

**RECORD OF PROCEEDINGS**

**MINUTES OF JACKSON TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING**

**JULY 15, 2019**

Pizzino called the meeting to order at 5:02 p.m. at the Jackson Township Hall with Trustees Pizzino and Walters, Fiscal Officer, Vaccaro and Boger present. Trustee Hawke is out of town. Pizzino requested that all cell phones be turned off at this time.

**Public Works Department – Highway Division**

Boger opened the bids received for the Keck Park Circle NW / State Route 241 Project. He said he would read the amount for the road, intersection and then total. He said the bid would be awarded based on the total.

	Road	Intersection	Total
Eclipse	\$1,459,353.00	\$813,202.70	\$2,272,555.70
Lockhart Excavating	\$1,673,834.00		
Alt. 1	\$ 216,993.00		
Alt. 2	\$ 201,063.00	\$922,171.70	\$2,596,005.70
United Earthworks	\$1,257,963.20		
Alt. 1	\$ 356,666.00		
Alt. 2	\$ 187,016.00	\$814,713.00	\$2,072,676.20
Wenger Excavating	\$1,563,977.30		
Alt. 1	\$ 364,118.40		
Alt. 2	\$ 350,051.20	\$1,002,843.98	\$2,566,821.28

Dave Hart with Municipal Companies told the Board that the engineers’ estimate was \$2,360,715.25. He said it appears two bidders were under that estimate and two above. He said they have looked at the bids and see no problem with the low bidder being selected. He said they have experience with them and they are a very good company. He explained what the alternates are. He said they can’t tell the Trustees which alternate to use until they are out there to see what the soil calls for.

Gonzalez said it could be less than the bid.

Mr. Hart said it could and that within the bid there is \$274,000.00 of contingency. He said they have a history of not only not using the contingency but trying to reduce it based on what they see in the field. He said they hope to save the Township about a half million dollars on top of this bid but that will be based on the soils found.

Mr. Hart explained that they are not awarding the bid based on either alternate, it’s only on the bid itself.

**ATTACHMENT 07/15/19 A**

Walters moved and Pizzino seconded a motion to approve Budget Module 2019-33 for Amherst/Fulton Traffic Signal Design in the amount of \$5,660.00. **2-0 yes**

**ATTACHMENT 07/15/19 B**

Pizzino moved and Walters seconded a motion to approve the appropriation transfer request from account code 211.310.5387, Discretionary, to account code 211.310.5715, Traffic Signals, in the amount of \$6,000.00. **2-0 yes**

**Park Division**

**ATTACHMENT 07/15/19 C**

Pizzino moved and Walters seconded a motion to approve the appropriation transfer request from account code 214.510.5652, Park Equipment, to account code 214.510.5420, Park Maintenance, in the amount of \$30,000.00. **2-0 yes**

**Legal Department**

**RESOLUTION 19-181, ATTACHED  
TSG, INC. DEVELOPMENT**

Walters moved and Pizzino seconded a motion whereas, the Township owns certain property on Wales Avenue NW (State Route 241) in Jackson Township (the “Township Property”) as shown on the Property Split Exhibit attached hereto.

Whereas, TSG, Inc. wishes to build new corporate headquarters on a 9.6596 acre portion of the Township Property (the “Subject Property”) and to move its business operations thereto, as such portion is shown on the Property Split Exhibit attached hereto.

Whereas, The Board believes that the Subject Property is not needed for public use and will convey to the Subject to TSG who will construct its corporate headquarters thereon, as further set forth in a Contract for Sale of Land for Private Development (the “Development Agreement”), the form of which is attached hereto.

Whereas, the Township has agreed to provide certain infrastructure to and construct certain public improvements on the Subject Property and Township Property, as described in the Development Agreement, the form of which is attached hereto.

Whereas, the Township will record a lot Split making the Subject Property a separate, conveyable parcel, as set forth in the Development Agreement.

Whereas, to accommodate TSG’s construction schedule and its project financing, until the Lot Split is recorded and the Subject Property can be conveyed to TSG, the Township has agreed to lease the Township Property to Renaissance Enterprise Leasing, Inc., an affiliate of TSG, pursuant to the Ground Lease form attached hereto.

Whereas, the Township believes that the leasing of the Township Property and the conveyance and development of the Subject Property are in the best interests of the Township and the health, safety, and welfare of its residents, and are necessary to provide for the future development and use of the remaining Township Property and to provide for the creation of jobs and employment opportunities in the Township

Be it resolved by the Jackson Township Board of Trustees:

1. Pursuant to Section 505.10(A)(6) of the Ohio Revised Code, we determine that the Subject Property is not needed for public use and elect to lease the Township Property and convey the Subject Property, pursuant to a Ground Lease and a Contract for Sale of Land for Private Development, the forms of which are attached hereto.
2. We hereby adopt and authorize the placement of our signatures upon the Contract for Sale of Land for Private Development in the form attached hereto.
3. We hereby adopt and authorize the placement of our signatures upon the Ground Lease in the form attached hereto. **2-0 yes**

Walters moved and Pizzino seconded a motion to adjourn.

**2-0 yes**

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**John Pizzino**

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**Randy Gonzalez**