

January 22, 2026

The Clark-Shawnee Local Board of Education met in a special session on January 22, 2026, at Clark-Shawnee Local Administrative Offices located at 3680 Selma Road, Springfield, Ohio, 45502. The meeting was called to order at 6:30 p.m. by President DeHart.

Those answering the roll by Mr. Faulkner:

Mr. DeHart
Mr. Galbreath
Dr. Page
Ms. Pierce

Also present: Mr. Brian Kuhn, Superintendent
Mr. Adam Billet, Assistant Superintendent

All stood and recited the Pledge of Allegiance.

ACCEPTANCE OF THE AGENDA (2026-1552)

Mr. Galbreath moved to accept the agenda.
Dr. Page seconded the motion.

Ayes: Galbreath, Page, Pierce, DeHart.
The President declared the motion carried.

RESOLUTION TO FILL BOARD OF EDUCATION VACANCY (2026-1553)

Mrs. Pierce moved to approve the following:

WHEREAS, a vacancy occurred on the Clark-Shawnee Local School District Board of Education ("Board") by reason of failure of qualified candidates to submit petitions for election at the November 4, 2025, general election to the one (1) Board member term ending December 31, 2025, held by Michelle Garrett; and

WHEREAS, the Board has the legal authority pursuant to R.C. 3313.11, to fill the vacancy by way of appointment made by a majority vote of all the remaining members of the Board, with such appointment being effective until the first day of January immediately following the next regular board of education election; and

WHEREAS, the Board has engaged in the process set forth in Board Bylaw 0145 to fill the vacancy:

- November 5, 2025 – press release and public notice of vacancy issued, including deadline for qualified individuals to submit application;
- November 18, 2025 (Noon) – deadline for qualified individuals to submit application for vacancy;
- December 11, 2025 – interview with sole applicant for vacancy, held in executive session of Board during regular public meeting;
- January 8, 2026 – Board organizational and regular meeting to schedule special meeting for purposes of appointing qualified applicant to fill vacancy; and

WHEREAS, pursuant to the process engaged in by the Board pursuant to Board Bylaw 0145 as set forth above herein, the Board seeks to appoint sole applicant Michelle Garrett to fill the vacancy on the Board created by failure of qualified candidates to submit petitions for election at the November 4, 2025, general election to the one (1) Board member term ending December 31, 2025, held by Michelle Garrett;

NOW THEREFORE BE IT RESOLVED, that the Clark-Shawnee Local School District Board of Education (“Board”) hereby appoints, by a majority vote of the current Board members, Michelle Garrett to serve as a member of the Board of Education of the Clark-Shawnee Local School District until the first day of January immediately following the next regular board of education election;

BE IT FURTHER RESOLVED, that based upon said appointment, the Treasurer shall administer the oath of office to Michelle Garrett forthwith, for the appointment to be effective immediately;

BE IT FURTHER RESOLVED, that the Board directs its Treasurer to provide notice of this appointment to the Clark County Board of Elections forthwith.

Mr. Galbreath seconded the motion.
Ayes: Page, Pierce, DeHart, Galbreath.

SWEARING IN OF APPOINTED BOARD MEMBER. SEE EXHIBIT A.

REQUESTS AND CONCERNS OF THE GENERAL PUBLIC

None

RESOLUTION APPROVING AMENDMENT TO AGREEMENT RELATING TO SCHOOL BOARD COMPENSATION (EXHIBIT C TO RESOLUTION 2024-1468, APPROVING THE GRANTING OF A TAX INCREMENT FINANCING EXEMPTION – SYCAMORE RIDGE) (2026-1554)

Mr. Galbreath moved to approve the following:

WHEREAS, pursuant to Resolution 2024-1468, the Board of Education ("Board") of the Clark-Shawnee Local School District ("School District") approved the TIF Ordinance creating nine (9) new tax increment financing incentive districts on the terms as presented in the notice received from the City of Springfield, Ohio ("City") dated November 20, 2024, and as set forth in Exhibit A to Resolution 2024-1468; and

WHEREAS, also pursuant to Resolution 2024-1468, the Board determined to enter into the Agreement Relating to School Board Compensation ("School Compensation Agreement"), authorized pursuant to O.R.C. §§5709.82 and 5709.40, with the City and with the Developer of the exempted property, on the terms set forth in Exhibit C to Resolution 2024-1468; and

WHEREAS, further pursuant to Resolution 2024-1468, as well as the terms of the approved School Compensation Agreement, the Developer of the exempted property is to make payments in lieu of taxes to the School District in the form and amount as stated in the School Compensation Agreement; and

WHEREAS, pursuant to Section 3 of the School Compensation Agreement, the Developer of the exempted property agreed to make upfront payments in lieu of taxes (collectively, "School PILOTS") to the School District in the amount equal to the net present value of thirty-five percent (35.00%) of the School District millage multiplied against the Improvement for each incentive district, such payments to be due upon closing of each series of bonds, anticipated to be issued in three (3) phases, anticipated to be payable to the School District in three (3) successive years commencing Q1/Q2 2026 and ending Q1/Q2 2028, in the Developer's estimated amount of \$920,355.88 in total for all phases and all series of bonds; and

WHEREAS, also pursuant to Section 3 of the School Compensation Agreement, prior to the issuance of each series of bonds, the Developer of the exempted property must present proforma projects to both the City and the School District showing the projected incremental values of the Improvement and the resulting School PILOT calculation; and

WHEREAS, on December 17, 2025, the Developer of the exempted property provided notice to the School District's Treasurer that the Developer was nearing completion of the TIF bond issuance, and decided to accelerate the issuance of bonds to one (1) issuance rather than three (3) issuances; and

WHEREAS, also on December 17, 2025, the Developer of the exempted property provided notice to the School District's Treasurer that the Developer would issue one (1) full School PILOT payment to the School District for the entire project with the issuance of the one (1) bond instead of three (3) School PILOT payments as set forth in Section 3 of the School Compensation Agreement; and

WHEREAS, further on December 17, 2025, the Developer of the exempted property provided to the School District's Treasurer a PILOT payment summary prepared by the Incentive Review Group and Bradley Payne, indicating the amount of the original estimate of the School PILOTS changed due to the effective rate, resulting in the school PILOT payment being \$872,990.93 rather than the \$920,355.88 as set forth in Section 3 of the School Compensation Agreement; and

WHEREAS, Section 8 of the School Compensation Agreement provides that the School Compensation Agreement may be amended only by mutual agreement of the Parties; and

WHEREAS, the Treasurer is recommending the Board approve an amendment to both the form and the amount of the school PILOTS as set forth in Section 3 of the School Compensation Agreement approved by the Board pursuant to Resolution 2024-1468, on the terms as set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Board of Education ("Board") of the Clark-Shawnee Local School District, Clark County, Ohio:

SECTION 1. Pursuant to Section 9 of the Agreement Relating to School Board Compensation ("School Compensation Agreement"), the Board hereby approves the following amendment to Section 3 of the Agreement Relating to School Board Compensation approved by the Board as Exhibit C to Resolution 2024-1468:

There will be one (1) bond issuance; not three (3) bond issuances. Thus, the Developer will pay the school PILOT to the School District in one (1) payment; not three (3) payments in three (3) successive years. The amount of the school PILOT is \$872,990.93; not \$920,355.88. The school PILOT shall be paid in one (1) payment to the School District upon the issuance of the one (1) bond.

SECTION 2. The Board declares all other terms set forth in the School Compensation Agreement approved by the Board as Exhibit C to Resolution 2024-1468 remain in full force and effect and are not amended through this Resolution.

SECTION 3. The Board directs the Treasurer to provide written notice of this Resolution to the City and to the Developer of the exempted property in accordance with Section 9 of the School Compensation Agreement.

SECTION 4. Provided the amendment to the School Compensation Agreement as set

forth above herein is approved by the City and by the Developer of the exempted property, the Board further resolves that the Parties shall execute such amendment on the terms set forth herein, and shall attach such amendment to the School Compensation Agreement.

SECTION 5. That 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 of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Dr. Page seconded the motion.


Ayes: Pierce, DeHart, Galbreath, Garrett, Page.

ADJOURNMENT

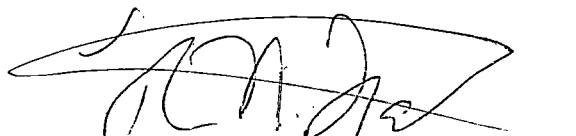
Mr. Galbreath moved to adjourn the meeting at 6:40 pm.

Ms. Garrett Seconded the motion.

Ayes: DeHart, Galbreath, Garrett, Page, Pierce.



President



Treasurer

OATH OF SCHOOL OFFICERS.

THE STATE OF OHIO, Clark County, ss.

I, Michelle Garrett, do solemnly swear or (affirm) that I will support the constitution of the United States, and the constitution of the State of Ohio; and that I will faithfully and impartially discharge my duties as Board Member in and for the Clark-Shawnee Local School District, Clark County, Ohio, to the best of my ability, and in accordance with the laws now in effect and hereafter to be enacted, during my continuance in said office until my successor is chosen and qualified.

Michelle Garrett

Sworn to and subscribed before me, this 22 day of January, A.D. 2020

[Signature]
