

Tuesday, February 16,

21

The Bainbridge Township Board of Trustees met in special session at the Bainbridge Town Hall on Tuesday, February 16, 2021. The meeting was also broadcast remotely through Zoom. Those present were Trustees Mrs. Lorrie Benza, Mrs. Kristina O'Brien, and Mr. Jeffrey Markley. Mr. Markley presided and called the meeting to order at 7:02 P.M.

The trustees facilitated a presentation to interested residents and members of the public as a Public Information Session on the Geauga Lake property to share plans and address the concerns of the residents. Also, in attendance were employees and volunteers from the Bainbridge Township Zoning Department and zoning boards, and Mr. Jeff Martin of Industrial Commercial Properties (ICP). Mr. Greg Soltis, of RDL Architects, consultant for ICP, attended virtually.

The presentation consisted of a discussion and display of exhibits representing past and current events associated with the redevelopment of the property. It also included receiving questions and comments provided by attendees with discussion and answers offered. Trustees provided a full opportunity for those who attended, both in person and via Zoom to submit questions and comments, and they tried to address all questions, concerns and comments as the meeting progressed.

Mr. Markley explained that due to pending court action, township trustees couldn't share details of everything in the works thus far between Bainbridge and Industrial Commercial Properties for the Geauga Lake property, but recognized the residents' concerns of increased traffic, overutilization of township resources, crime and safety issues, property values, noise and light pollution, impacts to well water, and other inconveniences. While the opportunity for the benefit and redevelopment of the former Geauga Lake property is significant, trustees are acutely aware of our residents' concerns. That was one of the biggest reasons they chose to hold this public information session: to share the process to date, provide an opportunity to be heard, and to receive comments and questions with Bainbridge Township residents. The trustees also desired to share the township's vision of what is expected to become a "destination spot" in the community.

Mr. Markley addressed the recent activity including tree clearing on a portion of the Geauga Lake property in anticipation of site demolition and clean up. FirstEnergy has obtained permission from ICP to park trailers, materials and equipment on the former Wild Water Kingdom parking lot. This temporary work is likely to continue throughout the year but is entirely unrelated to the development of Geauga Lake District.

Additional discussion included the following:

- Zoning changes made in 2014-2015 when it became clear that the property would not be reused for an amusement park.
- Variances requested by ICP from the Bainbridge Township Board of Zoning Appeals in October 2020 that were denied led to an appeal (lawsuit) in the Geauga County Common Pleas Court. Trustees explained that the township and ICP are in settlement discussions, with a first-round agreement, called a Consent Judgment Entry (or CJE), which allowed the future construction of a Menards Home Improvement store on the property along Route 43. Settlement discussions continue for development on the balance of the property as well as for potential public access to and attractions around the actual Geauga Lake.
- Tax increment financing (or TIF), an economic development tool to help fund public infrastructure improvements, placed on the Geauga Lake property in 2018, was explained.
- Joint Economic Development District (or JEDD) with the city of Aurora to provide sewer and water service to the property was explained.

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21

- o Menards, no other projects or plans have been approved. Discussions centered around the existing mixed-use zoning reveal potential for multi-dwelling residential units, office buildings, restaurants, shops and smaller park areas, perhaps reminiscent of areas from the Geauga Lake Amusement Park. Trustees detailed that the former owner, Cedar Fair, had allowed the property to sit abandoned and in a state of disrepair since 2007. They see the opportunity to work with ICP, and the other professionals who are working on this property’s development as a significant benefit to Bainbridge Township.
- o Trustees emphasized that the history and nostalgia of this property is extremely important to them.

Mr. Jeff Martin, Project Manager from ICP, and Mr. Greg Soltis, an architect from RDL Architects, relayed the architectural and development vision for the property including the use of a Design Guideline manual. This manual is currently under construction and will be shared with potential buyers of property in the Geauga Lake District for compliance in land use and density, architectural, landscape and signage design, and inclusion of nostalgic elements. They indicated that the envisioned plans will identify vistas that celebrate the lake without blocking it, perhaps providing beachfront boardwalks with arched structures as examples. Mr. Markley shared the preliminary design guidelines with the audience, noting again that they are a work in progress and certainly not final.

A copy of the agenda used by the trustees is attached to these minutes. With the redevelopment of the township’s website underway, it is anticipated that additional information will be made available as the discussions continue and progress is made. Currently, there is a link to this Zoom meeting on the Economic Development tab.

Since there was no further business to come before this special meeting of the Bainbridge Township Board of Trustees, the meeting was adjourned at 8:20 P.M.

Respectfully Submitted,

Janice S. Sugarman,
Fiscal Officer, Bainbridge Township

_____ Date

_____ Date

_____ Date

Minutes Read: _____

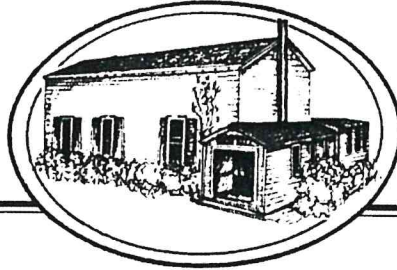
Minutes Approved: _____

Bainbridge Township

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BAINBRIDGE TOWN HALL

17826 Chillicothe Road

GEAUGA COUNTY

Chagrin Falls, Ohio 44023

MEETING: Geauga Lake Public Information Session

ATTENDEES: Trustees, Township Staff, Developer, Consultants, Bainbridge Residents and Interested Public, News Media

DATE: February 16, 2021

AGENDA

1) *Why we're here tonight*

- a) Recent activity on the site
- b) Deadlines approaching
- c) Meeting purpose and protocol

2) *Introductions inc. staff, consultants, developer representatives*

- a) Township staff
- b) County staff and consultants
- c) ICP and their consultants

3) *What we can tell you*

- a) Pending Court Action
- b) Where we are in the process
 - i) Past: Zoning, TIF, JEDD, CJE v1, Menards
 - ii) Present: CJE Amendments, Design Guidelines, Land Use discussions
- c) Anticipated Timeline

4) *What we expect are resident issues*

- a) Expectations: Transparency and empathy from leadership
- b) Concerns: Traffic, Safety, Crime, Noise, Property Values, Inconvenience
- c) Process for planning and plan approvals
- d) Communications

5) *Questions, concerns, observations...*