



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

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**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

WORK SESSION AGENDA

March 18, 2025

- | | | |
|-----------|--------------|--|
| #1 | 9:00 | <i>PUBLIC HEARING— TEFRA Hearing to Consider Issuance of Hospital Facilities Revenue Bonds by Allen County for Bon Secours Mercy Health, Inc.</i> |
| #2 | 9:15 | <i>Work Session— Chris Brausch, Sanitary Engineer, to Discuss Modifications to the Warren County Water Service Area in Union Township</i> |
| #3 | 9:30 | <i>Work Session— Susanne Mason, Program Manager, Follow-Up</i> |
| #4 | 9:45 | <i>Nick Bundren, Ohio Land and Liberty Coalition, to Discuss Renewable Energy in Ohio</i> |
| #5 | 10:00 | <i>Molly Conley, Warren County Soil and Water Conservation District, Proclaim “National Agriculture Week” in Warren County</i> |
| #6 | 10:05 | <i>Executive Session— Conference with an Attorney for the Public Body Concerning Disputes Involving the Public Body that are The Subject of Pending or Imminent Court Action Pursuant to 121.22(G)(3)</i> |

**The Board of Commissioners’ public meetings can now be streamed live
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AUTHORIZING THE COUNTY OF WARREN, OHIO TO APPROVE THE ISSUANCE OF HOSPITAL FACILITIES REVENUE BONDS OF THE COUNTY OF ALLEN, OHIO; AND AUTHORIZING OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS.

WHEREAS, Bon Secours Mercy Health, Inc., successor by merger to Mercy Health, is a Maryland nonprofit nonstock membership corporation (the "Corporation") that, through its subordinate and affiliated nonprofit entities (the "Affiliates"), owns and operates healthcare facilities at various locations in Ohio, including Hospital Facilities, as defined in Section 140.01 of the Ohio Revised Code, in Warren County, Ohio (the "County") and the Corporation has determined to acquire, construct and equip certain additional Hospital Facilities located in the County (collectively, the "Local Facilities"), and has requested the County of Allen, Ohio (the "Issuer") to issue its bonds therefor; and

WHEREAS, Chapter 140 of the Ohio Revised Code provides a procedure by which "Public Hospital Agencies," as defined therein and including counties and municipal corporations, may enter into an agreement pursuant to which a Public Hospital Agency may issue its revenue bonds to fund the capital needs of Hospital Facilities located in the jurisdictions of each of the Public Hospital Agencies which are parties to such agreement, for the public purpose of better providing for the health and welfare of the people of the State of Ohio by enhancing the availability, efficiency and economy of Hospital Facilities and the services rendered thereby; and

WHEREAS, the Corporation has represented to the County that it has organized under a master trust indenture the financing of certain debt of the Corporation and the Affiliates, including debt incurred to fund the capital needs of the Local Facilities, and from time to time will undertake the financing and refinancing of Hospital Facilities, including the Local Facilities, thereby enhancing the availability, efficiency and economy of Hospital Facilities and the services rendered thereby in the County; and

WHEREAS, the County entered into the Participating Public Hospital Agencies Agreement with the Issuer and certain additional political subdivisions (collectively with the County, the "Participating Public Hospital Agencies") pursuant to Section 140.03, Ohio Revised Code, on May 1, 2008 for the purposes of (a) financing and refinancing through the Issuer certain capital equipment and construction needs of the Corporation and its Affiliates, including the Local Facilities, located within the jurisdiction of the County, including the reimbursement of costs advanced for those purposes, and (b) refunding and retiring outstanding prior indebtedness incurred for such purpose; and

WHEREAS, the Corporation anticipates that the Issuer will issue its Hospital Facilities Revenue Bonds, Series 2025 (Bon Secours Mercy Health, Inc.), in one or more series (the "Series 2025 Bonds"), in an amount not to exceed \$942,000,000 to (a) finance and refinance the acquisition, construction and equipping of Hospital Facilities located in the jurisdiction of the Participating Public Hospital Agencies and (b) refund and retire certain outstanding prior indebtedness, and the Issuer may, from time to time, determine to issue additional revenue bonds, in order to finance and

refinance the costs of Hospital Facilities, in cooperation with the Participating Public Hospital Agencies; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that prior to their issuance, the Series 2025 Bonds must be approved by the "applicable elected representative" (as defined in such Section 147(f) of the Code) of the Issuer and of certain political subdivisions in which Hospital Facilities will be financed, including the County; and

WHEREAS, this Board of County Commissioners is the applicable elected representative of the County; and

WHEREAS, a public hearing was held with respect to the issuance of the Series 2025 Bonds prior to the consideration of this resolution;

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

SECTION 1. That any revenue bonds issued under the authority of the Participating Public Hospital Agencies Agreement shall not be, and are not, general obligations, debt or bonded indebtedness of the County or any Participating Public Hospital Agency and the holders or owners of such revenue bonds shall not have the right to have excises or taxes levied by the County or any Participating Public Hospital Agency for the payment of principal of, or interest or premium, if any, on such revenue bonds. Such payment shall be made only from funds provided by the Corporation or its Affiliates.

SECTION 2. That this Board, as the "applicable elected representative" of the County for purposes of Section 147(f) of the Code, hereby approves the issuance of the Series 2025 Bonds by the County of Allen, Ohio, in the maximum principal amount of \$942,000,000. It is anticipated, based on information provided by the Corporation, that the proceeds of the Series 2025 Bonds will be made available to the Corporation and certain of its non-profit affiliates. The Series 2025 Bonds will be issued as qualified 501(c)(3) bonds as defined in Section 145 of the Code to (i) finance, refinance, or reimburse the costs of, the acquisition, construction and equipping of equipment, real property and improvements to Hospital Facilities; (ii) refund all or a portion of the outstanding principal amount of the following bonds, collectively the "Refunded Bonds," whose proceeds were utilized to finance or refinance Hospital Facilities at locations in the County: (A) the Issuer's \$300,000,000 Adjustable Rate Hospital Facilities Revenue Bonds, Series 2008 (Catholic Healthcare Partners) designated as Series 2008A Bonds, (B) the Issuer's \$159,205,000 Hospital Facilities Revenue Refunding and Improvement Bonds, Series 2015A (Mercy Health) and (C) the Corporation's \$650,000,000 Bon Secours Mercy Health, Inc. Taxable Bonds, Series 2020-2, the proceeds of which refunded a portion of the outstanding principal amount of the Issuer's \$273,620,000 Hospital Facilities Revenue Refunding and Improvement Bonds, Series 2012A (Catholic Health Partners); and (iii) finance certain costs associated with the issuance of the Series 2025 Bonds. The projects to be financed or refinanced by the Series 2025 Bonds are located, or anticipated to be located, at the following locations in the County: (A) 5440 Kings Island Drive, known as Kings Mills Hospital and (B) 9313 Mason Montgomery Road, Suite 250, Cincinnati, known as Mercy Health – Mason Pulmonary, Sleep and Critical Care (each, a "project" and

collectively, the “projects”), the initial legal owner or principal user of each project being Mercy Health Cincinnati LLC, Mercy Health Physicians Cincinnati LLC or Mercy Health – Kings Mill Hospital LLC, each an Ohio nonprofit limited liability company, or the Corporation, or a related party thereof. The Corporation and its nonprofit affiliates operate a healthcare system on several campus sites. The projects are and will be used by the Corporation in an integrated operation for the delivery of healthcare, education, scientific research and administrative activities supporting those activities on several campuses. Not more than \$130,000,000 of the stated principal amount of the new money portion of the Series 2025 Bonds will be spent at any one new project listed above. A portion of the proceeds of the Series 2025 Bonds will also be used to finance and refinance Hospital Facilities at locations outside the County, in the State of Ohio.

This approval is intended to comply with the provisions of Section 147(f) of the Code, and does not constitute a finding of the Board as to the compliance or noncompliance by the Corporation or the County of Allen, Ohio with any legal requirements imposed upon them in connection with the issuance of the Series 2025 Bonds.

SECTION 3. That the Clerk of this Board and any member of this Board be and they hereby are authorized to execute and deliver on behalf of the County such certificates, documents and instruments in connection with the issuance and public sale of the Series 2025 Bonds and of revenue bonds issued from time to time under authority of the Participating Public Hospital Agencies Agreement, and the delivery of the Participating Public Hospital Agencies Agreement, as may be required, necessary or appropriate, including, without limitation, applicable elected representative approvals, conveyances of title to real and personal property, terminations of financing statements and other releases of security interests in property. Such documents, including the ones specifically authorized hereby, shall be subject to such changes, insertions and omissions as may be approved by this Board, which approval shall be conclusively evidenced by the execution thereof by the proper officers of this Board.

SECTION 4. That the provisions of this Resolution are hereby declared to be severable and, if any section, phrase or provision shall, for any reason, be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Resolution.

SECTION 5. All resolutions, orders or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

SECTION 6. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code, and the rules of this Board in accordance therewith.

_____ seconded the motion and the roll being called for adoption of the foregoing resolution, the vote thereon resulted as follows:

ADOPTED this ____ day of March, 2025.

Clerk, Board of County Commissioners,
Warren County, Ohio

CERTIFICATE

The undersigned, duly appointed and acting Clerk of the Board of County Commissioners of Warren County, Ohio, does hereby certify that the foregoing is a true and correct copy of a resolution adopted by such Board on March ____, 2025, together with an extract from the minutes of the meeting at which that resolution was adopted to the extent pertinent thereto.

Clerk, Board of County Commissioners,
Warren County, Ohio

March ____, 2025

2025 CDBG Application Summary

Estimated Funding from HUD	\$	800,000.00
Less Admin Costs	\$	75,000.00
Amount to Allocate	\$	725,000.00
(To be divided between Public Service and Construction Projects)		

Public Service Projects - Select up to four projects Total should be between \$0 and \$105,000				
Project Name & Description	Recent Awards	Match	Current Request	Award Amount
Family Promise of Warren County Assistance to homeless	2021: \$30,000 2022: \$64,000 2023: \$75,000 2024: \$63,000	Undisclosed amount from various sources	\$82,200	
Safe on Main Assistance to victims of domestic abuse	2021: \$30,000 2022: \$36,000 2023: \$42,000 2024: \$37,000	\$764,453 from various sources	\$50,000	
Upwards Care, Inc. Boost Program Free coaching for low income home child care providers.		\$10,000 Upwards' Match - Non-personnel cost	\$48,000	
Warren Co Child Advocacy Center Service for abused children		\$21,448 from WC BOCC	\$50,000	
Public Service Total				\$ -
Total to Allocate for Construction Projects is \$725,000 minus Public Service Total:				\$ 725,000.00

Select up to four projects.
Total amount should equal \$0 to \$105,000

Construction Projects - Select up to five project equaling approximately \$725,000 minus Public Service Amount				
Project Name	Recent Awards	Match	Current Request	Award Amount
Village of Butlerville - Playground Enhancement Upgrade Village Playground with new fence, drainage, and slab for pavilion.	2022: \$17,512 2023: \$29,350 2024: \$38,000		\$ 35,000.00	
City of Franklin East 6th Street Improvement Install curb, gutter, storm sewer, catch basins, replacing concrete sidewalk to match Downtown Main Street.	2019: \$165,000 2021: \$180,000 2023: \$180,000 2024: \$168,000	City Street Funds: \$203,000 Stormwater Fund:	\$ 200,000.00	
Franklin Twp: Morningstar Road Project Mill and resurface Morningstar Road	2019: \$49,300 2020: \$87,600 2021: \$160,000 2022: \$140,654		\$ 233,795.00	
Harveysburg: Water Tower Demolition Demolition of water tower	2019: \$124,500 2022: \$90,000 2024: \$168,000	Local Village Funds: \$15,000	\$ 73,000.00	
Village of Pleasant Plain: Parks Rubber Resurfacing Upgrades Replace 2 playgrounds surface with modern, sustainable rubber tiles	2021: \$49,000		\$ 198,675.00	
South Lebanon - Hobart St. Street Paving Project Repave Hobart Street ranked by engineer as needing repair	2020: \$200,000 2023: \$84,788 2024: \$94,000	City: \$10,000.00	\$ 113,205.00	
Harveysburg Community Historical Society ADA Restroom, ADA Parking and Community Room for Harveysburg Community Historical Society. To be used as matching funds for their Ohio Facilities Construction Commission grant that they have been awarded..		OFCC: \$322,500 Donations: \$28,600	\$ 249,000.00	
Village of Morrow - Cemetery Entrance Restoration Build Stonewalls, gate with electronic closure, signage	2024: \$180,000	Morrow \$10,000 Salem Twp \$10,000	\$ 130,000.00	
Construction Project Total				\$ -

Select up to five projects.
Total amount should equal approximately \$725,000 minus the Public Service Allocation

Total Awards (Should equal approximately \$725,000): \$ -

Proclamation

*From the Office of the Board of County Commissioners
Warren County, Ohio*

RECOGNIZE MARCH 18 THROUGH MARCH 24, 2025 AS
"NATIONAL AGRICULTURE WEEK"

WHEREAS, we recognize the unique and irreplaceable value the farmers, ranchers, foresters, farmworkers, and other agricultural stewards have contributed to our Nation's past and present; and

WHEREAS, America's agriculture sector safeguards our Nation's lands through sustainable management; ensures the health and safety of animals, plants, and people; provides a safe and abundant food supply; and facilitates opportunities for prosperity and economic development in rural America; and

WHEREAS, the American farmer, a national symbol of strength and strong moral fiber, has displayed ingenuity in times of prosperity and perseverance in the face of hardships while supplying our state, nation and the world, year in and year out, with an abundance of high-quality agricultural goods and products; and

WHEREAS, we recognize Ohio's leadership role in agriculture and the culture of innovation and entrepreneurship that drives the agriculture industry, rural communities and farm families around the state; and

WHEREAS, we acknowledge the leadership of Ohio farm families in adopting new technologies and management practices to produce food, fuel, and other products more efficiently and sustainably than ever before; and

WHEREAS, Ohio's agriculture industry includes global leaders in all sectors who have continued to grow and persevere — advanced manufacturing, agricultural processing, animal health, plant sciences, predictive agriculture, renewable fuels, and many more; and

WHEREAS, we highlight the leadership role that agriculture is playing to grow a climate for tomorrow by adopting sustainable farming practices and pioneering technologies; and

NOW, THEREFORE BE IT RESOLVED by this Board of Warren County Commissioners, the week of March 18 -24, 2025 be proclaimed as

"NATIONAL AGRICULTURE WEEK"

and encourage all citizens of Warren County to celebrate farmers and agriculturalists in your families and communities.



IN WITNESS WHEREOF, we hereunto subscribed
Our names and caused the seal of Warren County to
be affixed at Lebanon this 18th day of March, in the
Year of our Lord, Two Thousand Twenty-Five.

BOARD OF COUNTY COMMISSIONERS

Tom Grossmann, President

Shannon Jones

David G. Young