

Friday, November 7,

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The Bainbridge Township Board of Trustees met in special session at the Bainbridge Town Hall on November 7, 2014. Those present were trustees Mrs. Lorrie Sass Benza, and Mr. Jeffrey S. Markley. Trustee Christopher Horn and Fiscal Officer Mrs. Cherianne H. Measures were absent. Mrs. Benza presided and called the meeting to order at 8:33 A.M.

Also in attendance were: Mr. Charles Riehl of Walter and Haverfield; Ms. Bridey Matheny, Geauga County Assistant Prosecutor; Mr. Tracy Jemison, President of Geauga Growth Partnership; Ms. Karen Endres, Bainbridge Township Zoning Inspector; Mr. Dean Depiero, Law Director for the City of Aurora and Ms. Denise Januska, Planning Director for the City of Aurora.

Mrs. Benza explained that this meeting was originally scheduled to be held in executive session to discuss the development of the Geauga Lake property for a movie production studio campus which is a concept that has been in discussion for almost a year, however, Cedar Fair has engaged in some contingency offers or due diligence contracts with a couple of developers not related to the movie production industry and because of that the board's ability to go into executive session to discuss a potential JEDD or economic terms is off the table so the board met in public session instead.

Mr. Markley gave an update on the recent developments for the property. There is a purchase agreement for 26 plus acres of property in the middle of the Bainbridge site right along Rt. 43 and it appears they are going to purchase an additional 15 acres in order to get their green space requirements and it will be for a big box super grocery store, Meijers, with a six month plus six month due diligence period. The other purchase agreement is from K. Hovanian Homes, a national home builder, who is very interested in building single family homes and this agreement is very close to being signed with a one year due diligence period. The time frame of six months and one year will not work with the developer of the movie studio production facility because they have a number of movies coming to Cleveland and they need a facility now. It was also noted that the asking price is 7.5 million dollars with the exception of the 26 acres for the Meijers property and the 15 acres for the open space.

Mr. Jemison stated that there are three potential options. 1. The movie studio could match the purchase price for the homes. 2. Wait and see if the homebuilder does buy it. 3. The movie studio developer could walk away.

A discussion was held regarding a proposed JEDD with the City of Aurora and moratorium options.

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Since there was no further business to come before this meeting of the Bainbridge Township Board of Trustees, the meeting was adjourned at 9:20 A.M.

Respectfully Submitted,

Cherianne H. Measures,
Fiscal Officer, Bainbridge Township

Date

Date

Date

Minutes Read: _____

Minutes Approved: _____