

Commissioners' Journal
October 15, 2020

The Geauga County Board of Commissioners met in session on October 15, 2020 at 9:30 a.m. in the Commissioners' meeting room located at 470 Center Street, Building #8 in Chardon, Ohio.

It is declared and determined that all formal actions of the Board of County Commissioners concerning and relating to the adoption of all resolutions that were adopted in this meeting, and that all deliberations of the Board of County Commissioners that resulted in such formal action were open to the public and were in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.

The President of the Board, Timothy C. Lennon opened the meeting at 9:39 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

Commissioner Dvorak read the following prayer:

*Mighty Lord,
Bless us in October
I pray that happiness be at your door
May it knock early, stay late and leave the gift of Gods Peace, Joy and good health behind.
Amen*

COMMISSIONERS OFFICE - COUNTY ADMINISTRATOR'S REPORT

County Administrator Gerard Morgan reported on the items approved by the County Administrator on October 13, 2020 that included for Job and Family Services to acknowledge the following new hire appointments, as the Director of Job and Family Services complied with the Board of Commissioners' recruitment and hiring procedures for: Brittany Vidmar, Account Clerk II (replacement) effective August 24, 2020, Paige Daley, Social Services Worker II (replacement) effective August 24, 2020, Austin Norton, Maintenance Worker I (replacement) effective August 31, 2020 and Kristy Crenshaw, Accountant (replacement) effective September 14, 2020; and for Water Resources approve the promotion of Jacob Nottingham to the position of Full-time Maintenance Worker (#2330) to be effective October 15, 2020 at the rate of \$18.17 per hour with a one year probationary period; as authorized by Resolution #20-005 under the direction and supervision of the County Commissioners that was approved January 7, 2020 pursuant to O.R.C. 305.30.

APPROVE FINANCIALS

Budget and Finance Manager Adrian Gorton explained the financials for today as including an Appropriation transfer from the General Fund Contingency account to the Board of Elections to replace appropriations spent from the General Fund that are being reimbursed through the Help America Vote grant (to be transferred at a later date); a Then and Now for Aging to Christopher Brockway, Tim Frank Septic Tank, Ken Smith, Ace Electric, MS Improvements and Les Bowers for Chore and Home Safety Invoices that were not previously encumbered; a Travel request from the Recorder's Office, a payment for the Commissioner's Office to Ravenwood Center for fourth quarter 2020 youth center operations in the amount of \$104,105.00, a payment for the County Engineer's Office to the Village of Burton for the county's portion of the Goodwin Street Improvements in the amount of \$200,000.00, a payment for Maintenance to CMRS POC for postage refill on the mail machine in the amount of \$50,000.00; and Revenue Certifications for the Common Pleas Court in the Pre-trial Release Supervision, Intensive Supervision Probation and Presentence Investigation Report Funds for additional grant money being received from the State.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #20-121 itemizing the financials for the meeting of October 15, 2020.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

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COMMISSIONERS OFFICE – RESOLUTION OF ACCEPTANCE APPROVING CARES ACT EXPENDITURES

Mr. Gorton read over the items for reimbursement and proposed expenditures for various departments that total \$100,088.15. Director Jessica Boalt briefly explained the purchase of the vehicles that they wish to purchase for use of seniors to out of county appointments. Commissioner Lennon expressed concern over continuing to add to the fleets. Mr. Morgan added that these are really for the clients, seniors and not employees for safety.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #20-122 of Acceptance Approving CARES Act Expenditures.

Board of County Commissioners, Geauga County, Ohio

Date: October 15, 2020
Resolution: #20-122

RESOLUTION OF ACCEPTANCE APPROVING CARES ACT EXPENDITURES

WHEREAS, the Coronavirus Aid, Relief, and Economic Security Act, 116 Public Law 136, (the CARES Act) was signed into law by the President of the United States on March 27, 2020; and

WHEREAS, the Ohio General Assembly established a process for distributing funds provided by the “Coronavirus Aid, Relief, and Economic Security Act” in House Bill 481 of the 133rd General Assembly (HB 481); and

WHEREAS, the Governor signed HB 481, which was effective June 19, 2020; and

WHEREAS, HB 481 requires subdivisions receiving funds under Section 1 of the Act, to pass a resolution affirming that funds from the County Coronavirus Relief Distribution Fund may be expended only to cover costs of the subdivision consistent with the requirements of Section 5001 of the CARES Act as described in 42 U.S.C. 601(d), and any applicable regulations before receiving said funds; and

WHEREAS, the Board of Commissioners passed Resolution #20-068 affirming that funds so received would be expended only to cover costs of the County consistent with the requirements of section 5001 of the CARES Act as described in 42 U.S.C. 601(d), and any applicable regulations before receiving said funds; and

WHEREAS, the County Auditor has vetted the expenditures as he is statutorily required to do pursuant to R.C. 319.16; and

WHEREAS, the documents including the assertion of necessity memorandum have been reviewed by the Board for the Board to consider whether said funds can be expended to cover said costs;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners upon review of the itemized list of expenditures and associated documents, affirm that said expenditures are approved and are:

- (1) Necessary expenses incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);*
- (2) Were not accounted for in the County’s most recently approved budget as of March 27, 2020; and*
- (3) Were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020.*

BE IT FURTHER RESOLVED, that those items are in the total amount of \$100,088.15 and include the following:

For Reimbursement \$6,957.25:

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Aging	\$6,260.58 <i>Six Portable PA Systems with accessories to aid social distancing at Senior centers, PPE, Disinfectants, Extra storage for food pantries and phone cards for remote working</i>
Sheriff	\$696.67 <i>PPE and Disinfectants</i>
For the Proposed	\$93,130.90:
Aging	\$49,750.00 <i>Purchase of Two Jeep SUV vehicles used to transport the elderly to out of county medical appointments with leather seats to be able to disinfect the interior and prevent cross contamination of daily occupants</i>
Common Pleas	\$18,367.00 <i>Replace old podiums, tables and chairs to ensure the ability to clean and disinfect the furniture as parties / individuals depart and arrive for hearings</i>
Coroner	\$908.22 <i>Replace three office chairs with non-porous surface versions to permit the cleaning of the seating surfaces</i>
Dog Warden	\$8,378.06 <i>Purchase of three laptops with accessories to facilitate remote working</i>
Prosecutor allow	\$3,513.95 <i>Purchase of two UV sanitizing devices and one data storage array to for the access of stored forensic images while remotely working</i>
Sheriff	\$12,213.67 <i>Purchase of two video conferencing systems for the conference room and briefing / training room to facilitate social distancing and remote working</i>

BE IT FURTHER RESOLVED, that this Resolution becomes part of the permanent record of the Board of Commissioners of Geauga County, Ohio.

Roll Call Vote:	Commissioner Dvorak	Aye
	Commissioner Spidalieri	Aye
	Commissioner Lennon	Aye

COMMISSIONERS' OFFICE – FORM OF TERMINATION OF AMENDED AND RESTATED BASE LEASE AND AMENDED AND RESTATED LEASE – SOUTH FRANKLIN CIRCLE PROJECT REVENUE BONDS, SERIES 2012A

Clerk, Christine Blair noted that this action is in regards to the South Franklin Circle Project, explaining that 2012B had been paid off and the balance of A had been refinanced, this is to pay off the 2012A bonds.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Form of Termination of Amended and Restated Base Lease and Amended and Restated Lease in regards to the South Franklin Circle Project, Revenue Bonds, Series 2012A.

Roll Call Vote:	Commissioner Dvorak	Aye
	Commissioner Spidalieri	Aye
	Commissioner Lennon	Aye

COMMISSIONERS' OFFICE – ACCEPT CEBCO MEMBER 2020-2021 WELLNESS PROGRAM - HEALTHWORKS

Human Resources Specialist Kelly Bidlack asked the Board to approve the new CEBCO Wellness program for 2020-2021 with the new company, HealthWorks. Ms. Bidlack stated that

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the program is close to the previous program with Interactive Health, with the exception of the requirement of a physical in addition to bloodwork. Mr. Dvorak added that the wellness program works as the insurance rates have gone down.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and accept the CEBCO Member 2020-2021 Wellness Program with HealthWorks for the Geauga County Health and Wellness program November 16, 2020 through August 13, 2021.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

COMMISSIONERS' OFFICE – RESOLUTION AMENDING RESOLUTION #20-100 TO REMOVE DOLLAR BANK AS A PUBLIC DEPOSITORY – DESIGNATING FIVE PUBLIC DEPOSITORIES OF ACTIVE MONEYS – NEXT SUCCEEDING FOUR YEAR PERIOD

Ms. Blair asked the Board to approve a resolution to re-designate the public depositories and remove Dollar Bank from the original banks designated. Ms. Blair asked the Board to then execute the Memorandum of Agreements. Mr. Morgan added that Dollar Bank had to be removed as they no longer have a branch located within the County.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #20-123 Amending Resolution No. 20-100 to Remove Dollar Bank as a Public Depository and Designating Five Public Depositories as Geauga County's Public Depositories of Active Moneys for the next succeeding four-year period, pursuant to O.R.C. 135.33.

Board of County Commissioners, Geauga County, Ohio

Date: October 15, 2020

Resolution: 20-123

RESOLUTION AMENDING RESOLUTION NO. 20-100 TO REMOVE DOLLAR BANK AS A PUBLIC DEPOSITORY AND DESIGNATING FIVE PUBLIC DEPOSITORIES AS GEAUGA COUNTY'S PUBLIC DEPOSITORIES OF ACTIVE MONEYS FOR THE NEXT SUCCEEDING FOUR-YEAR PERIOD PURSUANT TO O.R.C. 135.33

WHEREAS, Chapter 135 of the Ohio Revised Code sets forth the procedure to establish public depositories; and

WHEREAS, the Geauga County Treasurer has estimated that the aggregate amount of One Hundred Million (\$100,000,000.00) Dollars might be available for deposit in active public funds for the four (4) year period commencing October 12, 2020 through October 12, 2024, and there will be no inactive funds designated; and

WHEREAS, the Geauga County Board of Commissioners has received applications from eligible public depositories pursuant to the legal notice which was published in a newspaper of general circulation on July 2, 2020, and mailed on July 2, 2020, to all banking and financial institutions with principal or branch offices within the boundaries of the County, soliciting applications from financial institutions for public depositories for the County's active funds; and

WHEREAS on September 1, 2020, the Geauga County Board of Commissioners designated, by Resolution No. 20-100 six (6) eligible institutions as public depositories for active moneys. However, the Board must now amend its prior Resolution to remove Dollar Bank from the list of eligible public depositories as Dollar Bank does not have an office located within the territorial limits of the county, as required by R.C. 135.33(B).

NOW THEREFORE BE IT RESOLVED, that the Geauga Board of County Commissioners hereby amends Resolution No.20-100 and awards for a period of four (4) years, contracts only to the following five (5) banks as depositories of active public funds for the total amount of \$100,000,000.00, pursuant to the Treasurer's recommendation:

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<i>Huntington National Bank</i>	<i>Premier Bank</i>
<i>First National Bank</i>	<i>Middlefield Banking Company</i>
<i>Farmers National Bank of Canfield</i>	

BE IT FURTHER RESOLVED, that all deposits are subject to the limitations specified in applicable sections of ORC Chapter 135, Uniform Depository Act.

AND BE IT FURTHER RESOLVED, that this Resolution shall be in effect for the four (4) year period referenced herein, which period shall follow the expiration dates on the current depository contracts

AND BE IT FURTHER RESOLVED, that the Board shall execute all necessary depository agreements with said banking and financial institutions, pursuant to this Resolution.

AND BE IT FURTHER RESOLVED, that the Board directs the Commissioners' Clerk to certify copies of this Resolution and signed depository agreements to the County Treasurer and each banking and financial institution so designated.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

COMMISSIONERS' OFFICE – MEMORANDUM OF AGREEMENTS – PUBLIC DEPOSITORY

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Memorandum of Agreements for Public Depository with Huntington National Bank, First National Bank, Middlefield Banking Company, Premier Bank and Farmers National Bank of Canfield to be effective for the period October 12, 2020 through October 11, 2024.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

COUNTY ENGINEER'S OFFICE – SNOW AND ICE CONTROL AGREEMENTS – BAINBRIDGE TOWNSHIP, CHESTER TOWNSHIP AND RUSSELL TOWNSHIP

Administrator Frank Antenucci asked the Board to execute the Snow and Ice Control Agreements with Bainbridge, Chester and Russell Townships to work together for the winter season. Ms. Blair noted that they were a reduction from the previous seasons amounts.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute the Snow and Ice Control Agreement among the Geauga County Board of Commissioners, Geauga County Engineer and Bainbridge Township Board of Trustees to provide snow and ice control on 14 miles of county roads (Chagrin Road, Bainbridge Road and Washington Street) for the winter season of 2020-2021 in the amount of \$50,888.16.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute the Snow and Ice Control Agreement among the Geauga County Board of Commissioners, Geauga County Engineer and Chester Township Board of Trustees to provide snow and ice control on 15.09 miles of county roads (Wilson Mills Road, Sperry Road, Mulberry Road and Caves Road) for the winter season of 2020-2021 in the amount of \$54,850.16.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

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Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute the Snow and Ice Control Agreement among the Geauga County Board of Commissioners, Geauga County Engineer and Russell Township Trustees to provide snow and ice control on 8.628 miles of county roads (Fairmount Road, Russell Road and Caves Road) for the winter season of 2020-2021 in the amount of \$31,361.64.

Roll Call Vote: Commissioner Dvorak Aye
Commissioner Spidalieri Aye
Commissioner Lennon Aye

PLANNING COMMISSION – REPLAT – DALEBROOK ESTATES, SUBLOTS 7 AND 8 – BAINBRIDGE TOWNSHIP

Director Linda Crombie asked the Board to execute the Replat of Dalebrook Estates for a lot consolidation for Sublots 7 and 8, for a total of 3.5177 acres with 300 feet of road frontage.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute the Replat of Dalebrook Estates, Sublots 7 and 8, located in Bainbridge Township.

Roll Call Vote: Commissioner Dvorak Aye
Commissioner Spidalieri Aye
Commissioner Lennon Aye

SOIL AND WATER CONSERVATION DISTRICT – OHIO DEPARTMENT OF AGRICULTURE – OFFICE OF FARMLAND PRESERVATION LOCAL SPONSOR CERTIFICATION APPLICATION

Director/ Engineer Carmella Shale explained that this is the application for the Local Agriculture Easement Program for 2021.

Motion: by Commissioner Spidalieri, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Ohio Department of Agriculture - Office of Farmland Preservation Local Sponsor Certification Application to continue the Local Agricultural Easement Purchase Program 2021.

Roll Call Vote: Commissioner Dvorak Aye
Commissioner Spidalieri Aye
Commissioner Lennon Aye

ARCHIVES AND RECORDS CENTER – CONTRACT AGREEMENT - SHRED RITE, LLC

Mr. Morgan explained that this contract with Shred Rite is to do the shredding for documents based on the retention schedule and permission to be disposed.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve, execute and initial the Contract Agreement with Shred Rite, LLC and initial the Shred Rite Customer Service Agreement for the disposal of eligible county records for through June 2021 in an amount not to exceed \$1,300.00.

Roll Call Vote: Commissioner Dvorak Aye
Commissioner Spidalieri Aye
Commissioner Lennon Aye

MAINTENANCE – CHANGE ORDER #1 – INCREASE CONTRACT – WASTE MANAGEMENT OF OHIO

Director Glen Vernick explained that they have been doing a lot of projects within the department and need to increase the contract to get through the rest of the year and to complete the contract period. Mr. Vernick noted that the increase allows them to use three additional dumpsters if needed.

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DEPARTMENT OF DEVELOPMENT (COMMUNITY & ECONOMIC) – ADVERTISE FOR PROGRAM COORDINATOR (#1409)

Executive Director David Favorite asked the Board to advertise for the Program Coordinator position that was vacated early in the year and due to the hiring freeze we never got to advertise.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to grant permission to advertise for the position of Program Coordinator (#1409). This position will remain posted until filled.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

JUNIPER SOLUTIONS PRESENT FINDINGS ON ECONOMIC DEVELOPMENT

Mr. Favorite explained that Juniper Solutions was contracted at the end of 2019 to do a Strategic Plan for Geauga County; today they would like to present the findings and recommendations of the Plan. Mr. Favorite stated that they have been helpful in a variety of things that go beyond the scope of this plan, mentioning the University Hospitals Center management team for potential development of the site area; they provided land value estimates on a project in town, provided information on repurposing on that same project.

Mr. Favorite introduced the presenters today, including President and Lead Consultant Dennis Burnside, Senior Vice President Scott Polluck, President inSITE Advisory Group Jennifer Syx as a Co-Consultant and Principal from Envision Group, LLC Emil Liszniansky as a Co-Consultant who is working with the Planning Commission on their plan.

Mr. Favorite asked them that in addition to the findings that they discuss what economic development can mean to Geauga County and what it would mean to get fully engaged.



Mr. Burnside added that Mr. Favorite was a part of the team that helped them get over the speedbumps overcoming the COVID situation. There are about 24 slides and as they go through them they asked the audience to engage. Mr. Burnside explained that in October they got started on the project, they did a lot of desktop research, but today is more of a narrative of where we think Geauga County is and if they choose to, where they could be in Economic Development. They leveraged the Planning Study along the way.



Introduction - Team

- Department of Development
- inSite
- Envision
- Juniper Solutions (Primary Consultant)

Process

- Project Kick-off
- Desktop Research
- Stakeholder/Community Outreach
- Ongoing Interaction with David Favorite
- Leveraged Planning Study (Envision)
- COVID Impact
- Where We Are



Stakeholder Engagement

Four stakeholder meetings were conducted by the consultant team virtually due to COVID-19 in July of 2020. County stakeholder participants included:

- Steve Caviness - Director of Project Management, Team Nco
- Linda Crombie - Director, Geauga County Planning Commission
- John Epprecht - Owner, Great Lakes Chiropractic
- David Favorite - Director of Community & Economic Development, Geauga County
- Leslie Gambosi-McCoy - Village Administrator, Village of Middlefield
- George "Chip" Hess II - HES & Associates Engineering, Inc.
- Kimm Leininger - President, Geauga Growth Partnership
- Jeff Makley - Trustee, Bainbridge Township
- Mindy McLaughlin - Managing Director of Global Business Development, Team NBD
- Anthony Nastasi - Planning Commission Chair, Chester Township
- Shawn Neese - Director, NMS Certified Public Accountants
- Bill Patterson - Farm Bureau
- Randy Sharpe - City of Chardon, City Manager
- Steve Toney - Community Development Administrator, City of Chardon

In addition to the virtual stakeholder meetings, the consultant team presented and facilitate group discussions at events of Destination Geauga and the Geauga Township Association, as well as a conference call of the Geauga Growth Partnership.

Collectively these discussions helped to inform the SWOT Analysis that summarized beginning on the next page.



Mr. Burnside stated that it was important to understand what Economic Development is, and their job was to assess Geauga County and it will be up to the stakeholders as to whether they choose to move forward with it.

What is Economic Development?

No single definition incorporates all of the different strands of economic development. Typically economic development can be described in terms of objectives. These are most commonly described as the **creation of jobs and wealth, and the improvement of quality of life**. Economic development can also be described as a **process that influences growth and restructuring of an economy to enhance the economic well being of a community**. In the broadest sense, economic development encompasses three major areas:

- Policies that government undertakes to meet broad economic objectives including inflation control, high employment, and sustainable growth.
- Policies and programs to provide services including building highways, managing parks, and providing medical access to the disadvantaged.
- Policies and programs explicitly directed at improving the business climate through specific efforts, business finance, marketing, neighborhood development, business retention and expansion, technology transfer, real estate development and others.

The main goal of economic development is improving the economic well being of a community through efforts that entail job creation, job retention, tax base enhancements and quality of life. As there is no single definition for economic development, there is no single strategy, policy, or program for achieving successful economic development. Communities differ in their geographic and political strengths and weaknesses. Each community, therefore, will have a unique set of challenges for economic development.



SWOT

Strengths
Weaknesses
Opportunities
Threats

Mr. Burnside, explained the SWOT, and went over the strengths, the weaknesses, opportunities and threats.

SWOT Analysis: Strengths

- Competitive Advantage of the County in the Regional Marketplace
 - Community Pride
 - Quality of Place
 - Location
 - Business Community
 - Wealth/Median Income
 - Safety/Low Crime
 - Educational Infrastructure



Ms. Syx explained the strengths, noting that Geauga County has a lot to offer, diverse housing, quality of life and safety. Ms. Syx stated that a lot of residents work in Cleveland but chose to reside her in the County. Ms. Syx noted that they talked to the Business community and what the villages and towns want, stay what they are or strive to be something more.

SWOT Analysis: Weaknesses

- Weaknesses that Hold the County Back
 - Consolidated Resource for Available Properties and Infrastructure
 - Centralized Economic Development Agency and Efforts
 - Economic Development Incentive Programs
 - Non-Existent or Under-Developed Marketing Materials
 - Multi-Family and Workforce Housing
 - Euclidean Zoning (esp. Large Lots, Lack of Mixed-Use)
 - Utilities (Broadband, Water/Sewer)
 - Transit Accessibility
 - Flat Population Growth/Outmigration of Younger Age Cohort (Brain Drain)
 - Aging Population
 - Market Perception that the County is not "Business and Development Friendly"
 - Lack of Available Industrial Real Estate
 - Only three industrial buildings with availability of 25,000-99,000 square feet and two buildings that have 100,000+ square feet are currently available.
 - Lack of Relevant Housing – in Size, Price Point, Target Age Cohorts (esp. Young Adults, Seniors)



Mr. Burnside noted that these are the areas that Geauga County can do better in, if they want to be competitive in Economic Development. These weaknesses can become opportunities, and he went over the different weaknesses listed. Mr. Polluck discussed consolidated properties, agencies that our out there like GGP to assist businesses, the website for Community Development and the need to update it to entice and help businesses, labor workforce and multifamily housing, younger generational workforce, large lot zoning, utilities along with transit and accessibility. Noting that there is a perception that Geauga County isn't the place to do business, but rather to live and we know that is not case. Mr. Polluck noted that Geauga has an aging population and that there is a lack of real estate available in the county, the lack of manufacturing real estate for business, noting that business developers are looking for space of at least 100,000 square feet.

SWOT Analysis: Opportunities

- Untapped Potential Opportunities
 - Real Estate Developer Engagement – Attraction Campaign with Regional Developers to Consider the County
 - Available Sites – Market to End Users and Developers
 - Quality of Place/Healthy Living
 - Enhanced Partnerships in Eds & Meds (University Hospital, Kent State University)
 - Develop Workforce Housing Stock = Increased Workforce = Job Creation
 - Create Strong Partnerships and Alliances with:
 - TeamNEO/JobsOhio
 - Geauga Growth Partnership
 - Greater Cleveland Partnership



They discussed the many things that Geauga County has to offer, mentioning real estate attraction, quality of living place, partnerships within the County, mentioning that they have been talking to University Hospitals about their campus and the growth potential, they talked about median income, versus the types of housing available, partnerships with agencies like Destination Geauga.

SWOT Analysis: Threats

- Threats that Inhibit Future Progress
 - "Brain Drain" – Young People Leaving and not Returning
 - Public Perceptions on Different Housing Types May Prevent Provision of Sufficient Workforce Housing
 - Regional/State/Federal Funding Policies that Place Priority on Existing Infrastructure/Urban Core
 - Lack of Real Estate Product
 - Losing Current Employers
 - Lack of Competitive Incentive Programs and Strategies



Mr. Polluck explained that many of the items had already been reviewed, but noted that now would be a good time to get in front of employers and developing the partnership to find the need of keeping them here. There was a discussion about a sensitive issue in the County with NOACA that has started to be healed, noting support from David Joyce and the DOT safety projects.

Industry
Strengths

Location Quotients

Top 10 Employers (Non-Governmental)

1. Cablnetworks Group
2. University Hospitals
3. Walmart
4. HF Group
5. Great Lakes Cheese Company
6. Saint-Gobain
7. Johnsonite
8. Hexpol Compounding
9. Home Depot
10. Kinetico



Target Industries – Location Quotient

Mnemonic:	Description:	LQ 2015	LQ 2020	LQ 2025
3252	Resin; synthetic rubber; and artificial synthetic fibers and filaments manufacturing	21.16	21.12	21.51
3261	Plastics product manufacturing	17.85	16.03	16.27
3212	Veneer; plywood; and engineered wood product manufacturing	9.64	11.02	11.44
3322	Cutlery and handtool manufacturing	8.93	9.92	10.46
3262	Rubber product manufacturing	8.57	8.46	8.57
3333	Commercial and service industry machinery manufacturing	7.45	6.85	7.01
3371	Household and institutional furniture and kitchen cabinet manufacturing	6.70	6.67	7.01
3334	Ventilation; heating; air-conditioning; and commercial refrigeration equipment manufacturing	6.37	6.43	6.51
3259	Other chemical product and preparation manufacturing	6.60	6.37	6.63
3169	Other leather and allied product manufacturing	4.69	5.88	5.96



This is how you quantify the density of a particular industry cluster within your community compared with the United States. These are the ones Geauga County is the strongest. If you were to do a campaign to attract business, this might be a place to start, look at what is here and look to attract industry in that field since there is already workforce here.

17 Site Selection Influencers

- Availability of Skilled Labor
- Community Incentives
- Talent Acquisition/Creation
- Energy Availability and Costs
- Quality of Place
- Corporate Business Strategy
- Occupancy OR Construction Costs
- Highway Accessibility
- Available Buildings
- Information Communication Technology (ICT)
- Labor Costs
- Image Matters
- Corporate Tax Rate/Business-Friendly
- Supply Chain
- Proximity to Major Markets
- Stability of Community Infrastructure
- Housing Stock



■ = Yep

■ = Nope

■ = Kinds

These are site selection factors for businesses when they are looking to locate their business, skilled labor is a struggle everywhere not just here, quality of place scores high, availability of buildings and housing are areas the County struggles, energy is spotty and broadband is a challenge, image and stability are important.

Broadband is something that needs to be updated and expanded. Mr. Lennon noted that with the recent events of COVID there have been several calls and complaints to the County regarding the lack of broadband. This is a problem in a lot of areas and there is finally some grants out there to try and help. Mr. Favorite added that State Representative Patterson mentioned a pilot program to try and expand in needed areas. This is now being considered a utility in today's world.

Question

Is Geauga County in the Business of Economic Development?

If so, the Following are Suggested Next Steps

Mr. Burnside stated that they were not here today to say whether or not Geauga County should be in business with Economic Development, presenting the assessment of where you are today, and if the county wants to move forward to present some action plans and suggestions on how to move forward.

Departmental Support

- Invest in a Centralized Economic Development Agency
 - A critical element for the attraction and retainment of business, is a centralized economic development effort and "single point of accountability" agency. Within the County there are two perceived agencies involved in economic development, The County Economic Development office and Geauga Growth Partnership. While each organization is complementary to the mission, it is our opinion that having a unified message to the market and designating a lead organization will provide clarity and efficient on-boarding of potential prospects and target companies.
 - The County should continue to support the Office of Economic Development through targeted investments that empower the department to promote economic growth.
 - Establish a more responsible budget to support the Office of Economic Development including staffing support.
 - Establish Measurable Key Performance Indicator Index. I.E. Capital Investment, Job Creation, Tax Revenue Increases



Currently there is not an Economic Development department, with Mr. Favorite handling about twenty different avenues right now, but the department needs to have an assigned budget and invest in the department and how the investment is measured, the return on that investment.

Action Plan

- Role of the County in Facilitating Economic Development in the Following Nine Strategic Areas:
 - Public-Private Partnerships
 - Intergovernmental Cooperation, Create a "Collaboration of the Willing"
 - Key Development Areas
 - Model Zoning
 - Infrastructure Investments
 - Marketing and Promotion
 - Support Department Initiatives
 - University Hospital Development Strategy NOW!
 - Explore Joint Economic Development District (JEDD)
 - Create Incentive Strategy
 - Create Business Retention and Expansion Strategy
 - Consider a Speculative Manufacturing Facility



Mr. Burnside went over the list on the action plan. Ms. Syx expressed that getting together with Team NEO and engage in their services to help them promote Geauga County. Mr. Favorite

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stated that they did reach out to Team NEO and start working with them on business site visits. There was a brief discussion about JEDD's, utilizing the CIC is also an important tool. Mr. Lennon brought up TIF's and Ms. Syx talked about some of the options regarding TIF's.

Key Development Areas

- 1 Bonner Rd Industrial Park
- 2 Auburn Land
- 3 Merritt Rd Site (County & UH)



The map shows the state of Georgia with major highways and cities. Three specific areas are highlighted with green callout boxes: '1' is located in the northeast near Atlanta (Bonner Rd Industrial Park), '2' is in the west-central part near Auburn (Auburn Land), and '3' is in the east-central part near Macon (Merritt Rd Site).

Mr. Liszniansky went over the three development areas Middlefield in the Industrial Park, in Auburn along the freeway and the Merritt Road area where University Hospital wants to expand their campus. Mr. Polluck noted that there is large vacant building in the industrial park with CRA zones, in Auburn along 422, there is sewer but no water, but could have it with some push back from the Townships. The whole 422 corridor is an important area to improve.

Model Zoning

- Workforce Housing
 - Best Practices for Market Rate Multifamily
 - Set height & setbacks to reflect Rural Character
 - Screening & Buffering
- Mixed-Use Development
 - Step-In Housing for young Professional
 - Step-Down Housing for Empty Nesters
 - Temporary Corporate Housing (e.g. 6-month relocation)
- Modernize Parking Standards
 - Relax Requirements
 - Let businesses meet their unique needs
 - Stormwater Benefits



The top photograph shows a modern, single-story workforce housing unit with a large white garage door and a gabled roof. The bottom photograph shows a two-story mixed-use development building with a brick facade, multiple windows, and a parking lot in front.

Mr. Liszniansky started talking about model zoning, including workforce housing market rate, not subsidized but that would support the employees, a mixed-use development for rural situations and modernize parking standards by letting business set them. Ms. Syx added that some areas that have historical zones that just stick with the ORC, so it could take time to massage some of these areas.

Broadband Service

Broadband Public-Private Partnership (P3) Models			
P3 Framework	Private Investment, Public Facilitation	Private Execution, Public Funding	Shared Investment & Risk
Public Agency Role	Economic & procedural incentives (e.g. tax benefits, streamlined permitting, right-of-way access)	Significant capital investment (usually lease payments over extended 20-40 year period)	Varies, but often contribution of fiber already in use for civic purposes
Private Partner Role	Capital investment, O&M, retail services	Combination of engineering, construction, financing, and/or O&M responsibilities	Varies, but often expansion of fiber network to businesses & residents
Public Agency Risk	Low	High	Medium
Potential Challenges for Geauga County	Public incentives alone in underserved rural areas may not be enough to close private sector financing gap	Customer participation rates may inhibit profitability leaving public agency as guarantor of project	Lack of existing public broadband assets and potential private utility resistance

Mr. Liszniansky went over the Broadband options, and the troubles Geauga County may have, including the areas with Amish communities that won't likely have the need for Broadband, and the options that may be available for finance on the project and to look at doing a partnership on the risk.

"Last Mile" Transit



- Capture adjacent County workforce
 - Trumbull County to Middlefield
 - Lake County to Chardon
- Connection from Existing Transit Hub/Transfer Point
 - Downtown Warren (WRTA)
 - Lakeland Community College (Laketran)
- Direct Service to Major Geauga Employers
 - Mid-size Shuttle
 - Scheduled around Local Business Shift Changes
 - No Residential or Retail Stops



Mr. Liszniansky explained that this area is rural, but a last mile transit is an option, noting other areas that do this, but this is a partnership with another area, where they pick up employees at a stop and then meet at another stop and transfer them to bring them in the rest of the way for targeted businesses to bring employees to work.

Marketing & Promotion

- County Identity and Brand
 - Engage a PR/Marketing Firm to Establish a County Brand/Message
 - Formalize a Brand
 - Develop an Economic Development Centric Website
 - Establish a Program to Develop Relationships with the Site Selection and Commercial Real Estate Market
 - Establish a Program to Develop Relationships with the Real Estate Development Community
 - Create a Digital Marketing Material Library including "Virtual Tour/Story Map"
 - Create and Publish Quarterly ED Newsletter
 - Create a Robust and Vibrant Social Media Strategy
- Consolidated Resource for Available Properties & Infrastructure



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Mr. Burnside stated that depending on the appetite about moving forward, self-promoting and the brand for Geauga County in Economic Development would be a good place to start, updating the website is a strong need, develop relationships with companies that can help companies with site selection and commercial real estate options that can help bring business here. Mr. Burnside expressed the importance of the website containing information that companies look for when they are considering site selection.



Local resident Diane Jones stated that they are residents in Auburn Township, and when they chose to retire, moved here and started a farm. Ms. Jones brought up the TIF and RID imposed on Geauga County by the City of Chardon that has cheated Geauga County in revenues. Ms. Jones brought up properties in Auburn Township that are largely still farm property, and expressed that she hoped elected officials value the large lot zoning and take that in consideration of the property owners that want to keep their properties and the value in them.

Mr. Burnside thanked the Board for working with them and for the opportunity. Mr. Lennon stated that they identified some things they can do right away. Mr. Dvorak added that there are things that they change in house and do better to help identify to attract business.

ACKNOWLEDGEMENTS

- a) *The Monthly Financial Report from the County Building Department for the month of September, 2020.*
- b) *A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the weeks ending September 16, 2020 and September 23, 2020 as required by O.R.C. 955.12.*
- c) *The Annual Report filed by the Geauga County Sheriff's Office regarding all fines and costs in criminal prosecutions collected and paid from September 2019 through August 2020, as required by O.R.C. 311.16.*
- d) *The Monthly Inventory Report, Consolidated Investment Portfolio and Obligations and Securities monthly reports filed by the Treasurer's Office for Geauga County for the Month of September, 2020 pursuant to ORC 135.35(L).*

OTHER

The Board reviewed upcoming events.

MEETINGS

Thu., 10/15 Planning Commission meeting at 7:30 a.m., 470 Center Street, Building #8, meeting room, Chardon

Mon., 10/19 Family First Council, 1:30 p.m. Mental Health Board Offices (Zoom)

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Tue., 10/20 The Commissioners will hold regular session at 9:00 a.m.

Tue., 10/27 The Commissioners will hold regular session at 9:00 a.m.

Tue., 11/3 The Commissioners will hold regular session at 9:00 a.m.

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD

Motion: by Commissioner Dvorak, seconded by Commissioner Lennon to adjourn the meeting at 11:24 a.m.

Geauga County Board of Commissioners

Timothy C. Lennon

Ralph Spidalieri

James W. Dvorak

Christine Blair, Commissioners' Clerk

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