

## UNION COUNTY COMMISSIONERS JOURNAL 2025

May 21, 2025

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The Union County Commissioners met in regular session this 21<sup>st</sup> day of May 2025, with the following members present:

Steve Robinson, President  
David A. Lawrence, Vice President  
Tom McCarthy, Commissioner  
William Narducci, County Administrator  
Mallory Lehman, Clerk to the Board

\* \* \*

\*Commissioner Robinson called the meeting to order at 8:33 a.m.

\* \* \*

\*Thayne Gray, Assistant Prosecuting Attorney; Judge Don Fraser; Magistrate Melissa Wilt; Jimmie Inskip, Facilities/Supervisor; Ben Kitto, Ice Kitto; Jeff Ehler, CFO/Memorial Hospital; Matt Graydon, Bricker Graydon; Mike Williamson, Marysville Journal Tribune; and Joe Case, Marysville Matters were in attendance.

\* \* \*

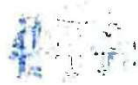
## UNION COUNTY COMMISSIONERS JOURNAL 2025

May 21, 2025

## RESOLUTION NO. 25-222:

**Approve the 2026 Grant Application "Grant Requirements" and the Plan Submitted by the Union County Court of Common Pleas as Contained in the T-CAP Memorandum of Understanding – Common Pleas**

The County Commissioners do hereby approve the 2026 Application "Grant Requirements" and the Plan Submitted by the Union County Court of Common Pleas as Contained in the T-CAP Memorandum of Understanding.

**COURT OF COMMON PLEAS  
UNION COUNTY, OHIO**

DON W. FRASER  
JUDGE

SCOTT NELSON BARRETT  
CHIEF MAGISTRATE

MELISSA A.B. WILT  
MAGISTRATE

WENDY GOLDEN  
COURT ADMINISTRATOR

HEIDI TANNER  
DOMESTIC RELATIONS BAILIFF  
JURY COMMISSIONER

DAWN EVANS  
MEDIATION COORDINATOR

DR. JOSEPH A. FLOAT, JR.  
PROBATION & TREATMENT DIRECTOR


TAYLOR THARP  
DIRECTOR SPECIALIZED DOCKETS

TAYLOR WATKINS  
GENERAL DIVISION BAILIFF

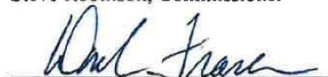
Date: May 16, 2025

The undersigned hereby acknowledge that they have read and agree to the requirements listed in the 2026 Grant Application "Grant Requirements" and to the plan submitted by the Union County Court of Common Pleas as contained in the T-CAP Memorandum of Understanding.

  
Dave Lawrence, Commissioner

  
Tom McCarthy, Commissioner

  
Steve Robinson, Commissioner

  
Don W. Fraser, Judge

  
Sheriff Michael Justice

C.J. 2025  
25-222  
Date 5/21/2025

UNION COUNTY COMMISSIONERS JOURNAL 2025  
May 21, 2025

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**ODRC Community Corrections  
Grant Manual  
FY 2024 - 2025**

**Bureau of Community Sanctions**

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Columbus, OH 43228  
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Annette Chambers-Smith, Director

**DIVISION OF PAROLE AND COMMUNITY SERVICES**

Roger Wilson, Deputy Director

**BUREAU OF COMMUNITY SANCTIONS**

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Assistant Chief  
Jennifer Gentry

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Assistant Chief  
Matthew Morris

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**May 21, 2025**

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**SECTION I**

**GENERAL REQUIREMENTS**

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**A. ODRC COMMUNITY CORRECTIONS GRANTS**

To be eligible for ODRC Community Corrections Grant funding, an organization must submit a solicitation through the Ohio Department of Rehabilitation and Correction (ODRC) via the Grants Management System, also known as Intelligrants ([www.ocisgrants.com](http://www.ocisgrants.com)). The solicitation must indicate the type of grant(s) the organization intends to apply for and the amount of funding requested. If BCS accepts the solicitation, the applicable grant applications will be made available for the organization to complete.

**I. COMPLETED GRANT SOLICITATION**

The completed grant solicitation must include all required fields within the the following areas:

- Description of the organization
- The type of grant(s) requested
- The amount of funding requested (if requesting a CCA 2.0 Grant)
- Acknowledgements that the organization will meet all established eligibility and grant requirements

**II. COMPLETED GRANT APPLICATION**

The completed grant application must include the following:

- General Description
- Internal Services
- External Services
- Personnel
- General Operating Expenses & EM/GPS Services
- Residential and Non-Residential Treatment Services
- Equipment
- Budget Summary
- Local Corrections Planning Board Membership and County Comprehensive Plan
- Grant Purchased Inventory (If applicable)
- Outcome Goal Page
- Criminal Justice Support and Involvement
- TCAP (If applicable)
- PSG (If applicable)

**B. APPLICATION PROCESS**

All applications will be screened to assess program design, adherence to evidence-based practices and potential impact. Applicants will be notified via an Intelligrants email regarding the final status of their application. During the review of the application, the grantee may be asked for modifications for clarification. The review will not resume until the modifications have been completed and submitted.

Upon approval of the application, a grant agreement will be sent to the grantee's Project Director via the Intelligrants system. If the program is multi-jurisdictional, one participating jurisdiction must be designated as the agency responsible for overseeing the program and managing the funds. The grant

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agreement will state the amount of the award and the terms and conditions of the grant. The grant agreement constitutes the operative document obligating and reserving state funds for use by the grantee in execution of the program as disclosed in the grant application. If the grantee fails to affirm the award by having the applicable governing authority sign and return the grant agreement to BCS by the specified deadline, this obligation may be terminated without further cause. If circumstances prevent the timely return of the signed grant agreement, the grantee must submit a written request for an extension prior to the deadline. BCS must approve the request for an extension. The grant agreement is not effective until the Grant Approval letter is available in the Intelligrants system.

### **C. PROGRAM ADJUSTMENTS OR CHANGES TO CCA 2.0 GRANT**

Once the grant agreement is executed, all requests for programmatic changes to a CCA 2.0 Grant require the approval of BCS. Contact appropriate BCS staff for further instructions.

For requests for fiscal changes, please refer to Section III, subsection E (Grant Revisions).

### **D. PROGRAM REPORTS**

1. **FINANCIAL REPORTS and TRACKER REPORTS:** Financial reports are required every six months for all Grant Types (CCA 2.0, TCAP, and PSG). Financial reporting for CCA 2.0 varies in that it is completed through a system of alternating tracker and financial reports. Tracker reports require the grantee to submit only their total expenditures for a three-month period, while financial reports require the grantee to provide a detailed account of their entire expenditures for a six-month period with supporting documentation.

Financial reports are required by the grantee to show actual expenditures incurred by the program during the appropriate expenditure time frame. The required reports shall be submitted as explained in Section III. The financial period for the expenditure of grant funds will be for thirty (30) months from July 1, 2023 – December 31, 2025. These reports shall be completed and submitted via Intelligrants within 30 days after the conclusion of the reporting period. As of 7/1/23, grants no longer allow for an encumbrance period and all funds must be expended prior to the close of the financial expenditure period of 12/31/2025. Any remaining unspent funds must be returned to the State of Ohio.

Time frames and due dates for all financial reports are as follows:

1. CCA 2.0 Tracker Report–7/1/2023 to 9/30/2023	Due Date – 10/30/2023
2. CCA 2.0, TCAP, PSG Financial Reports–7/1/2023 to 12/31/2023	Due Date – 1/30/2024
3. CCA 2.0 Tracker Report–1/1/2024 to 3/31/2024	Due Date – 4/30/2024
4. CCA 2.0, TCAP, PSG Financial Reports–1/1/2024 to 6/30/2024	Due Date – 7/30/2024
5. CCA 2.0 Tracker Report–7/1/2024 to 9/30/2024	Due Date – 10/30/2024
6. CCA 2.0, TCAP, PSG Financial Reports–7/1/2024 to 12/31/2024	Due Date – 1/30/2025
7. CCA 2.0 Tracker Report–1/1/2025 to 3/31/2025	Due Date – 4/30/2025
8. CCA 2.0, TCAP, PSG Financial Reports–1/1/2025 to 6/30/2025	Due Date – 7/30/2025
9. CCA 2.0 Tracker Report–7/1/2025 to 9/30/2025	Due Date – 10/30/2025
10. CCA 2.0, TCAP, PSG Final Financial Reports–7/1/2025 to 12/31/2025	Due Date – 1/30/2026



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2. **PERFORMANCE REPORTS for CCA 2.0 Grants:** Performance reports are required to track progress related to approved outcome goals during the performance period. The performance period for grantees is twenty-four months, from July 1, 2023 until June 30, 2025. Four performance reports will be completed and submitted via Intelligrants. BCS will review agency performance at the completion of the grant to determine final outcomes as related to established goals. The performance report time frames and due dates are as follows:

- |  |                    |
|--|--------------------|
| 1. Period One–7/1/2023 to 12/31/2023   | Due Date–1/30/2024 |
| 2. Period Two–1/1/2024 to 6/30/2024    | Due Date–7/30/2024 |
| 3. Period Three–7/1/2024 to 12/31/2024 | Due Date–1/30/2025 |
| 4. Period Four– 1/1/2025 to 6/30/2025  | Due Date–7/30/2025 |

### **E. SANCTIONS and TERMINATION**

1. **SANCTIONS:** If a grantee fails to comply with the terms and conditions of an award, whether stated in a statute, regulation, agreement, addendum, or application, the Department of Rehabilitation and Correction, as the awarding agency, may take one or more actions as deemed appropriate. The following actions will not be taken without reasonable written notice to the grantee and the opportunity for the grantee to timely present its position to the Bureau of Community Sanctions:

- Temporarily withhold payments pending correction of the deficiency by the grantee.
- Disallow (that is deny use of funds) all or part of the cost of the activity or action not in compliance with requirements.
- In whole or in part, suspend or terminate the current award.
- Withhold future awards for the program.
- Take other remedies that may be legally available.

2. **TERMINATION:** In the event a program is terminated, BCS will:

- Notify the recipient in writing with the specific reason for termination.
- Set an effective date, which will afford the grantee a reasonable time to terminate program operations.

A program that is terminated will be required to submit reports for the duration of the grant period. Equipment purchased with grant funding that has not been transferred to the grantee in accordance with the grant guidelines, must be returned to the Department of Rehabilitation and Correction's Bureau of Community Sanctions.

### **F. FUNDING MODIFICATIONS**

Any and all requests for funding modifications will require prior approval by BCS. Such requests will require modifications to the grant application and established goals.

Funding modifications will be completed through the Intelligrants Grant Addendum process as explained in Section III.

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**G. TECHNICAL ASSISTANCE**

Bureau of Community Sanctions staff are available to provide technical assistance to program directors, fiscal managers, and/or Local Corrections Planning Boards for the purpose of implementing program requirements. Technical assistance can be obtained by contacting your Grants and Contracts Analysts within the Bureau of Community Sanctions.

**H. OTHER PROVISIONS**

**DRUG FREE WORKPLACE:** The grantee agrees to comply with all applicable state and federal laws regarding a drug-free workplace. The grantee shall make a good faith effort to ensure all contract employees, while working in the program, will not purchase, transfer, use or possess illegal drugs or alcohol or abuse prescription drugs.

**EEO COMPLIANCE:** The grantee agrees to comply with all applicable state and federal laws regarding Civil Rights and Affirmative Action.

**OHIO ETHICS:** All Contractors who are actively doing business with the state of Ohio or who are seeking to do business with the State of Ohio are responsible to review and comply with all relative Division of O.R.C. Sections 102.01 to 102.09.

**SECTION II**

**GRANT SOLICITATION and  
APPLICATION INSTRUCTIONS**



## UNION COUNTY COMMISSIONERS JOURNAL 2025

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**INTRODUCTION**

- Carefully read the Grant Management System (GMS) Department of Rehabilitation and Correction (DRC) User Guide and the Bureau of Community Sanction (BCS) ODRC Community Corrections Grant Manual prior to beginning the grant application.
- Technical assistance is available. Contact your BCS Grants and Contracts Analysts for further assistance.
- All programs are required to submit the completed grant solicitation, application, and budget pages via the Intelligrants system at: <http://www.ocjsggrants.com/>. Do not forward any paper copies.
- Grant solicitations and applications may be submitted during the posted availability period.
- The ODRC Community Corrections application process consists of four components: the Solicitation, Application, the Grant Agreement, and the Approval Letter.
  1. Solicitation: The grant application process is initiated through a ODRC solicitation which will be made available in Intelligrants during a designated period of time. Failure to submit a request through the Intelligrants system during this period may disqualify the program from receiving requested funding.
    - When completing your solicitation, please note that whenever possible current PSI Grants will be incorporated into existing PSG Grants. If your organization does not have a PSG Grant, PSI services will be detailed through a CCA 2.0 Grant.
    - Stand-alone Incarceration Reduction Programs that do not currently have a Recidivism Reduction Grant will apply for a CCA 2.0 Grant.
    - When completing the organizational information section of your solicitation, your Fiscal Agency is the Department that funds will be distributed to (County Auditor's Office, City Treasure's Office, etc.). Your Fiscal Contact information should provide the name and number to the person, BCS would contact regarding financial or payment issues.
  2. Application: The application requires the grantee to complete general description pages, a detailed summary of services, budget pages and includes performance goals the grantee accepts as a condition of funding.
  3. Grant Agreement: The grant agreement is the document that outlines the terms and conditions of the grant and requires signatures of all parties.
  4. Approval Letter: The approval letter is the final step in the grant application process. The approval letter confirms the approved funding and effective date of the grant.

**A. ORGANIZATION SUMMARY**

It is important to keep contact information current in Intelligrants to ensure timely communication. When system messages are sent from Intelligrants, they are sent to the email addresses for only those designated as a Project Director for the organization. When an incorrect email address is noted in the contact information, automatic notifications will not be received. Also, in the event of a forgotten password, the email address is required and must match the email address listed in the contact information. Please refer to Section 5-User Contact Information of the Grant Management System (GMS) Department of Rehabilitation and Correction (DRC) User Guide for further instructions.

A motion was made by Steve Robinson and seconded by David A. Lawrence that this resolution be adopted and carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\*A full copy of this grant application is on file at the Union County Court of Common Pleas.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

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Judge Fraser and Magistrate Wilt left the meeting at this time.

\* \* \*

**\*TEFRA Public Hearing**

Commissioner Robinson called the public hearing to order at 8: 35 a.m., no members of the public present. Ben Kitto, Ice Miller, Jeff Ehler, CFO/Memorial Hospital, and Matt Graydon, Bricker Graydon were in attendance.

Commissioner Robinson stated no ne from the public was present and he closed the public hearing at 8:37 a.m.

Resolution to follow.

\* \* \*

Mr. Kitto stated the resolution includes approval for the section of tax code 147F and the documents pursuant to which the bonds will be issued.

Commissioner McCarthy asked what the security for the bonds was, and Mr. Kitto stated it is the revenue from the City Gate Property.

Mr. Graydon stated this would not be a county debt. It is a Memorial Hospital debt. The hospital did something similar in 2022, and the county did not take on any debt.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

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**RESOLUTION NO. 25-223:**

**A Resolution Determining the Necessity of and Authorizing the Issuance and Sale of One or More Series of Hospital Facilities Revenue Bonds, Series 2025 (Memorial Ohio Properties III, LLC Project) of the County of Union, Ohio in an Aggregate Principal Amount Not to Exceed \$13,000,000, Authorizing the Execution and Delivery of a Base Lease and a Lease in Connection; Therewith; Authorizing the Execution and Delivery of a Bond Purchase Agreement With Respect to Such Bonds; Authorizing Other Documents in Connection With the Issuance of the Bonds; And Authorizing Consent to a Supplemental Master Indenture – Commissioners**

The Board of County Commissioners hereby approves A Resolution Determining the Necessity of and Authorizing the Issuance and Sale of One or More Series of Hospital Facilities Revenue Bonds, Series 2025 (Memorial Ohio Properties III, LLC Project) of the County of Union, Ohio in an Aggregate Principal Amount Not to Exceed \$13,000,000, Authorizing the Execution and Delivery of a Base Lease and a Lease in Connection; Therewith; Authorizing the Execution and Delivery of a Bond Purchase Agreement With Respect to Such Bonds; Authorizing Other Documents in Connection With the Issuance of the Bonds; And Authorizing Consent to a Supplemental Master Indenture.

The Board of County Commissioners of the County of Union, Ohio met in regular session on May 21, 2025, with the following members present:

Steve Robinson  
Tom McCarthy  
David A. Lawrence

Tom McCarthy introduced the following resolution and moved its adoption:

**RESOLUTION NO. 25-223**

**A RESOLUTION DETERMINING THE NECESSITY OF AND AUTHORIZING THE ISSUANCE AND SALE OF ONE OR MORE SERIES OF HOSPITAL FACILITIES REVENUE BONDS, SERIES 2025 (MEMORIAL OHIO PROPERTIES III, LLC PROJECT) OF THE COUNTY OF UNION, OHIO IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$13,000,000, AUTHORIZING THE EXECUTION AND DELIVERY OF A BASE LEASE AND A LEASE IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT TO SUCH BONDS; AUTHORIZING OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS; AND AUTHORIZING CONSENT TO A SUPPLEMENTAL MASTER INDENTURE.**

WHEREAS, pursuant to the authority contained in the laws of the State of Ohio ("State"), including without limitation, Chapter 140 of the Ohio Revised Code ("Act"), the County of Union, Ohio ("Issuer"), a county and political subdivision duly organized and validly existing under and by virtue of the Constitution and the laws of the State, is authorized and empowered, among other things: (i) to acquire, construct, improve and equip "hospital facilities" as defined in the Act ("Hospital Facilities"), and to acquire real estate and interests therein, including without limitation, improvements situated thereon comprising hospital facilities; (ii) to issue its revenue bonds for the purpose of (a) paying the "costs of hospital facilities", as defined in the Act, (b) refunding obligations previously issued for such purpose, (c) paying for the reimbursement of all moneys advanced or applied by a hospital agency or others or borrowed from others for the payment of any item or items of "costs of hospital facilities", and (d) paying all other necessary or incidental expenses thereto and to the issuance of such revenue obligations; (iii) to enter into lease agreements with a "nonprofit hospital agency", as defined in the Act, to provide for revenues to pay the principal of and interest and any premium on those revenue bonds; (iv) to secure those revenue bonds by the pledge and assignment of its rights under such lease agreements, by a pledge and lien on certain revenues and by an absolute and irrevocable assignment of certain funds; and (v) to enact this Bond Legislation, to enter into the Base Lease, the Lease, the Bond Purchase Agreement, and the Tax Agreement (all

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as hereinafter defined and collectively referred to herein as the “Issuer Documents”), and to execute and deliver certain other documents and instruments upon the terms and conditions provided herein and therein; and

WHEREAS, the Board of Hospital Trustees of the Memorial Hospital of Union County, Ohio (the “Hospital”) and/or one or more of its affiliates, including but not limited to Memorial Ohio Properties III, LLC (the “Company”), has requested the Issuer to issue revenue bonds in one or more series (initially anticipated to be one series) pursuant to the Act styled County of Union, Ohio Hospital Facilities Revenue Bonds, Series 2025 (Memorial Ohio Properties III, LLC Project) (the “Bonds”) for the purposes of (i) financing, through reimbursement, the acquisition of a medical office building and the site on which it is situated, located at 120 Coleman’s Crossing Blvd., Marysville, Ohio 43040 (the “MOB”), all of which constitute “costs of hospital facilities,” as defined in the Act, including the reimbursement of moneys advanced or applied by the Company or others for payment of costs of such facilities (the “Project”) and (ii) paying costs of issuing the Bonds; and

WHEREAS, the Issuer has determined that the issuance of the Bonds under the circumstances and upon the terms hereinafter set forth, will further the public purpose of better providing for the health and welfare of the residents of the Issuer and the State by enhancing the availability, efficiency and economy of Hospital Facilities and the services rendered by the Company so that Hospital Facilities and the services rendered thereby are available to or for the service of the general public without discrimination by reason of race, creed, color or national origin; and

WHEREAS, on May 7, 2025, and May 14, 2025, a notice of public hearing was published in the *Marysville Journal Tribune*, setting forth a general, functional description of the type and use of the Project, the maximum principal amount of the Bonds, the initial owner, operator or manager of the Project and the locations of the Project, among other things; and

WHEREAS, this Board has conducted a public hearing on the date hereof regarding the issuance by the Issuer of the Bonds and the Project to be financed thereby; and

WHEREAS, this Board has determined to authorize such Bonds and to award the sale thereof to Old National Bank and/or one or more of its affiliates (the “Original Purchaser”); and

WHEREAS, pursuant to the hereinafter defined Base Lease, the Issuer will acquire a leasehold interest in the Project, and will sublease the Project to the Company, which has authority to operate the Project as Hospital Facilities; and

WHEREAS, it is necessary in connection with the issuance of such Bonds for the purpose of financing of the Project to provide for the authorization of the Issuer Documents and certain other documents in connection with the issuance of the Bonds; and

WHEREAS, the Hospital desires to enter into a consecutively-numbered Supplemental Master Indenture (the “Amendment Supplemental MTT”) amending the Master Trust Indenture, dated as of December 1, 2016 (as previously supplemented, the “MTT”), among the Hospital, Union County Physician Corporation (“UCPC”) and Union County Hospital Association

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("UCHA"), and The Huntington National Bank, as master trustee (the "Master Trustee"), to amend the MTI to change the definitions of Assumed Interest Rate and Debt Service Coverage Ratio as set forth therein; and

WHEREAS, the Issuer is holder of certain obligations issued pursuant to the MTI; and

WHEREAS, it is desirable in connection with the execution and delivery of the Amendment Supplemental MTI for this Board to provide for the authorization of the Amendment Supplemental MTI.

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

**SECTION 1.** That, in addition to the words and terms defined in the recitals and elsewhere in this resolution, the words and terms defined in this resolution shall have the meanings herein specified unless the context or use clearly indicates another or different meaning or intent. Those words and terms not expressly defined herein and used herein with initial capitalization where rules of grammar do not otherwise require capitalization shall have the meanings assigned to them in the Lease or in the Bond Purchase Agreement, each as hereinafter defined.

Any reference herein to the Issuer, or to any officer or official or employee thereof, shall include those succeeding to their respective functions, duties or responsibilities pursuant to or by operation of law or who are lawfully performing such functions. Any reference herein to any other person or entity shall include his or its respective successors and assigns. Any reference to a section or provision of the Internal Revenue Code of 1986, as amended (the "Code"), the Ohio Constitution or the Act or to a section, provision or chapter of the Ohio Revised Code shall include such section or provision or chapter as from time to time amended, modified, revised, supplemented, or superseded; provided, however, that no such change shall alter the obligation to pay the Bond Service Charges in the amounts and manner, at the times, and from the sources provided in this Bond Legislation, except as otherwise herein permitted, or shall be deemed applicable by reason of this provision if such change would in any way constitute an impairment of the rights of the Issuer, the Original Purchaser or the Company under the Lease.

Unless the context shall otherwise indicate, words importing the singular number shall include the plural number, and vice versa, any pronoun shall be deemed to cover all genders, and the terms "herein", "hereof", "hereby", "hereto", "hereunder", and similar terms, mean this Bond Legislation and not solely the portion hereof in which any such word is used.

**SECTION 2.** That for the purpose of better providing for the health and welfare of the people of the Issuer and the State of Ohio by enhancing the availability, efficiency and economy of Hospital Facilities and facilitating the financing of Hospital Facilities to be available to or for the service of the general public without discrimination by reason of race, creed, color or national origin, this Board, hereby determines that the Bonds shall be issued pursuant to Section 140.06, Ohio Revised Code, in an aggregate principal amount not to exceed \$13,000,000 for the purposes set forth in the preambles hereto. Such bonds shall be designated "County of Union, Ohio Hospital Facilities Revenue Bonds, Series 2025 (Memorial Ohio Properties III, LLC Project)" (or such other

## UNION COUNTY COMMISSIONERS JOURNAL 2025

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designation as shall be acceptable to the individuals executing the Bonds). The Bonds shall be issued in one or more series (initially anticipated to be one series) in the form and denomination and shall be executed, dated, subject to redemption and mandatory tender prior to maturity on the dates and at the prices, bear interest at the rate or rates, and be payable on the dates as hereafter provided in the Bond Purchase Agreement hereinafter authorized.

**SECTION 3.** That the Bonds shall be initially issued as one fully registered Bond, registered in the name of the Original Purchaser, dated as of the date of its initial delivery to the Original Purchaser, numbered R-1 and in the form attached to the Bond Purchase Agreement. The Bonds shall mature not later than thirty-five (35) years from the date of initial delivery thereof (subject to all provisions herein for amortization and redemption). Upon any transfer and surrender of the Bonds in accordance with the provisions of the Bond Purchase Agreement, the Issuer shall execute and deliver a new Bond in exchange therefor as provided in the Bond Purchase Agreement.

The principal of the Bonds shall be payable in accordance with the amortization schedules to be set forth in the Bonds or the Bond Purchase Agreement hereinafter authorized, provided that the final installment of the principal of the Bonds shall be paid no later than final maturity date referenced above.

Interest from the date of issuance of the Bonds on the outstanding principal amount of the Bonds shall be payable on each Interest Payment Date commencing on the date specified in the Bond Purchase Agreement. Interest on the outstanding principal balance of the Bonds shall initially be payable from the date of issuance in accordance with the provisions of the Bond Purchase Agreement.

The interest rate on the Bonds shall not exceed the Maximum Rate as defined in the Bond Purchase Agreement. The Bonds shall be subject to prepayment, redemption and mandatory tender as provided in the Bond Purchase Agreement and the Lease.

All Bond Service Charges shall be payable in lawful money of the United States of America at the principal office of the Holder, in accordance with the Bond Purchase Agreement.

The Bonds shall be executed on behalf of the Issuer by at least two members of the Board of County Commissioners (the "Board"), provided that such signatures may be a facsimile. In case any officer whose signature or a facsimile thereof shall appear on the Bonds shall cease to be such officer before the issuance or delivery of the Bonds, such signature or facsimile thereof shall nevertheless be valid and sufficient for all purposes, the same as if he had remained in office until after that time.

**SECTION 4.** That anything in this Bond Legislation, the Bonds or any other Issuer Document to the contrary notwithstanding, the Bonds do not and shall not represent or constitute a general obligation, debt or bonded indebtedness, or a pledge of the faith and credit of the Issuer, the State or any political subdivision thereof, and the Holders of the Bonds shall not be given and shall not have any right to have excises or taxes levied by the Board of the Issuer, any successor thereto, or the Issuer, the State or the taxing authority of any political subdivision thereof for the payment of Bond Service Charges thereon. The Bonds shall contain a statement to that effect and to the effect



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that the Bonds are payable solely from the Revenues (as defined in the Bond Purchase Agreement) and any other moneys paid by or on behalf of the Company. Nothing in the Bonds or the Issuer Documents, however, shall be deemed to prohibit the Issuer from using, of its own volition, to the extent that it is authorized by law to do so, any other resources for the fulfillment of any of the terms or conditions of or its obligations under the Issuer Documents or the Bonds.

**SECTION 5.** That the members of this Board, and their successors, are hereby authorized and directed to do all the acts and things required of them by the provisions of the Bonds and the Bond Purchase Agreement hereinafter authorized to the end that full and complete performance of all of the terms, covenants and agreements of the Bonds and Bond Purchase Agreement shall be effected, including taking all actions necessary to complete the sale of the Bonds under the “Blue Sky” laws of any jurisdiction; provided that the Issuer shall not be required to submit to service of process in connection with any such “Blue Sky” action in any state except Ohio.

**SECTION 6.** That this Board hereby determines that the leasing of the Project from the Company and the subleasing of the Project to the Company, which will operate the Project, providing health care to the general public without discrimination by reason of race, creed, color or national origin is undertaken for and will serve the public purpose of better providing for the health and welfare of the people of the Issuer and the State of Ohio by enhancing the availability, efficiency and economy of Hospital Facilities and the services rendered thereby.

**SECTION 7.** That at least two members of this Board be and they are hereby authorized and directed to execute and enter into, on behalf of the Issuer a Base Lease (the “Base Lease”) with the Company to acquire a leasehold interest in the Project. The Base Lease shall be substantially in the form presented to this Board and on file with the Clerk, subject to such changes, insertions and omissions as may be approved by this Board, which approval shall be conclusively evidenced by the execution of said Base Lease as aforesaid. It is hereby determined that such Base Lease will promote the public purpose stated in Section 140.02, Ohio Revised Code, and the Issuer will be duly benefited thereby.

**SECTION 8.** That at least two members of this Board be and they are hereby authorized and directed to execute and deliver on behalf of the Issuer a Lease (the “Lease”) with the Company. The Lease shall be substantially in the form presented to this Board and on file with the Clerk, subject to such changes, insertions and omissions as may be approved by this Board, which approval shall be conclusively evidenced by the execution of said Lease. It is hereby determined that such Lease will promote the public purpose stated in Section 140.02, Ohio Revised Code, and the Issuer will be duly benefited thereby.

**SECTION 9.** That at least two members of this Board be and they are hereby authorized and directed to execute and deliver on behalf of the Issuer a Bond Purchase Agreement (the “Bond Purchase Agreement”) among the Issuer, the Company and the Original Purchaser, providing for the sale of the Bonds to the Original Purchaser, substantially in the form heretofore presented to this Board and on file with the Clerk, so long as the terms of purchase contained therein are within the guidelines established in Sections 2 and 3 of this Bond Legislation.

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**SECTION 10.** That the appropriate officers of the Issuer, be and they hereby are authorized to execute and deliver on behalf of the Issuer such other certificates, documents and instruments in connection with execution and delivery of the Amendment Supplemental MTI as may be required, necessary or appropriate. Such documents shall be subject to such changes, insertions and omissions as may be approved by the appropriate officers of this Board, which approval shall be conclusively evidenced by the execution thereof as aforesaid.

**SECTION 11.** That at least two members of this Board be and they are hereby authorized and directed to execute and deliver on behalf of the Issuer a Tax Regulatory Agreement (the "Tax Agreement") among the Issuer, the Company and the Hospital, to support the tax-exempt status of the Bonds, in form and substance approved by the members of this Board executing such Tax Agreement, which approval shall be conclusively evidenced by the execution of said Tax Agreement.

**SECTION 12.** That this Board, for and on behalf of the Issuer, hereby covenants that it will restrict the use of the proceeds of the Bonds hereby authorized in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute "arbitrage bonds" under Sections 103(b)(2) and 148 of the Code and the regulations prescribed thereunder. Any member of this Board or any other officer having responsibility with respect to the issuance of said Bonds is authorized and directed to give appropriate certifications on behalf of the Issuer, in the form of an arbitrage certificate and/or a tax regulatory agreement, on the date of delivery of said Bonds for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to the use of the proceeds thereof and the provisions of said Section 148 and regulations thereunder.

**SECTION 13.** That the appropriate officers of the Issuer, be and they hereby are authorized to execute and deliver on behalf of the Issuer such other certificates, documents and instruments in connection with the issuance and sale of the Bonds as may be required, necessary or appropriate, including, without limitation, any documents which are necessary or appropriate in order to provide that the Bonds constitute "qualified 501(c)(3) bonds" under the Code. Such documents, including the ones specifically authorized hereby, shall be subject to such changes, insertions and omissions as may be approved by the appropriate officers of this Board, which approval shall be conclusively evidenced by the execution thereof as aforesaid.

**SECTION 14.** That this Board, as the "applicable elected representative" of the Issuer, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended, hereby approves the issuance of the Bonds in the maximum principal amount of \$13,000,000 pursuant to Chapter 140 of the Ohio Revised Code, the proceeds of which Bonds will be used for the purposes described in the preambles hereto. The Company will be the initial owner of the Project, and will lease the Project to the Hospital; the Hospital will initially operate the Project. The Hospital is the sole member of Union County Physician Corporation ("UCPC") and UCPC is the sole member of the Company.

**SECTION 15.** That it is found and determined that all formal actions of this Board concerning and relating to the adoption of this resolution were adopted in an open meeting of this



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May 21, 2025

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Board, and that all deliberations of this Board in meetings open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

**SECTION 16.** That all resolutions or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

**SECTION 17.** That this resolution shall be effective from and after its adoption.

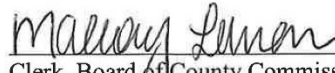
David A. Lawrence seconded the motion and the roll called for adoption of the foregoing resolution, the vote resulted as follows:

AYES: 3

NAYS: 0

ABSTENTIONS: 0

ADOPTED this 21<sup>st</sup> day of May, 2025.

  
Clerk, Board of County Commissioners,  
County of Union, Ohio

\*A fully executed copy of this resolution is on file at the Commissioners Office.

A motion was made by Tom McCarthy and seconded by David A. Lawrence to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

Ben Kitto, Matt Graydon, and Commissioner McCarthy left the meeting at this time.

**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
**May 21, 2025**

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**RESOLUTION NO. 25-224:****Approve the Minutes from the May 6, 2025, Meeting – Commissioners**

The Board of County Commissioners approved the minutes from the May 6, 2025, meeting.

A motion was made by Steve Robinson and seconded by David A. Lawrence to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
David A. Lawrence, Yea

\* \* \*

**RESOLUTION NO. 25-224:****Approve the Minutes from the May 7, 2025, Meeting – Commissioners**

The Board of County Commissioners approved the minutes from the May 7, 2025, meeting.

A motion was made by David A. Lawrence and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
David A. Lawrence, Yea

\* \* \*

Commissioner McCarthy came back into the meeting at this time.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

May 21, 2025

## RESOLUTION NO. 25-226:

**Lighting Request – Union County Law Enforcement Memorial/Police Week – May 10 – May 16, 2026  
– Color Blue – Facilities**

The Board of County Commissioners hereby approves the Lighting Request – Union County Law Enforcement Memorial/Police Week – May 10, 2026 – May 16, 2026 – Color Blue.

## Exhibit A

**Lighting Request Form**Occasion Being Honored: Union County Law Enforcement Memorial/Police WeekOrganization Name: Union County Sheriff's OfficeAddress: 221 W 5th St, MarysvilleContact Name and Title: Christy Heckel, Executive AssistantEmail: checkel@unioncountyohio.govTelephone: 9376454102 ext 3441Organization Website: www.unioncountyohio.gov/sheriffOrganization Social Media: Facebook/Twitter/Sheriff's App

Requests for specific colors/tones may not be able to be achieved due to limitations associated with lighting capabilities.

NOTE: You may request up to four colors (enter color name or hex value below)

Color 1: Blue

Color 2: \_\_\_\_\_

Color 3: \_\_\_\_\_

Color 4: \_\_\_\_\_

NOTE: Requested duration cannot be for more than 5 consecutive days. The duration for each approved request is entirely at the discretion of the Union County Commissioners.

Start/End Date (or range) Requested: May 10-16, 2026

Please describe your organization's request and how the lighting will be used to benefit the occasion/event: In honor of Police Week, remembering the fallen officers

Have you previously submitted a request to change the lights?

Yes ☒ No ☐

Have you approached others with a lighting request for this occasion?

Yes ☐ No ☒

C.J. 2025  
 Date 5/21/2025

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Are other events associated with this request?

Yes ☒ No ☐

If lighting is approved, how will you promote the lighting?

(please select those that apply)

Advertisement ☐ Brochures/Flyers ☐ Email & Eblasts ☐ Newsletter ☐ News Media ☐

Organization Brochure ☐ Social Media and Website ☒

A motion was made by David A. Lawrence and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

Ginger Yonak arrived at this time.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

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## RESOLUTION NO. 25-227:

**Transfers of Appropriations and/or Funds**

The Board of County Commissioners hereby approves the following transfers of appropriations and/or funds:

**TRANSFER FORM**

4/23 Wednesday (Due to the Auditor by noon Monday)

Department: Human ServicesDate: 4/18/2025**RESOLUTION RE: TRANSFER OF FUNDS**

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_  
to approve the following transfer (s):

<b>From:</b> <u>Senior Sales Tax</u>	<u>36906708</u>	<u>Sales Tax Transportation</u>	<u>Exp</u>	<u>530640</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
<b>To:</b> <u>UCATS</u>	<u>36044508</u>	<u>Charges for Service</u>	<u>Rev</u>	<u>420107</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	<b>Amount: \$</b>	<u>153,447.55</u>			

<b>From:</b> <u>Senior Sales Tax</u>	<u>36906708</u>	<u>Sales Tax Transportation</u>	<u>Exp</u>	<u>530640</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
<b>To:</b> <u>UCATS</u>	<u>36044508</u>	<u>Charges for Service</u>	<u>Rev</u>	<u>420107</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	<b>Amount: \$</b>	<u>82,136.23</u>			

<b>From:</b> _____	_____	_____	<u>Exp</u>	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
<b>To:</b> _____	_____	_____	<u>Rev</u>	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
	<b>Amount: \$</b>	_____			

<b>From:</b> _____	_____	_____	<u>Exp</u>	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
<b>To:</b> _____	_____	_____	<u>Rev</u>	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
	<b>Amount: \$</b>	_____			

**Reason for Request:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Approved by Administrator**

Roll call vote resulted as follows:

cc: Auditor \_\_\_\_\_

Originator \_\_\_\_\_

Resolution File \_\_\_\_\_

C.J. 2025

25-227

Date 5/21/2025

Steve Robinson \_\_\_\_\_

Tom McCarthy \_\_\_\_\_

Dave Lawrence \_\_\_\_\_

C.J. \_\_\_\_\_, Page \_\_\_\_\_

Date: \_\_\_\_\_

**REQUESTER ACKNOWLEDGEMENT:** I have reviewed the above-referenced accounts and have verified that appropriations are available, and free of prior encumbrances (including blanket purchase orders): Julia Kenton

revised 1/2/2025

Auditor's Office Approval

A motion was made by David A. Lawrence and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea

Tom McCarthy, Yea

David A. Lawrence, Yea

## UNION COUNTY COMMISSIONERS JOURNAL 2025

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Received the following Certificate from the County Auditor this date:

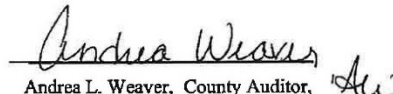
**Certificate of County Auditor That the Total appropriations from Each Fund  
Do Not Exceed the Official Estimate of Resources**  
Rev. Code, Sec 5705.39

County Auditor's Office, Union County, Ohio,

Marysville, Ohio, May 19, 2025

To Union County Commissioners

I, Andrea L. Weaver, County Auditor of Union County, Ohio, do hereby certify that the total appropriations from each fund taken together with all other outstanding appropriations, do not exceed the <sup>2</sup> April 8, 2025 amended estimate of resources for the fiscal year beginning January 1<sup>st</sup>, 2025, as determined by the Budget Commission of said County.

  
Andrea L. Weaver, County Auditor, Union County, Ohio.

1. If such is not the case strike out the word not  
2. Or insert "last amended."

Funds  
159 - Clerk of Court

\* \* \*

Personnel Update – Jimmie Inskeep, Facilities/Supervisor and Ginger Yonak, Human Resources Director

- Ms. Yonak stated there is a need for a second shift Lead Custodian/Shift Supervisor. Mr. Inskeep and she are asking for the Board's approval to post this position. The ideal candidate would be someone already on staff and their position would not be backfilled.
- Commissioner Robinson asked if this promotion would come with a pay increase, and Ms. Yonak stated it would.
- Commissioner Robinson asked if there was already someone on staff to step into this roll, and Mr. Inskeep stated there is. This employee has been on the facilities staff for a long time and is not hesitant to be stern when needed. Creating this position saves him from having to come back in the evenings to check on staff.

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- Ms. Yonak stated this employee has been unofficially filling this supervisory role, but this would make it official. Anyone in the facilities department can apply, and interviews will still be conducted.
  - This individual in this position will be under the direct supervision of the Facilities/Maintenance Manager and Facilities Supervisor. They will assist in the management of day-to-day custodial services for the County building and grounds.
  - Commissioner McCarthy asked if this position is in the budget, and Ms. Yonak stated it was.

\* \* \*

**RESOLUTION NO. 25-228:****A Resolution Authorizing Facilities an Additional Position, Lead Custodian/Shift Supervisor – Facilities**

The Board of County Commissioners hereby approves the Resolution Authorizing Facilities an Additional Position, Lead Custodian/Shift Supervisor.

A motion was made by Tom McCarthy and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

- Mr. Inskeep stated the city will be re-lining the existing sanitary lines close to the Engineer's Office parking area. He will be sending an email to all employees once this work begins. The courthouse window project could start as early as June 3, the London Avenue roof replacement will begin on Friday, and the courthouse boiler replacement project is underway.

\* \* \*

Jimmie Inskeep left the meeting at this time.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

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**RESOLUTION NO. 25-229:****Executive Session – Pursuant to O.R.C.(G)(1) to Consider Discipline of a Public Employee – Human Services/Commissioners**

The County Commissioners do hereby approve entering into executive session at 8:56 a.m. for the purpose of considering discipline of a public employee. In attendance were: Bill Narducci, County Administrator; Thayne Gray, Assistant County Prosecutor; Ginger Yonak, Human Resources Director; and Mallory Lehman, Clerk to the Board.

Resolution to follow.

A motion was made by Steve Robinson and seconded by David A. Lawrence to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

**RESOLUTION NO. 25-230:****Personnel Action – Human Services**

The Board of County Commissioners approved the following personnel action:

**HUMAN SERVICES PERSONNEL ACTIONS****Senior Services Department**

Service Coordinator

Yvonne Fisher (Rescinding Termination effective 3/26/25 & Approving Resignation in Good Standing effective 3/26/25)

C.J. 2025  
25-230  
Date 5/21/2025

A motion was made by David A. Lawrence and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*



## UNION COUNTY COMMISSIONERS JOURNAL 2025

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**ADMINISTRATOR ACTION NO. 25-065A:****Payment of Bills**

County Administrator William Narducci approved the payment of regular purchase order bills and the “then and now” bills submitted for the week of May 19, 2025.

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
35	BOB CHAPMAN FORD INC	052125	6083218	20250225	10.00	Pending approval	438
2799	GOLDEN BEAR LOCK & S	052125	9000056333	20251121	15.00	Pending approval	470
8963	FRANKLIN ELECTRIC CO	052125	570878308	20251089	15.00	Pending approval	420
1127	QUILL CORPORATION	052125	43928797	20250232	16.81	Pending approval	438
1380	UCO INDUSTRIES	052125	23469	20251895	18.00	Pending approval	404
8982	CONNECT PARENT CORPO	052125	Mar-May 2025	20253450	18.00	Pending approval	420
9092	GERKEN, BETH A	052125	5/6/25 OJDDA	20253329	18.56	Pending approval	418
6354	KRAMER ENTERPRISES,	052125	116979	20250497	20.74	Pending approval	422
6354	KRAMER ENTERPRISES,	052125	115618	20250497	20.74	Pending approval	422
6354	KRAMER ENTERPRISES,	052125	122475	20250497	20.74	Pending approval	422
7406	AMAZON CAPITAL	052125	1G37-NQFV-HT44	20251023	27.97	Pending approval	418
2119	GORDON FLESCH COMPAN	052125	IN15158229	20250485	31.90	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	SS316000064103	20250502	34.90	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	SS306000067555	20250502	34.90	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	SS621000068807	20250502	34.90	Pending approval	422
5595	FORENSIC FLUIDS LABO	052125	77450	20253455	36.00	Pending approval	420
4994	FRASER, DON W.	052125	213898	20253438	36.50	Pending approval	414
4592	CHONGSON, SUSAN	052125	5-2-2025	20253267	36.89	Pending approval	426
657	LANGUAGE LINE SERVIC	052125	11605962	20253486	37.78	Pending approval	434
1484	KLEIBER, JON	052125	2017-2-007	20247002	40.00	Pending approval	426
833	VERIZON WIRELESS GRE	052125	Roads6112381897	20252413	40.11	Pending approval	422
4356	KONICA MINOLTA BUSIN	052125	501963347,501817585	20253454	40.88	Pending approval	420
2095	GREEN, GARY	052125	March & April 2025	20251509	48.72	Pending approval	418
575	KALE MARKETING INC	052125	127950	20253509	49.62	Pending approval	422
833	VERIZON WIRELESS GRE	052125	6112437248	20250276	49.77	Pending approval	410
52	DAYTON POWER & LIGHT	052125	214123	20250855	50.74	Pending approval	470
1497	AUTO ZONE INC	052125	214186	20247293	51.28	Pending approval	470
2108	QUENCH USA, INC.	052125	INV08918693	20250898	51.98	Pending approval	470
1100	MCAULIFFE'S INDUSTRI	052125	234437-1	20253503	52.30	Pending approval	422
2799	GOLDEN BEAR LOCK & S	052125	90000056152	20251121	58.00	Pending approval	470
8402	BANE-WELKER	052125	ZC18121	20253508	59.92	Pending approval	422
7406	AMAZON CAPITAL	052125	16TF-HNNMM-VM3D	20253502	59.96	Pending approval	422
1127	QUILL CORPORATION	052125	43946682	20250190	60.66	Pending approval	410
6354	KRAMER ENTERPRISES,	052125	122476	20250479	62.44	Pending approval	422
35	BOB CHAPMAN FORD INC	052125	608321	20247980	64.99	Pending approval	438
1380	UCO INDUSTRIES	052125	23475	20246796	65.00	Pending approval	426
6354	KRAMER ENTERPRISES,	052125	115619	20250479	76.04	Pending approval	422
2119	GORDON FLESCH COMPAN	052125	IN15161935	20251289	78.13	Pending approval	412
1123	ZANDER PEST CONTROL	052125	45587	20250268	80.00	Pending approval	410
35	BOB CHAPMAN FORD INC	052125	608312/1	20253518	80.80	Pending approval	404
1522	CENTURYLINK	052125	732853379	20253447	82.44	Pending approval	420
6857	LANDON, NATALIE	052125	5/6/25	20251042	85.26	Pending approval	418
2348	SOWDER, TAMI	052125	5/6/25	20251044	88.16	Pending approval	418
5135	SMITH, BRETT	052125	5/6/25	20251043	88.16	Pending approval	418
8580	EMILY WILLIAMS	052125	5/12/25	20253327	88.16	Pending approval	418
1127	QUILL CORPORATION	052125	43888743	20253485	88.38	Pending approval	434
886	DAVE'S PHARMACY	052125	126 4/30/25	20251032	89.38	Pending approval	418
1534	US BANK	052125	555211812	20251689	94.08	Pending approval	404
1497	AUTO ZONE INC	052125	01731259703	20253460	94.82	Pending approval	438
2119	GORDON FLESCH COMPAN	052125	IN15158175	20250344	96.00	Pending approval	438
6450	OVWA	052125	05142025	20253416	100.00	Pending approval	434
10198	WHARTON, KOTA	052125	INV-336	20252450	104.00	Pending approval	422
1737	APPLIED ELECTRIC LLC	052125	9387	20253491	105.00	Pending approval	422

## UNION COUNTY COMMISSIONERS JOURNAL 2025

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Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
1737	APPLIED ELECTRIC LLC	052125	9379	20253490	105.00	Pending approval	422
7406	AMAZON CAPITAL	052125	7D9K, 7DCG	20251023	109.70	Pending approval	418
4277	ENDRES III, LOUIS P.	052125	April 2025 conf	20253268	117.16	Pending approval	426
7406	AMAZON CAPITAL	052125	16TF-HNMM-NLQG	20253495	119.04	Pending approval	422
1207	DANCO LETTERING	052125	75137	20253523	120.00	Pending approval	470
6354	KRAMER ENTERPRISES,	052125	116980	20250479	123.09	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	Eng316000064103	20250470	123.75	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	Eng306000067555	20250470	123.75	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	Eng621000068807	20250470	123.75	Pending approval	422
1100	MCAULIFFE'S INDUSTRI	052125	235424-1	20253504	125.00	Pending approval	422
1127	QUILL CORPORATION	052125	43928797B	20250256	136.40	Pending approval	438
511	VARMENT GUARD ENVIRO	052125	9135693	20251036	144.44	Pending approval	418
3432	RUMPKE OF OHIO, INC	052125	3439074	20250307	147.80	Pending approval	410
4960	SHRED IT COLUMBUS	052125	8010687004	20251040	150.89	Pending approval	418
657	LANGUAGE LINE SERVIC	052125	11586738	20250345	151.56	Pending approval	438
7392	ASE FEED AND SUPPLY	052125	220909	20253492	157.50	Pending approval	422
1046	GINGWAY PRODUCTS INC	052125	165771	20253498	157.76	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	Bldg306000067555	20250503	160.05	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	Bldg316000064103	20250503	160.05	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	Bldg621000068807	20250503	160.05	Pending approval	422
833	VERIZON WIRELESS GRE	052125	Eng6112381897	20250471	164.98	Pending approval	422
5451	REDWOOD TOXICOLOGY L	052125	12147520254	20253451	165.00	Pending approval	420
9858	WEX BANK	052125	104729897	20253478	178.59	Pending approval	434
8630	FOX SUPPLY, LLC	052125	152013	20253481	188.70	Pending approval	418
1830	KLOSTERMAN BAKING	052125	11993 4/30/25	20251025	202.83	Pending approval	418
8299	HAIX NORTH AMERICA	052125	250010636	20250323	204.00	Pending approval	438
8299	HAIX NORTH AMERICA	052125	250010636B	20253114	208.95	Pending approval	438
1380	UCO INDUSTRIES	052125	23472	20251255	210.00	Pending approval	420
1127	QUILL CORPORATION	052125	43875238	20253484	213.32	Pending approval	434
1497	AUTO ZONE INC	052125	01731255375	20253422	218.34	Pending approval	438
8982	CONNECT PARENT CORPO	052125	420000190523	20250404	222.83	Pending approval	438
1320	OCCUPATIONAL HEALTH	052125	42100	20253501	237.00	Pending approval	422
10141	SAFE LIFE DEFENSE	052125	32465757	20252386	238.89	Pending approval	438
2245	RICHWOOD BANKING VIS	052125	050125h	20253474	246.60	Pending approval	404
52	DAYTON POWER & LIGHT	052125	214124	20250855	258.03	Pending approval	470
6978	MONTANEZ, RAFAEL	052125	05092025	20250941	258.20	Pending approval	414
2245	RICHWOOD BANKING VIS	052125	050125d	20252849	264.45	Pending approval	404
12	WEST PUBLISHING PAYM	052125	851857573	20253480	265.91	Pending approval	434
1338	GRAPHIC STITCH INC	052125	47186	20253437	272.50	Pending approval	414
2119	GORDON FLESCH COMPAN	052125	15156374, 15159016	20250962	274.82	Pending approval	414
177	UNION RURAL ELECTRIC	052125	214125	20250859	275.69	Pending approval	470
2348	SOWDER, TAMI	052125	5/12/25	20253436	282.43	Pending approval	418
1724	SHI	052125	819743961	20253403	286.20	Pending approval	404
2018	COOK, DAVID E.	052125	213883	20253424	300.00	Pending approval	438
5616	ATTORNEY GENERAL OF	052125	213900	20253439	300.00	Pending approval	414
9912	INTERSTATE BILLING S	052125	043025	20253520	309.70	Pending approval	404
2245	RICHWOOD BANKING VIS	052125	050125e	20252986	316.81	Pending approval	404
6354	KRAMER ENTERPRISES,	052125	116978	20250479	318.89	Pending approval	422
1127	QUILL CORPORATION	052125	43951090	20250190	320.99	Pending approval	410
6354	KRAMER ENTERPRISES,	052125	122474	20250479	325.19	Pending approval	422
6354	KRAMER ENTERPRISES,	052125	115617	20250479	325.40	Pending approval	422
1127	QUILL CORPORATION	052125	43855788	20253483	360.05	Pending approval	434
2245	RICHWOOD BANKING VIS	052125	213885	20250262	365.94	Pending approval	438



## UNION COUNTY COMMISSIONERS JOURNAL 2025

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Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
5213	GUDENKAUF CORP.	052125	PRIP000051578	20253477	387.50	Pending approval	422
2245	RICHWOOD BANKING VIS	052125	050125f	20253473	395.00	Pending approval	404
10270	ROSEVEAR, JOHN	052125	03142025	20253434	400.00	Pending approval	416
1497	AUTO ZONE INC	052125	214188	20253526	427.89	Pending approval	470
1127	QUILL CORPORATION	052125	44035641	20250948	434.60	Pending approval	414
10198	WHARTON, KOTA	052125	INV-338	20252450	444.00	Pending approval	422
833	VERIZON WIRELESS GRE	052125	6112352246	20252368	446.05	Pending approval	404
6614	LIBERTY TIRE RECYCLI	052125	2981817	20253510	467.40	Pending approval	422
1497	AUTO ZONE INC	052125	214189	20251119	467.69	Pending approval	470
2245	RICHWOOD BANKING VIS	052125	050125b	20253007	526.50	Pending approval	404
1123	ZANDER PEST CONTROL	052125	45576,45370,45372	20253452	550.00	Pending approval	420
3960	SOUTHERN COMPUTER WA	052125	INV0839915	20250198	554.40	Pending approval	438
38	CITY OF MARYSVILLE	052125	M Ops April25	20250488	572.32	Pending approval	422
1430	PURCHASE POWER	052125	1027401196	20253453	594.90	Pending approval	420
1127	QUILL CORPORATION	052125	43933961	20250132	605.54	Pending approval	438
52	DAYTON POWER & LIGHT	052125	214122	20250855	610.72	Pending approval	470
733	MCAULIFFE'S ACE	052125	29641 March & April	20251022	634.20	Pending approval	418
633	J J KELLER & ASSOC	052125	9110105496	20253521	659.00	Pending approval	470
633	J J KELLER & ASSOC	052125	9110105490	20253522	659.00	Pending approval	470
8449	AUNALYTICS, INC.	052125	30030844	20253056	663.50	Pending approval	470
39	COLUMBIA GAS OHIO IN	052125	213719	20250853	684.92	Pending approval	470
833	VERIZON WIRELESS GRE	052125	6111939678	20250306	685.93	Pending approval	438
833	VERIZON WIRELESS GRE	052125	Bldg6112381897	20250505	749.28	Pending approval	422
8143	COMMUNITY IMPROV	052125	10317	20253530	760.00	Pending approval	412
2245	RICHWOOD BANKING VIS	052125	050125	20252786	790.00	Pending approval	404
122	MARYSVILLE PRINTING	052125	56384 & 56391	20253519	817.25	Pending approval	404
5190	TAB PRODUCTS CO LLC	052125	INV000065929	20253305	835.00	Pending approval	434
35	BOB CHAPMAN FORD INC	052125	607838	20253446	890.79	Pending approval	426
2245	RICHWOOD BANKING VIS	052125	050125s	20253007	903.86	Pending approval	404
8449	AUNALYTICS, INC.	052125	30030845	20253095	954.19	Pending approval	470
8722	JURYBOX TECHNOLOGIES	052125	5A723D88-0004	20253479	957.60	Pending approval	434
8818	CHAIN, ASHLEY B	052125	INV1751	20247821	975.00	Pending approval	416
8322	VERIZON CONNECT FLEE	052125	Roads306000067555	20250477	985.00	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	Roads621000068807	20250477	988.67	Pending approval	422
8322	VERIZON CONNECT FLEE	052125	Roads316000064103	20250477	1,003.95	Pending approval	422
5612	CHARM-TEX, INC.	052125	042467, 0402559,	20251024	1,033.43	Pending approval	418
177	UNION RURAL ELECTRIC	052125	214126	20250859	1,212.95	Pending approval	470
2234	WALMART	052125	3215 4/24/25	20253201	1,290.77	Pending approval	418
9649	AAROW RADIATOR INC	052125	w143686	20253507	1,300.00	Pending approval	422
9240	SUPERIOR BUILDING SE	052125	7949	20250927	1,317.78	Pending approval	470
8430	QUALITY LAWN TREATM	052125	25088	20252348	1,500.00	Pending approval	438
2245	RICHWOOD BANKING VIS	052125	050125g	20252591	1,525.00	Pending approval	404
10145	CANON USA, INC	052125	40688665	20250810	1,526.10	Pending approval	418
4710	CONNECT AMERICA.COM	052125	93	20253459	1,555.00	Pending approval	420
2245	RICHWOOD BANKING VIS	052125	050125a	20252952	1,565.55	Pending approval	404
3229	KROGER	052125	54813 5/2/25	20251026	1,681.44	Pending approval	418
4029	PRADCO	052125	310183	20253476	1,700.00	Pending approval	438
516	SILCO FIRE PROTECTIO	052125	2728201	20247832	1,881.54	Pending approval	470
177	UNION RURAL ELECTRIC	052125	990700 5/7/25	20251041	1,971.00	Pending approval	418
1747	THE COMPUTER WORKSHO	052125	74853	20252657	2,000.00	Pending approval	404
557	SHELLY MATERIALS INC	052125	2764683	20253494	2,310.75	Pending approval	422
226	CLEMANS NELSON & ASS	052125	33492	20251138	2,557.50	Pending approval	412
8449	AUNALYTICS, INC.	052125	30030415	20253402	2,935.00	Pending approval	404

## UNION COUNTY COMMISSIONERS JOURNAL 2025

May 21, 2025

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
38	CITY OF MARYSVILLE	052125	12042112-617 5/14/25	20250811	2,942.03	Pending approval	418
552	TREASURER STATE OH (	052125	April25	20250507	3,090.48	Pending approval	422
1212	TREASURER STATE OH (	052125	0495910-IN	20250389	3,101.00	Pending approval	438
8982	CONNECT PARENT CORPO	052125	405000102861	20250854	3,156.58	Pending approval	470
5799	HERITAGE COOPERATIVE	052125	April25	20253511	3,250.01	Pending approval	422
9014	I3-IMAGESOFT LLC	052125	SI-CN-00001648	20247447	3,460.00	Pending approval	412
52	DAYTON POWER & LIGHT	052125	214121	20250855	4,211.06	Pending approval	470
2127	UNIQUE PAVING MATERI	052125	87264	20253497	4,252.88	Pending approval	422
8449	AUNALYTICS, INC.	052125	30030530	20250809	4,257.50	Pending approval	418
1354	SPECIALIZED ALTERNAT	052125	APR2025	20253448	4,288.20	Pending approval	420
52	DAYTON POWER & LIGHT	052125	214120	20250855	4,794.24	Pending approval	470
9240	SUPERIOR BUILDING SE	052125	7948	20250927	5,066.94	Pending approval	470
6170	MONTGOMERY COUNTY CO	052825	FT1000029700	20247827	5,550.00	Pending approval	416
557	SHELLY MATERIALS INC	052125	2765806	20253493	6,244.99	Pending approval	422
55	RIGHTWAY FOOD SERVIC	052125	10503 5/1/25	20251035	6,917.96	Pending approval	418
2284	DELAWARE COUNTY TREA	052125	U110847	20250501	9,575.32	Pending approval	422
783	APPRAISAL RESEARCH C	052125	117508	20253472	9,609.07	Pending approval	404
318	INTERIM HEALTHCARE O	052125	4/2025	20253457	11,854.25	Pending approval	420
4353	ASPHALT MATERIALS, I	052125	9013366202	20253496	12,865.88	Pending approval	422
10250	THE DRALA PROJECT	052125	10731	20253123	14,479.00	Pending approval	438
295	POLING'S LAWN CARE/	052125	1898-642	20252417	16,000.00	Pending approval	470
9014	I3-IMAGESOFT LLC	052125	SI-CN-00001648 1	20251280	16,126.88	Pending approval	412
783	APPRAISAL RESEARCH C	052125	117492	20253472	19,711.80	Pending approval	404
8386	JENKINS, MARK	052125	4053	20253456	26,405.00	Pending approval	420
1414	TREASURER STATE OH	052125	043025	20253341	28,343.30	Pending approval	404

*with hedi*  
 Administrator

*5-21-25*  
 5/21/2025

C.J. *2025*  
*25-065A*  
 Date *5/21/2025*

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

May 21, 2025

**ADMINISTRATOR ACTION NO. 25-066A:****Transfer of Appropriations and/or Funds**

County Administrator William Narducci approved the following transfers of appropriations and/or funds:

JOURNAL	LINE	ENTRY DATE	JNL SHORT DESC	JNL EFF DATE	AMD STATUS	JNL CLERK	ORG	OBJECT	PROJECT	COMMENT	DTL EFF DATE	DR/CR	AMOUNT
483	1	05/14/2025	transfer	05/14/2025	Pending approval	Danielle	15941000	540100			05/14/2025	i	\$1,000.00

ADD'L DESC: Increase appropriations to align with expenditures (see attached does not exceed certificate) - Clerk of Courts

  
Administrator

5-21-25  
5/21/2025

C.J. 2025  
25-066A  
Date 5/21/2025

\* \* \*

\* County Administrator William Narducci provided the following updates:

- He has been talking with Sheriff Justice regarding the Collection Bargaining Agreement for the Sheriff's Office employees. That contract ends this year, and negotiations will be starting. Commissioner Robinson has been informed of these preliminary conversations as well.
- He has been part of conversations with ODOT, Madison County, Plain City and Dublin regarding the Houchard Road extension project and the impact development has on infrastructure. The goal is to do projects as cost effective as possible.

\* \* \*

\*Assistant County Prosecutor Thayne Gray provided the following updates:

- He is working on the multiple public records requests he has received.

\* \* \*

\*Clerk to the Board of Commissioners Mallory Lehman provided the following updates:

- No report.

\* \* \*

\*Commissioner David A. Lawrence provided the following updates:

- No report.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

May 21, 2025

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\*Commissioner Tom McCarthy provided the following updates:

- He attended the White House State Leadership Conference on Monday and Tuesday. There are many changes happening on the federal level, and this will impact states. It was encouraged to express how the federal government is making things difficult for local government. Some members of the cabinet spoke at the conference, and he encouraged Commissioners Robinson and Lawrence to attend if they can.

\* \* \*

Commissioner Steve Robinson provided the following updates:

- He attended the annual COYC meeting on Thursday with Commissioners Lawrence and McCarthy, and the COYC board meeting was immediately after. He attended that with only Commissioner Lawrence. There were a lot of discussions regarding virtual voting. No final decision was made.
- A resident contacted him about their neighbor shooting off fireworks. The debris have landed on their house and spooks the horses. He will be passing this concern along to Sheriff Justice.
- Commissioner McCarthy asked if there was an update on requiring a bond for fiber installation companies, and Mr. Gray stated he will look into the statute.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

May 21, 2025

\*Received the Residential Anti-Displacement and Relocation Assistance Plan:



### Residential Anti-Displacement and Relocation Assistance Plan

**General Information:** An Anti-Displacement and Relocation Assistance Plan is required by all grantees prior to funding, even if demolition activities are not planned. This plan must be updated every five years. If you have not previously adopted a plan, utilize this format at a minimum to adopt a plan. If you have previously adopted a plan, you may submit an executed copy of that plan in lieu of completing this form (if your activities include demolition or conversion, you will need to get clearance from the Office of Community Infrastructure (OCI) prior to proceeding with any demolition or conversion). Attach requested information from this form to your plan.

Ordinance Number: 24-255 Date of Ordinance: 5-15-2024

Union County will replace all occupied and vacant-occupiable low-to-moderate-income (LMI) dwelling units demolished or converted to a use other than LMI housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, and as described in 24 CFR 570.488. U.S. Department of Housing and Urban Development (HUD) regulations have extended this requirement to the HOME program as well. All replacement housing will be provided within three years of beginning the demolition or rehabilitation related to conversion. Before obligating or expending funds that will directly result in demolition or conversion, the community will make public and submit to OCI the following information in writing:

1. A description of the proposed activity.
2. The location of each site on a map and the number of dwelling units by bedroom size that will be demolished or converted to a use other than as LMI dwelling units as a direct result of the activities.
3. A time schedule for the demolition or conversion commencement and completion.
4. The general location on a map and approximate number of dwelling units by bedroom size that will be provided as replacement dwelling units.
5. The funding source and a time schedule for providing replacement dwelling units.
6. An explanation of how the replacement dwelling unit will remain a LMI unit for at least 10 years from the date of initial occupancy.
7. An analysis determining whether a dwelling unit proposed to be demolished is occupiable or not.
8. An analysis determining whether a dwelling unit proposed to be demolished or converted is considered an LMI unit.

Union County will provide relocation assistance, as described in 24 CFR 570.488, to each LMI household displaced by housing demolition or conversion of a LMI dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives under the Act, the community agrees to provide substantial levels of assistance to individuals displaced by HUD-assisted programs and will further seek to minimize displacing individuals because of assisted activities.

A handwritten signature in black ink, appearing to read "Steve Robinson".

Signature of Chief Elected Official

Steve Robinson

Name of Chief Elected Official

President

Title

\* \* \*



\*Received the Environmental Review Certification Form for General Administration, Fair Housing, and Planning:



**Department of  
Development**

**Environmental Review Certification Form  
for General Administration, Fair Housing, and Planning**

**Instructions**

The Environmental Review Certification Form for General Administration, Fair Housing, and Planning Activities (form) serves as the:

- Environmental Review
- Environmental Review Certification
- Notice of Project Specific Release of Funds Respecting Environmental Grant Conditions

Applicants executing this form are certifying that the environmental review evaluation and the determination of exemption are accurate for general administration, fair housing, and planning activities funded with administrative dollars only. This satisfies the grantee's environmental review documentation process for these select activities.

Applicants must submit an original, executed form with the application and keep a copy of the executed form on file. Once the grant agreement is fully executed, grant recipients will be able to access grant funds for these three activities. Please refer to Office of Community Infrastructure (OCI) Policy 06-01 for further information and guidance.

**General Administration, Fair Housing, and Planning Defined**

General administration and fair housing activities are defined as "Exempt" per 24 CFR 58.34(a)(3). Environmental and other studies, resource identification and the development of plans and strategies are defined as "Exempt" per 24 CFR 58.34(a)(1).

By executing this form, the certifying officer is certifying that the project description listed below is accurate; an environmental evaluation for general administration, fair housing, and planning activities was completed; and an exemption was found for general administration, fair housing, planning, and public service activities without a physical presence.



## UNION COUNTY COMMISSIONERS JOURNAL 2025

May 21, 2025

**Project Description**

Planning activities include environmental and other studies, resource identification and developing plans and strategies. Program administration activities for this project include all or some of the following: staff and related costs required for overall program management, coordination, monitoring, reporting and evaluation; citizen participation costs; fair housing activities; indirect costs charged using an accepted cost allocation plan; developing submissions or applications for federal programs; staff and overhead costs for project delivery; and certain costs of administering the (check all applicable):

- ☒ Community Development Block Grant (CDBG)
- ☐ HOME Investment Partnerships (HOME)
- ☐ Emergency Shelter (ESG) Programs

**Certification**

An environmental evaluation has been conducted for general administration, fair housing, and planning activities. Pursuant to the review, it is the finding of the responsible entity that the activities listed in the project description above are exempt. Therefore, per 24 CFR 58.34, the responsible entity does not have to undertake any environmental review, consultation, or other action under the National Environmental Policy Act (NEPA) and the other provisions of law or authorities cited in 24 CFR 58.5 and 58.6 for these projects.

I certify the accuracy of these statements:



Chief Elected Officer of Community

Steve Robinson, President, Union County Commissioners  
Printed Name and Title

5/21/2025

Date


\* \* \*

\*Commissioner Steve Robinson adjourned the meeting at 9:21 a.m.

The preceding Minutes were read and approved June 18, 2025.


UNION COUNTY COMMISSIONERS JOURNAL 2025  
May 21, 2025

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 Digitally signed by David A. Lawrence  
DN: cn=David A. Lawrence,  
o=Commissioners, ou=Commissioner,  
email=mlehman@unioncountyohio.g  
ov, c=US  
Date: 2025.06.18 13:59:37 -04'00'  
Adobe Acrobat version:  
2020.005.30774


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David A. Lawrence  
Commissioner

 Digitally signed by  
Tom McCarthy  
Date: 2025.06.18  
14:00:10 -04'00'

---

Tom McCarthy  
Commissioner

 Digitally signed by Mallory Lehman  
DN: cn=Mallory Lehman,  
o=Commissioners, ou=Assistant Clerk to  
the Board,  
email=mlehman@unioncountyohio.gov,  
c=US  
Date: 2025.06.18 14:00:48 -04'00'  
Adobe Acrobat version: 2020.005.30774

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Mallory Lehman, Clerk to the Board