Board of Commissioners hereby determines after due diligence review that the sum of \$56,097.00 offered by the Buyer for such real property to be reasonable and represents fair value therefor, and accordingly does hereby designate the CIC as agent to sell such property, and does authorize an agreement with the CIC, pursuant to Ohio Revised Code Section 1724.10, et al., as agent for the County to sell the subject real property to the Buyer for the price set forth herein and in accordance with the terms of the contract for sale attached to this resolution.
4. That the agreement with the CIC shall authorize the CIC to execute, pursuant to such statutory authority, any and all documents and instruments on behalf of the County which may be necessary or incident to the sale of such real property.

Passed this 3rd day of August, 2020.

#### **RESOLUTION AUTHORIZING PURCHASE OF TEMPERATURE SCREENING KIOSKS**

It was moved by Mr. Anderson and seconded by Mr. Garland to authorize the Chairman to purchase (8) freestanding temperature screening kiosks from Olea Kiosks, 13845 Artesia Blvd., Cerritos, CA 90703, for use at various locations within the county. The total cost of the units is \$22,384.00 with a 50% down payment to start production. (Original quote on file). Roll call: Mr. Dean, aye; Mr. Garland, aye; Mr. Anderson, aye. Motion carried.

#### **RESOLUTION AUTHORIZING SALE OF SURPLUS INVENTORY - FAYETTE COUNTY SHERIFF'S OFFICE**

It was moved by Mr. Garland and seconded by Mr. Anderson, to authorize the Fayette County Sheriff's Office to sell surplus inventory through GovDeals, Inc., as it has been taken out of service and no longer used:

2006 Ford E-150 Transport Van (Black) VIN# 1FMRE11W26DB40369

Roll call: Mr. Dean, aye; Mr. Garland, aye; Mr. Anderson, aye. Motion carried.