

TUESDAY, NOVEMBER 4, 2025
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

The Pickaway County Board of Commissioners met in Regular Session in their office located at 139 West Franklin Street, Circleville, Ohio, on Tuesday, November 4, 2025, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson and Mr. Gary K. Scherer. April Metzger, County Administrator, was also in attendance.

In the Matter of
Minutes Approved:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the minutes from October 28, 2025, with corrections.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

In the Matter of
Bills Approved for Payment:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to adopt the following Resolution:

BE IT RESOLVED, that the bills have been found to be properly filed, and their respective vouchers shall be cross-referenced to the approving pages dated November 4, 2025, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

BE IT RESOLVED, that the Commissioners authorize April Metzger, County Administrator, to approve budget and bills in the VIP System,

BE IT FURTHER RESOLVED, that the Board of Pickaway County Commissioners orders the Auditor of Pickaway County, Ohio, to draw his warrant on this entry in the amount of **\$303,115.65** the County Treasurer to satisfy the same.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

In the Matter of
Then and Now Certification Approved for Payment:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to adopt the following Resolution:

BE IT RESOLVED, that the County Auditor certifies that both at the time that the following contracts or orders were made and at the time that a certification (Section 5705.41) was completed, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appointed and free from any previous encumbrance. The Then and Now Certification has been found to be properly filed, and their respective vouchers shall be cross-referenced to the approving pages dated November 4, 2025, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

BE IT RESOLVED, that the Commissioners authorize April Metzger, County Administrator, to approve budget and bills in the VIP System,

BE IT FURTHER RESOLVED, that the Board of Pickaway County Commissioners, as Taxing Authority are authorizing the Auditor of Pickaway County, Ohio, to draw his warrant on this entry in the amount of **\$628,597.16** on the County Treasurer to satisfy the same.

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Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

In the Matter of
Supplemental Appropriations Approved:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the following requests for Supplemental Appropriations:

\$2,000.00 – 5007.240.52.520300 – Orient Water Insurance – Engineer
\$5,000.00 – 5001.240.52.530100 – General Sewer (PCSD) - Supplies – Engineer
\$2,500.00 – 5005.240.52.530200 – Derby Sewer – Materials – Engineer
\$27,000.00 – 2001.240.33.540110 – Engineer ALGT BRDG & CUL Contract Services – Engineer

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

In the Matter of
Transfer and Reappropriations Approved:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the following requests for TRANSFER AND REAPPROPRIATIONS:

\$8,805.00 – 1001.405.32.520300 – S-Crt Sec Insurance – Transfer Out – Sheriff
To
1001.405.32.520110 – S-Crt Sec LE OPERS – Transfer In - Sheriff

\$40,000.00 – 1001.404.32.510200 – S-Corrections Non-LE Salary – Transfer Out – Sheriff
To
1001.405.32.510200 – S-Crt Sec Non-LE Salary – Transfer In - Sheriff

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

In the Matter of
Report Provided by Tim McGinnis:

The following is a summary of the report provided by Tim McGinnis, Planning and Development:

- Planning Commission: November 18th Agenda
 - Bulen Pierce Dedication Plat
 - Rickenbacker Land Expansion Plat
- Outstanding Plats:
 - Graham Ravines Preliminary Plan
 - Whaley Farms Preliminary Plan
 - Walliser Farms Section II Preliminary Plan
- Lot Splits:
 - Approved 11 lot splits in the last week, 6 open applications currently.
- CDBG –
 - No updates

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In the Matter of
Report Provided by Tiffany Nash:

The following is a summary of the report provided by Tiffany Nash, EMA Director.

- Approvals – None
- This Week
 - NG911 Migration Readiness Call – 11/3
 - Pickaway Township Trustees Meeting – 11/3 (outdoor warning notifications)
 - Election Day Support – 11/4
 - SBA Presentation @ Commissioners – 11/4
 - Northern Chiefs Meeting – 11/5
 - Everbridge – GO LIVE 11/6
 - Ohio EMA Grants Update Call – 11/6
 - Franklin County MSA Directors Meeting – 11/6
 - P3 Stakeholders Annual Investor Reception – 11/6
- Next Week
 - Central Ohio EMA Director's Meeting – 11/10
 - IPAWS Training – 11/13
 - Ohio Grants Call – 11/13
 - Extreme Temperature Information Network Group – 11/13
- Programs
 - EMA Operations
 - Getting ready to migrate to Everbridge
 - Public Notice Campaign
 - PCSO & Engineers First
 - Circleville & Schools interested in participating
 - 911 Coordinator
 - Calls for NG911 moved from monthly to biweekly
 - LEPC
 - Ed is working on improving Tier II reporters (location of chemicals, reporting, etc.)
 - Tabletop exercise planning in progress – scheduled for 2/12/2026
 - Radio Programming
 - Working with PCSO and New Hope Christian Academy on an emergency radio
 - Motorola contract expires 12/31/2025 – should be seeing the new one later this week
 - Continue to work with MARCS on link layer authentication
 - Encryption work coming very soon
 - Drone Program
 - No new updates
 - CERT
 - No new updates

In the Matter of
Report Provided by Marc Rogols:

The following is a summary of the report provided by Marc Rogols, Deputy County Administrator:

- There were no BWC claims, or unemployment claims filed for the week. There are three total BWC claims for 2025. Total unemployment claims filed is at four for 2025.
- Casualty Insurance: Civil litigations claim filed with CORSA.
- Building Department: Maintenance/IPS final walk thru last Tuesday. Finishing drywall, IPS started installation, and maintenance will be painting interior.
- Govdeals –Continue working on posting multiple vehicles in storage at PDI.
- One new hire packet was sent out last week. A total of 72 new hire packets has been handed out in 2025. Job openings for part-time and full-time Custodial. Received (2) two applications, and Amber Boyer has completed preliminary phone interviews. Maintenance Worker posted with one application received and interview pending. Deputy Dog Warden posted with two applications received, phone interviews have been completed and will be having formal interviews next week. Kennel Attendant posted with one application received, and phone interview pending. One application received for Chief Dog Warden with phone interview pending.

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- Health Insurance/Benefits: Open enrollment ended last Friday October 31, 2025. Met Life adjustments have been very active, problems with benefit information that are being resolved with portal update, and new contact numbers.
- Maintenance:
 - Memorial Hall chair lift replacement (2025 capital improvement) Sent electronic boards out for repair.
 - Courthouse rear door access installation began today.
 - Courthouse Breakroom located in the basement is in progress, and maintenance painting has been completed.
 - Engineer's Office furnace repair was done November 3, 2025

In the Matter of
Report Provided by Robert Adkins:

The following is a summary of the report provided by Robert Adkins, IT Director.

- Meeting with SHI and Microsoft to discuss licensing requirements for 2026. Expecting a quote to consideration of licensing requirements. Microsoft reversed its plan of licensing TEAMS separate from their E3 and above licensing.
- Submitted request to People Driven for licensing renewal of Meraki Switch expiring late 2026.
- Met with Mark discussing the progress of Migration of SO email accounts.
- Met with SHI and Proofpoint – Proofpoint needed to reschedule the meeting
- Mark Yarnell to be on site Thursday and Friday
- Met with Yubico to discuss the keys we will be needing. Quote to consider.
- At request of Common Pleas Court, I called CTI in on Friday to assess courtroom AV system.
- Met with Splunk to get pricing on log consolidation.
- Server updates and VEEAM O365 Upgrade to 8.1.2.3301 addressing failed Archive backup of some users on County Side. Update was applied to SO O365 backup utility as well.
- Discussion of Cyber Security Plan – submitted for review and consideration for resolution to of adoption for County Plan.

In the Matter of
Report Provided by Preston Schumacker:

The following is a summary of the report provided by Preston Schumacker, Dog Warden.

- Mr. Schumacker reported that they are housing 11 dogs. There were 2 visitors to the shelter last week and 2 volunteers.

In the Matter of
Executive Session:

At 9:46 a.m., Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to enter into Executive Session pursuant to ORC §121.22 (G) (1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation, etc., of a public employee with April Metzger, County Administrator, Marc Rogols, County Deputy Administrator, and Brandy Stewart, HR Assistant in attendance.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

At 10:12 a.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to resume Regular Session.

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Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

No Action taken.

In the Matter of
Executive Session:

At 10:21 a.m., Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to enter into Executive Session pursuant to ORC §121.22 (G) (1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation, etc., of a public employee with Matthew Hafey, Sheriff, Jimmy Brown, Chief Deputy, April Metzger, County Administrator, Marc Rogols, County Deputy Administrator, and Brandy Stewart, HR Assistant in attendance.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

At 10:37 a.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to resume Regular Session.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

No Action taken.

In the Matter of
Report Provided by Sheriff Hafey:

The following is a summary of the report provided by Sheriff Hafey, Pickaway County Sheriff:

- Sheriff Hafey discussed the vehicle quote for the purchase of 8 vehicles.

In the Matter of
Resolution Adopted Re-Designating
PICCA to Continue as the Grantee of
Rural Public Transit in Pickaway County:

The re-designation process will require a resolution from the commissioners re-designating PICCA as the grantee of the Rural Public Transit in Pickaway County for the next 3 years, which will be sent to ODOT, along with a letter from the commissioners requesting ODOT's written concurrence of the re-designation.

Therefore, Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to adopt the following Resolution, and to authorize Commissioner Jay Wippel to sign the letter to ODOT:

Resolution No.: PC110425-81

WHEREAS, the designation of the Pickaway County Community Action (PICCA) organization as the Grantee for Rural Public Transit in Pickaway County will expire December 31, 2026; and,

WHEREAS, PICCA of Pickaway County has satisfactorily fulfilled all requirements of the designated grantee; and,

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WHEREAS, PICCA of Pickaway County will continue to meet all Federal, State, and Local requirements and regulation of the 5311 Rural Public Transit Program; and,

WHEREAS, PICCA of Pickaway County continues to have the requisite financial, administrative, and operating capacity for the Section 5311 Program; then,

NOW, THEREFORE BE IT RESOLVED by the Pickaway County Board of Commissioners:

1. The Pickaway County Board of Commissioners re-designate and recommend to the Ohio Department of Transportation that PICCA of Pickaway County continue as the grantee of capital and operating assistance projects pursuant to 49 USC Section 5311 and the Ohio Public Transportation Grant program in Pickaway County, Ohio;
2. This re-designation shall remain in effect from January 1, 2027, through December 31, 2029, and shall be subject to regular review by the Pickaway County Board of Commissioners.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

**In the Matter of adopting the
Resolution for Small Businesses Administration
Disaster and Resiliency Day:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution:

Resolution No.: PC-110425-80

WHEREAS, small businesses are the engine of the American economy and the foundation of a free and prosperous nation – built by men and women who work hard, take risks, and believe in the power of the American Dream; and

WHEREAS, small businesses make up more than 99 percent of all private sector employers and create nearly two out of every three new jobs in America, fueling opportunity and driving local economies across every corner of the country; and

WHEREAS, whether in our fields, on our factory floors, or at the frontiers of technology, small businesses are driving the innovation and building the products that keep America strong, competitive, and secure; and

WHEREAS, in recent years, small business owners have faced unprecedented challenges – from record high inflation to reckless federal spending and burdensome regulations – yet have remained resilient in their commitment to delivering for America’s communities; and

WHEREAS, despite these headwinds, the American spirit of enterprise endures, and we now stand at the threshold of a new golden era for small businesses – built on common sense, pro-growth policies that put our people, our workers, and our job creators first; and

WHEREAS, Pickaway County shares the Administration’s commitment to cutting red tape, keeping taxes low, and fighting for the hardworking entrepreneurs who power our economy from the ground up; and

THEREFORE BE IT RESOLVED that we Pickaway County Commissioners, we proudly proclaim November 4, 2025, as Small Business Administration Disaster Recovery and Resiliency Day in Pickaway County. We encourage all citizens to support small businesses and celebrate their many achievements.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: _____

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In the Matter of
2025 Pickaway County and Township Resurfacing Project
Contract B, Change Order Final with
The Shelly Company for the Pickaway County Engineer:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve Change Order Final for the 2025 Pickaway County and Township Resurfacing Project, Contract B. Contractor, The Shelly Company, had an increase in quantity therefore, requesting a change order for \$28,114.68.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

In the Matter of
Knollwood Wastewater Treatment Plant and
Wintergreen Sanitary Force Project, Contract 2
Pay Estimate No. 4, and Change Order No. 1 with Precise Boring of Ohio, Inc.
For Pickaway County Engineer Department:

Chris Mullins, County Engineer, submitted a pay estimate No. 4 for the Knollwood Wastewater Treatment Plant & Wintergreen Sanitary Force Project, Contract 2, and Change Order No. 1. Pay estimate from Precise Boring of Ohio, Inc. is for the period of August 28, 2025, through October 10, 2025, in the amount of \$268,463.54. The amount also includes Change Order No. 1 with increased amount of \$46,699.00. Commissioner Harold Henson offered the motion, second by Commissioner Gary Scherer, to approve and authorize Commissioner Wippel to sign the Contractor's Application for Payment No.4.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

In the Matter of
Executive Session:

At 11:35 a.m., Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to enter into Executive Session pursuant to ORC §121.22 (G) (1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation, etc., of a public employee with April Metzger, County Administrator, Marc Rogols, County Deputy Administrator, and Brandy Stewart, HR Assistant in attendance.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

At 11:46 a.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to resume Regular Session.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

No Action taken.

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In the Matter of
Columbus Chamber of Commerce:

Kristin Mallory, Manager of Government Relations with the Columbus Chamber of Commerce, wanted to come in to introduce herself, and to share information about the Columbus Chamber. Ms. Mallory discussed ways that we could work together and support county initiatives. Ms. Mallory explained that the Columbus Chamber not only serves Columbus area, but they also serve Central Ohio Counties as well.

In the Matter of
Resolution Approving Southern Industrial Community
Reinvestment Area-Tax Incentive Philosophy:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution:

Resolution No.: PC110425-82

SOUTHERN INDUSTRIAL COMMUNITY
REINVESTMENT AREA-
TAX INCENTIVE PHILOSOPHY

Effective October 28, 2025

With high demand for industrial space and low supply, the market for shovel-ready industrial sites in Pickaway County presents a unique opportunity to leverage the established success of the County's Southern Industrial Community Reinvestment Area (SICRA) and to increase quality of life and prosperity in the County (see **Exhibit A**). *Industrial* may be in the name of the policy, however not all industrial uses are the same. Manufacturing, including specifically, but not limited to: (a) advanced manufacturing, (b) advanced energy manufacturing (c) technology related research and development, (d) data centers, (e) industrial internet of things process engineering, (f) additive manufacturing, (g) 3-D printing, (h) automation, and (i) advanced materials and advanced metal alloy processing, will produce high-quality, sustainable, in-demand jobs in the County and continue to foster an environment of economic self-sufficiency in and around local communities within Pickaway County. It is the intent of this Tax Incentive Policy to encourage the best and highest use for industrial projects within the SICRA. This Tax Incentive Policy may be amended, supplemented, or superseded by further action by the Pickaway County Board of County Commissioners (Commissioners) in consultation with the Pickaway County Port Authority (PCPA), Pickaway Progress Partnership (P3), City of Circleville-Pickaway Township Joint Economic Development District (JEDD), Pickaway Township, and other stakeholders as may be prudent from time to time, after considering market activities and market conditions and any other relevant circumstances within the County to foster economic growth.

Applicants seeking to leverage the tax incentives available in the SICRA are encouraged to engage PCPA/P3, on proposed site plans and requested incentives as soon as practicable. This Tax Incentive Policy is intended to outline the broad guidelines for projects within the SICRA. PCPA/ P3 are empowered to consider the merits of each project application received, and tailor the offered incentives on a per-project basis holistically to achieve the objectives of this Tax Incentive Policy.

1. Manufacturing Projects

Manufacturing is defined for purposes of this Policy as: any process in which materials are changed, converted, or transformed into a different state or form from which they previously existed and includes refining materials, assembling parts, and preparing raw materials and parts by mixing, measuring, blending, or otherwise committing such materials or parts to the manufacturing process.

Manufacturing projects must identify the specific manufacturing use at the point of application for the tax incentive. Manufacturing projects approved by the County within the SICRA are eligible for the following incentive parameters:

- 100% tax abatement;

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- Tax abatement applies for full 15 years per project, with the intention to provide automatic County approval of additional remodeling and future site-improvements;
- Includes new construction and remodeling.

To be eligible for a SICRA tax abatement, all manufacturing projects must:

- Utilize the PCPA sales tax exemption program. See Section 5, below.
- Negotiate School Compensation Agreements. See Section 4, below.
- Negotiate a CRA Agreement with the County that specifically includes requirements to disclose certain information required for the County to evaluate compliance, such as, but not limited to, payroll and hiring information.
- Agree to pay local fees to the County and P3 for each year during which the tax abatement applies.

2. Non-Manufacturing Projects

Eighteen (18) Month Moratorium on Distribution Center Uses – Unless otherwise approved by the County, no Owner of a Parcel within the SICRA shall be entitled to a tax exemption hereunder for a Building constructed on such Parcel that is to be used as a distribution or fulfillment center, being a Building that is operated substantially as a product storage and shipping facility for the storage or distribution of goods (a “Distribution Center”) (the “Distribution Center Moratorium”). The Distribution Center Moratorium applies eighteen (18) months after the effective date of each Owner’s CRA agreement. For purposes of this Tax Incentive Policy, a Building is operated as a Distribution Center, if 25% or more of the final square footage, as certified in the Owner’s Certificate of Occupancy, of any Building is dedicated to use as a Distribution Center.

After the Moratorium End Date, Developer, or any other Owner of a Parcel of the SICRA can construct a Distribution Center on any Parcel of the SICRA, and such Distribution Center shall be entitled to a tax exemption for a non-manufacturing use as outlined below. The Commissioners may consider requests to reduce or eliminate the Distribution Center Moratorium for specific Distribution Center projects, upon written request from the PCPA Executive Director after consideration of the merits of the project application.

Projects not meeting the definition for manufacturing, and not otherwise subject to the Distribution Center Moratorium, are eligible for the following incentive parameters:

- 15-year tax abatement;
- Percentages of abatement:
 - Years 1-10: 100%
 - Years 11-15: 50%
- Includes new construction and remodeling;
- Project owner may request approval from the Commissioners to increase tax exemption for remaining years of abatement to 100% under at least one of the following eligibility circumstances:
 - Upon identifying a manufacturing user or subsequent owner;
 - Upon identifying a significant job creation operation that is not a manufacturing use but that creates at least 100 new jobs with an FTE base salary of at least \$75,000 per job; or
 - Making PILOT payments, other fees, or other donations to the County and to any affected taxing district for taxes that will be exempted with respect to desired additional exemption percentage;

To be eligible for a SICRA tax abatement, all non-manufacturing projects must:

- Utilize the PCPA sales tax exemption program. See Section 5, below.
- Negotiate School Compensation Agreements. See Section 4, below.
- Negotiate a CRA Agreement with the County that specifically includes requirements to disclose certain information required for the County to evaluate compliance, such as, but not limited to, payroll and hiring information.
- Agree to pay local fees to the County and P3 for each year during which the tax abatement applies.

3. Data Center Projects

Data Center projects must identify the specific use at the point of application for the tax incentive. Data Center projects approved by the County within the SICRA are eligible for the following incentive parameters:

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- 15-year tax abatement;
- Percentages of abatement;
 - Years 1-10: 75%
 - Years 11-15: 50%
- Includes new construction and remodeling;
- Project owner may request approval from the Commissioners to increase tax exemption for the abatement under at least one following eligibility circumstances:
 - Upon identifying a data center user or subsequent owner;
 - Upon identifying a significant job creation operation at least 100 new jobs with an FTE base salary of at least \$75,000 per job;
 - Making PILOT payments, other fees, or other donations to the County and to any affected taxing district for taxes that will be exempted with respect to desired additional exemption percentage;
 - Making PILOT payments, other fees, or other donations to the appropriate party (JEDD, County, or other), on a basis to be determined (per acre, per building), to account for lower than typical employment and resulting income tax for this project type.

To be eligible for a SICRA tax abatement, all data center projects must:

- Utilize the PCPA sales tax exemption program. See Section 5, below.
- Negotiate School Compensation Agreements. See Section 4, below.
- Negotiate a CRA Agreement with the County that specifically includes requirements to disclose certain information required for the County to evaluate compliance, such as, but not limited to, payroll and hiring information.
- Agree to pay local fees to the County and P3 for each year during which the tax abatement applies.

4. Project Owner Responsibility for School Agreement or School Compensation

SICRA tax abatements require the consent of affected regular school districts under current law for any abatement granted more than 75%, including specifically Ohio Revised Code 3735.671(A)(1)-(4).

Property owners may negotiate and reach individual agreements with each affected school district and joint vocational school district. Agreements may contain negotiated one-time compensation, direct compensation payments, in-kind contributions, any combination of these items and any other appropriate terms and conditions acceptable to each school district and joint vocational school district, provided, that compensation must be paid to the joint vocational school district at the same rate or amount and under the same terms as received by the affected school district pursuant to Ohio Revised Code Sections 3735.671 and 5709.82. A valid written agreement with or consent waiver from each affected school district shall be required, where applicable, to comply with Ohio Revised Code Section 3735.671(A)(1)-(4) for SICRA tax abatements and to secure the Commissioners' support.

5. PCPA Sales Tax Exemption Program

The PCPA was established in 2021 as an economic development-focused entity that assists in various development projects across Pickaway County. PCPA directly participates in certain aspects of capital investment and infrastructure development in support of developing sites. The PCPA's sales tax exemption program was designed to assist new capital investment in Pickaway County by partially exempting sales taxes paid on construction materials for projects supported by the PCPA.

To be eligible for a SICRA tax abatement, a project must utilize the PCPA's sales tax exemption program. The terms of each sales tax exemption are subject to negotiation following the payment of a deposit and the development of acceptable terms between the PCPA and a project sponsor.

PCPA charges a fee for each development that uses the exemption program equal to at least 25% and no greater than 50% of the sales tax avoided due to the exemption. The PCPA uses the fees it generates from the sales tax exemption program in part to support individual sites under development, in part to assist communities with infrastructure needs, and in part to further broader economic development goals within Pickaway County. PCPA sales tax exemption program therefore results in net savings of between 50% and 75% of the sales tax that would have been paid with respect to construction materials but for the exemption. The Port may, in its discretion, consider fees less than 25% of the sales tax avoided due to the exemption for any manufacturing projects. Port fees are subject to change by action of the PCPA Board of Directors, and net savings may vary based on the actual hard costs and the actual labor costs for a project.

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If the Owner does not wish to use PCPA for the exemption of sales tax on construction materials, it shall make one-time fee payment to the PCPA equal in an amount that is agreed upon by the Owner and PCPA. The one-time fee payment to the PCPA is due 30 days after the receipt of the Owner's Certificate of Occupancy for the Building.

6. Miscellaneous

Notwithstanding this Tax Incentive Policy with respect to the SICRA:

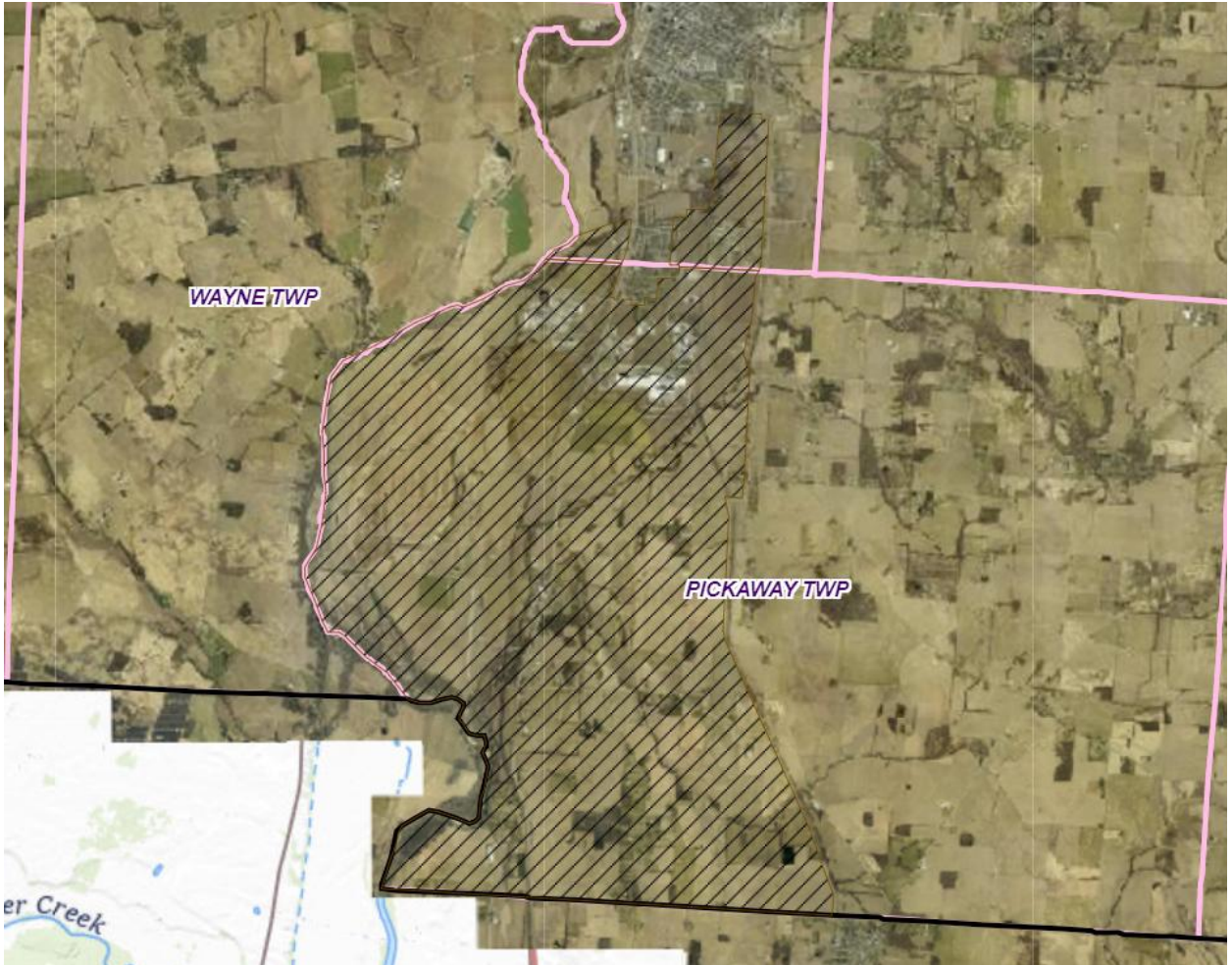
- PCPA/P3 and the Board of Commissioners of the County reserve the right to consider alternative terms and conditions with respect to the authorization of a SICRA tax abatement in consideration of extraordinary circumstances submitted with respect to an application for incentives, as may be determined in their sole and absolute discretion from time to time and in accordance with generally applicable Ohio law with respect to the same.
- The Board of Commissioners of the County reserves the right to consider and approve amendments to this Tax Incentive Policy and to Resolutions authorizing the SICRA, each in order to implement the terms of this Tax Incentive Policy and to effect the public policy of the Board of Commissioners from time to time.

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EXHIBIT A

Pickaway County Southern Industrial Community Reinvestment Area (SICRA)

[See Attached]



Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

**In the Matter of
Allocation of Third Quarter 2025 Casino Revenue:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to allocate the 2025 third quarter Casino Revenue in the following manner:

**\$11,306.00 to 4001.100.13.412100 – Capital Fund
\$214,813.51 to 1001.100.13.412100 – General Fund**

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

**In the Matter of
Executive Session:**

At 1:39 p.m., Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to enter into Executive Session pursuant to ORC §121.22 (G) (8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or

TUESDAY, NOVEMBER 4, 2025
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, with Brian Hill, P3, Tiffany Anderson, P3, Madison Griffith, P3, April Metzger, County Administrator, Marc Rogols, Deputy County Administrator, Angela Karr, Clerk, and Brandy Stewart, HR Assistant in attendance.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

At 2:50 p.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to resume Regular Session.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Brandy Stewart, Acting Clerk

No action taken.

In the Matter of
County Administrator Report:

The following is a summary of the report provided by April Metzger, County Administrator:

- Mrs. Metzger discussed Fairgrounds Multi-purpose building updates.
- Mrs. Metzger gave updates from the Building Department.
- Mrs. Metzger also stated that she has begun working on budgets.

In the Matter of
Weekly Dog Warden Report:

The weekly report for the Wright Poling/Pickaway County Dog Shelter was filed for the week ending November 1, 2025.

A total of \$55.00 was reported collected as follows: \$15 in dog license; \$15 in dog license late penalty, and a redemption fee \$25.00.

Two (2) stray dogs were processed in; no dogs were adopted.

With there being no further business brought before the Board, Commissioner Wippel offered the motion, seconded by Commissioner Gary Scherer, to adjourn.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Jay H. Wippel, President

Harold R. Henson, Vice President

Gary K. Scherer, Commissioner
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Brandy Stewart, Acting Clerk