

TUESDAY, MAY 12, 2026
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, May 12, 2026, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson, and Mr. Gary K. Scherer. Marc Rogols, 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 May 5, 2026, 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, 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 May 12, 2026, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

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 \$452,784.92 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, 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 May 12, 2026, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

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 \$123,237.54 on 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, Clerk

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**In the Matter of
Amended Certificate:**

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

\$10,000.00 – 2027.255.11.450000 – VOCA GRANT – Juvenile Court

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

Attest: Brandy Stewart, Clerk

**In the Matter of
CASH ADVANCE Approved:**

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

**\$10,000.00 – 1001.103.42.580100 – ADVANCE OUT – Juvenile Court
TO
2027.255.20.491000 – ADVANCE IN – Juvenile Court**

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

Attest: Brandy Stewart, Clerk

**In the Matter of
Supplemental Appropriation Approved:**

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

\$10,000.00 – 2027.255.32.550125 – JC VOCA CAPITAL EQUIPMENT – Juvenile Court

**\$600.00 – 1121.160.30.547800 – REMITTANCE TO STATE – ORGANIZED CRIME
COMMISSIONER - Auditor**

\$49,831.50 – 6651.160.89.570100 – UNCLAIMED FUNDS TRANSFER OUT – Auditor

\$1,700.00 – 1001.160.31.540521- MUNI CT APP FEES PUBLIC DEFENDER – Auditor

\$288,000.00 – 6040.160.90.592800 – STATE-HOUSING TRUST FUND FE – Recorder's Office

\$5,000.00 – 5007.240.52.540100 – ORIENT WATER CONTRACTS – Engineer

\$5,080.00 – 2958.400.32.550100 – S-GAF NON-CAP EQUIPMENT - 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, 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:

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- Planning Commission: May 12th Agenda
 - Deercreek Zoning Code Amendment
 - Monroe Township Zoning Code Amendment
 - Pickaway Township – AG to Commercial Business
 - Park 762 – Final Plat
 - Circleville Township – AG to R-2
- Outstanding Plats:
 - Rickenbacker Land Expansion (Anduril)
- Lot Splits:
 - Approved 6 lot splits in the last week, 7 open applications currently.
- CDBG
 - Ashville Project – Documentation
 - Risk Assessment Policy for Distribution of Federal Funds

In the Matter of
Report Provided by Robert Adkins:

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

- Setup of 4thdistrictappealsoh.gov – Planned meeting with Judge Hess and Tasha to discuss.
- Palo Alto install – Continuing to work with Mark – Scheduled calls twice weekly
- Duo Licensing – no update
- ID Networks meeting – no update
- PCLandBank.net - Created the YUBIKEYS for users
- OCV shared complaint of Active Inmates not showing pictures. Vine has said the previous photo interface was outdated. The interface they are testing is the newest version. Soon to be used on the site.
- VMware has sent quote for renewing VMware licensing.
- Mark Yarnell let me know yesterday that we no longer have access to Entra Conditional Access settings and require Entra P2 licensing.
- Wave Servers are outdated and Marc Rogaols and I are evaluating what can be done.
- (2) Laptop setups for Coroner Office and (4) expected to arrive this week.
- I'll be out of office Thursday – Wednesday
- Darktrace completed testing of the SMS notifications for MDR clients.
- Website is reported as ADA compliant – tested by evaluation software. Required by law to be compliant by April 26 of 2027.

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
 - Circleville Schools Full Scale Exercise with Students – 5/11
 - Genasys Protect – 5/13
 - Extreme Weather Workgroup – 5/14
 - Ohio EMA Grants Office Hours – 5/14
- Next Week
 - VEOCI Training – 5/18
 - CERT Training with Columbia Gas – 5/28
 - COTS Central Region Exercise – 5/19
 - SE Sector Meeting in Athens (Ed) – 5/19
 - SERC Coffee Talk – 5/20

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- She Means Business – 5/20
- Fire Chiefs Meeting – 5/20
- G-191 ICS/EOC Interface Course – 5/21
- Rickenbacker Tabletop Exercise – 5/21
- Programs
 - EMA Operations
 - Supported Circleville City School Exercise last Thursday and Monday
 - Support for festivals and events
 - Rescheduling training that was cancelled due to FEMA shutdown
 - Attempting to get plan revisions caught up and on a schedule
 - 911 Coordinator
 - FCC Surveys due this week
 - LEPC
 - No new information
 - Radio Programming
 - Working on encryption and some troubleshooting radios
 - Drone Program
 - No new information
 - CERT
 - Columbia Gas training next Monday for CERT Members

In the Matter of
Report Provided by Angela Karr:

The following is a summary of the report provided by Angela Karr, Deputy County Administrator:

- BWC
 - There were Zero (0) BWC claims (2026 = 3)
 - No (0) unemployment claims filed for the week (2026 = 1).
 - Wednesday, May 20 at 11:00 – CCAO Group Retro Group Webinar – Quarterly Performance and Update
- Gov Deals –
 - PCSO provided information to post the two old Harley Davidson Motorcycles for sale. No Update
 - Waiting for information on old covert cars being sold. Donation to Airport to replace van.
- Building Department –
 - Monthly Report for April 2026
- Health Insurance / Benefits
 - Blood Drive this Thursday, May 14th (37 Donors registered).
 - Held webinar with Matt Schoeppe, Wilson Partners, Lisa Burroughs, and Marc relative to 125 Plan
- Personnel –
 - Two (2) new hire packets have been handed out this week (EMA & Soil & Water / Summer Intern), and a total of 30 in 2026.
- Job openings –
 - P/T Custodian – Posted – Two applicants. Passed along to Amber to review.
 - F/T Custodian – Posted
 - Maintenance Worker – Posted
- Miscellaneous –
 - Letter to Scott Clifton regarding parking lot repairs behind the Annex
 - Marc & I attended Overtime Training with Lisa Burroughs – Big Beautiful Bill
 - Adrienne and I worked on revising the Pickaway County Employment Application. She did a great job.
 - BMV Deputy Register Lease Agreement for July 1, 2026, through June 2031

In the Matter of
Building Department Monthly Report:

The monthly report for the Pickaway County Building Department was filed for the month ending April 2026.

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A total of \$79,249.87 was reported to be collected as follows:

Permits		
Registration	56	\$4,200.75
Commercial	26	\$51,833.07
Residential	92	\$23,216.05
Total Inspections Performed		
Residential	459	
Commercial	97	
Brock Riley	0	
Dave Duckworth	26	
Total Inspections	582	
Commercial Plan Review	63	
New Home Permits by Jurisdiction:		
City	7	
Commercial Point	10	
Scioto	2	
Washington	1	
Perry	1	
Walnut	1	
Total New Homes	22	

**In the Matter of
Executive Session:**

At 9:52 a.m., Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to enter into Executive Session pursuant to ORC §121.22 (G) (3) pending or imminent court actions; with Marc Rogols, County Administrator, Angela Karr, County Deputy Administrator, and Brandy Stewart, Clerk 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, Clerk

- ❖ Mrs. Stewart left the session at 9:52 a.m.
- ❖ Mrs. Karr left the session at 10:10 a.m.

At 10:18 a.m., the Commissioners exited Executive Session and Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, 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, Clerk

No Action taken.

**In the Matter of
Subdivision Plat for Rickenbacker
Land Expansion Phases Plat of Lot 1A,
Lot 1B, Lot 2, Lot 3 and Lot 4 Approval
In Madison Township:**

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scheer, to approve the Subdivision Plat for Rickenbacker Land Expansion Phases Plat of Lot 1A, Lot 1B, Lot 2, Lot 3, and Lot 4. Situated in sections 17, 18 & 20, Township 10 North, Range 21 West, Congress Lands East of the

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Scioto River, in Madison Township. The plat consists of five individual lots ranging from 3.740-243.143 acres.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Authorization for Marc Rogols,
County Administrator to Sign the
Pickaway County Section 125 Cafeteria
Plan Adoption Agreement with CEBCO:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize Marc Rogols, County Administrator, to sign the Pickaway County Section 125 Cafeteria Plan Adoption Agreement with CEBCO. The purpose of the Cafeteria Plan is to allow eligible employees to pay for Benefit Options with Pre-tax Contributions.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Otis Elevator Company
Maintenance Agreement:

The Commissioners reviewed and authorized the maintenance agreement with Otis Elevator Company for a 5-year maintenance plan for the Service Center, Jail and Courthouse. Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the maintenance agreement with Otis Elevator Company effective May 1, 2026, through April 30, 2028, in the amount of \$5,100.00 quarterly.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Circleville Turf Care LLC Proposal
For Weed Control at Various County Locations:

Mr. Rogols presented a quote for spring weed control from Circleville Turf Care, LLC. Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the quote for \$562.00 for weed control at the following locations:

- 56 Lift Station
- 56 Radio Tower
- 22 Lift Station
- 22 Radio Tower
- Knollwood Lift Station
- Bridlewood
- Ashville Lift Station
- Orient Radio Tower
- Dog Shelter

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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, Clerk

In the Matter of
Sue Moore Ashville Energy Discussion:

Sue Moore and Dave Horning met with the Commissioners to discuss the Ashville Energy Center that will be built with the Data Center that will potentially be located on SR 752. Which is known as the Dresbach property. Ms. Moore has been a lifelong Pickaway County Resident, and a 35-year property owner and resident of the Ashville Area that lives on Marcy Road in Madison Township. Ms. Moore states that she has a strong objection to the Power Plant as well as many residents feel the same. Ms. Moore is here asking the Pickaway County Commissioners to pass a resolution of non-support for the PowerConnex Ashville Energy Center. It is a proposed 800-megawatt natural gas power generation facility. Ms. Moore stated that the power plant will feature 74 turbines to run the natural gas. A referendum has been submitted in which needed 498 signatures from the village, and on May 5, 2026, they turned in a new petition which had 875 signatures. With the number of signatures that were received gives an idea of how the people of Ashville feel about this. Ms. Moore also spoke about the power resting with the Ohio Power Siting Board. They must approve anything with power generation.

The status of the referendum signatures lies at the Village of Ashville Office. They have until this coming Friday, which will be May 15th, to turn this petition over to the Board of Elections to certify the signatures and then it goes on the ballot in November. Ms. Moore states that gas fired power plant is what their objection is. She said PowerConnex is so focused on gas because it is far, far less expensive to power this with natural gas. They are against natural gas because of all the bad things natural gas spews out through emission stacks. Ms. Moore went on to say that the data center came in hard and came in fast and they don't give the opportunity for village people to explore. They need to know what they are doing to the land, and to the people. She believes that elected officials carry more weight. Harrison Township has already submitted a letter in opposition to it, and the Village of South Bloomfield has also sent a letter of opposition.

Mr. Horning states the Ohio Power Siting Board will be holding public hearings for people to come up and talk and will be having open houses at Teays Valley. The important consideration is that the Ohio Power Siting Board wants to know what the noise impact is going to be, and what the pollution impact is going to be. He states the problem is people don't have the information about how much pollution is going to be generated. He thinks the public needs to know, Mr. Horning believes that all requirements of the Ohio Power Siting Board should be done and made publicly available before any open houses. Mr. Horning said that they have a general timeline without specific dates for the public hearings. Mr. Horning then wanted to discuss that the county people need help, and have someone represent them. He is here today to recommend that Pickaway County hire an attorney to help represent the villages when the big developers come to town. He said that the experts that we have on our village council are accomplished people, but not economic development experts. The community doesn't know what to ask for.

Lastly, Ms. Moore said they are asking the County Commissioners to make a statement that they are not in favor of the gas fired turbine driven electric generation on that site.

In the Matter of
Pickaway WORKS Update with Chuck Reisinger:

Chuck Reisinger, Pickaway WORKS, met with the Commissioners to provide an update. Mr. Reisinger began by saying that good things are happening. The focus is currently about what we are doing in the community and as far as career tech as far as a lot of our kids get the skills they need. Mr. Reisinger provided data relating to the Career Readiness for Pickaway County Students. Currently 20 seniors are enrolled in the Senior Construction Pilot Program partnership with Pickaway-Ross CTC. They are responsible for their own transportation to PTCTC. Fourteen (14) of the students have received 1 industry credential, Ten (10) students have received 2 industry credentials, Six (6) students have received 3 industry credentials, and Four (4) students are actively working with Pickaway WORKS to find an apprenticeship opportunity. Mr. Reisinger explained that the State of Ohio is strongly advocating work-based learning. Pickaway WORKS is partnering

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with schools to find companies that will assist. The State has made it possible to employ 16/17-year-olds. Work-based learning is a significant portion of each school's annual report card. On June 5, 2026, there will be an employer-focused meeting to brainstorm ways to introduce students to local industries. Teays Valley now has an on-site electrical program for students that Eastland-Fairfield CTS employs the teacher. Mr. Reisinger said that there has been ongoing conversation with Anduril concerning student training.

**In the Matter of
CDC of Ohio for
Community Development Block Grant:**

Thomas Perry, CDC of Ohio met with the Commissioners to discuss the Pickaway County 2026 CDBG Community Development Program Project Proposal Forms that have been submitted to the CDIS process. We got an estimate for McCarty Associates LLC for the Village of Tarlton. The final allocation number is going to be about \$228,700.00, and our allocation is \$222,400.00. So, the Village of Tarlton would owe \$6,300.00. This is to essentially to stabilize Town Hall Structure. Then the NRG would be \$200,380.00 for cosmetic upgrades. Hoping to use that allocation to stabilize the building. We received one from Village of Darbyville for the sidewalks to the Dollar General for \$128,130.00. There have been some issues with their allocation project in 2024. I sent out the quotes for them and never got anything back for them. The Engineer doesn't seem to be very responsive there, and I think they would be a good candidate for 2028. Then received a proposal from Circleville Township for Logan Elm Park. The Logan Elm Park is to keep existing playground, but to put rubber down to replace mulch. Mr. Perry states that he believes that Darbyville and Circleville Township would be good candidates for 2028. He says that this is the Village of Tarlton's last year eligible with their income surveys. They had gone from door to door to get people to tell them what their income was, and that information used for the Harrison Street project that will expire this year. If they want to be eligible again, they will have to go door to door. There has been a lot of participation there. In addition to stabilizing the town hall, there will be resurfacing Tarlton Road and Redding Street, culvert repairs on Tarlton Road, Main Street storm improvements, and sidewalk on Harrison Street. In addition to the Neighborhood Revitalization Grant in Tarlton, Mr. Perry's recommendation is that Pickaway County spend its CDBG Allocation in the Village of Tarlton as well since they have identified priority projects with the help of a responsive architect and engineer, along with the fact this is the last year they are eligible for CDBG infrastructure funding without redoing a village wide income survey.

**In the Matter of
A Resolution Approving and Consenting To A
Second Partial Assignment and Assumption
Agreement by and Among the County of Pickaway,
Ohio, DRCS Intermodal Site F 1 LLC, In Connection
with The Pickaway County Northern Industrial Area
Amended and Restated Community Reinvestment
Area Agreement:**

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

Resolution No: PC-051226-23

A RESOLUTION APPROVING AND CONSENTING TO A SECOND PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND AMONG THE COUNTY OF PICKAWAY, OHIO, DRCS INTERMODAL SITE F 1 LLC, AND COLUMBUS OH II DGH, LLC, IN CONNECTION WITH THE PICKAWAY COUNTY NORTHERN INDUSTRIAL AREA AMENDED AND RESTATED COMMUNITY REINVESTMENT AREA AGREEMENT

WHEREAS, pursuant to Ohio Revised Code ("R.C.") Section 3735.66, this Board of County Commissioners (the "Board") of Pickaway County, Ohio (the "County") adopted a resolution on July 10, 2006 designating the area specified therein as the "Northern Industrial Community Reinvestment Area" (the "Northern Industrial CRA") and authorized real property tax exemptions for industrial buildings and related

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site improvements, which designation was approved by the Ohio Director of Development on October 22, 2008; and,

WHEREAS, effective September 19, 2007, the County and the Columbus Regional Airport Authority (the “Authority”) entered into a certain Community Reinvestment Area Agreement relating to the development of a series of retail, non-retail business, and industrial facilities and related site improvements on the CRAA Land, as defined therein; and,

WHEREAS, pursuant to Resolution No. PC-080619-2, the County, the Authority, and DRCS, LLC (“DRCS”) entered into that certain Pickaway County Northern Industrial Area Amended and Restated Community Reinvestment Area Agreement dated August 7, 2019, but effective as of September 19, 2007 (the “Amended and Restated CRA Agreement”); and,

WHEREAS, pursuant to Resolution No. PC-090324-98, the County, the Authority, and DRCS entered into that certain “First Amendment to Pickaway County Northern Industrial Area Amended and Restated Community Reinvestment Area Agreement” dated September 3, 2024, (the “First Amendment” and together with the Amended and Restated CRA Agreement the “CRA Agreement”); and,

WHEREAS, pursuant to a Partial Assignment and Assumption Agreement dated November 27, 2023 (the “First Assignment Agreement”), approved and acknowledged by the County, the Authority and DRCS assigned certain benefits and obligations under the CRA Agreement to DRCS Intermodal Site F 1 LLC (the “Assignor”); and,

WHEREAS, the Assignor has conveyed or intends to convey a portion of the CRAA Land to Columbus OH II DGH, LLC, a Delaware limited liability company (the “Assignee”), which portion is described in the Second Partial Assignment and Assumption Agreement attached hereto as Exhibit A (the “Assignment Agreement”) as the “Transferred Property”; and,

WHEREAS, in connection with the anticipated and planned conveyance of the Transferred Property by the Assignor to the Assignee, the Assignee wishes to assume the rights and obligations of the Assignor under the CRA Agreement and the First Assignment Agreement with respect to the Transferred Property, effective on the Transfer Date, as more particularly set forth in the Assignment Agreement; and,

WHEREAS, the Assignment Agreement provides that, from and after the Transfer Date, the Assignor will assign, and the Assignee will assume, the applicable obligations, agreements, covenants, restrictions, benefits, entitlements, and rights under the CRA Agreement with respect to the Transferred Property, including obligations relating to the Millage Differential Amount, applicable annual fee requirements, and other matters described therein; and,

WHEREAS, Section 15 of the Amended and Restated CRA Agreement provides that the CRA Agreement and the benefits and obligations thereof are not transferable or assignable without the express, written approval of the County, which approval shall not be unreasonably withheld or delayed, and further provides that the County shall not withhold approval of such transfer or assignment so long as the applicable assignor files with the County an assumption agreement substantially in the form attached to the Amended and Restated CRA Agreement; and,

WHEREAS, this Board now desires to approve and consent to the Assignment Agreement, substantially in the form attached hereto as Exhibit A, and to authorize the appropriate officials of the County to execute and deliver the Assignment Agreement and such related documents as may be necessary or appropriate to carry out the intent of this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF PICKAWAY, STATE OF OHIO, THAT:

Section 1. This Board hereby approves and consents to the Assignment Agreement by and among the County, the Assignor, and the Assignee, substantially in the form attached hereto as Exhibit A, together with such changes or amendments thereto that are not inconsistent with this Resolution and not materially adverse to the County, as determined by the County Administrator, the Clerk of this Board, the County Prosecutor, special counsel to the County, or other appropriate County officials.

Section 2. This Board hereby authorizes and directs the County Administrator, the Clerk of this Board, their designees, and other appropriate officers or representatives of the County to execute and deliver, on behalf of the County, the Assignment Agreement and any related instruments, agreements, certificates, notices, forms, or other documents, and to take such further actions as may be necessary or appropriate in order to carry out the intent of this Resolution and the Assignment Agreement. Such documents shall be in a form not substantially inconsistent with the terms of this Resolution, as the executing officials shall deem necessary or appropriate, as evidenced by their signature thereon.

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Section 3. This Board hereby finds and determines that the approval and consent granted by this Resolution satisfy the express written approval requirements of Section 15 of the Amended and Restated CRA Agreement with respect to the assignment and assumption contemplated by the Assignment Agreement.

Section 4. The Clerk of this Board is hereby authorized and directed to maintain a copy of this Resolution and the Assignment Agreement with the records of this Board and to forward copies of this Resolution and/or the executed Assignment Agreement to such parties and public officials as may be necessary or appropriate, including the Assignor, the Assignee, the Pickaway County Auditor, and any other person or entity as directed by the County Administrator or other appropriate County officials.

Section 5. This Board hereby finds and determines that all formal actions of this Board concerning and relating to the adoption of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board and of any of its committees that resulted in those formal actions occurred in meetings open to the public, in compliance with law, including R.C. Section 121.22.

Section 6. This Resolution shall take effect and be in full force immediately upon its passage and approval and shall be effective at the earliest date allowed by law.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Second Partial Assignment
And Assumption Agreement:

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

Resolution No. PC-051226-24

SECOND PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT

This **SECOND PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT** (this “Agreement”) is made and entered into as of May 12, 2026 by and between the COUNTY OF PICKAWAY, Ohio (the “County”), a political subdivision duly organized and validly existing under the constitution and laws of the State of Ohio, DRCS INTERMODAL SITE F 1 LLC (the “Assignor”), a Delaware limited liability company, and COLUMBUS OH II DGH, LLC, a Delaware limited liability company (the “Assignee”). Except as otherwise provided herein, capitalized terms used herein shall have the same meaning as in the First Amendment to Pickaway County Northern Industrial Area Amended and Restated Community Reinvestment Area Agreement, dated September 3, 2024, and the Pickaway County Northern Industrial Area Amended and Restated Community Reinvestment Area Agreement dated August 7, 2019, but effective as of September 19, 2007 (together, the 2007, 2019, and 2024 agreements are the “Amended and Restated CRA Agreement”), between the County, the Columbus Regional Airport Authority (the “Authority”) and DRCS, LLC (“DRCS”).

WITNESSETH:

WHEREAS, pursuant to Section 3735.66 of the Ohio Revised Code, the County has by a resolution adopted July 10, 2006 (the “CRA Resolution”), designated the area specified in that CRA Resolution as the “Northern Industrial Community Reinvestment Area” (the “Northern Industrial CRA”) and authorized real property tax exemptions for industrial buildings and related site improvements, and that designation was approved by the Ohio Director of Development on October 22, 2008; and

WHEREAS, effective September 19, 2007, the Authority and the County entered into that certain CRA Agreement (the “Original CRA Agreement”) relating to the development of a series of retail, non-retail business and industrial facilities and related site improvements on the CRAA Land (all as defined and more

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particularly described in the Original CRA Agreement and the Amended and Restated CRA Agreement and referred to herein as the “Project”); and

WHEREAS, pursuant to County Resolution No. PC-080619-2, the Authority, the County and DRCS entered into that certain “Pickaway County Northern Industrial Area Amended and Restated Community Reinvestment Area Agreement” on August 7, 2019; and

WHEREAS, pursuant to County Resolution No. PC-090324-98, the Authority, the County and DRCS entered into that certain “First Amendment to Pickaway County Northern Industrial Area Amended and Restated Community Reinvestment Area Agreement” on September 3, 2024; and

WHEREAS, the Authority, DRCS and the Assignor entered in a Partial Assignment and Assumption Agreement dated November 27, 2023 (the “First Assignment Agreement,” a copy of which is attached hereto as Exhibit A and incorporated herein), approved and acknowledged by the County, pursuant to which the Authority and DRCS assigned their benefits and obligations under the “Pickaway County Northern Industrial Area Amended and Restated Community Reinvestment Area Agreement” to the Assignor; and

WHEREAS, the Assignor has conveyed or intends to convey a portion of the CRAA Land to the Assignee (that portion being referred to herein as the “Transferred Property” and is further described on Exhibit B attached hereto), with the closing to take place on a certain date (the “Transfer Date”); and

WHEREAS, in connection with the anticipated and planned conveyance of the Transferred Property by the Assignor to the Assignee, the Assignee wishes to assume the rights and obligations of the Assignor under the Amended and Restated CRA Agreement and the First Assignment Agreement, effective on the Transfer Date;

NOW, THEREFORE, in consideration of the circumstances described above, the covenants contained in the Amended and Restated CRA Agreement, and the benefit to be derived by the parties from the execution hereof, the parties hereto agree as follows:

1. From and after the Transfer Date, the Assignor hereby assigns (a) all of the obligations, agreements, covenants and restrictions set forth in the Amended and Restated CRA Agreement to be performed and observed by the Owner with respect to the Transferred Property, and (b) all of the benefits of the Amended and Restated CRA Agreement with respect to the Transferred Property. From and after the Transfer Date, the Assignee hereby (i) agrees to be bound by, assume and perform, or ensure the performance of, all of the obligations, agreements, covenants and restrictions set forth in the Amended and Restated CRA Agreement to be performed and observed by the Owner with respect to the Transferred Property, including the payment of the Millage Differential Amount in accordance with Section 16 of the Amended and Restated CRA Agreement; and (ii) certifies to the validity, as to the Assignee as of the date of this Agreement, of the representations, warranties and covenants made by the Authority in the Amended and Restated CRA Agreement with respect to the Transferred Property. Such obligations, agreements, covenants, restrictions and warranties include, but are not limited to, those contained in the following Sections of the Amended and Restated CRA Agreement: Section 1 (construction of the project), Section 2 (employment positions), Section 3 (provision of information), Section 5 (payment of non-exempt taxes), Section 9 (certification as to no delinquent taxes), Section 10 (covenant as to no past due payments to the state), Section 12 (non-discriminatory hiring) and Section 14 (covenant as to no false statements) and Section 18 (annual fee requirements). In addition, to supplement Section 1 and Section 2 and to provide detailed investment and job creation estimates, the Assignee represents that there will be created on the Transferred Property in 2029 approximately 15 full-time equivalent employees (“FTE”) and that the total cost of construction of its portion of the Project exceeds \$5,900,000. The estimates provided in this Section 1 are good faith estimates provided pursuant to Section 3735.671(B) of the Ohio Revised Code and shall not be construed in a manner that would limit the amount or term of the tax exemption provided in this Agreement. The parties to this Agreement recognize that the employment and payroll estimates associated with the Transferred Property may increase or decrease significantly and that all employees at the Transferred Property will be hired by Owners or lessees other than the Assignor or the Assignee. The Assignee agrees to encourage such Owners or lessees to timely provide all job postings to the County’s Jobs Program office for hiring employees to fill new full-time and part-time positions to ensure that County residents are given a fair opportunity to apply for these employment opportunities. The Assignee currently has zero full-time, zero part-time, zero permanent and zero temporary positions at other sites in the State.

In addition, to supplement Section 16 and to provide a specific 2007 land valuation as well as a minimum post-development land valuation, the Assignee agrees that the Transferred Property will have a

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2007 land value of \$7,425 per acre (\$265,815) and a minimum post-development land valuation for purposes of the calculation in Section 16 of \$41,000 per acre (\$1,467,800).

2. The Assignee further certifies that (i) the Assignee is not a party to a prior agreement granting an exemption from property taxation for a structure in Ohio, at which structure the Assignee has discontinued operations prior to the expiration of the term of that prior agreement and within the three (3) years immediately prior to the date of this Agreement, (ii) nor is the Assignee a “successor” to, nor “related member” of, a party as described in the foregoing clause (i). As used in this paragraph, the terms “successor” and “related member” have the meaning as prescribed in Revised Code Section 3735.671(C).

3. Assignee further certifies that it is in compliance with State of Ohio campaign financing laws contained in Revised Code Chapter 3517, including, but not limited to, divisions (I)(1) and (3) and (J)(1) and (3) of Revised Code Section 3517.13, as applicable. Assignee hereby certifies that it is not aware of any violations of any provisions of Revised Code Section 2921.42 in connection with this Agreement.

4. Assignee acknowledges that, by virtue of County Resolution passed December 31, 2007, the County has approved and created a 100% 30-year tax increment financing (“TIF”) that includes the Transferred Property and requires the Assignee to make service payments in lieu of taxes (the “Service Payments”) pursuant to Sections 5709.40 et seq. of the Revised Code (the “TIF Statutes”); provided that (i) Assignee will not, under any circumstances, be required for any tax year to pay both real property taxes and Service Payments with respect to any Improvement (as defined in the TIF Statutes), and (ii) no Service Payments shall be required as to any portion of the Improvement for any period it is subject to a real property tax exemption under the Amended and Restated CRA Agreement. Assignee agrees to cooperate in the execution or any further agreements and documents and any real property declaration of covenants for the purpose of implementing and securing that tax increment financing provided for in Section 17 of the Amended and Restated CRA Agreement.

5. The County agrees that, from and after the Transfer Date, as to the Transferred Property, the Assignee has and shall have all entitlements and rights to tax exemptions, and obligations, as both (a) an “Owner” under the Amended and Restated CRA Agreement, and (b) in the same manner and with like effect as if Assignee had been an original signatory (i.e., the Authority or DRCS) to the Amended and Restated CRA Agreement, including, but not limited to, the commitment of the County not to terminate or modify the exemptions granted or available under the Amended and Restated CRA Agreement with respect to the Transferred Property without the consent of the Assignee.

6. Notices to the Assignee with respect to the Amended and Restated CRA Agreement shall be addressed as follows:

Columbus OH II DGH, LLC
c/o Boyd Watterson Acquisitions, LLC
One North Wacker Drive, Suite 4025
Chicago, IL 60606
Attn: Nicholas Nigro
Telephone/Email: 312-777-3705 / nnigro@boydwatterson.com

With a copy to:

Boyd Watterson Asset Management, LLC
1301 E. Ninth Street, Suite 2900
Cleveland, OH 44114
Attn: Thomas J. Tarantino, Esq
Telephone/Email: 216-771-5267 / ttarantino@boydwatterson.com
And to:

Tucker Ellis LLP
Attn: Keith H. Raker, Esq.
950 Main Avenue, Suite 1100
Cleveland, Ohio 44114
Telephone/Email: 216/696-2468/keith.raker@tuckerellis.com

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7. Upon execution of this Agreement, the Assignor is released from all liability under the Amended and Restated CRA Agreement with respect to the Transferred Property.

8. This Agreement may be executed by the parties hereto in one or more counterparts or duplicate signature pages, each of which when so executed and delivered will be an original, with the same force and effect as if all required signatures were contained in a single original instrument.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Pickaway County Port Authority Board Appointment:

Commissioner Gary Scherer the motion, seconded by Commissioner Harold Henson, to appoint Jeff Martin to the Pickaway County Port Authority Board.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Pickaway County Deputy County
Administrator Job Description Changes:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve job description changes for the Pickaway County Deputy County Administrator.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Pickaway County Emergency
Management Agency Director
Job Description Changes:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve job description changes for the Pickaway County Emergency Management Agency Director.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Bureau of Motor Vehicles
Rental Lease Agreement:

In reference to renewing the rental lease agreement with John Kougendakis, Bureau of Motor Vehicles Deputy Register, for space at the Pickaway County Annex, 141 W. Main Street, Suite 200. Following the Commissioners' review, Commissioner Gary Scherer offered the motion, seconded by

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Commissioner Harold Henson, to approve and sign the 5-year rental lease agreement with Joh Kougendakis, DBA Bureau of Motor Vehicles, commencing June 28, 2026, and concluding June 28, 2031.

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

Attest: Brandy Stewart, Clerk

**In the Matter of
County Administrator Report:**

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

following is a summary of the report provided by Mark Rogols, County Administrator:

- Gov Deals –
 - No Report
- Building Department –
 - Continue contract updates – Residential 10%
- Health Insurance –
 - Matt Schoeppe (Wilson Partners) continues working on proposal for Life/Disability. Change centering on AFLAC to combine with benefits.
 - Cafeteria and 125 Agreement & Wrap summary completed. Met with Matthew Schoppe , Lisa, and Angie last Thursday, May 7, 2026, at 2:00 p.m.
- Personnel / Job Openings –
 - Updated job descriptions for Deputy County Administrator and EMA Director.
- PICCA –
 - No Report
- Dog Shelter –
 - Capital Improvements (Car Port Cover and Paving Started)
- Maintenance –
 - Three backflow valves repair, Koorsen coordinating.
 - OTIS Contract Renewal, approval and authorization to sign
 - IPS Services / Firmware
- Engineer's Office –
 - Continue working with Chris & Representatives from DRC on the sanitary at PCI Prison. No billing since 2018. Researching the "Jed Tax" administered by Grove City and township created.
- BWC / Sedgwick –
 - No Report
- Miscellaneous –
 - Palmer Energy Report 5/7/26.
 - Completed and filed Participation Agreement for the Opioid Settlement as per previous approval.
 - Airport Mowing quote revised with Justin Jacobs with Just In Time Lawn Care.
 - Memorial Hall Window Project (Phase 4) legal notice and bid opening 5/19/26 at 10:30 a.m. Attended pre-bid conference yesterday, Monday, May 4, 2026.
 - Veterans Services 2027 Budget Request & Approval
 - Outdoor Butler Spraying Contract (Same as previous years)

**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 May 9, 2026.

A total of \$450.00 was reported collected as follows: \$90 dog licenses, \$45 dog license late penalty, \$80 owner turn-ins, \$80 owner turn-in euthanized, \$75 adoptions, \$50 in redemptions, and \$30 microchip fees.

Four (4) stray dogs were processed in; one (1) dog was adopted.

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With there being no further business brought before the Board, Commissioner Wippel offered the motion, seconded by Commissioner Henson, 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, Clerk