

Thursday, April 16,

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The Bainbridge Township Board of Trustees met in special session at the Bainbridge Town Hall on April 16, 2015. Those present were trustees Mrs. Lorrie Sass Benza, Mr. Christopher Horn and Mr. Jeffrey S. Markley. Fiscal Officer Mrs. Janice S. Sugarman was absent. Mr. Markley called the meeting to order at 5:00 P.M.

Mr. Markley stated that this meeting is for the express purpose of meeting with representatives from Meijer and for them to introduce their company and plan to the trustees.

Mr. Sheldon Berns was present to represent Cedar Fair, the township's counsel Ms. Bridey Matheney from the Geauga County Prosecutor's Office and Mr. Todd Hunt from Walter & Haverfield were also present.

The trustees met with representatives of Meijer, Mr. Chris Jones and Mr. Rich Kelly for a discussion on the proposed Meijer store and the existing moratorium on the Cedar Fair property.

Mr. Markley stated that everyone is aware that Geauga Lake is the site we are talking about, we understand the history and it is an element that we respect and it is a pretty special place for many people. Other businesses around that area are the Market Place at Four Corners and the Shops at Marketplace which is big box retail. There are a number of vacancies there and that is a concern the trustees are very attuned to and trying to be mindful of. A process was undertaken 2-1/2 years ago and is what we call the Comprehensive Zoning Resolution Rewrite that is taking our current code and bringing it into a modern interactive web-based code. At that time a portion that was to be considered is the Geauga Lake piece and the entire commercial recreation district. The market was slow, there was no activity and we wanted to do something in that time-frame and look at potentially rezoning it and addressing issues relative to the vacancies and start looking at a vision for that entire property because it is a substantial piece and it shares two communities. For years Bainbridge and Aurora had been talking and as a result of those conversations, Aurora and Bainbridge were in a similar place, they wanted to rezone from industrial to a mixed use, Bainbridge wanted to go from commercial recreation to something of a mixed use nature so that was the premise. Interestingly the market picked up and a gentleman from Cedar Fair, Mr. Cliff West, contacted him and said there was some interest by Cedar Fair to start looking at options relative to the property because there had been no activity and they were trying to sell the whole property and no one was interested, what could we do. Cedar Fair was considering donating the whole piece to trust or public land because they didn't know if there was anything they could do with it as it sits today. The trustees did not want it donated, but instead wanted it for economic development and it is valuable in that way. He and Mr. Tracy Jemison, who is in an economic development group, went to Sandusky and met with Cedar Fair at which point they were on the exact same page, that property needs to be made site ready, it has to be something that would be conducive for Cedar Fair to sell to somebody else so that process was initiated and the City of Aurora actually rezoned their property and they went into mixed use and we went through that same exact process, mixed use zoning.

Mrs. Benza said the background on the Aurora piece should be by virtue of their charter, they are required to do a master plan update every five or ten years and they went through that master plan update and after that provision they went through their mixed use amendment as well so it took a lot of time for the charter provision for the master plan update and ultimately for the mixed use.

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Mr. Markley said we are going through that same process and almost done with it, the public hearing is scheduled for April 27<sup>th</sup> so we will be proceeding along those lines under the mixed use discussion. We learned last year that there were buyers for the property or at least purchase agreement interests on the property but the one thing we have been saying non-stop during that entire process of dialog with Cedar Fair was that we wanted to see a master plan so that we could see how you develop 500 acres plus the interaction with the water park, how you would deal with a water park in the middle of something you are trying to create. The traffic issues, noise etc. how do you introduce that into a site so that request unfortunately fell on deaf ears and we were just left with very few options. We continued the dialog as much as we could, we met with Aurora and we met on site at the water park and met in Sandusky.

Mrs. Benza said we need to talk about where we are in terms of the property, with the economic downturn and with the property standing vacant for as long as it did we have reached out. There were a number of discussions and we have got this opportunity to plan for the property, what do we do. We then went through the procedural component that Aurora dealt with taking the time for the master plan for the zoning rewrite. Again, where are we and what do we do, we have one very large land owner here, reached out and asked what do we do and as Mr. Markley said it fell on deaf ears to the point that Aurora has gone through their part, we need to rezone and to handle the zoning issues that are presented, we know that, so we have done that, we believe we have taken ample time to reach out to pursue discussions for a better planning approach. We saw the adjoining community do the same thing and we just couldn't continue to sit stagnant, both the property being stagnant and the zoning.

Mr. Markley said it was the urging of Cedar Fair, make this more marketable for us, lets figure out how we can move this thing because all we want to do is monetize the property and move on, our shareholders expect that, sell it and we can move on. That is what initiated everything and interested parties began to surface six months to one year ago and we did learn late last year that Meijer was coming into town and had an interest on the property and that was interesting to hear so the trustees welcome this meeting and certainly welcome Meijer's foray into Northeastern Ohio and we are curious to know the what, why, when and wheres.

Mr. Horn said it was also mentioned that back on November 10<sup>th</sup> the township issued a moratorium which put a hold on any new applications on the property so that is why we are here today because at this point nothing can be done in terms of accepting any applications for anything to be put on the property.

Mr. Markley said that was extended sometime in February to give the township a chance to move forward with the mixed use zoning and asked if counsel had anything to say.

Mr. Hunt replied no, not at this point.

Mr. Sheldon Berns stated that there is another proposal for the balance of the property and added that he can't publicly discuss it. It was expressed to him by the township's legal counsel that was something that you were anxious to have occur and it is on its way to occur.

Mrs. Benza asked Mr. Berns if it is his understanding that communications have occurred in the last few days.

Mr. Berns said absolutely.

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Mr. Markley said he wanted to make sure for the record that this is kind of a two piece meeting, one is exclusive from the other, we have Cedar Fair and any issues related to Cedar Fair and the sale of the property and we have Meijer who wants to come into the township and develop and build and the two don't have to be intricately inclined so whatever happens with the Cedar Fair situation doesn't necessarily have to affect the Meijer's relationship and we want to make that clear and we are trying to figure out where you are and we would like to potentially welcome you into the community if this makes sense for all of us.

Representatives for Meijer, Mr. Chris Jones and Mr. Rich Kelly met with the trustees to discuss their ideas and noted that they have a pending resolution that was introduced on Monday night, April 13<sup>th</sup> to make an exception to the moratorium. They presented the history on Meijer which is headquartered in Grand Rapids, Michigan and is family owned and a third generation of family business, they have 213 stores, they are comprised in five states right now, they are entering in Milwaukee this year and they are opening in Wisconsin later this year so it will be a sixth state. They have had Meijer stores in Ohio for decades, with 41 stores in Ohio currently and the furthest away is in Sandusky. They opened a new store in Ohio last year in Marysville outside of Columbus and are in Cincinnati and in Dayton. They are embarking on an expansion into northeast Ohio, in Avon, Stow and Mentor. They started looking at Aurora and had to put the brakes on when the moratorium was passed and when they couldn't move forward they were stymied. They added that they are a very philanthropic company and they donate 6% of their net income to charity. They mainly like to support food banks which is millions of dollars that go to charities and they brought a couple of articles with them and one is a program they have called Simply Give where a customer can buy a gift card and they will match that gift card and that gift card is donated to a food bank.

Mr. Horn noted the basement of the town hall has the Bainbridge Area Food for Friends which is a local food bank.

The representatives continued that they pride themselves on that 90% is dedicated to beauty and grocery so they partner with local food banks to make sure the food that would get thrown away gets utilized. Their store's niche they are trying to fill is Meijer was a pioneer, it opened the first supercenter in Michigan in the 1930s so Walmart and the Walmart Supercenters and the Kmart's came after them but they are a midwest based company and are trying to improve what they offer the consumer but he thinks everyone will find their store to have a lot of fresh produce, they have their own dairy in Holland, Michigan, and are building a one hundred million dollar dairy right in Ohio where they will have a large distribution center and dairy is not just milk it is cottage cheese, butter, even some ice cream. They also have a roasting facility in Lansing, Michigan where they roast their own nuts and have a wide variety of Meijer branded nuts in their stores. They have a prepackaged food plant where you also see salads, they make it, process it, deliver it, and sell it so it takes out the whole middle piece of it. They have a lot of quality control with these types of private labels and they also have a wide variety of price ranges in their store even from paper towels and you can buy Meijer value from paper plates and napkins to all types of paper products.

Mr. Markley asked why Bainbridge.

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The representatives said they were looking at northeast Ohio from Canton to Youngstown to Cleveland, east to Mentor, they have a contract on property in Mentor and west to Avon so it is a big area and they have consulting firms that help them identify the best places to go and have all of the hundreds of characteristics that they look at from demographics and profiles and housing etc. and they like the community of rural Bainbridge and what Bainbridge Township offers, they like the housing, the incomes and it meets all of those criteria and so do the other communities they are looking at and they have an ambitious goal to go to some of the areas they are not in in the Northeast Ohio area.

Mrs. Benza asked if they received approval for the property in Mentor.

The representatives replied yes and it is in an existing shopping center so it already had all of the entitlements that it needed so there were no public hearings.

Mr. Markley asked what they liked about the Geauga Lake site.

The representative said to them they first look at areas within a community that have appropriate utilities, appropriate infrastructure in road systems, appropriate zoning and they look at where competitors are and the shopping patterns of people have and for them all of those things aligned with the Cedar Fair property. They are aware of the vacancies that are in different shopping centers there, they looked at the Flower Factory but unfortunately for that particular vacancy it is only 80,000 sq. ft. and although it is on 26 acres of land it is an 80,000 sq. ft. box and their building is 2-1/2 times that size to offer the offerings they want to be able to offer. All of their stores are similarly designed and planned and how they are set up.

Mr. Markley said he knows that Cedar Fair doesn't want him to shift Meijer to another site but he would be amiss to say that building is more than likely going to get torn down before it gets subdivided and chopped up. We are stuck with those vacancies and we are trying to figure out how to work with those within those areas.

The representatives said within the land development code you have a 40% green space requirement so 26 acres is nowhere close to meeting that for us. The Cedar Fair property is almost 42 acres divided by the 40% green space requirement and typically they can build on about 20 acres so there are lot coverage ratios so you need twice the amount of land and there are certain regulations in your land development code of only a percentage of wetlands can count toward the green space, you have to have storm water retention on site and there are some other land development code issues that also further led them to the Cedar Fair property. They reached an agreement to purchase the property from Cedar Fair late last year and started embarking on their due diligence process and he thinks they made a preliminary submittal to the zoning department and got a couple of pages of comments back on their site plan which they are in the process of working on and then the moratorium came about. They are only needing to put together their landscaping plan for the final submittal so that is why they ended up at Cedar Fair, the infrastructure, the zoning, the availability of land, the availability of sufficient size parcels and there is also a traffic signal at the entrance to Walmart that they can also utilize because they like being able to get people safely in and out of a center like theirs. They looked at a shared access point further away from the traffic signal and are not sure if that is going east or west.

Mr. Markley said it goes at least east, Rt. 43 doesn't go north and south either.

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The representatives said they set up a second entrance that was going to be a shared access road and of course Cedar Fair will have additional land east of them and north of them and they also had to work around a conservation easement that was placed on some wetland area.

Mr. Markley said for disclosure he actually holds the conservation easement and has long before he was a trustee.

The representatives stated that 23 acres of wetlands are in conservation so they couldn't use any of that area because it had already been conserved so they had to look at a 42 acre parcel that wasn't already in a conservation easement that has sufficient uplands and developable. They have 213 stores and probably in 200 of those stores they have a convenience store that is part of the project and the plans they submitted show the gas station and they view that as just another department of their store, there is a loyalty program that you can get if you have a Meijer card you can get a discount on gas. Again you have land development codes that say no gas stations within 3,000 feet of another gas station so in this case they would have to ask for a variance or remove the gas station from their plan and he thinks if they move forward from tonight they would probably eliminate the gas station initially from their plans.

Mr. Markley asked how far the proposed gas station is from the adjacent one.

The representatives said they think there is one within 1,300 feet and it would take a variance to get their gas station in and they view it as an integral part and they hate to give it up but they will in this case to move the project forward. It is a 2,500 sq. ft. gas station and it probably has five dispensers but they could do without it. They said their stores employ 210 people and they run three shifts with 70 employees per shift, a 24 hour operation, 364 days per year except Christmas. There are various levels of part-time, full-time positions in different departments within the store and they usually have assistant store directors and when they open a new store it is a chance for them to relocate from another community and run the store so there are a handful of families that will probably move to the community and again depending on the labor market they have stores that are 75% full-time and 25% full-time and some that are 50-50, it just depends on the available labor pool.

Mr. Markley asked if the vacancies concern them at all for their business model.

The representatives said the recession contributed to a lot of vacancies and communities all over the country and they believe the communities know they are doing the right things to encourage housing growth and job growth.

A discussion was held on the vacancies.

Mrs. Benza said Circuit City and Thomasville are still vacant.

Mr. Markley said they asked Gordmans the same question, can you look at those buildings first.

The representatives said they can't speak for Gordmans but it is very difficult to adapt buildings for like a Meijer, it is possible but it can be difficult.

Mr. Markley asked how many square feet.

The representatives said it is 192,940 sq. ft.

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Mr. Horn said it is approximately the same size as Walmart, Walmart is 202,000 sq. ft.

Mr. Rich Kelley stated that he is a broker and specializes in retail brokerage so he has been in the business in this community in greater Cleveland, northeast Ohio for a long time and he represents Target, Cosco and over the years several other different retailers like Best Buy, Trader Joes etc. Their firm represents over 50 retailers so they know what is going on and know what the vacancies are all about and worked pretty closely with the developer of the Target Center, they did the Target here in Bainbridge and the Petsmart deal.

The representatives stated that the one thing the community, aside from the housing and jobs scenarios, is the critical mass in quality retail looking at your community will create all the more activity and a high quality activity and help fill those vacancies as well. It becomes more of a focal point of retail activity, more of a hub so it becomes more desirable and they compare Meijer to Walmart in size but they are not at all similar in quality. Meijer is a step above. If Meijer opens up a store here, they think that it will help the overall retail activity and help the ability to fill the vacancies and enhancing the retail district and the quality of retail and the quality of activity and customer traffic which is always very important. Meijer as a company, if you look at their plan they have a couple of vacant parcels up front, out parcels, they sell ancillary parcels, about \$20 million dollars worth of property a year to Buffalo Wild Wings, Tim Hortons, Chick-Fil-A, Panda Express, Panera, you name it, Sprint, Mobile, Verizon, and then always tends to be some local chains that are really strong but have a little different offerings.

Mr. Markley asked if they have that existing in this site plan as well.

The representatives said yes they have the parcels, we tend to track some of those users in front of our stores, we have a couple of licensed spaces so they will have a choice of who goes in there and lately they have been doing a lot of Starbucks in front of their stores and Auntie Ann's Donuts and Pretzels so they will lease those spaces and they also own their own vision center so they may do a vision center in front of the store as well.

Mr. Markley said which is closest to Rt. 43 is the way you are describing it right.

The representatives said yes and if you go into a Walmart sometimes they have a McDonalds inside the store.

Mr. Markley said so you are talking inside the store, not the outside.

The representatives said they have a couple of licensed spaces in the interior.

Mrs. Benza said Walmart has their vision and they have Subway, they have all of those things.

Mr. Markley said it was mentioned that it is several steps above Walmart so how does the interaction between a Meijer and a Target or potentially a Gordmans if he caught this right, 90% health, beauty and groceries so the other 10% presumably is housewares and furnishings and clothing.

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The representatives said there will be sporting goods based on the season, right now they are stocking baseball, a shoe department they have an association with Fima and Skechers and others but those are the two common brands. They have apparel, a pet department, a hardware department, they have an electronics department and they don't really call it a super center it is more of a hyper market.

Mr. Markley said as you know over there we have the Dick's Sporting Goods and Petsmart.

The representatives said the pharmacy is a tremendous business for them because of the demographics of the country and a lot of their prescriptions are free and they have perks, if you spend a certain amount at the pharmacy you get a gift certificate so the pharmacy is a huge business for them and the whole health care area of their store. There is a pharmacist on staff with a pharmacy consultation room in their building.

Mrs. Benza said Mr. Markley asked about the comparative approach between a Meijer and a Walmart, can you address that line between a Meijer and a Target because it sounds like a lot of similarities there.

The representatives said it would be similar and competitive because Meijer is a higher quality supermarket so that is really what sets them aside from the Walmart, Kmart and other supercenters but a supermarket and a discount general merchandise store so they would be competitive with Target and with Walmart. Their competitors have very little grocery, Target has a very little area dedicated to it, we have a butcher in our store, you will see a lot of frozen foods etc. but we have a huge display of fresh produce, some stores have Sushi and olive bars, salad bars, prepared foods.

Mr. Markley said down the street there is a new Market District.

Mrs. Benza asked about the locations in Avon, Stow and Mentor if they could address what kind of food and grocery facilities do they see in those other locations where they are looking to go in those three communities as far as competition. We have said here we know that Target has limited produce, Target does have the frozen food and the box food shelving area. We know that Walmart has more although we are not talking necessarily quality, we do know that Aldi is interested in coming into Bainbridge, we know that over in Aurora there is a Heinen's, we know that down the street in Solon there is a Market District, there was and is also a Mustard Seed which is more of a holistic type of thing, there was also something called Earth Fare over in Solon and that went out of business so she just wondered as far as the other areas where they are already going into if they could address for example.

The representatives said for example a Cosco and a Walmart, Avon has a Giant Eagle and an Aldi in the proximity where they are building, they have a Heinen's and a BJs. Stow is similar although there is not a Cosco in Stow, there is a Walmart, Target and Heinen's and a Sams and a Giant Eagle and in Mentor they have pretty much all of the same places. Competition is the American way but people make the decisions where they spend their money and where they like to get service and quality and price and they make a lot of things themselves so it separates them from their competitors, not many of those competitors make their own product they are a manufacturer, they manufacture and distribute their own product and sell from a value price point to an organic price point and all of that is in their store. Stow, Avon and Bainbridge had similar demographics and upper middle or better income customer profiles and that is what they cater to because of the quality of the store.

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Mr. Markley said without getting into too much detail on your security measures, how do you deal with the shoplifting, theft or whatever else happens in the store. He said our safety forces spend quite a bit of time up in that area as a result of the retail that is there, the box retail for sure, Walmart, Target. There was at one point a sub-station that was going to go over there and paid for by the developer just to allow them to process right there because of the frequency, so he is curious.

The representatives said in general they need their customers, they don't need us so you will see in our purchase agreement or commented on, they prohibit bars because we don't want disorderly behavior at night because we are open 24 hours a day, we want families to feel they can shop at our store at all hours. We will set our store up to designate, team member parking, a side lot, it will show up on our site plan, we have an entrance in the back that is well lit and it is an employee parking area with 100 parking spaces on the side of the building so it is a short walk when shifts change, lighting is important for parking lots to be safe, they will try to orient their cart corrals closer to the front doors so you are not walking to the ends of their parking lot to put back your cart, we put those to the front of the parking lot. We do not encourage our employees to stop shop lifters, it is too dangerous to try to physically intervene.

Mr. Markley asked what they do then.

The representatives said they have asset protection in their stores because they don't want to put their employees in danger by trying to chase someone who has shoplifted, they would rather call the authorities.

Mr. Markley said so you don't have in store security personnel.

The representatives said no there are cameras all over.

Mr. Markley said so there is no processing in the store itself.

The representatives said no.

Mr. Horn asked if Mr. Berns shared a memorandum regarding points that were discussed.

Mr. Markley said with that whole master planning request that was done a while ago was they were trying to articulate a vision when you look for a master plan, what was that vision and what the trustees had seen there was the entertainment aspect of that area with the lake and with the former Sea World and Geauga Lake as an entertainment area and whether we call them bars or whatever those things are there is an element of entrainment that we are trying to bring there as well as good restaurants and Mr. Berns is talking about the decline of small retailers and that may or may not be the case in this situation, he doesn't know yet. The other element is movie production and in Ohio we have a lot of movies being made, particularly in Cleveland and there are studios being built around the country that are attracting these movies away from Hollywood and bringing them here and as a result the Governor's Office offered tax credit or tax incentives to bring a movie to town and we have had a number of big movies in this community as far as Cleveland goes. There are movies coming on line right now that are very powerful and big that we want to be a part of but there are no studios in the state of Ohio and we want to be a part of that. Atlanta has them, New Orleans has them and Pennsylvania, Michigan and we have wanted to introduce that here totally separate from you (Meijer) as an entity, it is totally separate as an issue relative to the big box component, this is something that has been a vision, it is a new industry, for Ohio, and it brings the opportunity for a wealth of jobs to come into the



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community and what we see in terms of the dollars and having investigated this quite a bit is significant and what you need for your store and for the success, you talk about a critical retail center is rooftops, Bainbridge doesn't allow residential in our current zoning on that parcel whatsoever and that we believe is an important component of the success of that district which is the entire former CR district, the Shops at Marketplace, the one you would be looking to be in now, rooftops would be important. Aurora has got that set up so that they can absolutely build many homes on the Aurora side, the former campground.

The representatives said we as corporate citizens, would be cooperative in getting master planning if that occurs on other Geauga Lake property but when they mentioned restrictions, they are not restricting the entire Geauga Lake property, they are only restricting in close proximity to their store and they can't recall the specifics about the purchase agreement but when you are paying millions of dollars for land you want some measure of protection, it is just business and it would only be confined to a tight radius within a couple hundred feet.

Mr. Markley said he has heard of it as a sterilization of the site and he would not want to sterilize the remainder of that property for the vision that we are trying to create.

The representatives said they are focused on Meijer, not Geauga Lake. They have been working on a landscape plan, they use state of the art, LED light fixtures that have zero bleed over, zero lot line lights. They would be glad to look at whatever parts of the new zoning that would affect them. In concept yes, they can't think of a reason to not be in favor of a JEDD, they would just have to see it to see what it says but the concept of the JEDD and sharing tax revenue and sharing only seems to benefit them and their neighbors.

Mrs. Benza asked what the average wages are for their employees.

The representatives said they can't answer that it is the operations of the store. They could say they are competitive wages to Target and Walmart and the community. Out of 230 stores the vast majority are union stores but that is operations and up to that individual director to staff his store the way he wants. His store is his profit center and his compensation is all tied to the performance of that store. The retail gas component requires a variance but it is not a driving factor whether they get the gas or not.

Mr. Markley said the City of Aurora is the provider for sewer and water and it is his understanding for Bainbridge to enter into a JEDD with Aurora in order for the sewer and water services to be introduced at that area.

The representatives said they want to be a municipal sewer and water consumer and would have to investigate the cost to extend those utilities to the property. They mentioned the no annexation clause.

Mr. Markley said you are a successor to that.

The representatives said they don't want funeral homes beside them, noxious uses, or adult use and conceptually things that impact safety that are very parking intensive at specific times of the day. Bowling alleys are very parking intensive in the evenings but they work around all of those things. They are making a multi-million dollar investment in excess of 15 million dollars and want to protect that investment and to do that they try to control what happens immediately around them.

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Mr. Markley said you understand our perspective here then because we have made quite an investment in time and commitment to the community and for the 11,000 residents so we are obviously trying to do a similar thing.

The representatives said if you look at some of the most successful shopping centers, they have restricted uses.

Mr. Markley said the township's vision is first class, it is introducing an industry they would very much like to see something new, not something transplanted from Avon or Solon, the shuffling where one box moves to another community etc. there is nothing new being built really. We want to see something new, it is unique, a huge opportunity and exciting.

The trustees reviewed a copy of the site plan.

The representatives said a Meijer store gets about 24 deliveries a week so that compares to a similar size building that may get a third of those and what is coming in is fresh food, it comes in on box trucks from local farmers so they have more frequent deliveries.

Mr. Markley said we know that it is very important for Cedar Fair that you come here and how do you soften an 800 car parking lot, how do you soften a 192,000 sq. ft. building.

The representatives said you soften it by the elements you use on the building and our façade articulates more of a temporary design with a lot of glass and tall vestibules when you walk in the building and different architectural articulations throughout the front. They use stamped brick on their façade and accent certain areas and use low maintenance plants and not a lot of grass.

Mr. Markley said that is part of why we are doing the Mixed Use District because it addresses a lot in the code itself relative to good buffering, lighting and signage standards which the older code did not.

The representatives said if there is no gas station, it becomes an out lot parcel for sale.

### EXECUTIVE SESSION

Mrs. Benza moved to go into executive session pursuant to ORC 121.22(G)(3) for imminent court action involving Cedar Fair and to invite into that executive session Mr. Todd Hunt, Ms. Bridey Matheney, Mr. Sheldon Berns, Mr. Chris Jones, Mr. Rich Kelly, Mr. John Goodman and Mr. Corey.

Mr. Horn seconded the motion. Vote followed: Mrs. Benza, aye; Mr. Horn, aye; Mr. Markley, aye. Motion carried.

The trustees recessed their regular meeting at 7:00 P.M. in order to go into executive session.

The trustees reconvened the executive session at the Fire Station meeting room due to a Board of Zoning Appeals meeting starting at 7:00 P.M. in the town hall meeting room.

The trustees returned from executive session, after discussing imminent court action involving Cedar Fair, reconvening their regular meeting at 9:05 P.M. at the town hall.

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Mr. Markley noted that the trustees reconvened their public session to continue the discussion with Meijer and to evaluate the resolution authorizing the processing of an application by Geauga Lake LLC. The trustees want to make every effort to do that and had discussion points and believe there has to be some trust on both sides to make that happen, certainly an application process and steps associated with that. With that said we have some outstanding issues and do not want to take a vote on the resolution at this time.

Mrs. Benza moved for the Board of Trustees to call a special meeting for Monday, April 20, 2015 at 3:00 P.M.

Mr. Markley seconded the motion that passed unanimously.

Since there was no further business to come before this meeting of the Bainbridge Township Board of Trustees, the meeting was adjourned 9:06 P.M.

Respectfully Submitted,

Janice S. Sugarman,  
Fiscal Officer, Bainbridge Township

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\_\_\_\_\_ Date

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Minutes Read: \_\_\_\_\_

Minutes Approved: \_\_\_\_\_