

YORK TOWNSHIP TRUSTEES

Special Meeting - CEDA

August 16, 2006

John Wetzel, Medina City Councilman welcomed everyone to the meeting at 5:30 p.m. He then introduced York Trustees, Colene Conley and Rick Monroe, John Coyne, City Council member, Pat Patton, City Engineer, George Smerigan, York Township Advisor and Mike Baach, Economic Development Director. Mike will facilitate the meeting.

Others in attendance: Sandy Davis, Medina Economic Development secretary, Dorothy Crouch, Tom Turner, Mark Turner, Sr., Norm Hinman, Sionare and Mike Malott, Paul Bohley, Mike Tecco, Laura Kelly, Mike McIntire, Mark Dolan and Bev Fry.

Mr. Wetzel mentioned that they felt it was important to have this meeting so everyone would know what was expected of them. It would give the City the chance to explain the agreement and people an opportunity to ask questions.

Mr. Baach's first agenda was to visit as many businesses as possible to see what they expected from the City when he began his job this spring. The City has also received several calls inquiring when they will begin on the infrastructure. Therefore, it became a good idea to have this joint meeting for everyone to know what to expect so we can all work together.

Mr. Baach noted that we are in a down market with 43 properties currently available in the city. There are also available properties in the surrounding townships and the County's Technology area will be opening soon. Mr. Baach's charge is to attract businesses to the City that want to come and stay.

The big questions have been when the road will be done as well as installing water and sewer. Mr. Coyne commented that while you can't see a lot happening, there has been a lot going on in the background. The City had letters of agreement with property owners stating they would not pay income taxes nor would the property taxes increase and they haven't. Branch Road will be done in two phases with one done this year and the other next year. There will also be a connector road between Branch and the weigh station on SR 18, but the \$3 million funding needs to be addressed. The area will not have additional residential properties built. The plan is to attract developers and businesses. The buffering issues will be addressed as the area is developed. The waterline will be installed and served by the City. While some would like to see it now, where would it go? It would also probably be cost prohibitive to the property owner.

There was confusion on the annexed portion, yet the roadway remains county maintenance. There was a situation with pieces of road that are in the City and not in the City. Currently, the City Limits includes Mike Tecco, Tom Turner, Laura Kelly and the Paul Bohley property, but not the Hinman property. The City Limits end at two different spots on each side of the road. The County and the City have agreements as to who maintains which portion of the road.

Another issue is the fact that there is property for sale which isn't selling. It is a downturn market at this point in time. If a developer wanted to come in now to purchase the CEDA property, they would have to deal with each individual property owner. It's almost impossible to sell the CEDA property since the developer wouldn't like the frustrations of dealing with multiple owners. Mr. Baach asked if the property owners ever thought of incorporating so a developer would only have to deal with one entity. At this point, there is not anyone trying to come in and buy. There are 8 residential homes within this property. The largest blocks of property are the Bohley, Hinman and Turner property. Mr. Baach

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offered to be the clearinghouse if it would be desired. If any one of the property owners gets contacted about selling their property, they should contact the City so they are aware of the interest. The City is not in the business of marketing the property. If a property owner wants to have the water installed now, and is willing to pay for, the water could go in. Without knowing what kind of business is going in, it's difficult to design the waterline. The sewer will be coming across City owned property from Norwalk Road. Mr. Hinman felt that "available" doesn't mean a lot. He feels the property would be more marketable if the water and sewer were already installed. The installation takes money. The City has inquired about grant opportunities, but at this point the area doesn't qualify.

There is a transportation plan which will help, but is also staged for implementation. The City is also looking to extending Commerce Drive between Branch and Norwalk Road. It is in the 5-year plan and is estimated to cost \$3 million.

The type of business the City is looking to attract is a technology type which would not require heavy truck traffic. This area will not have heavy industrial. Mr. Baach reiterated the fact that we want something that will fit the area. This should be a good complement to the Technology Area and University Area. Since the City owns an airport, that would be very attractive to companies so they could get their executives in and out easily.

There is no silver bullet in this process. Mr. Baach also commented the City would like for the whole area to sell. That would be good economic development. Whether each property owner works on their own to sell their property or work together, is up to the property owners to decide. Without a willing buyer, all the infrastructure in the world won't help. The market is in a downturn at this point. The City's goal was to open up the lines of communications between all concerned parties.

Mr. Wetzel thanked everyone for coming. He again assured everyone the City is trying very hard to do the best thing for everyone – City, Township and property owners. He also reminded everyone that communication always helps alleviate issues. The meeting was closed at 6:30 p.m.

Note: This was a Medina City meeting hosted by York Township.

Colene Conley, Chairman

Beverly Fry, Fiscal Officer