

Thursday, February 6,

23

The Bainbridge Township Board of Trustees met in special session at the Bainbridge Town Hall on February 6, 2023 for the purpose of discussing the Geauga Lake Property redevelopment program, specifically tax incremental financing (TIF) and storm water management options. Those present were Trustees Mrs. Kristina O'Brien, Mr. Jeffrey Markley, and Dr. Michael Bates. Dr. Bates presided and called the meeting to order at 5:48 P.M. Everyone stood and recited the pledge of allegiance.

Attendees:

Steve Averill, Zoning Inspector
Dave Dietrich, Assistant Zoning Inspector
Thomas Manning, Kenston Board of Education
Jeff Martin, ICP

Via Microsoft Teams:

Christina Zindersic, Davey Resource Group
Carmella Shale, Geauga Soil and Water Conservation District
Cole Rashilla, Davey Resource Group
Chris Connelly, Legal Counsel, Taft
Alex Previts, Project Management Consultant
Ryan Sommers, Project Management Consultant
Dean Spoor, Thompson Hine

DISCUSSION

TIF:

Chris Connelly (Taft) explained that there will be three upcoming Trustee actions regarding the TIF(s). 1. Amend the existing TIF to remove specific parcels that will be covered by two additional TIFs. 2. Commercial TIF and 3. Residential TIF. Initial TIF documents are being prepared by Chris Connelly for review by legal representatives from ICP and the Kenston Board of Education. The Developer team will take the lead on drafting the School Compensation Agreement once initial TIF documents are distributed.

Dean added that the size and scope of the TIFs still need to be worked out.

The timeline for enactment of TIF resolutions is still flexible, but the amendment to the original TIF should be completed sometime in calendar year 2023. Jeff Martin added that demolition activities are still underway at Geauga Lake, but that he would like to see agreement and activation of the TIF ASAP in order to support public recreational improvements and public infrastructure.

Tom Manning stated that he would work with Kenston personnel and come up with a potential calendar.

Alex Previts shared information on the real estate tax projections in dollars. The current TIF proposal is 100% of the increase in real estate taxes over 30 years, with Payments-in-lieu-of-Taxes (PILOTs) to Kenston Local Schools, Auburn Career Center, and the Project. In the first 10 years of the TIFs, Kenston Local Schools and Auburn Career Center will receive PILOTs in the amount of 45% of their normal levy moneys and in years 11-30 they will receive PILOTs in the amount of 85% of their typical levy money from property taxes on TIF parcels. The project will receive all remaining PILOTs over the 30-year TIF Period.

For the Residential TIFs only, 15.7% of the incremental real estate taxes are "protected levies" and will be distributed to the Township, County, Parks, and Library as if there was no TIF.

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Storm Water:

Christina Znidarsic and Cole Rashilla shared information on a study for use of Geauga Lake and/or the wetland for storm water management.

Geauga Lake: Studies indicated a 10% increase in runoff to the lake in a 100% developed property, with a water level rise of 0.2 feet (2.4 inches) for a 100-year storm. This indicates that Geauga Lake is capable of handling storm water quantity. They noted that the studies are for storm water quantity only. Quality control would still be the responsibility of individual sites.

Wetlands: The recommendation is that the wetlands not be used for overall storm water management, however, the suggestion is that two ponds can be created with both quality and quantity control that would then drain into the wetland. This would result an overall same footprint as an attempt to use the wetland for overall storm water management.

Both stormwater analyses were modeled using the stormwater management conditions currently required in the CJE and assuming a theoretical post development "full buildout" scenario, to ensure the analysis could hold up to future development plans.

The recommendation is to reduce the Geauga Lake outlet from 30" to 22" which would prevent any potential for negative downstream impacts from increases in storm outflow from Geauga Lake. The reducer would cause a slight increase in post-development surface water elevation by 0.21', but it would reduce the outflow from Geauga Lake to below pre-development levels and would not impact surrounding structures

Jeff Martin shared that Meijer is expanding their property acquisition by about 0.79 acre and will be able to meet the CJE storm water requirements with that additional property.

Since there was no further business to come before the Bainbridge Township Board of Trustees, the meeting was adjourned at 6:56 P.M.

Respectfully Submitted,

Janice S. Sugarman,
Fiscal Officer, Bainbridge Township

_____ Date

_____ Date

_____ Date

Minutes Read: _____

Minutes Approved: _____