

**IN THE MATTER OF AMENDING THE ANNUAL APPROPRIATION AS REQUESTED BY THE  
EMERGENCY MANAGEMENT COORDINATOR AND COUNTY ADMINISTRATOR.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 30th day of August, 2012.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, under date of January 5, 2012, the Annual Appropriation for Auglaize County was accepted, having been prepared with the 2012 Annual Amended Official Certificate of Estimated Resources which was given to the Board of County Commissioners by the County Auditor; and,

**WHEREAS**, County Auditor Janet Schuler informed the Board that an amendment was made to the Annual Amended Official Certificate of Estimated Revenue for the (945) SHSP FY 11 Fund and for (041) Improvement Fund; and,

**WHEREAS**, Emergency Management Coordinator, Troy Anderson, requested that the Board amend the 2012 Annual Appropriation to reflect the following increase:

**Increase SHSP FY 11 Fund – 945.0945.530400 (Equipment) by \$1,283.13;**

**WHEREAS**, County Administrator, Michael Hensley, requested that the Board amend the 2012 Annual Appropriations to reflect the following increase:

**Increase Permanent Improvement Fund – 041.0041.550100 (Projects) by \$75,000.00.**

**THEREFORE BE IT RESOLVED** that the Board of County Commissioners of Auglaize County, Ohio, does hereby order the 2012 Annual Appropriation Resolution be amended to show the changes as tabulated above.

Commissioner Regula seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
30th day of  
August, 2012

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, Yes  
Douglas A. Spencer

Don Regula, yes  
Don Regula

John N. Bergman, yes  
John N. Bergman

cc: ✓ County Auditor - Janet Schuler  
✓ EMA – Troy Anderson

County Commissioners Office  
Auglaize County, Ohio  
August 30, 2012

NO. 12-367

**IN THE MATTER OF AUTHORIZING THE EMPLOYMENT OF SCOTT STANFORD TO THE POSITION OF ASSISTANT COUNTY COMPUTER OPERATIONS MANAGER.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 30th day of August, 2012.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, with the need to fill the position of Assistant County Computer Operations Manager, the Board gave advertisement for interested parties for said position; and,

**WHEREAS**, the Assistant County Computer Operations Manager position provides support and reports to the County Computer Operations Manager; and,

**WHEREAS**, the Commissioners and Cameron Ruppert, County Computer Operations Manager reviewed all resumes as received and performed interviews of selected candidates; and,

**WHEREAS**, after much deliberation, the Commissioners determined to offer the position of Assistant County Computer Operations Manager to Scott Stanford; and,

**WHEREAS**, Mr. Stanford was contacted about filling the Assistant County Computer Operations Manager's position and accepted with the effective date of employment being September 4, 2012 with a starting wage of \$1,730.77 bi-weekly; there will be a ninety (90) day probationary period.

**THEREFORE BE IT RESOLVED**, that the Board of County Commissioners, Auglaize County, Ohio, does hereby authorize the employment of Scott Stanford as the Assistant County Computer Operations Manager at the bi-weekly rate of \$1,730.77, effective September 4, 2012, with a ninety (90) day probationary period being observed.

Commissioner Regula seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
30th day of  
August, 2012

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer Yes  
Douglas A. Spencer

Don Regula yes  
Don Regula

John N. Bergman yes  
John N. Bergman

cc: Scott Stanford  
Cameron Ruppert  
Deputy Auditor -- Marty Metz

**IN THE MATTER OF SETTING DATE AND TIME TO RECEIVE BIDS FOR THE PURCHASE OF SALT TO BE USED ON THE COUNTY ROADWAYS.**

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The Board of County Commissioners of Auglaize County, Ohio, met in regular session on the 30th day of August, 2012.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, County Engineer, Doug Reinhart informed the Board that it is a good time of year to solicit for bids for the purchase of salt to be used by the County Highway Dept.; and,

**WHEREAS**, Engineer Reinhart requested that the Board set a date and time to receive bids for the purchase of treated bulk rock salt.

**THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Auglaize County, Ohio, does hereby set September 20, 2012 at 3:00 p.m. as the date and time to receive and publicly open bids for the purchase of above mentioned rock salt for the Highway Department; and,

**BE IT FURTHER RESOLVED** that the Board authorizes County Engineer Reinhart to proceed with the necessary legal steps to cause said bid opening.

Commissioner Regula seconded the Resolution, and upon the roll being called, the Vote resulted in the adoption of the Resolution as follows:

Adopted this  
30th day of  
August, 2012

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer      yes  
Douglas A. Spencer

Don Regula      yes  
Don Regula

John N. Bergman      yes  
John N. Bergman

✓ cc: County Engineer - Doug Reinhart

**IN THE MATTER OF AUTHORIZING THE SUBMISSION OF A FORMAL LOAN  
MODIFICATION DOCUMENTATION TO THE STATE OF OHIO, OFFICE OF HOUSING AND  
COMMUNITY PARTNERSHIPS AND EXECUTION OF LOAN MODIFICATION DOCUMENTS  
ON BEHALF OF THE BOARD OF COUNTY COMMISSIONERS FOR ITS REVOLVING LOAN  
FUND.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 30th day of August, 2012.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, on December 18, 2007, in Resolution #07-560, the Auglaize County has agreed to make a revolving loan to Industrial Paint and Strip West, LLC in the maximum principal amount of \$175,000.00; and,

**WHEREAS**, the last payment that was made by Industrial Paint and Strip West, LLC was September 29, 2009 and on January 22, 2010 this was turned over to the Prosecuting Attorney for liquidation proceedings; and,

**WHEREAS**, during the proceedings the following proposal has been agreed upon:

- 1) Waive late fees of \$4,510.45;
- 2) Finance accrued interest of \$27,300.04
- 3) Reduce interest rate to 3.75%;
- 4) Extend term to seven (7) years;
- 5) New monthly payment to \$2,341.67.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of Auglaize County, Ohio does hereby approve the loan modification documents as presented; and,

**BE IT FURTHER RESOLVED** that the Board does authorize the President of the Board of County Commissioners to execute said loan modification documents; and,

**BE IT FURTHER RESOLVED** that said loan modification documents be hereto attached and thus become a part of this Resolution.

Commissioner Regula seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
30th day of  
August, 2012

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, yes  
Douglas A. Spencer

Don Regula, yes  
Don Regula

John N. Bergman, yes  
John N. Bergman

**IN THE MATTER OF AUTHORIZING THE SUBMISSION OF AN APPLICATION AND ENVIRONMENTAL REVIEW – CATEGORICALLY EXCLUDED (CE) DOCUMENTATION TO THE STATE OF OHIO, OFFICE OF HOUSING AND COMMUNITY PARTNERSHIPS AND EXECUTION OF LOAN DOCUMENTS ON BEHALF OF THE BOARD OF COUNTY COMMISSIONERS FOR ITS REVOLVING LOAN FUND.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 30th day of August, 2012.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, Auglaize County has agreed to make a Revolving Loan to Kuenning’s Western Ohio Hardware, Inc. in the maximum principal amount of \$150,000.00.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of Auglaize County, Ohio does hereby approve the loan documents as presented; and,

**BE IT FURTHER RESOLVED** that the Board does authorize the President of the Board of County Commissioners to execute said loan documents; and,

**BE IT FURTHER RESOLVED** that said loan documents be hereto attached and thus become a part of this Resolution.

Commissioner Regula seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
30th day of  
August, 2012

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, Yes  
Douglas A. Spencer

Don Regula, yes  
Don Regula

John N. Bergman, yes  
John N. Bergman

✓ cc: West Central Development Corporation



Office of Housing and Community Partnerships
RLF Grant/Loan Review Report Form

Economic Development Loan Infrastructure Grant

Application No. (For OHCP Use Only)

Grantee: Auglaize County
Contact Person: Julie E. Jurosic
Telephone: 419-222-0130
E-mail: jjurosic@anchorsba.com
Fax: 419-222-8211
Date of Application to Local RLF Program: 8/3/12
Date Environmental Review Submitted:

Applicant/Business: Kuerning's Western Ohio Hardware, Inc.
FIT #: 34-1555781 NAICS: 444130
Name of Borrower: Scott S. Kuerning
Title: President
Address: P.O. Box 117
City: Minster
State: OH Zip+4: 45865-0117

PROJECT DESCRIPTION (include a description of all activities in the project not just funded activities)

Retention Expansion New Business New Square Footage to be built or leased: 11,900

Open and operate a third location. Lease currently vacant property located at 811 Defiance Street, Wapakoneta, Ohio. Total project includes start-up capital, inventory, vehicles, computer system, equipment, fixtures, leasehold improvements and equipment for rent.

LEVEL OF ENVIRONMENTAL REVIEW

Environmental Assessment Categorical Exclusion Categorical Exclusion/Exempt Exempt

COST ESTIMATE Attach an itemized cost estimate.

Have you verified the cost estimates and are costs reasonable? Yes No

FUNDABILITY (include all project costs in the project not just funded activities)

Table with columns: Use, Source, Total, % of Total, Rate, Term, Collateral (LB, ME). Rows include Machinery/Equipment, Working Capital, and Borrower Equity.

If project includes purchase of machinery and/or equipment, list the cost of installation None
What percent of the equipment costs is installation %

Is this project subject to federal Labor Standards? Yes No
If "no" explain why not? Construction and installation costs are insignificant for this project. RLF is not financing these costs.

Personal Guarantee Yes No
Keyman Life Insurance Yes No
Other:

Total Project Amount: \$935,642
Private Funds Maximized: Yes No
All Private Funds Committed Amount: 515,000 55.04 %

Verification of other private/public funding: Yes No
Has the borrower agreed to terms in writing: Yes No

Equity Maximized: Yes No
Equity Amount: 270,642 28.93%
Type of Gap (Complete a or b as appropriate)
a. Financing Gap: \$150,000
Amount of CDBG Request: \$150,000
Amount of CDBG Approved: \$150,000
b. Rate of Return Gap:
Rate of Return w/ Assistance:
Rate of Return w/o Assistance:

Briefly explain how the amount, rate, and term of assistance is "appropriate" in terms of making the project financially feasible:

State assistance is a major factor in the advancement of this project. A large amount of capital is necessary to purchase the fixed assets, inventory and provide start-up working capital for the new location. Funding is already committed by the True Value Company and a local bank, as well as an equity contribution by Kuennig's Western Ohio Hardware, Inc. Gap financing is necessary to obtain additional fixed assets and complete the project. Auglaize County RLF is offering \$150,000 payable over a 7 year term at a 3.5% interest rate, an amount consistent with the borrower's needs at a rate appropriate given the current rate environment and the tax revenue the project will generate for Federal, state, and local government.

NATIONAL OBJECTIVE DETERMINATION

Existing FTE Jobs: 60
FTE Jobs Created: 6
LMI FTE Jobs Created: 5
% LMI FTE Jobs Created/Retained: 83%
LMI Verification Method:
[ ] Agency (name) West Central Development Corporation
[ ] Employer Screening
[ ] MBE
[ ] WBE

OTHER PUBLIC BENEFITS TO BE DERIVED

Repayments will be added to the RLF fund to be repaid to future borrowers.

ACQUISITION/RELOCATION ACTIVITIES

Project did [ ] or will [ ] require the acquisition of:
[ ] Easements [ ] Land [ ] Building
Property will be acquired by:
[ ] Applicant [ ] Local Government/CDC [ ] Other
Date land, building, or easement was/is to be acquired:
Relocation payments were paid/or due to:
[ ] Seller [ ] Tenants [ ] None
Estimated Market Value was/will be determined by:
[ ] Independent Appraiser
[ ] Bank Appraiser
[ ] Person knowledgeable in Real Estate
Prior to the acquisition, is/was the property occupied by:
[ ] Seller [ ] Business/Nonprofit Tenant [ ] Residential Tenant [ ] Other
Date seller was advised of estimated market value of land, building, and/or easement:
Sale is/will be: [ ] Arms length transaction [ ] Between related parties
Did/Will the project require demolition of residential structure(s)?:
[ ] Yes [ ] No
If you answered "Yes", you must attach a "Determining Vacant Occupiable Low- and Moderate-Income Units Worksheet. The "Determining Vacant Occupiable Low- And Moderate- Income Units" worksheet is located at:
http://development.ohio.gov/cms/uploadedfiles/KCDD/OHCF/OHCPA/CQ-RelocationForm1.pdf

I hereby certify that the above information is true and correct to the best of my knowledge, and is based upon the required "Appropriate Analysis" and "National Objective" determination.

Signature (Chief Elected Official)

Douglas A. Spencer
Typed Name

Commission President
Title

8/30/12
Date

**IN THE MATTER OF AUTHORIZING AARON MAASSEL, ATTORNEY, TO REPRESENT THE AUGLAIZE COUNTY REVOLVING LOAN FUND PROCEEDINGS AND COMPLY WITH ALL REGULATIONS FOR THE REVOLVING LOAN TO WESTERN OHIO HARDWARE, INC.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 30th day of August, 2012.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, Auglaize County has established a Revolving Loan Fund (RLF) to assist with the Economic Development growth to businesses of Auglaize County; and,

**WHEREAS**, Auglaize County has agreed to make a Revolving Loan to Kuenning's Western Ohio Hardware, Inc. in the maximum principal amount of \$150,000.00; and,

**WHEREAS**, once an application for economic development loan funds has been submitted certain procedures, as mandated by the Ohio Department of Development Office of Housing and Community Partnership (OHCP), must take place; and,

**WHEREAS**, said procedures include the filing of security interests, performing loan closings and any other legal issues associated with said loan; and,

**WHEREAS**, it is the recommendation by the OHCP that the loan proceedings be overseen by the legal counsel for Auglaize County or an appointed representative thereof; and,

**WHEREAS**, it is the recommendation of the Auglaize County Prosecutor that the Board of County Commissioners appoint Aaron Maassel, Attorney, 733 North Perry Street, Suite 211, Napoleon, OH 43545, to represent said Auglaize County Revolving Loan.

**THEREFORE BE IT RESOLVED** that the Board of Commissioners, Auglaize County, Ohio, does hereby authorize Aaron Maassel, Attorney, to represent the Auglaize County Revolving Loan Fund proceedings and comply with all state regulations for the Auglaize County Revolving Loan to Kuenning's Western Ohio Hardware, Inc.

Commissioner Regula seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
30th day of  
August, 2012

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer yes  
Douglas A. Spencer

Don Regula yes  
Don Regula

John N. Bergman yes  
John N. Bergman

✓ cc: West Central Partnership