

RECORD OF PROCEEDINGS

MEETING OF COUNCIL

September 27, 2021

Mayor O'Callaghan called the City of Union council meeting to order on Monday, September 27, 2021 at 7:30 p.m.

Attendance was taken and the following council members were present: Mayor O'Callaghan, Mr. Bruns, Mrs. Oberer and Mrs. Thomas-Roth.

Other city staff members attending the meeting were John Applegate, City Manager, Denise Winemiller, Clerk of Council, and Joe Moore, Law Director.

Mayor O'Callaghan called for a moment of silence.

Mayor O'Callaghan said they would need to amend the agenda to include an executive session to discuss legal matters. He said he would like to add that after Item # 4 on the agenda. The Mayor moved to amend the agenda. Mr. Bruns seconded the motion. All concurred and the agenda for September 27, 2021 was amended.

1. Mayor O'Callaghan asked if there were any additions, deletions or corrections for the minutes of the September 13, 2021 council meeting. There were no corrections so Mr. Bruns moved that the minutes be accepted as prepared. Mrs. Oberer seconded the motion. Mrs. Thomas-Roth abstained and all council members voted in favor of the motion. The minutes were accepted as prepared.

Mayor O'Callaghan said Mr. Blackwell had called and was unable to attend the meeting due to having to work. He moved that his absence be excused. Mr. Bruns seconded the motion. All concurred and Mr. Blackwell's absence was excused.

Mayor O'Callaghan said Mrs. Perkins was not feeling well and not able to attend the meeting. He moved that her absence be excused. Mrs. Thomas-Roth seconded the motion. All concurred and Mrs. Perkins's absence was excused.

2. Citizen's and Visitor's Comments

There were no comments from any citizens or visitors in the audience.

3. **ONE READING** - RESOLUTION 21-09 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A CONTRACT (**THIS PROJECT PANATTONI DEVELOPMENT AGREEMENT**) BY AND BETWEEN THE CITY OF UNION, OHIO (the "**City**"), CH REALTY IX-JV I

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DAYTON LOGISTICS WEST L.P., A DELAWARE LIMITED PARTNERSHIP, (the “*Developer*”), AND THE MONTGOMERY COUNTY TRANSPORTATION DISTRICT (the “*District*”) UNDER THE FOLLOWING CIRCUMSTANCES:

Mr. Applegate said this resolution deals with Project Pantattoni which they refer to as the “Deal property”. They will have the closing this week on Wednesday, and will be building a spec building with 650,000 square feet. This document lays out the agreement and what is expected by all parties.

Mr. Bruns moved that Resolution 21-09 be adopted on the first reading. Mrs. Thomas-Roth seconded the motion. All concurred and Resolution 21-09 was passed.

4. ONE READING – RESOLUTION 21-10 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A CONTRACT (**THIS PROJECT BOLT DAYTON LLC**) BY AND BETWEEN THE CITY OF UNION, OHIO, (the “*City*”), PURE DEVELOPMENT, INC., AN INDIANA CORPORATION (the “*Developer*”) AND PROJECT BOLT DAYTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, (the “*Lessor*”), AND THE MONTGOMERY COUNTY TRANSPORTATION DISTRICT (the “*District*”) UNDER THE FOLLOWING CIRCUMSTANCES:

Mayor O’Callaghan said this Resolution looks like a repeat of the one they just passed. Mr. Applegate said it is the same but this is with Project Bolt, which is the Amazon facility. He said he was sorry but they did not yet have all of the Exhibits that would go with this agreement. He said they had the Pantattoni one on the agenda because of the closing this Wednesday but this agreement came in late on Friday after the council packets had been prepared so they had not been sent the exhibits. Mr. Applegate said that he and Mr. Moore will have to look over those but once they get them, they will make sure that the council receives copies of what was sent.

Mr. Bruns moved to have one reading and adopt Resolution 21-10. Mrs. Oberer seconded the motion. All concurred and Resolution 21-10 was adopted.

5. Mayor O’Callaghan moved that the city council recess for an executive session regarding legal matters. Mr. Bruns seconded the motion. All concurred and the motion was passed and the council went into an executive session. The Mayor said there would not be any action taken after the executive session.

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Mr. Bruns moved that the Union City council reconvene the council meeting. Mayor O'Callaghan seconded the motion. All concurred and the council meeting was reconvened.

6. Open Agenda

Mr. Bruns reminded everyone that the next council meeting would be on Tuesday, October 12, 2021 due to the Columbus Day holiday.

Mr. Applegate said the guys were out trimming the trees, getting ready to decorate them. He said he had received a very nice call from a lady who had been driving through town and said that Union has the nicest trimmed trees in any town. She said they do the best job and are properly trimmed. Mr. Applegate said they do a good job.

Mr. Applegate said he can't believe how fast the month of September went, but they would keep moving forward and that a lot was happening.

Mrs. Winemiller said that she had passed out the August fund sheets to the council and if anyone has any questions, they can give her a call.

7. Mr. Bruns moved that the council meeting be adjourned. Mrs. Oberer seconded the motion. All concurred and the council meeting was adjourned. The next council meeting will be on Tuesday, October 12, 2021.

Respectfully submitted,

Denise A. Winemiller,
Clerk of Council

John Bruns, Vice Mayor