



SASHA L. RITTENHOUSE

CHARLES A. PATTERSON

RICHARD L. LOHNES

3130 East Main Street, Springfield, OH 45503 | Phone: 937.521.2005 | Email: commission@clarkcountyohio.gov

Wednesday, February 25, 2026

Board of Clark County Commissioners Meeting Agenda



Pledge of Allegiance

8:30 A.M. Call to Order – Regular Meeting No. 9 (Resolution 2026-0146)

Review:

- Matters before the Board and Departmental Requests: Review Agenda
- Commissioners' Updates
- Calendar/Event Updates
- County Administration Team Updates
- Elected Officials Updates/Comments

Action:

- Motion to approve minutes of the last meeting(s) and dispense with reading of same
- Motion to approve the agenda

Executive Session (Immediately following the regular meeting)

- To Discuss Purchase of Property
- To Consider the Compensation of a Public Employee

Motion to Adjourn – Regular Meeting (Resolution 2026-0166)

Connections. Communities. Opportunities.

The Board of County Commissioners, in and for Clark County, Ohio, met this 25th day of February, 2026 in regular session, pursuant to adjournment, in accordance with Ohio Revised Code Section 121.22 (Sunshine Law), with the following members present, viz:

Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

**Resolution 2026-0147
COMC file**

**Authorize Contract Amendment #1 with
TouchSource LLC**

Commissioner ____ moved, per the request of the County Administrator, to authorize contract amendment #1 with:

Organization Name: TouchSource LLC
Organization Address: 1370 Miners Drive, Suite 103, Lafayette, Colorado 80026
Original Contract Amount: \$19,422.88
Previous Amendments: \$ 0.00
Amendment Amount: (\$ 1,800.00)
New Contract Amount: \$17,622.88
Funding Source(s): Permanent Improvement
Purpose of Contract: Purchase one TouchSource Telluride 55” Touchscreen indoor kiosk with TouchSource software, annual subscription, setup, and installation
Purpose of Amendment: Reduce amount in original contract due to removing integrated map
Original Effective Dates: January 7, 2026 (includes 12-month software subscription service)
Amendment Effective Dates: January 7, 2026 through project completion

Further, move to authorize the County Administrator to execute the contract amendment and related documents, including the purchase order.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

I, Angela Wheeler, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of February 25, 2026.

Angela Wheeler, Clerk

copy: County Auditor
Requesting Department(s)

The Board of County Commissioners, in and for Clark County, Ohio, met this 25th day of February, 2026 in regular session, pursuant to adjournment, in accordance with Ohio Revised Code Section 121.22 (Sunshine Law), with the following members present, viz:

Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0148

JFSC file

Authorize Memorandums of Understanding (MOUs): between Clark County Family and Children Services and Undersigned Community Partners; Between Clark County Family and Children Services and the Child Advocacy Center; and Between Clark County Family and Children Services and the Clark County Sheriff's Office Dispatch Services

Commissioner ____ moved to authorize the following MOUs:

MOU with: Clark County Family and Children Services/Clark County Job and Family Services
Clark County Juvenile Court
Clark County Sheriff's Office
Developmental Disabilities of Clark County
Clark County Prosecutor's office
Springfield Police Department
Tremont City Police Department
Enon Police Department
Clark County Clerk of Courts
South Charleston Police Department
Clark County Mental Health Services
Dayton Children's Medical Center
Clark County Parks
Project Woman
Wittenberg Police Department
Ohio State Patrol
Clark County Dog Warden

Purpose: To achieve an efficient and protocol-based response to child abuse and neglect through interdisciplinary collaboration in Clark County

Effective Date(s): December 31, 2025 through December 31, 2027

Further, move to authorize the County Administrator to execute the MOU and related documents.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

I, Angela Wheeler, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of February 25, 2026.

Angela Wheeler, Clerk

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Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0149
SHRC file

**Authorize Contract with
Brown Enterprise Solutions**

Commissioner ____ moved, per the request of the Clark County Sheriff, to authorize a contract with:

Organization Name: Brown Enterprise Solutions
Organization Address: 8654 Cotter Street, Lewis Center, Ohio 43035
In the amount of: \$44,323.35
Funding Source(s): Permanent Improvement Fund
Purpose: 15 Panasonic Toughbook Laptops w/ extended warranties. Part of the upfit package for the 15 new patrol cars.
Effective Dates: February 18, 2026

Further, move to authorize the County Administrator to execute the contract and related documents, including the purchase order.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

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Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0150
SHRC file

**Authorize Contract with
Com.Net Inc.**

Commissioner ____ moved, per the request of Clark County Sheriff's Office, to authorize a contract with:

Organization Name: Com.Net. Inc.
Organization Address: 1720 Willipie Street, Wapakoneta, Ohio 45895
In the amount of: \$26,000.00 (not to exceed)
Funding Source(s): 911 Gov. Assistance 2204 fund
Purpose: Next Gen 911
Effective Dates: April 1, 2026 through April 1, 2031

Further, move to authorize the County Administrator to execute the contract and related documents, including the purchase order.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

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Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0151
RENG file

**Authorize Grant Submission to
Mental Health Recovery Board**

Commissioner ____ moved, per the request of the Reentry Director, to authorize grant submission of the following:

Grant: Landlord Incentive
Grantor: Mental Health Recovery Board
Funding Amount: \$30,000.00 (not to exceed)
Purpose: Fund miscellaneous housing costs for justice-impacted clients, helping remove financial barriers to secure and maintain stable housing
Grant Effective Dates: July 1, 2025 through June 30, 2026

Further, move to authorize the County Administrator to execute the grant submission and related documents.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

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Charles A. Patterson

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Resolution 2026-0152
RENG file

**Authorize Grant Submission to
United Way of Clark, Champaign, and Madison Counties**

Commissioner ____ moved, per the request of the Reentry Director, to authorize grant submission of the following:

Grant: Clark County Jail Reentry Services
Grantor: United Way of Clark, Champaign, and Madison Counties
Funding Amount: \$35,952.48
Purpose: Support 50% of the salary and benefits of a Reentry Specialist who provides employment guidance, resource connection, and reintegration support to justice-impacted individuals, expanding program capacity and reducing recidivism
Grant Effective Dates: July 1, 2026 through June 30, 2027

Further, move to authorize the County Administrator to execute the grant submission and related documents.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

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Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0153
RENG file

**Authorize Grant Submission to
Young Woman's Mission**

Commissioner ____ moved, per the request of the Reentry Director, to authorize grant submission of the following:

Grant: Workforce and Housing Access Education Program
Grantor: Young Woman's Mission
Funding Amount: \$3,200.00
Purpose: Fund workforce certification and housing readiness classes that equip justice-impacted individuals with the skills, credentials, and support needed to achieve stable employment, secure safe housing, and successfully reintegrate into the community
Grant Effective Dates: April 30, 2026 through April 30, 2027

Further, move to authorize the County Administrator to execute the grant submission and related documents.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

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Richard L. Lohnes

Resolution 2026-0154
SHRG file

**Accept Grant Agreement with
Southern Ohio Police Canine**

Commissioner ____ moved, per the request of the Clark County Sheriff's Office, to accept the following:

Grantor: Southern Ohio Police Canine
Funding Amount: \$16,000.00 (estimated value)
Purpose: One Belgian Malinois EDO Canine for the Sheriff's Office Canine Operations
Effective Dates: February 20, 2026

Further, move to authorize the County Administrator to execute the grant and related documents.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

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Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0155
INVP file

**Authorize Purchase of Equipment
for the Buildings and Grounds Department**

Commissioner ____ moved, per the request of the Buildings and Grounds Director, to authorize the purchase of two 72" Zmaster Zero Turn mowers (VIN# 418190369 and VIN# 420213647) for a total price of \$26,900.00 through Compton Power Equipment.

Further, move to authorize the County Administrator to execute the contract and related documents, including the purchase order.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

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Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0156
INVP file

**Authorize Purchase of Vehicle(s) for the
Utilities Department**

Commissioner ____ moved, per the request of the Utilities Deputy Director, to authorize the purchase of a 2026 Chevy Silverado 1500 Work Truck (VIN# 3GCNKAEDXTG237001) for a cost of \$38,173.020 from Chevrolet of Troy to be paid from the General Water and Sewer Fund. This purchase is necessary to update service vehicle fleet for the Utilities Department.

Further, move to authorize the County Administrator to execute the contract and related documents, including the purchase order.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

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Richard L. Lohnes

Resolution 2026-0157
INVS file

Authorize Disposal of Obsolete Equipment

Commissioner ____ moved, per the request of the Buildings and Grounds Director, to dispose of the following through on-line auction for 15 calendar days in accordance with Resolution 2026-0022 and §307.12(E) of the Ohio Revised Code:

<u>Description</u>	<u>Serial/VIN #</u>
72" Zero Turn Mower	8550004

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

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Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0158
FINT file

Approve Issuance of Warrants for Then and Now(s)

Commissioner ____ moved, upon the recommendation of the County Administrator, to approve the issuance of warrants for then and now(s) are as follows:

P.O. Number	Fund	Vendor	Date	Purchase Amount
250035979	General (COC)	Minuteman Press	7/14/24	\$ 598.16

Reason: Actual invoice was not received for this billing until statement dated 1/13/26 was received 2/2/26.

260037055	MV> (Engineer)	Sunrise Cooperative	1/26/26	\$18,546.01
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Reason: Due to weather, original supplier was unable to supply fuel.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

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Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0159
TRAV file

Approve Travel and Expense Allowance(s)

Commissioner ____ moved, per the request of the following Department Director(s) or Elected Official(s), to approve the following not to exceed travel allowances:

Dept.	Name	Purpose	Place	Date	Cost
BOCC/ Comm. Dev.	S. Rittenhouse, C. Patterson, E. Harris	Community Leader Fly-In	Washington, D.C.	5/11-13/26	\$9,975.00
Includes: Registration, lodging, airfare, per diem, and contingencies Fund: General					
COC	M. Tuttle	Professional Women of Springfield, OH Clark County Luncheon		3/18/26	\$ 20.00
Includes: Registration Fund: Other Expenses					
COC	M. Tuttle	Ohio Judicial Court Technology Conf.	Lewis Center, OH	4/8/26	\$ 50.00
Includes: Registration Fund: General					
Comm. Dev.	E. Harris	Think Tank “At the Table”	Springfield, OH	4/13/26	\$ 22.29
Includes: Registration Fund: General					
Comm. Dev.	D. Lackovich- VanGorp	NCDA Region 5 Mtg.	Virtual	4/15-16/26	\$ 75.00
Includes: Registration Fund: General					
JFS	S. Jacobs	OGFOA Accounting Seminar	Dayton, OH	7/14-15/26	\$ 350.00
Includes: Registration and mileage Fund: Public Assistance					
Reentry	M. Burton	Leadership Academy	Various	2026-27	\$1,200.00
Includes: Registration Fund: Special Revenue Fund					
Reentry	B. Kidder	Ohio Notary Public	Virtual	2026	\$ 246.00
Includes: Registration Fund: Special Revenue Fund					
Reentry	B. Wagner, M. Burton	Housing OH Conf.	Columbus, OH	4/20-21/26	\$1,663.78

Includes: Registration, lodging, mileage, and contingencies

Fund: Special Revenue Fund

Sheriff	J. Irons	Crimes Against Children Training	Dallas, TX	5/17-21/26	\$ 2,780.00
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Includes: Registration, airfare, lodging, per diem, and incidentals

Fund: Training fund

Sheriff	S. Crews	Crimes Against Children Training	Dallas, TX	8/2-6/26	\$ 3,050.00
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Includes: Registration, airfare, lodging, per diem, and incidentals

Veterans 5 Staff		Spring School	Dublin, OH	4/28-5/1/26	\$ 3,650.00
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Includes: Registration, lodging, mileage, and per diem

Fund: Employee Travel Account

Veterans 5 Staff		Fall School	Dublin, OH	9/8-11/26	\$ 3,650.00
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Includes: Registration, lodging, mileage, and per diem

Fund: Employee Travel Account

Veterans 5 Staff		Summer Quarterly	Dublin, OH	7/24/26	\$ 1,000.00
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Includes: Registration and mileage

Fund: Employee Travel Account

Veterans 5 Staff		National Conference	Reno, NV	5/30-6/5/26	\$19,100.00
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Includes: Registration, lodging, mileage, per diem, parking, airfare, baggage fees, and taxi service

Fund: Employee Travel Account

Further, move reimbursements shall comply with all requirements of the Travel Policy as adopted in the Personnel Manual and/or Office Policy.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

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Requesting Department(s)

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Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0160
TIFL file

Resolution Approving and Accepting (I) a Preliminary Term Sheet That Outlines the Preliminary Terms and Conditions of a Transaction in Which County Will Establish Tax Increment Financing Incentive Districts and Use a Portion of the Revenue Generated From the Incentive Districts to Reimburse Darp, LLC for the Costs of Certain Public Infrastructure Improvements Supporting the Development of Approximately 159 Units of Single-Family Housing Units; and (II) Approving Related Matters

Commissioner ____ moved to adopt the following:

WHEREAS, this Board (the “Board”) of Clark County, Ohio (the “County”) has been approached by DARP, LLC, an Ohio limited liability company (the “Developer”) to assist in financing certain public infrastructure improvements that support Developer’s construction, equipping, and improvement of the Liberty Place Project consisting of approximately 159 units of single-family housing (the “Project”); and,

WHEREAS, the financing assistance requested by Developer is the establishment of tax increment financing incentive districts by the County pursuant to Section 5709.78(B) of the Ohio Revised Code (the “Incentive Districts”), and the use by the County of certain payments in lieu of taxes (“PILOTs”) generated by the Incentive Districts to reimburse Developer for the up-front costs it incurred in developing public infrastructure improvements supporting the Project (“Eligible Costs”); and,

WHEREAS, subject in all respects to the County’s compensation of the Northeastern Local School District and the Springfield-Clark Career Technology Center (together, the “School Districts”) PILOTs in amounts equivalent to the real property taxes the School Districts would have received if not for the Incentive Districts, the County is willing to cooperate with Developer in the negotiation of a TIF Agreement that would set forth the terms and conditions by which the County would reimburse Developer for Eligible Costs with a portion of the PILOTs generated by the Incentive Districts (the “TIF Agreement”); and,

WHEREAS, the County desires to approve the execution and acceptance of the preliminary term sheet attached hereto as Exhibit A (the “Preliminary Term Sheet”), which Preliminary Term Sheet outlines the general terms and conditions by which the County will establish the Incentive Districts and reimburse Developer pursuant to the TIF Agreement; and,

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

Section 1. This Board hereby approves the County’s execution of the Preliminary Term Sheet, substantially in the form currently on file with the Board, with such changes thereto as are not materially adverse to the County. The Director of Development for the County is authorized and directed to execute and deliver, for and in the name and on behalf of the County, the Preliminary Term Sheet, with such changes thereto as are not be materially adverse to the County. The execution of the Preliminary Term Sheet by a duly authorized officer or officers of the County will evidence conclusively that any such changes are not materially adverse to the County and that any conditions to its execution and delivery have been satisfied.

Section 2. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this Resolution were taken and adopted in an open meeting of this Board, and that all deliberations of this Board and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Revised Code.

Section 3. This resolution shall be in full force and effect upon its adoption.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

I, Angela Wheeler, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of February 25, 2026.

Angela Wheeler, Clerk

copy: County Auditor
Requesting Department(s)

CLARK COUNTY, OHIO
Preliminary Term Sheet
Liberty Place Project



The following information is for discussion purposes only, and is subject to approval, due diligence, and documentation by the County and the Developer.

General

This Preliminary Term Sheet (this "Term Sheet") outlines the preliminary terms of a transaction being proposed by Clark County, Ohio (the "County") related to approximately 46.436 acres of real property located in Moorefield Township, Clark County, Ohio and identified in the records of the Clark County Auditor Office by parcel number 2200300022000144 (the "Project Site") and the construction, equipping, and improvement of the Liberty Place Project consisting of approximately 159 units of single-family housing (the "Project") by DARP, LLC, an Ohio limited liability company (the "Developer"). The Developer expects the approximately 159 units of single-family housing units to be initially valued at approximately \$350,000 (average per home) by the Clark County Auditor. In order to facilitate the development on such property, the Developer desires to obtain tax increment financing ("TIF") revenue from the County.

A tax increment financing resolution (the "TIF Resolution") will be brought before the Board of County Commissioners of the County to create three (3) incentive districts under Section 5709.78(B) of the Ohio Revised Code (the "ORC"), which collectively encompass the Project Site (the "TIF Area"). The TIF Resolution will provide that the incremental value of the Project Site subsequent to passage of the TIF Resolution is 100% exempt from real property taxes for a period of 30 years (the "TIF Exemption"). The TIF Resolution will further require that Service Payments be paid by Owners in the amount of real property taxes that would otherwise be payable but for the TIF Exemption throughout the term of the TIF Exemption (the "Statutory Service Payments"). **The TIF Resolution will also stipulate that the Northeastern Local School District and the Springfield-Clark Career Technology Center (together, the "School Districts") will receive compensation prior to the payment or reimbursement of the public infrastructure costs set forth in the TIF Resolution in the amount that they would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvements (as that term will be defined in the TIF Resolution) from each Parcel (as that term will be defined in the TIF Resolution) as if the Improvement had not been subject to the TIF Exemption (the "School Compensation"). The terms and conditions of the School Compensation may be memorialized in a School Compensation Agreement by and among the County and the School Districts.**

The proposed terms and conditions herein represent the primary business points under which the County would consider entering into negotiations for the proposed TIF Transaction, and thus shall not be construed as binding upon either party until the mutual execution of all requisite documents and agreements. Any obligations that may be deemed to arise under this Term

CLARK COUNTY, OHIO

Preliminary Term Sheet

Liberty Place Project

Sheet are contingent on the Developer obtaining all necessary approvals, including approvals from the impacted School Districts, and approval of the Board of County Commissioners of Clark County, Ohio.

Developer	The Developer is DARP, LLC, an Ohio limited liability company.
Project Site	The Project Site is approximately 46.436 acres situated in Moorefield Township, Clark County, Ohio.
Project Description	The Project consists of the construction and improvement of approximately 159 units of single-family housing.
Project Costs	Total costs of the Project are estimated to be approximately \$55,650,000, excluding the cost of the Project Site, while total costs of the TIF eligible costs of public infrastructure improvements associated with the Project are estimated to be approximately \$12,000,000.
Approval	The Board of County Commissioners of Clark County, Ohio must adopt a resolution (the "TIF Resolution") to create three (3) incentive districts under ORC Section 5709.78(B), and authorizing the execution of the TIF Agreement described below.
Term of Exemption	100% of the increase in assessed value will be exempted for a period of thirty (30) years (the "TIF Exemption"). The TIF Exemption will commence for each incentive district in the first tax year following the effective date of the TIF Resolution for which Improvements (as that term will be defined in the TIF Resolution) attributable to the construction of one or more buildings or structures within that Incentive District first appears on the tax list and duplicate of real and public utility property within the boundaries of that individual Incentive District.
TIF Agreement	The County and the Developer will enter into a TIF Agreement related to the Project (the "TIF Agreement"). The TIF Agreement will require, among other things, the Developer to indemnify, defend, and hold harmless the County from any claims, lawsuits, liability or losses with respect to the TIF Exemption or the County's involvement in the Project. The TIF Agreement will also provide that, subject to the School Compensation, the Developer will have the right to payment or reimbursement of all eligible costs of public infrastructure improvements associated with the Project from available PILOTs (as defined hereinafter) including through the issuance of special obligation revenue bonds by a third-party governmental body, including the West Central Ohio Port Authority (the "Port Authority").

CLARK COUNTY, OHIO
Preliminary Term Sheet
Liberty Place Project

PILOTS Property owners will be required to make payments in lieu of taxes ("PILOTS") equal to the real property taxes that would have been payable were it not for the TIF Exemption as set forth in the TIF Resolution and the TIF Agreement. The PILOTS will be used: (1) First, to pay the appropriate taxing authorities the portion of the Service Payments that represent payments required under R.C. 5709.78(E); (2) Second, to pay the School Districts the School Compensation; and (3) Third, to pay or reimburse the costs of the public infrastructure improvements set forth in the TIF Resolution and the TIF Agreement.

In addition, the TIF Agreement may provide that property owners will also be required to make certain minimum service payments ("MSP's") to be calculated using an additional 5-mill charge calculation to be applied against the portion of the value of the Project Site subject to the TIF Exemption. Such MSP's shall be evidenced by one or more declarations of covenants and restrictions to be recorded against the Project Site (the "TIF Declaration").

Base Taxes The TIF Exemption will not cover, and property owners will continue to pay, property taxes on the assessed value existing prior to development of the parcels.

School District Consent Exemptions in excess of 10 years or 75% require consent from the impacted School Districts (unless held harmless). **As stated above, the TIF Resolution shall stipulate that the Northeastern Local School District and the Springfield-Clark Career Technology Center shall be made whole via the School Compensation.**

Acceptance A deposit of \$20,000 (the "Deposit") has been paid prior to the execution of this term sheet. The Developer has the right to terminate its participation in the Project and to withdraw its acceptance of this term sheet prior to execution of the TIF Agreement. However, after the execution of this term sheet, the Developer agrees to pay all reasonable out of pocket costs and professional fees incurred by or on behalf of the County in accordance with the terms set forth above through the termination date and expressly agrees that the County may apply the Deposit to all or part of these costs. Amounts due over and above the Deposit shall be paid within thirty (30) days of notice of termination by the Developer.

Successful closing of this transaction is subject to the approval of the Board of County Commissioners of Clark County, Ohio, completion of due diligence, and completion of final documentation. This term sheet must be executed and returned to the County within ten (10) business days of receipt by the Developer.

The Board of County Commissioners, in and for Clark County, Ohio, met this 25th day of February, 2026 in regular session, pursuant to adjournment, in accordance with Ohio Revised Code Section 121.22 (Sunshine Law), with the following members present, viz:

Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0161
TIFL file

A Resolution Delineating Overlays in Relation to the Proposed Clark County Liberty Place Incentive Districts #1 Through #3 Within the Unincorporated Territory of Moorefield Township, Clark County, Ohio; Adopting a Written Economic Development Plan as to Same; Authorizing and Ratifying the Giving of Notice to the Northeastern Local School District, the Springfield-Clark Career Technology Center and the Board Of Township Trustees of Moorefield Township, all Pursuant to Ohio Revised Code Section 5709.78(B) and its Related Rules and Laws

Commissioner ____ moved to adopt the following:

WHEREAS, this Board (the “Board”) of the County Commissioners of Clark County, Ohio (the “County”) is contemplating the creation of several “Incentive Districts” as defined in Ohio Revised Code Section (“R.C.”) 5709.40(A)(5) for certain land in the unincorporated territory of Moorefield Township, and the County, as authorized under R.C. Section 5709.78(B)(1), such Incentive Districts being “Clark County Liberty Place Incentive District #1”, “Clark County Liberty Place Incentive District #2,” and “Clark County Liberty Place Incentive District #3” (individually, “Incentive District” and, together, “Incentive Districts”), each as depicted in EXHIBIT A-1 attached hereto; and,

WHEREAS, this Resolution is not a Resolution proposed under R.C. Section 5709.78(B)(1) creating the Incentive Districts, but is a Resolution delineating overlays and adopting a written economic development plan such that this Board may, in the future, consider a resolution proposed under R.C. Section 5709.78(B)(1) establishing the Incentive Districts (the “Proposed Incentive District TIF Resolution”); and,

WHEREAS, such overlays must satisfy R.C. Section 5709.40(A)(6), namely each must be an area of not more than three hundred (300) acres that is a square, or that is a rectangle having two (2) longer sides that are not more than twice the length of the two (2) shorter sides; and,

WHEREAS, the overlays depicted in EXHIBIT A-2 attached hereto and incorporated herein by reference (individually, “Overlay” and, together, “Overlays”) are drawn in accordance with the foregoing; and,

WHEREAS, pursuant to R.C. Section 5709.40(A)(5)(f), the Clark County Engineer (the “County Engineer”) is contemplating whether the adequacy of the existing public infrastructure serving the Incentive Districts is sufficient to meet the residential, commercial or industrial development needs of said incentive districts; and,

WHEREAS, the County Engineer is required to consider a written economic development plan for the Incentive District as has been adopted for such purposes by this Board; and,

WHEREAS, this Board has determined that it is necessary and appropriate and in the best interests of the County to adopt a written economic development plan for the Incentive Districts, a copy of which is provided in EXHIBIT B attached hereto and incorporated herein by reference (the “Economic Development Plan”); and,

WHEREAS, in order to consider the Proposed Incentive District TIF Resolution, the County must comply with the notice provisions of R.C. Sections 5709.78(B)(2)(a), 5709.78(D)(1), 5709.78(C) and 5709.83, and the County plans to do so by transmittal of notices to the Board of Trustees of Moorefield Township, Clark County, Ohio (the “Township”), owners of real property within the proposed incentive districts (“Owners”),

the Northeastern Local School District Board of Education (“NLSD”), and the Springfield-Clark Career Technology Center Board of Education (together with NLSD, the “School Districts”), as applicable, of the County’s intention to adopt the Proposed Incentive District TIF Resolution pursuant to R.C. Sections 5709.78 and 5709.83.

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

Section 1. Pursuant to R.C. Section 5709.40(A)(6), this Board hereby determines the proposed Clark County Liberty Place Incentive Districts #1 through #3 are as described in EXHIBIT A-1, attached hereto and incorporated by reference, and this Board hereby delineates the Overlays as they relate to such Incentive Districts in EXHIBIT A-2, attached hereto and incorporated by reference.

Section 2. Under R.C. Section 5709.40(A)(5)(f), this Board hereby adopts the Economic Development Plan in furtherance of its contemplation of the Incentive Districts as further described in EXHIBIT B, attached hereto and incorporated by reference.

Section 3. In order to establish the Incentive Districts pursuant to the Proposed Incentive District TIF Resolution, and in accordance with R.C. Sections 5709.78(B)(2)(a), 5709.78(D)(1), 5709.78(C) and 5709.83, this Board hereby authorizes the County’s transmittal of notices to the Township, the Owners, and the School Districts of this Board’s intention to formally adopt the Proposed Incentive District TIF Resolution following all required notice periods and the public hearing required under R.C. Section 5709.78(B)(2)(a).

Section 4. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any decision-making bodies of the County that resulted in such formal actions were in meetings open to the public and in compliance with Ohio’s Sunshine Laws, including R.C. Section 121.22.

Section 5. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

I, Angela Wheeler, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of February 25, 2026.

Angela Wheeler, Clerk

copy: County Auditor
Requesting Department(s)

EXHIBIT A-1

Clark County Liberty Place Incentive Districts #1 through #3 are intended to include approximately 46.436 acres of real property situated in the Township of Moorefield, County of Clark, and State of Ohio consisting of the real property identified by the Clark County Auditor's Permanent Parcel Identification Number(s): 2200300022000144 (including any subsequent combinations or subdivisions) as identified in the records of the Clark County Auditor from time to time and as more particularly described in the below legal description:

LEGAL DESCRIPTION

BEING A 46.436-ACRE TRACT OF LAND OWNED BY M.K. HUFFORD COMPANY INC. AS CONVEYED OFFICIAL RECORD 864, PAGE 96, OFFICIAL RECORD 873, PAGE 973, AND OFFICIAL RECORD 1424, PAGE 972 OF THE CLARK COUNTY DEED RECORDS, SITUATE IN THE NORTHWEST QUARTER OF SECTION 22, TOWN 5, RANGE 10, B.M.R.s. MOOREFIELD TOWNSHIP, CLARK COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin with "HOPPES" cap found at the southeast corner of Lot 17 of Willow Chase East Section One as recorded in Official Record 16, Page 463 and being on the west line of Willow Gate Drive;

thence, South 05°38'48" West, 32.19 feet, along the west right-of-way line of Willow Gate Drive to an iron pin with cap set;

thence, South 84°21'15" East, 200.30 feet, along the south right-of-way of Willow Gate Drive to an iron pin with cap set on the southeast corner of Lot 19 of said Willow Chase East Section One;

thence, North 05°26'11" East, 144.29 feet, along the east line of said Lot 19 to an iron pin with cap set at the northeast corner of Lot 18 of said Willow Chase East Section One;

thence, North 19°59'55" East, 50.00 feet, along the east end of Willow Chase Drive to an iron pin with cap set on the north line of Willow Chase Drive;

thence, North 70°00'05" West, 12.98 feet, along the north line of Willow Chase Drive to an iron pin with cap set at the southeast corner of Victorian Village Section Two, Phase One as recorded in Official Record 16, Page 465;

thence, North 05°26'11" East, 129.14 feet, along the east line of Victorian Village Section Two, Phase One to an iron pin found at the southwest corner of Victorian Village Section Two, Phase Two as recorded in Official Record 17, Page 224;

thence, South 70°00'05" East, 325.93 feet, along the south line of said Victorian Village Section Two, Phase Two to an iron pin with "HOPPES" cap found;

thence, South 03°59'38" West, 268.84 feet, along the south line of said Victorian Village Section Two, Phase Two to an iron pin with "HOPPES" cap found;

thence, North 50°43'57" East, 149.57 feet, along the south line of said Victorian Village Section Two, Phase Two to an iron pin with "HOPPES" cap found at the southwest corner of Victorian Village Section Two, Phase Three as recorded in Official Record 17, Page 233;

thence, South 39°16'03" East, 208.72 feet, along the south line of said Victorian Village Section Two, Phase Three to an iron pin with "HOPPES" cap found;

thence, South 86°00'22" East, 144.74 feet, along the south line of said Victorian Village Section Two, Phase Three to an iron pin with "HOPPES" cap found;

thence, North 50°38'26" East, 110.65 feet, along the south line of said Victorian Village Section Two, Phase Three to an iron pin with cap set on a southwest corner of Willow Lakes Condominium 5th Amendment as recorded in Plat Book 18, Page 66;

thence, South 68°39'50" East, 214.11 feet, along the south line of said Willow Lakes Condominium 5th Amendment to an iron pin with cap set on the west line of Willow Lakes Condominium 4th Amendment as recorded in Plat Book 18, Page 33;

thence, South 10°04'49" West, 500.65 feet, along the west line of said Willow Lakes Condominium 4th Amendment to an iron pin with cap set at the southwest corner of Willow Lakes Condominium 2nd Amendment as recorded in Plat Book 17, Page 443;

thence, South 76°47'09" East, 202.89 feet, along the south line of said Willow Lakes Condominium 2nd Amendment to an iron pin with cap set;

thence, South 85°00'12" East, 301.63 feet, along the south line of said Willow Lakes Condominium 2nd Amendment to an iron pin with "HOPPES" cap found;

thence, South 04°59'37" West, 420.07 feet, along the west line of Willow Lakes Condominium as recorded in Plat Book 17, Page 383 to an iron pin with "HOPPES" cap found on the north line of Fox Ridge North Condominium as recorded in Plat Book 17, Page 290;

thence, North 84°56'14" West, 1469.88 feet, along the north line of said Fox Ridge North Condominium tract and beyond to an iron pin with cap set on the northwest corner of Fox Ridge Condominium as recorded in Plat Book 15, Page 403;

thence, South 05°26'11" West, 439.61 feet, along the west line of said Fox Ridge Condominium tract to an iron pin with cap set at the northeast corner of Newcastle Condominium as recorded in Plat Book 16, Page 82;

thence, North 84°33'44" West, 215.97 feet, along the north line of said Newcastle Condominium to an iron pin with cap set on the east line of said Victorian Village Condominium Phase One as recorded in Plat Book 16, Page 4;

thence, North 05°26'16" East, 40.00 feet, along the east line of said Victorian Village Condominium Phase One Ridgewood to an iron pin with "SCHOLL" cap found;

thence, North 84°33'44" West, 79.58 feet, along the north line of said Victorian Village Condominium Phase One to an iron pin with "SCHOLL" cap found;

thence, North 75°14'09" West, 335.10 feet, along the north line of said Victorian Village Condominium Phase One to an iron pin with "SCHOLL" cap found on the west line of Section 22;

thence, North 05°24'52" East, 721.24 feet, along the west line of Section 22 and the northerly line of said Victorian Village Condominium Phase One and beyond to an iron pin with "SCHOLL" cap found on the east line of Victorian Village Condominium Phase Three as recorded in Plat Book 16, Page 207;

thence, North 32°05'18" East, 107.34 feet, along the east line of said Victorian Village Condominium Phase Three to an iron pin with "SCHOLL" cap found;

thence, North 18°37'06" East, 143.67 feet, along the east line of said Victorian Village Condominium Phase Three to an iron pin with cap set;

thence, North 05°24'55" East, 14.55 feet, along the east line of said Victorian Village Condominium Phase Three to an iron pin with "SCHOLL" cap found on the south line of Victorian Village Condominium Phase Four as recorded in Plat Book 16, Page 245;

thence, South 84°35'05" East, 216.20 feet, along the south line of said Victorian Village Condominium Phase Four to an iron pin with "SCHOLL" cap found;

thence, North 05°24'55" East, 406.08 feet, along the east line of said Victorian Village Phase Four to an iron pin with "HOPPES" cap found on the south line of Lot 16 of said Willow Chase East Section One;

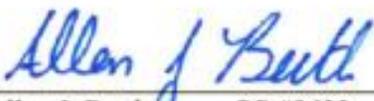
thence, South 84°35'05" East, 129.35 feet, along the south line of said Lot 16 to the place of beginning.

Containing 46.436 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated October 18, 2024.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."


Allen J. Bertke PS #8629



10/18/2024
Date

For ease of reference, the following map outlines the proposed locations of Clark County Liberty Place Incentive Districts #1 through #3.



EXHIBIT A-2

CLARK COUNTY LIBERTY PLACE INCENTIVE DISTRICT OVERLAYS

Clark County Liberty Place Incentive Districts #1 through #3 are intended to include real property situated in the Township of Moorefield, County of Clark, and State of Ohio consisting of the real property identified by the Clark County Auditor's Permanent Parcel Identification Number(s): 2200300022000144 (including any subsequent combinations or subdivisions) as identified in the records of the Clark County Auditor from time to time.

For purposes of R.C. Section 5709.40(A)(6), the Overlays for THE Clark County Liberty Place Incentive Districts #1 through #3 are delineated in yellow on the below maps:

Overlay for Incentive District #1



Overlay for Incentive District #2



Overlay for Incentive District #3



EXHIBIT B

Moorefield Township, Clark County, Ohio

**Economic Development Plan for the “Clark County Liberty Place Incentive Districts”
Development Area**

February 25, 2026

OVERVIEW OF PROPOSED DEVELOPMENT

DARP, LLC, an Ohio limited liability company (the “Developer”) intends to build on approximately 46.436 acres of real property located in Moorefield Township, Clark County, Ohio and identified in the records of the Clark County Auditor by parcel number(s) 2200300022000144 (including any subsequent combinations or subdivisions) (the “Project Site”). It is currently anticipated that the Developer will construct on the Project Site approximately 159 single-family homes to be initially valued at approximately \$350,000 (the “Project”). Such units are expected to be conveyed by the Developer to future owners in fee simple.

LAND USE CONTROLS

Pursuant to Rezoning Case Z-2024-06, the Project Site is zoned PD-R (a/k/a Planned Development - Residential) under the Clark County Zoning Regulations, as the same have been amended from time to time, including most recently by Resolution No. 2025-0113 adopted by the Clark County Board of Commissioners on February 12, 2025 (the “Clark County Zoning Regulations”).

The general resolutions of the Township and the County shall apply except as otherwise provided within this Exhibit B. Whenever there is a conflict or difference between the provisions of this Clark County Liberty Place Economic Development Plan text and exhibits, and the general resolutions of the Township or the County, the provisions of the Clark County Liberty Place Economic Development Plan’s text and exhibits shall prevail. Where the Clark County Liberty Place Economic Development Plan text and exhibits are silent, the provisions of the Clark County Zoning Regulations shall prevail.

DEVELOPMENT MIX

Constructed in one or more phases, the entire Clark County Liberty Place Development Project is presently anticipated to consist of 159 single-family homes, the development of public infrastructure improvements needed to service the Development, and necessary appurtenances thereto. Specifically, the County and the Developer currently anticipate that certain storm, water, and sanitary improvements as well as other to be identified public infrastructure improvements will directly benefit the Clark County Liberty Place Project as well as provide an overall benefit to the Township and the County, its residents, and future development patterns.

ANALYSIS AND ASSESSMENT

To promote the variety of flexibility of residential land development that is necessary to PD-R (a/k/a Planned Development - Residential) within the Township and the County, the proposed Development is intended to be designed using smart-growth principles fostering a human scale, pedestrian-friendly community, with the volume of single-family housing types necessary to serve multi-generational needs.

While the Development of the site may occur in phases, visual unity is anticipated to be achieved for the overall Development. Landscape elements in view of public rights-of-way, entry features, project identity signage, street trees, other landscaping, as well as trails and pedestrian-

friendly connectivity, are anticipated features of the Development intended to operate in a cohesive manner complementary to the surrounding areas of the Township.

CONCLUSION

It is the conclusion of the Board of County Commissioners of Clark County, Ohio (the “Board”) and its staff that it is in the interests of the Township and the County to proceed with the approval of an “Engineer’s Certificate” and this Economic Development Plan so as to provide for the further approval, by the Board of the Incentive Districts pursuant to Ohio Revised Code Section 5709.78(B).

For ease of reference, Clark County Liberty Place Incentive District #1 through #3 are depicted on the attached phasing map:



The Board of County Commissioners, in and for Clark County, Ohio, met this 25th day of February, 2026 in regular session, pursuant to adjournment, in accordance with Ohio Revised Code Section 121.22 (Sunshine Law), with the following members present, viz:

Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

**Resolution 2026-0162
COMO file**

**Authorize Chief Legal Counsel to Intervene in
the Ohio Power Siting Board (OPSB) Case 25-0636-EL-BGN**

Commissioner ____ moved to authorize the Chief Legal Counsel for the Board of Clark County Commissioners to file a notice of intervention and otherwise appear on behalf of the Board in Ohio Power Siting Board Case No. 25-0636-EL-BGN, Sloopy Solar Energy Center, and to fully participate as a party in that proceeding and taking any actions he deems necessary to protect the interests of Clark County and its citizens.

Further, the Board authorizes the Chief Legal Counsel to take all additional administrative and procedural actions reasonably necessary to carry out this authorization and to ensure compliance with this resolution and Resolution No. 2026-0052.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

I, Angela Wheeler, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of February 25, 2026.

Angela Wheeler, Clerk

copy: County Auditor
Requesting Department(s)

The Board of County Commissioners, in and for Clark County, Ohio, met this 25th day of February, 2026 in regular session, pursuant to adjournment in accordance with Ohio Revised Code Section 121.22 (Sunshine Law), with the following members present, viz:

Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0163
COMO file

Schedule Public Work Session with County Commission

Commissioner ____ moved to schedule a public work session with the County Commission 4:00 pm – 5:00 pm Wednesday, March 4, 2026. The regularly scheduled commission meeting will follow at 5:30 pm Wednesday, March 4, 2026. The meeting will be held in the Commission Chambers, Room 151, 3130 East Main Street, Springfield, Ohio.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

I, Angela Wheeler, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of February 25, 2026.

Angela Wheeler, Clerk

copy: County Auditor
Requesting Department(s)

The Board of County Commissioners, in and for Clark County, Ohio, met this 25th day of February, 2026 in regular session, pursuant to adjournment in accordance with Ohio Revised Code Section 121.22 (Sunshine Law), with the following members present, viz:

Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0164
POLP file

Adopt Updated Policy on Public Comment During Meetings and Hearings

Commissioner ____ moved upon the recommendation of the County Administrator, to adopt the updated policy on public comment during Board of County Commissioners' meetings and hearings effective February 25, 2026.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

I, Angela Wheeler, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of February 25, 2026.

Angela Wheeler, Clerk

copy: County Auditor
Requesting Department(s)

The Board of County Commissioners, in and for Clark County, Ohio, met this 25th day of February, 2026 in regular session, pursuant to adjournment, in accordance with Ohio Revised Code Section 121.22 (Sunshine Law), with the following members present, viz:

Sasha L. Rittenhouse

Charles A. Patterson

Richard L. Lohnes

Resolution 2026-0165
UTLO file

**Authorize Placement on Tax Duplicate for
Uncollected Water and Sewer Use Charges**

Commissioner ____ moved, per the request of the Utilities Department Director, to certify to the Auditor, as required by Sections 6117.02 and 6103.02 O.R.C. for placement on the 2026 real property tax list and duplicate against the following property:

Property Owner: Robert T. Remley, Jr.
Address: 4828 Lehigh Drive, Springfield, Ohio 45503
2200300021110005
Moorefield Township
Amount: \$152.10
Comments: Uncollected Water and Sewer Charges. Place on Tax Duplicate prior to Sheriff Sale.

Commissioner ____ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner Patterson, Commissioner Rittenhouse,

I, Angela Wheeler, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of February 25, 2026.

Angela Wheeler, Clerk

copy: County Auditor
Requesting Department(s)
Treasurer