

February 15, 2022

The Board of Commissioners of Lorain County, Ohio met this day in a regular meeting, in the J. Grant Keys Administration Building, 226 Middle Avenue, Elyria, Ohio, at 9:39 a.m. with the following members present: Commissioner Matt Lundy, President, Commissioner Michelle Hung, Vice-President and Commissioner David J. Moore, Member and Theresa L. Upton, Clerk

JOURNAL ENTRY

Commissioners said the Pledge of Allegiance.

Commissioner Lundy gave an inspirational word

Clerk called roll; Commissioner Lundy, Commissioner Hung & Commissioner Moore – All Present

The following business was transacted

A.

PUBLIC HEARINGS

Commissioner Lundy said we have two public hearings today and asked Assistant Prosecutor Dan Petticord to swear anyone in wishing to give testimony.

9:35 a.m. – TIF Hearing on EWGC – Emerald Woods, Columbia Township - Reese Dunton, LCCDD

Reese Dunton said this hearing is for Emerald Woods and the assessments for sidewalks. It will be 4,300 feet on the western side of Boone Road, that goes north and south to SR82. It will be constructed on land that is either owned by the home builder or by the developer. Again, this is something they have been going through a few weeks back with public notices and sent certified mail to the property owners, anyone that is within the development will receive an assessment to pay for the debt. This is for the construction of the sidewalk but as the greater assessment will include roads and sewers improvements as well. The total of around \$2 million will be paid for at an assessment not to exceed \$300/home/year for 20 years, which will be used for the repayments. This is all provided under the Ohio Revised Code and Lorain County Engineer will construct the sidewalks and is part of the County Subdivision regulations and is part of the compliance and the developer for Emerald Woods Golf Course development group has agreed to the assessment numbers and waived any kind of notion and acknowledge the cost is within reason. They are present today as well as Columbia Township Trustee, also school board is on board with this development.

Commissioner Lundy asked if the Board had any questions, there were none.

Commissioner Lundy asked if any developer or township trustee had comments.

Mark Cunningham, Columbia Township Trustee said good morning everyone. He is speaking for the Trustees and School Board and the only thing they are asking for, is that the Trustees and School Board be kept in the loop, for anything going on with the 3 TIF districts in Columbia. They have a fairly good relationship with all the developers and trying to keep it all together, so everyone knows what is going on and would appreciate that they are kept in the loop going forward.

Greg Modick, Emerald Woods Development Group and working with MLM as well. Could not help himself, saw a podium and had to speak, but will keep it short. Honestly, between Reese and Don and the entire team at the county, it has been a pleasure working with them and has been a team effort and look forward to continuing to have this partnership with the county and here to help anyway they can, thank you very much for your time.

Commissioner Hung said it is not often with the final phase of the planning that there has been no problems, no questions, you are doing great and thank you for keeping up on that and having everything ready for planning, she appreciated that.

Commissioner Lundy said they went out to examine the site and got a good look at everything. Without the sidewalks, the only way someone would traverse would be getting up on the road, right? Dunton said yes, it is a very busy road.

With no further testimony

Motion by Lundy, seconded by Moore to close the hearing. . Upon roll call the vote taken thereon, resulted as: Ayes; All Lundy, Moore & Hung / Nays: None

Motion carried.

\_\_\_\_\_ (discussion was held on the above)

JOURNAL ENTRY

Commissioners took a 5 minute recess until the 9:45 a.m., when the next public hearing will begin.

Commissioners reconvened at 9:47 a.m.

9:47 a.m. – TIF Hearing on MLM – Baker Estates, Columbia Township - Reese Dunton, LCCDD

Reese Dunton said this will be similar to the last hearing assessment, to provide an assessment to be constructed on the MLM, Baker Creek Subdivision. A portion of their property that fronts Snell Road, that is the southern portion of their property or the northern portion of the road. It is smaller than the Emerald Woods, being 700 feet that will be constructed here. It will be a little cheaper here at about \$200,000 and will still be doing the same amount of assessments, not to exceed \$300 per year for a portion of 20 years. They are trying to be consistent on the assessments and will also include sewer assessment as well, including the sidewalk, but unlike Emerald Woods there is no road improvement here to be assessed. All notifications have been sent out, as well as the publications in the paper and everything is in compliance, just like Emerald Woods. The Developer for MLM, David Zentkovicvh is here today and will be confirming, more or less that they will are ok with the assessment numbers.

David Zentkovich said thank you for scheduling this hearing for them today. He is here today, as one of the principal owners of Baker Estates and like Greg, he does appreciate the working relationship that they have had with Don and Reese, in particular with filing their TIF, in the days approaching Christmas and everyone was instrumental in getting that done. In perspective, they have reviewed the cost of putting in the sidewalk and agree with those primarily assessments, as well as the amounts that will be assessed to the homeowners. Although, they don't have the waiver letter written yet, he is fully prepared to sign that when his lawyer gives it to him and will get that in, in the next couple of days.

Commissioner Lundy asked Trustee Cunningham if he had anything further from his comments in the last year hearing.

Mark Cunningham, Columbia Township trustee said no, Ditto, same as in the first hearing, just keep them in the loop.

With no further testimony

Motion by Lundy, seconded by Moore to close the hearing. . Upon roll call the vote taken thereon, resulted as: Ayes; All Lundy, Moore & Hung / Nays: None

Motion carried.

\_\_\_\_\_ (discussion was held on the above)

B.

OTHER BUSINESS

February 15, 2022

Commissioner Lundy moved, seconded by Hung to recess into an executive session to discuss sale/purchase of public property and current litigation. Upon roll call the vote taken thereon, resulted as: Ayes; All Lundy, Hung & Moore / Nays: None  
Motion carried.

JOURNAL ENTRY

Commissioners reconvened at 10:55 a.m.

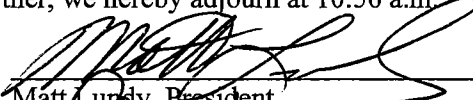
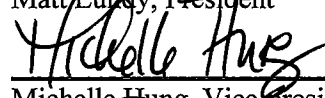
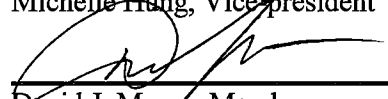
C.

CLERK'S REPORT

#1. Wednesday, February 16, 2022 at 9:30 a.m. Commissioners meeting

JOURNAL ENTRY

Commissioner Lundy said if there is nothing further, we hereby adjourn at 10:56 a.m.

	)	Commissioners
Matt Lundy, President	)	
	)	of
Michelle Hung, Vice-president	)	
	)	Lorain County
David J. Moore, Member	)	Ohio

Attest:  , Clerk  
Theresa L. Upton