



Logan-Union-Champaign regional planning commission

Dave Gulden, AICP
Director

Jim Holycross
President

Jeremy Hoyt
Vice-President

Dave Faulkner
2nd Vice-President

Robert A. Yoder
Treasurer

Executive Committee Meeting Agenda Thursday, February 9, 2017, 1:15 PM

Call to Order – Jim Holycross, President

Roll Call – Dave Gulden

Action on Minutes of January 12, 2017 – Executive Committee

Financial Report – Andy Yoder, Treasurer

ODOT Reports

1. District Reports
2. Matt Parrill: 2018-2019 Biennial Transportation Budget

New Business:

1. Review of GPN-5 Phase 6 Final Plat (Union County) – Staff Report by Brad Bodenmiller
2. Building Committee – Scott Coleman
3. ODOT RTP Program – Dave Gulden
 - Guest: Mr. Scott Schmid, Director, Clark County-Springfield TCC

Director's Report

Comments from Individuals

Adjourn

LUC Regional Planning Commission Treasurer's Report

2017

Beginning Balance on January 1, 2017 \$ 477,988.96

Receipts

| | | |
|---|-----------------------------------|--------------|
| Adams Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 697.45 |
| Allen Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 1,539.85 |
| Bokescreek Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Champaign County Commissioners | 2017 Per Capita Annual Assessment | \$ 15,594.80 |
| Champaign County Engineer | 2017 Per Capita Annual Assessment | \$ 15,594.80 |
| City of Bellefontaine | 2017 Per Capita Annual Assessment | \$ 5,902.65 |
| City of Marysville, Union Co. | 2017 Per Capita Annual Assessment | \$ 10,267.65 |
| City of Urbana, Champaign Co. | 2017 Per Capita Annual Assessment | \$ 5,196.15 |
| Claibourne Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 876.20 |
| Darby Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 1,231.10 |
| Dover Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 1,464.45 |
| Goshen Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 1,300.00 |
| Harrison Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 1,061.45 |
| Jackson Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 1,190.80 |
| Jefferson Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 1,336.40 |
| Jerome Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 2,957.50 |
| Lake Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Leesburg Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 772.85 |
| Liberty Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 806.65 |
| Liberty Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 1,320.15 |
| Logan County | 2017 Per Capita Annual Assessment | \$ 36,308.80 |
| Mad River Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 1,790.75 |
| Miami Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Millcreek Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 885.30 |
| Monroe Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 1,018.55 |
| Paris Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 1,070.55 |
| Perry Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 628.55 |
| Pleasant Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 592.15 |
| Rush Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 520.00 |
| Salem Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 1,508.65 |
| Taylor Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 1,060.80 |
| Union County Commissioners | 2017 Per Capita Annual Assessment | \$ 21,710.80 |
| Union County Engineer | 2017 Per Capita Annual Assessment | \$ 21,710.80 |
| Union Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 1,331.20 |
| Union Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 535.60 |
| Urbana Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 1,936.35 |
| Village of Christiansburg (Champaign) | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Village of DeGraff (Logan Co.) | 2017 Per Capita Annual Assessment | \$ 820.95 |
| Village of Huntsville (Logan Co.) | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Village of Magnetic Springs (Union Co.) | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Village of Mechanicsburg (Champ. Co.) | 2017 Per Capita Annual Assessment | \$ 1,039.35 |
| Village of Quincy (Logan Co.) | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Village of Richwood (Union Co.) | 2017 Per Capita Annual Assessment | \$ 1,452.10 |
| Village of Russell's Point (Logan Co.) | 2017 Per Capita Annual Assessment | \$ 884.00 |
| Village of St. Paris (Champaign Co.) | 2017 Per Capita Annual Assessment | \$ 1,316.25 |
| Village of Valley Hi | 2017 Per Capita Annual Assessment | \$ 134.55 |
| Village of West Liberty (Logan Co.) | 2017 Per Capita Annual Assessment | \$ 1,153.75 |
| Village of West Mansfield (Logan Co.) | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Village of Zanesfield (Logan Co.) | 2017 Per Capita Annual Assessment | \$ 487.50 |
| Washington Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 1,431.30 |
| Washington Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 555.75 |
| Wayne Twp., Champaign Co. | 2017 Per Capita Annual Assessment | \$ 1,140.75 |
| York Twp., Union Co. | 2017 Per Capita Annual Assessment | \$ 906.75 |
| Zane Twp., Logan Co. | 2017 Per Capita Annual Assessment | \$ 741.65 |
| City of Bellefontaine | Strategic Plan | \$ 3,812.41 |
| Terrain Evolution | GPN-5.4 Final Plat | \$ 600.00 |
| Terrain Evolution | GPN-5.5 Final Plat | \$ 880.00 |
| Terrain Evolution | GPN-5.6 Final Plat | \$ 1,000.00 |
| Logan County | FY'16 Fair Housing | \$ 6,100.00 |
| Union County | Interest for 12/16 | \$ 357.50 |

Total Receipts \$ 190,434.31


Total Cash on Hand \$ 668,423.27

Expenditures

| | | |
|------------------------|-------------------------------------|--------------|
| Employee Salaries | 2 Pay Periods | \$ 12,524.80 |
| PERS | 2 Pay Periods | \$ 1,753.48 |
| Medicare | 2 Pay Periods | \$ 171.18 |
| Worker's Compensation | 2 Pay Periods | \$ 74.43 |
| Medical Insurance | 2 Pay Periods | \$ 2,893.16 |
| Dental | 2 Pay Periods | \$ 135.90 |
| Vision Insurance | 2 Pay Periods | \$ 7.12 |
| Life Insurance | 1 Pay Period | \$ 8.42 |
| Staples | Office Supplies | \$ 193.74 |
| Richwood Banking Visa | WIX Subscription | \$ 111.00 |
| ESRI | ArcGIS Maintenance | \$ 395.00 |
| Wesley Easton | Water Cooler Rental & Bottled Water | \$ 20.58 |
| CCAO | 2017 Membership | \$ 85.00 |
| Brad Bodenmiller | Tuition Reimbursement | \$ 3,793.12 |
| Time Warner | Internet/Phone Service (2 Months) | \$ 591.16 |
| Dayton Power & Light | Electric Service (1 Account) | \$ 369.95 |
| Gracia Welty | Office Cleaning 12/31/16 | \$ 60.00 |
| Gracia Welty | Office Cleaning 1/15/17 | \$ 60.00 |
| Brad Bodenmiller | Mileage - December 2016 | \$ 128.52 |
| Dave Gulden | Mileage - December 2016 | \$ 221.94 |
| Heather Martin | Mileage - December 2016 | \$ 72.90 |
| Richwood Banking Visa | Miscellaneous Expenses | \$ 92.75 |
| Bellefontaine Examiner | 2016 Financial Report Legal Ad | \$ 17.46 |

Total Expenditures \$ 23,781.61

Balance on Hand as of January 31, 2017 \$ 644,641.66

Respectfully Submitted,

 Andy Yoder, Treasurer



2017 Budget Summary

as of January 31, 2017

Revenues

| | | Estimated | Received | Cash Balance | % |
|--------------|--------------------------------|----------------------|----------------------|------------------------|------------|
| 450112 | Membership Contributions | \$ 183,252.34 | \$ 177,684.40 | \$ (5,567.94) | 97% |
| 450105 | Grants | \$ 33,500.00 | \$ 6,100.00 | \$ (27,400.00) | 18% |
| 450105.LUC13 | ODOT RTPO Grant | \$ 80,000.00 | \$ - | \$ (80,000.00) | 0% |
| 420107 | Charges for Services | \$ - | \$ 3,812.41 | \$ 3,812.41 | |
| 480108 | Annual Dinner | \$ 2,900.00 | \$ - | \$ (2,900.00) | 0% |
| 420121 | Subdivision Plats | \$ 30,000.00 | \$ 2,480.00 | \$ (27,520.00) | 8% |
| 420122 | Mapping | \$ 100.00 | \$ - | \$ (100.00) | 0% |
| 470101 | Interest | \$ 1,428.00 | \$ 357.50 | \$ (1,070.50) | 25% |
| | Estimated Total Revenue | \$ 331,180.34 | \$ 190,434.31 | \$ (140,746.03) | 58% |

Expenditures:

| | | Estimated Budget | Intra-Fund Transfers | Adjusted Budget | Expended | Unencumbered |
|--------|-------------------------------------|----------------------|-------------------------|----------------------|---------------------|----------------------|
| 510100 | Salaries & Wages | \$ 210,000.00 | | \$ 210,000.00 | \$ 12,524.80 | \$ 197,475.20 |
| 510205 | PERS | \$ 29,400.00 | | \$ 29,400.00 | \$ 1,753.48 | \$ 27,646.52 |
| 510215 | Medicare | \$ 3,045.00 | | \$ 3,045.00 | \$ 171.18 | \$ 2,873.82 |
| 510225 | Workers Compensation | \$ 3,360.00 | | \$ 3,360.00 | \$ 74.43 | \$ 3,285.57 |
| 510305 | Medical | \$ 36,000.00 | | \$ 36,000.00 | \$ 2,893.16 | \$ 33,106.84 |
| 510310 | Dental Insurance | \$ 2,000.00 | | \$ 2,000.00 | \$ 135.90 | \$ 1,864.10 |
| 510315 | Vision Insurance | \$ 200.00 | | \$ 200.00 | \$ 7.12 | \$ 192.88 |
| 510320 | Life Insurance | \$ 200.00 | | \$ 200.00 | \$ 8.42 | \$ 191.58 |
| 520115 | Office Supplies | \$ 5,000.00 | | \$ 5,000.00 | \$ 193.74 | \$ 4,806.26 |
| 520155 | Subscription Fees | \$ 5,000.00 | | \$ 5,000.00 | \$ 611.58 | \$ 4,388.42 |
| 530100 | Contract Services | \$ 15,000.00 | | \$ 15,000.00 | \$ - | \$ 15,000.00 |
| 530110 | Tuition Reimbursement | \$ 6,000.00 | | \$ 6,000.00 | \$ 3,793.12 | \$ 2,206.88 |
| 530171 | Professional Development | \$ 6,000.00 | | \$ 6,000.00 | \$ - | \$ 6,000.00 |
| 530199 | Utilities | \$ 12,000.00 | | \$ 12,000.00 | \$ 961.11 | \$ 11,038.89 |
| 530650 | Maintenance & Repair | \$ 10,000.00 | | \$ 10,000.00 | \$ 120.00 | \$ 9,880.00 |
| 530702 | Annual Dinner | \$ 5,000.00 | | \$ 5,000.00 | \$ - | \$ 5,000.00 |
| 530800 | Building | \$ 360,000.00 | | \$ 360,000.00 | \$ - | \$ 360,000.00 |
| 540100 | Equipment | \$ 8,000.00 | | \$ 8,000.00 | \$ - | \$ 8,000.00 |
| 550100 | Travel & Expense | \$ 10,000.00 | | \$ 10,000.00 | \$ 423.36 | \$ 9,576.64 |
| 550305 | Contingencies | \$ 10,000.00 | | \$ 10,000.00 | \$ 110.21 | \$ 9,889.79 |
| | Estimated Total Expenditures | \$ 736,205.00 | | \$ 736,205.00 | \$ 23,781.61 | \$ 712,423.39 |

STATEMENT:

| | |
|--|-----------------|
| Cash Balance January 1, 2017 | \$ 477,988.96 |
| Estimated Cash Balance December 31, 2017 | \$ 114,161.01 |
| Actual Cash On Hand December 31, 2017 | |
| Estimated Total Revenue | \$ 331,180.34 |
| Actual 2017 Revenue | \$ 190,434.31 |
| Difference (+/Under) | \$ (140,746.03) |
| Estimated Total Expenditures | \$ 736,205.00 |
| Actual 2017 Expenditures | \$ 23,781.61 |
| Difference (+/Under) | \$ 712,423.39 |

LUC MEETING February, 2017

Active Construction Projects

ODOT Project 160427

UNI – US 33 – 14.84/8.79; PID 96095

Description: Perform work on three structures

- UNI – 33 – 14.84, Scottslawn over US 33 – deck replacement
- UNI – 33 – 21.02, Brock Road over US 33 – deck replacement
- UNI – 42 – 4.58, US 42 over US 33 – concrete deck overlay

Maintenance of Traffic: Reduced to one lane in each direction

Completion Date: 11/30/2017

Contractor: Ruhlin Company

Amount: \$4,516,920.61

Project Status: Under Construction, on schedule

UNI – SR 47 – 07.33; PID 86209, ON SCHEDULE FOR 02/02/2017 SALE & 02/13/2017 AWARD

Description: Rehabilitate or replace 3 bridges on UNI-47, 7.33 over Bokes Creek, 9.16 over Lindsey Ditch, 10.37 over Fulton Creek

Location: York Twp. and Claiborne Twp. Bokes Creek west of SR 31, Lindsey and Fulton between SR 31 and Richwood.

Schedule: SFY 2017, Sale date 02/02/2017

Estimate: \$1,437,000.00

Contractor:

| | |
|---------------------------------------|---------|
| Complete General Construction Company | -1.17% |
| Shelly & Sands Inc. | +3.55% |
| Rietschlin Construction Inc. | +4.00% |
| Double Z Construction Company | +8.05% |
| Eagle Bridge Co. | +8.52% |
| DOT Construction Corp | +23.63% |

Future Projects

UNI – US 33-18.77; PID 88615

Description: Investigate lining or replacing steel culvert under US 33 and over Sugar Run Branch.

Location: Jerome Twp. between Beecher-Gamble Rd. and US 42.

Schedule: SFY 2017, Sale Date 03/02/2017

UNI – SR 31 – 00.23; PID 88614

Description: Replace SR 31 bridge over Mill Creek

Location: Marysville. On Main Street over Mill Creek. 0.2 miles north of 5th Street.

Schedule: SFY 2017, Sale Date 05/11/2017

UNI – SR 739 – 17.75; PID 97677

Description: Repair an erosion failure progressing from Rush Creek towards the embankment supporting SR 739 by the construction of a retaining wall.

Location: approximately 3 miles northeast of SR 31

Schedule: SFY 2017, Sale Date 05/25/2017

UNI – SR 4 – 17.26; PID 86211

Description: Rehab bridge over Blues Creek and Replace steel culvert over Clevenger Ditch

Location: Leesburg Twp. South and North of SR 347

Schedule: SFY 2018, Sale Date 10/01/2017

UNI – SR 736 – 01.16; PID 95776

Description: Replace superstructure on UNI-736-1.16 and 1.99. Full replacement of slab bridge at 4.08

Location: 1.16 & 1.99 over Robinson Run. 4.08 over Blumenschein Ditch

Schedule: SFY 2019

Future Urban Paving Program

UNI – SR 31 – 01.77; PID 91346

Description: Marysville urban and rural resurfacing project.

Location: Marysville, rural. North of US 33 to SR 347. Elwood Ave. SLM 1.77 – 7.78

Schedule: Proposed SFY undetermined at this time.

UNI – SR 38 – 07.61; PID 91391

Description: Marysville urban resurfacing project.

Location: Marysville, Marysville Corp (S of SR 736) to Fifth St/SR 31 SLM 7.61 – 9.79

Schedule: Proposed SFY undetermined at this time.

UNI – SR 4 – 12.85; PID 93314

Description: Marysville urban resurfacing project.

Location: Marysville, SR 33 Ramp/Main Street to North Corp. near County Home Road and SR 31 from SR 38/Fifth Street to Marysville North Corp. near Mill Road Drive

Schedule: Proposed SFY undetermined at this time.



Logan-Union-Champaign Regional Planning Commission

Director: Dave Gulden, AICP

Director's Report – February 9, 2017

| Dave's Activities: | |
|---------------------------|---|
| 1/13 | Union Co CIC Meeting with Clark-Springfield TCC |
| 1/17 | Logan Co. Land Bank |
| 1/18 | Union Co EMA Union Co Comp Plan Committee Logan Co. Access Mgt Union Co. CIC |
| 1/19 | Carmen Scott Logan Co. Twp Assn. |
| 1/20 | Logan Co. Infrastructure meeting |
| 1/25 | Indian Lake Chamber Ohio Twp. Conference |
| 1/26 | Union Co. Business Breakfast Logan Co. Commissioners |
| 1/27 | Ohio Twp. Conference |
| 1/30 | Union Co. Transportation Plan |
| 1/31 | Logan Co. Infrastructure meeting Logan Co. Land Bank |
| 2/1 | HR training |
| 2/2 | RTIP Rick Powers from TRC |
| 2/7 | Union Co. Dept. Head mtg |
| 2/8 | ODOT Safety training |
| Ongoing | RTPO Activities: Indian Lake Study, Freight Study, future viability of LUC RTPO |
| Ongoing | CDBG for Champaign County |

| Heather's Activities: | |
|------------------------------|---|
| Ongoing | 1st Qtr FH'ing Mailing; Scheduling 1 st Qtr Trainings |
| Completed | 2016 Cash Basis Annual Financial Report has been completed; filed with the State; available on LUC web-site |

| Brad's Activities: | |
|---------------------------|--|
| 1/17 | Met with Union Co (U) Soil & Water Conservation District. |
| 1/19 | Lunch with Carmen Scott |
| 1/20 | Attended Logan Co (L) infrastructure meeting |
| 1/23 | Attended Mad River Twp (C) Zoning Commission |
| 1/24 | Met with Scott Coleman and Logan Co (L) Commissioners about State Bike Routes. |
| 1/25 | Attended Ohio Township Association Winter Conference |
| 1/26 | Attended Ohio Township Association Winter Conference |
| 1/27 | Attended Ohio Township Association Winter Conference |
| 1/30 | Met with Village of Huntsville (L) Solicitor Attended Regional Collaboration NW Group |
| Ongoing | Assisting jurisdictions: Bokescreek Twp (L), Champaign Co (C), City of Urbana (C), Darby Twp (U), Jackson Twp (C), Jerome Twp (U), Johnson Twp (C), Logan Co (L), Liberty Twp (U), Mad River Twp (C), Monroe Twp (L), Perry Twp (L), Pleasant Twp (L), Village of Huntsville (L), Village of St. Paris (C), Village of West Mansfield (L), Washington Twp (L) |
| Ongoing | Zoning updates: Mad River Twp (C), Village of Huntsville (L) |
| Ongoing | Assisting with ODOT RTPO Grant as needed. This month focused on state bike routes and should wrap-up in February 2017. |
| Ongoing | Next Zoning Inspector training is scheduled for March. |
| Ongoing | Working on sign code update for Jefferson Twp (L), Liberty Twp (L), Perry Twp (L), and Salem Twp (C). |

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Dave Gulden, AICP
Director

Jim Holycross
President

Jeremy Hoyt
Vice-President

Dave Faulkner
2nd Vice-President

Robert A. Yoder
Treasurer

Executive Committee Meeting Minutes Thursday, February 9, 2017

President Jim Holycross called the meeting to order at 1:15 pm.

Roll Call – Dave Gulden

Members present: John Bayliss, John Brose, Tim Cassidy, Scott Coleman, Dave Faulkner, Chad Flowers, Todd Garrett, Kevin Gregory, Dave Gulden, Charles Hall, Jim Holycross, Jeremy Hoyt, Mark Mowery for Stephen McCall, Barry Moffett, Adam Moore, Wes Dodds for Tim Notestine, Matt Parrill, Ryan Shoffstall, Ryan Smith, Bill Narducci for Jeff Stauch, Ben Vollrath, Todd Freyhof, and Andy Yoder.

Members Absent: Paul Benedetti, Tyler Bumbalough, Barry Moffett, Vince Papsidero, Steve Shepherd, and George Showalter.

Guests present: Tam Blakely, Transportation for Logan County; Judy Christian, York Township; Todd Pomorski, Epcon Jerome LLC; Scott Schmid, Clark County TCC; Justin Wollenberg, Terrain Evolution; Brad Bodenmiller, LUC Regional Planning Commission

Minutes – Scott Coleman moved a motion to approve the minutes from the January 12, 2017, meeting as written and Dave Faulkner seconded. All in favor.

Financial Report – Andy Yoder presented the Financial Report for January. John Bayliss moved a motion to accept the Financial Report and Scott Coleman seconded. All in favor.

- John Bayliss asked how much the building fund is for.
- Dave Gulden advised the current budget appropriation is \$360,000.
- Dave Gulden advised the financial report shows high incoming revenue this time of year because of annual member payments.

ODOT Reports: ODOT Reports are available on the LUC website. Matt Parrill provided a presentation about the proposed ODOT biennial budget. Matt will be at Indian Lake tomorrow with a similar presentation. Highlights include taking care of what we have, smart mobility, variable speeds, and drone technology.

New Business:

1. Review of GPN-5 Phase 6 Final Plat (Union County) – Staff Report by Brad Bodenmiller

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Dave Gulden, AICP
Director

Jim Holycross
President

Jeremy Hoyt
Vice-President

Dave Faulkner
2nd Vice-President

Robert A. Yoder
Treasurer

- Charles Hall moved a motion to accept the Zoning and Subdivision Committee's recommendations to approve the GPN-5 Phase 6 Final Plat in accordance with staff and reviewing agency comments and Bill Narducci seconded. All in favor.

2. Building Committee Report – Dave Gulden

- Scott Coleman presented TRC's lease options. Our cost includes 14% of the floor area shared common areas. The cost is approximately \$500,000. We got to the \$340,000 budgeted figure early in 2016. We committed that amount to partially fund the upfront construction of our 2,084 sq. ft. TRC has developed a lease-cost option to us. They proposed an annual rent for years 1-15. That's a financing issue on their side. It's not the full 25 years. LUC would pay annual custodial and utility costs. It's based on the percentage of square feet. As these discussions developed, we were advised that LUC would share in 14% of capital investments in the future as the building ages and needs arise—parking, HVAC, etc.. The monthly base rent charge is \$3,107. The adjusted base rent is \$1,218. The custodial/utility monthly charge is \$1,967. In year 16, there would be no base rent due, just custodial/utilities and capital improvements. TRC is financing the other chunk of money and we're paying them off.
- Scott presented option 2 that includes LUC paying more upfront.
- Scott advised we currently budget \$22,000 a year for maintenance and utilities.
- Adam Moore asked if TRC charges interest on the financed amount?
- Scott explained TRC has two different loans. 67.5% is financed at 1% interest. The remainder is financed at 4.75% interest. Our financing would be broken-down that same way.
- John Bayliss noted he came-up with a difference of \$56,000. That would make the interest steeper than what is here.
- Jeremy Hoyt noted you're paying about \$59,000 in interest.
- John Bayliss thought there are advantages for sharing spaces. The total construction cost of the entire project is about \$240 per square foot.
- Scott advised it is a \$3.7 million project.
- Dave Faulkner asked about LUC sharing 14% of capital projects. Do we get charged for that if there are additions to the building?
- Scott said that is probably something we need to get our attorney to look at closer. This building can be added-on to. That would change percentages and I think they would be open to a blank statement regarding this.
- Scott said the 14% includes common spaces, meeting room, etc.
- Jeremy Hoyt said let's lock-down the figure as it exists today, rather than the 14% in the future if it's larger.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Dave Gulden, AICP
Director

Jim Holycross
President

Jeremy Hoyt
Vice-President

Dave Faulkner
2nd Vice-President

Robert A. Yoder
Treasurer

- Adam Moore asked if there is an option to extend the lease at the end of 25 years.
- Scott said part of the issue is that TRC does not own the land. They are still working on their lease agreement. Potentially, they may have a longer term for the land lease. If that's the case, we could potentially increase the lease for us. We advised TRC we don't use buildings for just 25 years. We plan 50-80 years. We want a reimbursement for the construction of our space.
- Adam Moore said the return on our investment is increased over time. Not having a lease payment after the 15 years is great and increases our return on investment.
- Jeremy Hoyt thought it's important for year 26, that a new entity cannot start charging us rent again.
- Scott Coleman we need to clarify that in the renewal lease.
- John Bayliss thought a 50-year horizon is adequate.
- Scott Coleman noted in scenario two, there is no base monthly rent. A lump sum payment for \$500,000 for the entire 2,084 sq. ft. and LUC contributes to the 14% capital costs.
- Scott Coleman presented a comparison spreadsheet that provided a comparison, were LUC to build down the road on our own site. Working with Mike Bow, we had come-up with an estimate of \$522,000. I assumed 3.5% interest over 25 years. The cleaning/landscaping pricing is likely \$1,500 per month. Remember, we then have parking and a 5ac. site to care for. Using today's dollar, the end 25-year total cost is about \$1,333,300. Option 1 is co-locating with TRC and sums to about \$1,149,340 in option 1 or \$1,170,700 option 2. Advantage is Option 2 is the financing is over 25 years. Basically, co-locating saves about \$200,000. We'll need to be prepared for rent in upcoming budgets
- Dave Faulkner saw TRC Option 1 as cheaper than building our own site. He thought the value of being in the middle of the next big thing in transportation is not quantifiable.
- Scott's recommendation for today is finalizing the lease terminology and co-locate. If the numbers come back differently, we'll need to reassess.
- John Bayliss said we're basically prepaying our rent. We need to contemplate if everything goes, there is a buy-back clause or something to that effect.
- Todd Freyhoff asked if any federal or state money will go towards this.
- Dave Gulden stated the \$45 million is for wind tunnels and other things, but I believe it does help lower the interest rate. Dave will have to look at the loan rate more closely.
- John Bayliss thought the Building Committee should continue pursuing this.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Dave Gulden, AICP
Director

Jim Holycross
President

Jeremy Hoyt
Vice-President

Dave Faulkner
2nd Vice-President

Robert A. Yoder
Treasurer

- Jim Holycross stated it doesn't sound like we need a motion on this today, but expressed appreciation for the work of the Building Committee.
- Bill Narducci asked about timeframe on this decision.
- Scott Coleman we've been working on this for over a year. The land lease agreement is the next step.

3. ODOT RTPO Program – Dave Gulden

- Dave Gulden mentioned last month's presentation that LUC has challenges implementing the RTPO. A potential solution to those challenges is to team-up with a partner that has additional resources and experience.
- Matt Parrill advised that the Governor recognized LUC as an RTPO, and that LUC completed the 2015 LUC Transportation Plan. The RTPO Planning Work Program draft is due next month and then a final version in May. Is transportation planning still important to LUC? Dave explained challenges last month. One option is to partner with a Metropolitan Planning Organization (MPO). TCC is a District 7 MPO and the three of us started discussions. Matt is in favor of a LUC and TCC partnership to keep moving the LUC RTPO forward.
- Scott Schmid greeted everyone. He is the Clark County-Springfield Transportation Coordinating Committee (TCC) Director since 2010. The MPO is a staff of 6 people. Includes financial accounting folks and does cost accounting to divide time across programs. We administer WESTCO and OPWC and other programs and entities. This fits-into what we already do. There is a strong connection between our people and transportation corridors. The biggest benefit is shared services. As a smaller MPO, we can reach-out and share services with other agencies. Utilize staff. Most staff have 8-10 years in transportation planning. There is potential to expand staffing. Smaller items include contracting to engineering/planning services when needed. TCC has existing connections to ODOT central office and the Federal Highway Administration. Accounting is already handled. Disadvantages include shifting staff to include additional services. Our MPO funding is not going to increase. That is the biggest challenge.
- Scott Schmid we are considering this a temporary solution to help you.
- Dave we want to mirror ODOT's two year scope. An agreement between LUC and TCC has been reviewed and approved by Union and Clark County Prosecutor's Offices. Then, we'd have real transportation services, instead of scrambling during our building construction. It makes sense to team-up for at least a couple years. We would allocate our RTPO funding to TCC, but we'd still control it.
- Jim Holycross I hear that we're looking for a motion to engage this.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Dave Gulden, AICP
Director

Jim Holycross
President

Jeremy Hoyt
Vice-President

Dave Faulkner
2nd Vice-President

Robert A. Yoder
Treasurer

- Adam Moore asked if there will be action taken to move us forward better on our own.
- Dave Gulden stated the other RTPOs are multiple counties. We could look at adjacent counties and potentially expand. Also, maybe TCC runs this RTPO like MORPC does in the new Central Ohio RTPO.
- Tim Cassidy stated the alternative is to change our accounting or drop completely out of the transportation program. I think it's a no-brainer.
- Charles Hall asked about other counties joining.
- Dave Gulden stated in the future adjacent counties not in an RTPO could possibly join.
- Tim Cassidy moved a motion to enter into an agreement with Clark County-Springfield Transportation Coordinating Committee for implementation of LUC RTPO and Adam Moore seconded. All in favor.

Director's Report:

Comments from Individuals:

- Jim Holycross recognized the passing of former LUC President Mike Bow. He noted Mike was a former Bellefontaine City Engineer and a proponent of LUC. He will be missed.

Adjourn – Dave Faulkner moved a motion to adjourn the LUC Executive Committee Meeting at 2:23 pm, and Todd Freyhoff seconded. All in favor.

Next Scheduled Meeting: Thursday, March 9, 2017, 1:15 pm at the LUC Office in East Liberty.

President

Secretary

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com