

Commissioners' Journal
September 12, 2023

The Geauga County Board of Commissioners met in session on September 12, 2023 at 9:30 a.m. in the Commissioners' Offices located at 12611 Ravenwood Drive, Room B303 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, Ralph Spidalieri opened the meeting at 9:34 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

Commissioner Dvorak read the following prayer:

Yesterday was the anniversary of 9-11

It was 22 years ago, we lost nearly 3000 Americans from this attack.

"We will NEVER FORGET"

For those who were not born yet on September 11, 2001, May they never experience in their lifetime such a profound act of Evil.

We pray to the Lord.

For our Military, Police, Firefighters and All First Responders, may you bless them, keep them safe and help them to make good decisions.

We pray to the Lord.

For all Veterans, from all Wars, may you strengthen us to help and serve them.

We pray to the Lord.

For peace in all places of the World that experience violence.

We pray to the Lord.

"May God Bless America"

Amen

COMMISSIONERS OFFICE - COUNTY ADMINISTRATOR'S REPORT

County Administrator Gerard Morgan reported on the items approved by the County Administrator on August 31, 2023 for the Department of Job and Family Services acknowledged the following new hire appointment, as the Executive Director of Job and Family Services complied with the Board of Commissioners' recruitment and hiring procedures for: Haley Cruikshank, Clerical Specialist III (replacement) effective July 10, 2023; as authorized by Resolution #23-003 under the direction and supervision of the County Commissioners that was approved January 5, 2023 pursuant to O.R.C. 305.30.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to

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

FINANCIALS

County Administrator Gerard Morgan reported on financials from September 7, 2023 Resolution #23-152 that included Supplemental Appropriations in the Commissioners' General Fund to cover various Cash Transfers – Operating Transfers Out, Capital and Reimbursement Transfers, Supplemental Appropriation in the Board of Elections Revenue Fund for the purchase of poll pads, Cash transfer out of the General Fund to Court Technology for a portion of 2023 funding, Cash transfer out of the General Fund to Family First Council for the July – September Commitment, FY 2024 1st Quarter, Travel requests for Job and Family Services and Juvenile Court, and Five payments from the Auditor's Office (ARPA funds) to TJ Smith Excavating, LLC for sewer service installations in the Berkshire Heights subdivision in the amount of \$51,950.00; as approved by the County Administrator pursuant to Resolution #23-003 approved January 5, 2023 to authorize the County Administrator to execute, in the case of a lack of quorum of Commissioners and / or if session is cancelled on a regular financial day or on a day when financials need to be approved, the required approvals for county financials on behalf of the Board during the Year 2023, as authorized by O.R.C. 305.30.

**Commissioner Lennon arrived for the meeting.*

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MEETING MINUTES

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the minutes for the meeting of July 18, 2023.

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

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the minutes for the meeting of July 25, 2023.

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

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the minutes for the meeting of August 1, 2023.

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

APPROVE FINANCIALS

Mr. Gorton explained the financials for today as including Cash transfer from the Clerk of Courts Certificate of Title Admin fund to the Commissioners Capital Reserve fund Phase II, Travel requests for Job and Family Services and the Juvenile Court, a payment for the Engineer's Office to Karvo Paving Company for asphalt resurfacing of Washington Street, Sections A-B in the amount of \$239,451.99 and a payment for the Engineer's Office to Ronyak Paving, Incorporated for asphalt resurfacing of Washington Street, Sections C-E in the amount of \$138,559.15.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #23-153 itemizing the financials for the meeting of September 12, 2023.

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

COMMISSIONERS' OFFICE – 2024 BUDGET HEARING SCHEDULE

Mr. Gorton asked the Board to approve the 2024 Budget Hearing Schedule. Mr. Gorton noted that given the recent changes with the Budget Commission, he is suggesting that the hearings be moved up and be held during the summer to meet the deadline for the tax budget.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve the 2024 Budget Hearing Schedule with dates included as Tuesday, September 26, 2023 from 12:00 p.m. – 4:30 p.m., Thursday, September 28, 2023 from 8:15 – 4:30 p.m. and on Tuesday, October 3, 2023 at 8:45 – 9:15 and following session from 12:00 p.m. – 4:30 p.m.

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

ARCHIVES AND RECORDS CENTER (COMMISSIONERS' OFFICE) – APPROVE UNPAID PERSONAL LEAVE OF ABSENCE – JEFFREY VAJI, ARCHIVES AND RECORDS CLERK (22607)

Assistant County Administrator Linda Burhenne asked the Board to approve unpaid leave for Jeffrey Vaji for a vacation planned prior to employment and he doesn't have vacation time yet.

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Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve an unpaid personal leave of absence for Jeffrey Vaji, Archives and Records Clerk (#2607) during the period September 25, 2023 through September 29, 2023. This will extend his probationary period by the number of days / hours used.

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

DEPARTMENT OF DEVELOPMENT (COMMUNITY & ECONOMIC) – APPROVE A RE-GRADE OF POSITION – PROGRAM COORDINATOR (#1409) GRADE 9 TO GRADE 10
Director Gina Hofstetter asked the Board to approve a re-grade of the Program Coordinator position from a Grade 9 to a Grade 10.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve a Re-Grade of the position of Program Coordinator (#1409) from a Grade 9 to a Grade 10, to be effective September 3, 2023.

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

DEPARTMENT OF DEVELOPMENT (COMMUNITY & ECONOMIC) – APPROVE RE-GRADE – ELAINE MALKAMAKI, PROGRAM COORDINATOR (#1409)

Ms. Hofstetter asked the Board to approve then a re-grade of Ms. Malkamaki who is the Program Coordinator and move her to Grade 10, Step 3. Human Resources Administrator Kathy Hostutler added that they felt the position was not at the level it should have been and this is the correct place for it to be.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve a Re-Grade for Elaine Malkamaki, Program Coordinator (#1409) from Grade 9 Step 3 (\$22.03 per hour) to Grade 10, Step 3 (\$23.54 per hour) to be effective September 3, 2023.

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

DEPARTMENT OF WATER RESOURCES – EXECUTE CHANGE ORDER #1 – INCREASE AND EXTEND LENGTH OF CONTRACT – CLEVELAND TREE AND STUMP

Fiscal and Personnel Specialist Kathleen Miller asked the Board to approve the change order for Cleveland Tree and Stump to increase the amount and extend the length to cover recent damage and have extra as they have agreed to the same pricing.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Change Order #1 increasing the contract with Cleveland Tree and Stump in the amount of \$34,000.00 and extend the length of the contract an additional sixteen months through January 9, 2025 for a new not to exceed amount of \$49,000.00.

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

DEPARTMENT OF WATER RESOURCES – APPROVE PROMOTION – BRIAN CAIN – ASSISTANT WATER SUPERVISOR (#2352)

Ms. Miller asked the Board to approve the promotion of Mr. Cain to the Assistant Water Supervisor to be effective October 1st, adding that Mr. Cain is currently their mechanic.

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Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve the promotion of Brian Cain to the position of Assistant Water Supervisor (#2352) at the rate of \$28.80 per hour (WR6, Step 1) to be effective October 1, 2023 with a 180 day probationary period.

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

DEPARTMENT OF WATER RESOURCES – ADVERTISE POSITION – MECHANIC (#2310) INTERNALLY FIVE DAYS – IF NO QUALIFIED CANDIDATE – EXTERNAL UNTIL FILLED

Ms. Miller asked the Board to advertise to fill the mechanic position that will become vacant from Mr. Cain. Ms. Miller asked for it internally for five days then if no candidate externally until filled.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for the position of Mechanic (#2310) internally for a period of five days, if no qualified candidate is found, then advertise externally until the position is filled.

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

DEPARTMENT OF WATER RESOURCES – ADVERTISE POSITION – MCFARLAND WASTEWATER PLANT CHIEF OPERATOR (#2347) INTERNALLY FIVE DAYS – IF NO QUALIFIED CANDIDATE – EXTERNAL UNTIL FILLED

Ms. Miller asked the Board to advertise for the position of McFarland Wastewater Plant Chief Operator, noting that this is a union position. Ms. Miller asked to do internally for five days then if no candidate is found externally until filled.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for the position of McFarland Wastewater Plant Chief Operator (#2347) internally for a period of five days, if no qualified candidate is found, then advertise externally until the position is filled.

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

DEPARTMENT OF WATER RESOURCES – AWARD BID – QUASAR ENERGY GROUP – SLUDGE, BIOSOLIDS AND FILTER BED SAND DISPOSAL

Ms. Miller explained that they had gone out to bid for the sludge, biosolids and filter bed sand disposal, that Quasar Energy had submitted the only bid, and are currently doing the removal. Ms. Miller asked the Board to award the bid to them for a three-year contract.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to award the Bid to Quasar Energy Group for the Sludge, Biosolids and Filter Bed Sand Disposal in the amount of \$409,318.00 for a three-year period as they represented the lowest and only bid, (Year 1 - \$132,426.00, Year 2 - \$136,402.00 and Year 3 - \$140,490.00.

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

DEPARTMENT OF WATER RESOURCES – RESOLUTION APPROVING AMERICAN RESCUE PLAN ACT OF 2021 BERKSHIRE HEIGHTS SEWER CONNECTION INCREASE FOR CERTAIN PROPERTIES – ADDITIONAL EXPENDITURE

Ms. Miller asked the Board to approve the resolution allowing for additional ARPA funds for a parcel in Berkshire Heights, explaining that it had to do with piping coming from the back of the house, and the piping had to be redone in the basement to the front of the house in order to get enough lateral fall.

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Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #23-154 approving American Rescue Plan Act of 2021 Berkshire Heights Sewer Connection Increase for Certain Properties for an additional expenditure for Parcel #06-049400 in the amount of \$4,000.00.

Board of County Commissioners, Geauga County, Ohio

Date: September 12, 2023

Resolution: #23-154

RESOLUTION APPROVING AMERICAN RESCUE PLAN ACT OF 2021 BERKSHIRE HEIGHTS SEWER CONNECTION INCREASE FOR CERTAIN PROPERTIES

WHEREAS, The President of the United States signed into law the American Rescue Plan Act of 2021 (ARPA) on March 11, 2021; and

WHEREAS, ARPA provides money to States, Counties and Municipalities to address the continuing impact of COVID-19 on the economy, public health, state and local governments, individuals and businesses; and

WHEREAS, the County has received a distribution of monies from the ARPA; and

WHEREAS, Title VI section 603(c)(1)(D) of the Federal Register provides for ARPA funds to make necessary investments in water, sewer or broadband infrastructure; and

WHEREAS, the Board of Commissioners (BOCC) through the Department of Water Resources has constructed a public sanitary sewer and wastewater treatment plant in Chardon Township; and

WHEREAS, the BOCC approved the use of ARPA funds to pay for sewer service connections within the Berkshire Heights subdivision in an amount up to \$8,000 per connection on (June 28, 2022 in Resolution #22-121- rescinded) revised and replaced on August 23, 2022 in Resolution #22-156; and

WHEREAS, the connections have required additional construction at no fault of the property owner increasing the cost of constructing the service line above the \$8,000 maximum previously set; and

WHEREAS, the BOCC wishes to not require these property owners an added expense.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners approves an additional expenditure above the \$8,000 grant for the following parcel with a total increase of \$4,000.00:

<u>Parcel #</u>	<u>Increased cost</u>	<u>Total Service Line Cost</u>
06-049400	\$4,000.00	\$12,000.00

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

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

COMMISSIONERS' OFFICE – APPROVE 2024 GEAUGA COUNTY CEBCO / ANTHEM HEALTHCARE, ANTHEM RX PRESCRIPTION AND DELTA DENTAL RENEWAL PLANS AND RATES – FURTHER EXECUTE CEBCO PLANS 1C AND 4D SUMMARY OF BENEFIT FORMS

Mr. Morgan explained that the next item are all related to the Healthcare and Benefits, adding that CEBCO had held their meeting regarding rates for the coming year, and learned that Geauga County was 8.9% which is the average of the CEBCO pool which was between 0 – 15%. Mr. Morgan explained that they are attributing the increase to procedures that were held off

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during COVID now being completed and causing the increase. Mr. Morgan stated that this is just to accept the rates for next year, as we still have to figure out the employee contribution rate.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to accept and approve the 2024 Geauga County CEBCO / Anthem Healthcare, Anthem RX Prescription and Delta Dental Renewal Plans and Rates and to further approve and authorize the President of the Board to execute the CEBCO Geauga County (Plans 1C and 4D) Summary of Benefits forms to be effective January 1, 2024.

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

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the CEBCO Geauga County Healthcare Rate Renewal acceptance for 2024.

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

COMMISSIONERS' OFFICE – EXECUTIVE SESSION

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to move into Executive Session for the purpose of discussing the discipline and/or termination of a public employee in the Department of Water Resources.

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

The Board moved into Executive Session at 9:49 a.m. with Mr. Morgan and Human Resources Administrator Kathleen Hostutler. The Board returned at 10:03 a.m. and as a result the following action was taken:

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to accept the disciplinary recommendation of the Hearing Officer, Marc Fishel, to terminate employment for Michael Kurzinger, Network Administrator, Water Resources for Violation of the Geauga County Personnel Policy and Procedure Manual by accepting money from Mr. Camino and CSJ: Section 1, code of ethics: acceptance of money, gifts or services by an employee is prohibited; Section 3, conduct: neglect of duty, any act of misfeasance, malfeasance, or non-feasance of position; Violation of the Geauga County Personnel Policy and Procedure Manual by failing to cooperate in the investigation regarding the above referenced violations: Section 3, conduct: insubordination, on August 16, 2023 and to further approve and execute the Order of Removal, Reduction, Suspension, Involuntary Disability Separation form per O.R.C. 124.34 for termination effective September 12, 2023.

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

COMMISSIONERS' OFFICE – EXECUTIVE SESSION

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to move into Executive Session for the purpose of considering the purchase of property for public purposes and the sale of property at competitive bidding, pursuant to O.R.C. 121.22 (G)(2).

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

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The Board moved into Executive Session at 10:05 a.m. with Mr. Morgan and Assistant County Administrator Linda Burhenne. The Board returned at 10:55 a.m. and as a result, no action was taken

GEAUGA LAKE PROPERTY – VISION DEVELOPMENT

Mr. Morgan asked the Board to have a discussion about the development at the former Geauga Lake property, noting that representatives from the Developer and the Port Authority are here today. Mr. Morgan stated that they have been working with the Township and Blanchard Valley Port Authority on the funding for this project but need a Cooperative Agreement with the Commissioners to move forward.

Attorney Patricia Ritzert, who represents the Blanchard Valley Port Authority stated they want to explain the structure of the Cooperative Agreement, noting that they had drawn up a resolution, but attached is the agreement itself. Ms. Ritzert stated that the cooperative agreement is legally required, since the Port Authority is in Hancock County, and they have powers that other political entities do not have and are being asked to assist the developer with utilizing those powers to confer a sale and use tax exemption for the materials on the project. In the Cooperative Agreement the Port Authority is given permission to act outside their jurisdiction and for purposes only of this property to get the bonds issued for financing, have a ground lease in the property to get the project built. This agreement doesn't cost the county anything but does contain compensation through a fee to the county that is calculated to represent the amount of sales tax, if exempt as planned would go back to the county. The agreement allows them to proceed as it is a significant benefit to the developer. This will build an upscale development along the lake, about 19 acres of the former Geauga Lake property.

Ms. Ritzert stated that a JEDD was put into place between Bainbridge Township and the City of Aurora which will allow them to share income tax imposed on the residents in the development. Tod Foley is the Designer for the project and show you what is planned for the development and the theme within those plans is to incorporate the history and highlight the amusement park within the development.

Tod Foley from POD Design who is working for Vision Development presented the Board with a packet of information on the project, including pictures of the proposed project that when finished will provide over 300 units providing for a variety of tenants in a variation of size square footage units that will be higher end units with upwards of \$3500 a month rental fee. Mr. Foley went through the packet of information that included the whole build out of the area that is planned, several pictures showed the variety of the types of units that are being discussed for this part of the project, pointing out the architectural designs that acknowledge the historical value of the amusement park. Mr. Foley mentioned that while it is a private drive, it gives public characteristics like sidewalks that allow them to get to the amenities included within the development, located in the center up against the lake. Mr. Foley pointed out the options of buildings that they have planned, like a townhouse, the different types of amenities like a fitness center, club house, focal points, swimming pool, water feature elements that drive some of the design to pull the historical aspects, including a mural on the side of the building that includes a roller coaster.

Ms. Ritzert stated that Vision Development is the company developing the project, and once the project is complete, they remain with it as the management and leasing agent. Mr. Foley added that this is a key point of the vertical integration. Mr. Foley explained a few of the projects that they have completed and projects they are working on throughout the state.

Ms. Ritzert added that we have spent time explaining the project, as the key piece is the sales tax exemption, which is a make or break the capital stack the developer needs in place to start the project. The development is an apartment feel with a bit of country club appeal.

Commissioner Spidalieri asked about the JEDD district. Ms. Ritzert stated that the JEDD was created to impose a 2% income tax within the district including the entire area to share the revenue between the city and the township. Jeff Martin, Industrial Commercial Properties explained that the JEDD is split into three segments, 50% to Aurora, 25% to Bainbridge and 25% to the M & I fund to be used for maintenance and sustain the infrastructure within the development. The City of Aurora is providing utilities. ICP is adding their support on the project and bringing Vision involved in the project, to assist them with the ideals and development that they want to bring to the development, talking about the types of housing,

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starting with apartments, and eventually adding single family homes along with potential commercial. The agreement has been reviewed but not the resolution. Mr. Lennon inquired about the project total, with Ms. Ritzert added that they hope the Board could get the resolution and agreement on the agenda for their next meeting as they hope to close on the bond the first week of October and that cannot happen without the cooperative agreement.

Ms. Ritzert added that Mr. Foley provided pictures of the property that show what the property looked like, the preparation that has been completed in the demolition funding, however if this does not move forward, the property will be left in a blight state. Mr. Spidalieri inquired about the sales tax, inquiring about the TIF, that Bainbridge established in 2018 and the clock has started on some of the properties that have been sold, adding that they have discussed extending that term, adding that the TIF has not been extended at this point. Mr. Foley stated that currently they are in the permit process with the Township, the designs were part of the develop process, but are now at the building stage. Mr. Lennon inquired about the other examples of the other cities that they have done work in.

Ms. Ritzert addressed the concern from Mr. Spidalieri about the benefit for the developer, by noting that it is allowable under the ORC and that these benefits are what you get looking at the future advantages. Mr. Spidalieri asked what the total savings was on the project, to which Ms. Ritzert stated that the savings of the tax exemption does not fall in Geauga County but rather the county where the materials for the project are purchased and more so on the state for sales tax, the net advantage is between \$1.2-1.3 million from the sales tax exemption and it certainly makes a difference on what they can do to move forward on this project. Mr. Spidalieri inquired why it sounded like all or nothing, and why they couldn't do it in phases to move forward. Ms. Ritzert explained that she cannot predict the way these planners are what will be a success and are always amazed at what they feel is attractive to the public and is successful and that is a judgement call she doesn't feel she can second guess. People don't like to live in or move into a half-built project and doesn't feel she can answer that, as far as the financing goes, they have a purchaser for the bonds that they are ready to issue. Ms. Ritzert stated that she has seen their financial layout and done a lot of work, and this is not unusual. Blanchard Valley has worked on several large projects in the state, and they do their best to find where every penny is coming from and where every penny is going. The financing for this project would not work in phases, and when you look at what is being done on a project like this and are trying to make it beneficial for the county by providing a percentage of what would have been collected in the county if the products been purchased here in the sales tax. Another representative of Vision Development, explained that the hard cost of construction is approximately \$48 million plus, the percentage of materials subject to sales tax is about 45% of that, the true material cost is about \$21 million plus times the Geauga County sales tax rate, would be about \$1.3 million and of that rate Geauga would have gotten about \$218,000.00 and since the products or materials would be purchased elsewhere, but keeps the county whole. If this project doesn't start, the 331 units projected to be built will not contribute to the county. Mr. Lennon inquired about police and fire coverage, to which it was included as part of the JEDD and Bainbridge has been exploring services and unfortunately their levy increase did not pass in May. Mr. Dvorak asked about materials being purchased out of state, to which Ms. Ritzert stated that there are reciprocity agreements with surrounding states for products.

Mr. Spidalieri expressed the feeling that was presented as if you don't approve this you are going to be left with this bare land, and this \$1.3 million is going to kill this deal, and while it sounds like you have experience, but there are always unforeseen circumstances and costs that arise, and doesn't appreciate being told you have to sign by the x. Ms. Ritzert understands his feeling and because there is no detriment to the county and hope that the motivation would be that this is a good project for the county and not that you are being held the feet to the fire.

Mr. Dvorak inquired about the JEDD and if the construction workers be charged 2% on the project, to which Ms. Ritzert said no because they are not residents, however Mr. Markley stated that any contractor working on the project is responsible for paying a withholding tax. Mr. Dvorak inquired if this is prevailing wage, to which Ms. Ritzert stated that if the Board accepts the Cooperative Agreement and allow the exemption the Port Authority is exempt from prevailing wage.

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ACKNOWLEDGEMENTS

- a) *A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the weeks ending August 23, 2023 and August 30, 2023 as required by O.R.C. 955.12.*
- b) *A monthly report filed by the Geauga County Sheriff's Office of an account of expenses for the Inmate meals for the month ending August 2023.*
- c) *A monthly report filed by the Geauga County Sheriff's Office of an account of expenses for the Prisoner Transport for the month ending August 2023 as required by O.R.C. 325.07.*
- 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 August 2023 pursuant to ORC 135.35(L).*

OTHER

The Board reviewed upcoming events.

MEETINGS

- Tue., 9/12 Planning Commission, 7:30 a.m. 12611 Ravenwood Dr., Room B333-334*
- Mon., 9/18 Family First Council, 1:30 p.m. Mental Health and Recovery Services*
- Tue., 9/19 The Commissioners will hold regular session at 9:30 a.m.*
- Tue., 9/26 The Commissioners will hold regular session at 9:30 a.m.*
- Wed., 9/27 ADP Special Meeting, 10:00 a.m., Auditor's Appraisal Conference Room*

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to adjourn the meeting at 11:48 a.m.

Geauga County Board of Commissioners

Ralph Spidalieri

James W. Dvorak

Timothy C. Lennon

Christine Blair, Commissioners' Clerk

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