

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held October 14,

2010

Union Township Trustees met in regular session on Thursday, October 14, 2010. The meeting was opened at 7:00 P.M. with the Pledge of Allegiance.

Roll Call: Mr. Beamer, Mr. Donnellon, Mr. McGee
Mr. Campbell, Fiscal Officer

Chief Deimling
Chief Zinser
Administrator – Ken Geis
Assistant Administrator / Zoning Director – Cory Wright
Service Director – Matt Taylor
IT Director – Chip Stewart

Mr. McGee made a motion to approve the minutes from the September 23, 2010, regular meeting. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. McGee made a motion to approve the minutes from the October 6, 2010, special meeting. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

SCAP PH LLC, 1190 Ohio Pike, Union Township, Cincinnati, Ohio, 45102, has applied for a liquor permit; there are no objections from the Union Township Police Department or from the Zoning Department.

SCAP PH LLC, 770 Eastgate Square Drive, Union Township, Cincinnati, Ohio, 45245, has applied for a liquor permit; there are no objections from the Union Township Police Department or from the Zoning Department.

Karen Scherra, Executive Director, Clermont County Mental Health Board, gave a presentation on the levy that is on the ballot this year.

Chief Deimling presented his bi-monthly report to the Trustees.

Chief Zinser presented his bi-monthly report to the Trustees.

Mr. Taylor presented his bi-monthly report to the Trustees.

Mr. Beamer thanked the Estate of Ms. Jean Robinson for the generous donation to the cemetery.

Mr. Wright presented his bi-monthly report to the Trustees.

Mr. Stewart presented his bi-monthly report to the Trustees.

Mr. Geis presented his bi-monthly report to the Trustees.

Mr. Donnellon announced that the Township has signed an agreement with Jungle Jim's to fill the Bigg's facility. The Township will invest \$7.5 million of the project and Jungle Jim's will repay the project 10.8 million over the course of 8 years. This will bring 300 – 400 jobs to the area. The Township is very happy to have them here.

Mr. McGee made a motion to pay the outstanding bills as prepared by Mr. Campbell. Motion seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – abstained.

Mr. Beamer made a motion to accept the Monthly Financial report as prepared by Mr. Campbell. Motion seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to approve the purchase orders presented by Mr. Geis. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to hire Pamela Sexton for the position of Part-time Post Office Retail Sales Clerk, effective October 18, 2010, at the rate of \$10.00 per hour. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

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Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 1014B

Held
October 14,
2010

Mr. McGee made a motion to hire Danielle Smith for the position of Part-time Post Office Retail Sales Clerk, effective October 18, 2010, at the rate of \$10.00 per hour. Motion was seconded by Mr. Donnellon. Mr. McGee – yea: Mr. Donnellon – yea: Mr. Beamer – yea.

John McGraw, 4604 Blainfield, Union Township, commented on Willowville school signage, budget, the Jungle Jim’s deal, and Jedd taxes.

Mr. Donnellon stated that Union Township has no desire to be in the commercial real estate business per se but we do have the desire to promote economic development. There are several tools that the state gives us to be able to do that one of which is to use TIFF revenue to purchase infrastructure related to developments. Joint Economic Development District is another tool that the state gives us to do that. JEDD District doesn’t discourage another business from locating in Union Township because in order to form a JEDD district you have an agreement between the Township, a city, and the majority of the business owners within the district. Mr. Donnellon stated that the Township was not in the business of picking winners and losers. We are generating a win win situation with businesses that are either are in Union Township or would like to be in Union Township. We are looking to generate revenue to reduce burden that our taxpayers pay on a day to day basis. That is the bottom line. The contract with Jungle Jims is personally guaranteed by the owner of Jungle Jims. If the store succeeds we all win, if the store doesn’t succeed Union Township gets every dollar that it contracted for. In addition, depending on how that can shake out we also get the property. We are not here to provide funding that is unprotected, don’t do it, haven’t done it and won’t do it.

Mr. Beamer thanked Mr. Donnellon. Mr. Beamer certainly thinks that Mr. Donnellon covered the majority of the questions from Mr. McGraw regarding the risks, and the why. The question about the road or I should say Eastgate South, the big hole. There is no big hole there now but there was. It is my understanding that it should opened by the end of the month. Eastgate South is a county road and they are responsible for it. We have had numerous communications, conversations concerning Eastgate South with the county and engineers. It is my understanding that Jungle Jims is aware of that road and I believe it is no problem. I concur with your comments in regards to getting business in here and bringing Jungle Jims here which will bring 300- 400 new jobs. I have heard nothing but positive things about this. I have talked to people one on one. I have explained what we are doing. Everyone I have talked to are on board.

Mr. McGee stated that the Biggs in Forest Park area has been vacant for three years and within 7 months we have worked out a deal for Jungle Jims to come to this area. We are very happy with this deal. Everyone I have talked with and they are happy about Jungle Jims.

John Getz, 209 Apples Way, Batavia, asked about the Jungle Jim’s partnership.

Jerry Fraley, 4477 Aicholtz Road, asked about Jedd.

Stuart Kennedy, 600 Kennedy Trails, spoke about philosophy of government.

Jim Lewis, 879 Hawthorne, spoke about the difference between government and business. Also gave opinion on the Firefighters and Police on Drugs and/or alcohol.

Robin Eckstrand, 1244 Ben Avon, spoke on the need for accountability.

Marvin Carter, 4572 Shepherd Road, spoke on the blighted homes on Shepherd Road and bragged on the Police Department.

Robert McMaster, 4583 Shepherd Road, spoke on zero tolerance within the police and fire departments. Also spoke on the philosophy of government and business.

Boy Scout Troop 671 at meeting to earn their rank and merit badges. Jeff Gasman introduced Troop 671 and Troop Leader Tim Kief, Arbor Green Drive, and Troop Leader Larry Robin, 682 Redwood Court.

Mr. McGee made a motion to adjourn at 8:27 p.m. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea:

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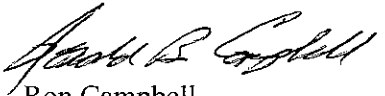
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Meeting adjourned at 8:27 p.m.

Respectfully submitted,



Ron Campbell,
Union Township, Fiscal Officer

Approved:

