



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**406 Justice Drive, Lebanon, Ohio 45036**

***www.co.warren.oh.us***

***commissioners@co.warren.oh.us***

*Telephone (513) 695-1250  
Facsimile (513) 695-2054*

***TOM GROSSMANN  
PAT ARNOLD SOUTH  
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**MINUTES: Regular Session – November 10, 2016**

The Board met in regular session pursuant to adjournment of the November 8, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – absent

Laura Lander, Deputy Clerk – present

Minutes of the November 8, 2016 meeting were read and approved.

- 16-1766      A resolution was adopted to approve hiring of Michael Wells as Application Analyst I within the Telecommunications Department. Vote: Unanimous
- 16-1767      A resolution was adopted to hire Holly Roark as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 16-1768      A resolution was adopted to hire Christopher Rose as Sewer Collections Worker II within the Warren County Department of Water and Sewer. Vote: Unanimous
- 16-1769      A resolution was adopted to hire Jaime Dick as a Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 16-1770      A resolution was adopted to advertise for bids for the Middleboro Road Bridge #45-4.64 Rehabilitation Project. Vote: Unanimous
- 16-1771      A resolution was adopted to approve and enter into a Clear Government Fraud Agreement with West Payment Center – Thomson Reuters West Publishing. Vote: Unanimous

- 16-1772 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-1773 A resolution was adopted to enter into Subdivision Public Improvement Performance and Maintenance Security Agreement with Western Benchmark for installation of certain improvements in the Woodlands at Morrow, Phase 2A situated in the Village of Morrow. Vote: Unanimous
- 16-1774 A resolution was adopted to approve a cash advance, supplemental appropriation into the County General Fund #101-1112, operational transfer from General Fund #101 into Fund #479 Airport Construction and a supplemental appropriation into #479 Airport Construction. Vote: Unanimous
- 16-1775 A resolution was adopted to approve supplemental appropriation into County Court Fund #253. Vote: Unanimous
- 16-1776 A resolution was adopted to approve supplemental appropriation adjustment within Sheriff's Office Fund #295. Vote: Unanimous
- 16-1777 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Communications Center- Dispatch Fund #101-2850. Vote: Unanimous
- 16-1778 A resolution was adopted to approve appropriation adjustment within County Court Fund #101-1280. Vote: Unanimous
- 16-1779 A resolution was adopted to approve appropriation adjustment within County Garage Fund #101-1620. Vote: Unanimous
- 16-1780 A resolution was adopted to approve appropriation adjustments within the Water Revenue Fund No. 510 and the Sewer Revenue Fund No. 580. Vote: Unanimous
- 16-1781 A resolution was adopted to approve appropriation adjustment within Building and Zoning Department Fund #101-2300. Vote: Unanimous
- 16-1782 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-1783 A resolution was adopted to administer disciplinary action against David Purkey, HVAC Technician I within the Facilities Management Department. Vote: Unanimous
- 16-1784 A resolution was adopted to find the public convenience, and welfare require certain road improvements and construction necessary for such improvements to and along State Route 741 and the frontage of the Estates of Keever Creek Subdivision in Turtlecreek Township; fixing the route and termini of such road improvements, apportion the cost thereof; and further ordering the Warren

County Engineer to prepare the necessary surveys, plans, profiles, cross-sections, estimates of cost, and specifications for such road improvements, together with an estimated assessment based upon the estimates of cost upon the real estate to be charged therewith, of such part of the estimated damages and expenses of such improvements as are to be specially assessed. Vote: Unanimous

16-1785 A resolution was adopted to enter into an engineering service contract with Evans, Mechwart, Hambleton & Tilton, Inc. (EMH&T) for the design of SR 741 turn lane improvements to SR 741 along the Estates of Keever Creek Subdivision frontage. Vote: Unanimous

### DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

---

On motion, upon unanimous call of the roll, the Board entered into executive session at 4:38 p.m. to discuss personnel matters relative to discipline in Facilities Management pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 5:00 p.m.

---

Bruce McGary, Assistant Prosecutor and Neil Tunison, County Engineer were present for a work session to discuss the assessment project for road improvements relative to a turn lane on State Route 741 for the Estates of Keever Creek Subdivision.

Mr. McGary reviewed the history of the project and stated that when the project was initiated back in 2008, a step in the process was overlooked. He stated that the Board accepted the petition to assess and entered into a contract with EMH&T for the improvements but did not adopt a resolution to determine to proceed with the project.

Commissioner Young questioned if the assessments are being collected.

Mr. McGary stated that they have not and explained that during the recession the development stalled for a time but now the development is almost complete and the assessments will need to be levied.

Commissioner Young asked if all of the current property owners were aware of the assessment.

Mr. McGary assured him that it was well documented, including a note on the subdivision plat, disclosing the assessment to all of the property owners.

Mr. McGary outlined to the Board that for the assessment project to proceed, the Board needs to make the legal determination to move this assessment forward for the first phase of the assessment project and then to direct the Engineer's Office to enter into an agreement for the design of the project in order for the Engineer's Office to provide the cost estimates to meet the required reporting deadline.

Upon further discussion, on motion, upon unanimous call of the roll, the Board voted to approve Resolution #16-1784 relative to The Estates of Keever Creek Subdivision in Turtlecreek Township.

The Board then approved resolution #16-1785 to enter into an engineering service contract with (EMH&T) for the design of SR 741 turn lane improvements to SR 741 along the Estates of Keever Creek Subdivision frontage.

---

Gene Steiner, President of the Warren County Agricultural Society, was present to discuss the plans for demolition of the grandstands building at the fairgrounds and the proposed construction of an event center in its place.

Mr. Steiner explained that the two options for the current grandstands are to either tear it down completely or leave a portion of it if there is value in doing so. He stated that that determination would most likely be decided at their next board meeting.

Mr. Steiner then presented the attached PowerPoint presentation outlining the construction, estimated costs, usage, and anticipated revenue of the proposed event center.

There was discussion relative to the financing of the estimated \$3.6 million project.

Commissioner Young outlined three possible financing options:

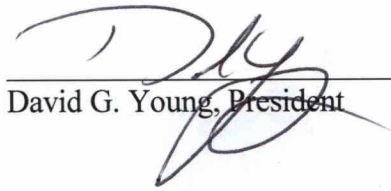
1. The Agricultural Society could get a loan to finance the construction
2. The Board could give the Agricultural Society the money outright from redevelopment funds from the racino
3. The Board could give a portion of the funds outright and work out a revenue sharing repayment agreement for the remaining portion

Mr. Steiner stated that he would take those options back to his Board for consideration and would schedule a follow up meeting.

Upon further discussion, the Board stated their agreement with proceeding with the project.

---

Upon motion the meeting was adjourned.



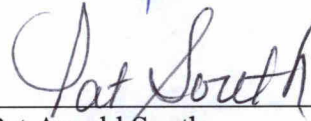
---

David G. Young, President



---

Tom Grossmann



---

Pat Arnold South

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on November 10, 2016, in compliance with Section 121.22 O.R.C.



---

Laura Lander, Deputy Clerk  
Board of County Commissioners  
Warren County, Ohio



# Event Center

Warren County Fairgrounds – proposed completion June 2018



## Multi-purpose Event Space

- 15,000 sf pre-engineered facility
- 12,000 sf event space (incl. 2,400 sf lobby area)
- Additional 10,000 sf covered outdoor space for current use and future expansion
- Multiple Uses – conferences, trade shows, festivals, & receptions, etc.
- Planned space:
  - ▶ Event space
  - ▶ Admin/office space
  - ▶ Restroom facilities
  - ▶ Catering kitchen



# Demand for rental space

(local/county/regional/statewide)

- Optimal location between Dayton and Cincinnati, I-71 and I-75
- County seat in one of Ohio's fastest growing counties – rising population and employment growth / stability
- Attract events from other locations
  - Manor House
  - Sharonville Convention Center
  - Montgomery / Clinton Co. Fairgrounds
  - Roberts Center
  - Rolling Meadows
  - Hara Arena
- **Implications for future demand:**
  - Increased demand, increased revenue
  - Market strong for both low – mid scale and mid – upper scale event spaces.





## Warren County Fairgrounds -

### Future WITHOUT an Event Center

- Continued and increased maintenance of existing grandstand facility
- Loss of revenue from existing events
- Loss of potential new revenue
- Risk of danger of outdated facility

### Future WITH an Event Center

- Generate revenue for the growth of enhancement of County-owned facilities at the Fairgrounds
- Establish facility as a local, regional and state Event Center
- Compete with other comparable facilities around the State for existing events
- Secure larger and more upscale events



## Timeline for new Event Center

- ▶ DESIGN process    December 2016 – March 2017
- ▶ DEMOLITION of existing Grandstand Facility    April– June 2017
- ▶ CONSTRUCTION of new Event Center    August 2017 – June 2018
- ▶ AVAILABLE FOR RENTAL – AUGUST 2018



## Forecast of Potential Revenue

### Future of the Event Center at the Warren Co. Fairgrounds

2018	2019	2020
4 months of available rentals	11 months of available rentals	11 months available rentals
8 events	15 events	40 events
Projected Gross Revenue: \$15,000	Projected Gross Revenue: \$35,000	Projected Gross Revenue: \$75,000

- Currently, we service 10,000 people each month, July & September - 75,000 people. Total: 270,000 persons annually.
- New facility will draw an additional 2,000 people/month for a new total of 300,000 people/year serviced by these Fairgrounds.
- Assuming 5% of the people are spending a \$150/day business travel per diem – this adds \$2.25 Mil to the local economy.



## Community Impact

*Warren County Fairgrounds  
Event Center*

### ► **Economic Impact:**

New Event Center will help to expand the nearly 10,000 people currently serviced monthly at the Fairgrounds. With this new facility, we will anticipate this number of people to increase dramatically. This increase in business will draw visitors to the county and drive growth in the retail community.

### ► **Social Impact :**

New Event Center will provide quality meeting space, filling the void of mid-scale rentals in Warren County. This facility on the Fairgrounds will continue to provide a link to our agricultural community.

