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9:00 A.M.

June 16

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The Special Public Meeting was held in the Town Hall meeting room with John Kline (John K.), Frank Ruehr, Jr. (Frank R.), and Ronald Kotkowski (Ron K.). The Trustees from here on out will be addressed as the BOT (Board of Trustees), and Fiscal Officer, Jill Corbett present. Chairman John Kline called the meeting to order. The Pledge of Allegiance was led by Mayor, Linda Clark.

Others present – Nicholas McLaughlin, Tammy Meyer, Mayor, Linda Clark, Joe Wright, Sam Wright, Derek Kreider, Lynn Wright, Nancy J. Vines, Louise Bowers, Edward Martin, and Carol Denzinger.

Chairman, John Kline started the meeting with two prior sets of minutes to be approved.

Ron K. made a motion to dispense with the reading of the June 7, 2022, Regular Meeting Minutes, and to approve as written. Frank R. seconded the motion. Roll call was taken: Frank Ruehr, Jr., Yes, John Kline, Yes, and Ronald Kotkowski, Yes.

Frank R. made a motion to dispense with the reading of the June 14, 2022, Special Meeting Minutes, and to approve as written. Ron K. seconded the motion. Roll call was taken: Frank Ruehr, Jr., Yes, John Kline, Yes, and Ronald Kotkowski, Yes.

Chairman, John Kline explained the purpose of the meeting was to discuss the Joint Economic District Development (JEDD) Agreement with the City of Streetsboro and Shalersville Township. The BOT will hear from the audience first, and then go into Executive Session. John opened the floor for comments.

Visitor: Lois Bowers was there to see history being made in Shalersville. She had read the JEDD agreement and appreciates the leadership from the BOT.

Visitor: Nancy Vines asked what percentage the workers will pay. John answered 2%. If the City of Streetsboro raises their income tax, this will also raise the JEDD income tax. Frank R. explained that if the workers live in the City of Streetsboro, Mantua Villiage, Windham Village, City of Ravenna, etc... they are already paying the income tax. If they come to work in Shalersville they will pay it here. They will not be paying it twice. So actually, we are taking these monies from the cities, and will be used for our township. Approximately 85% of workers' pay an income tax presently. Nancy stated that sadly Shalersville is changing, losing our corn fields. John K. explained a lot of thought went into this. The property has been zoned light industrial (LI) since 1959. With this JEDD they are trying to do the best for Shalersville financially. John K. explained that the agreement with Streetsboro is a 65%/35% split with Shalersville getting the 65%. Our Attorney said this rarely is the case, most JEDD's are a 50/50 split. Streetsboro will not be providing any services, water, sewer, fire, etc. so this is money in their pockets, and why they agreed to this split. A 10% will also be paid to a maintenance fund. Both Shalersville and Streetsboro will put in 5%. Shalersville will control this 10%. So basically, we are getting 70% and Streetsboro 30%. These monies will help with maintaining Beck Rd. or give to the fire department. This JEDD is just for the 1<sup>st</sup> 75 acres, and the one building. We will have to negotiate all additional buildings as they are developed. John K. explained that the JEDD agreement is not approved until the BOT goes into Executive Session today and come out with their decision. Also, in the agreement the township is guarantee 75% of the projected income tax monies based on the 15 million in payroll that the Geis Co. has stated. Even if the building sets empty, we will still get this money. The Geis Co. will have to pay for the improvements to Beck Rd. Nancy also questioned about the traffic and will most be going on the turnpike instead of St. Rt. 44? John K. explained that the Ohio Department of Transportation (ODOT) controls this. There are plans to have turning lanes onto the turnpike. There will be more traffic from the workers and trucking though. Nancy thanked the Trustees for working out the best agreement they could. She's proud of Shalersville that we never had to have a road tax to date.

Visitor: Tammy Meyers question the agreement in section 7.2 on page 10, General Service that the Township will provide the following services in the District, fire protective and emergency services. She stated that the Fire Board has not been approached on this, and with the 100% tax abatement the \$240,000.00 they would of received, what will they be getting from the Township? Frank R. is on the Fire Board and was at the meeting where the Chief had asked him to investigate this. Frank R. stated the \$240,000. Is not correct, this was based on the Auditors office when the number given to them was \$90 million. The school made a deal with the Geis Co. on \$70 million and will receive \$60,000.00. The BOT spoke with their Attorney, and by law the Fireboard does not have to receive any monies, but we could negotiate 20% for them. The Fire Department will get the increase from the land taxes since its now being development and not the farmland. The Township also has the maintenance fund and can give some to the Fire Department and hopefully get them close to the 20%. With the tax abatement they won't receive any monies on the building, but they will get the increase on the land taxes. Tammy was concerned that the Fireboard had not been approached with the negotiations. Mayor, Linda Clark was also upset over this fact, and strongly suggested the BOT sit down with the Fireboard before they sign the JEDD agreement. John K. explained that the School District, the County and the Township have to approve the abatement, no other entities.

Visitor: Mayor Linda Clark spoke on the Village of Mantua putting together a proposal for their Village Council and Shalersville to go together in on a JEDD. They had heard through the grapevine that the Township had already decided to go with Streetsboro before they had a chance to offer their proposal, so they did not move forward with a proposal. John K. stated that deciding to not submit a proposal on hearsay was a bad decision. Linda was adamant, and continued to press, that Trustee John K. stated over the phone that they could only entertain one proposal at a time and was working with Streetsboro. John K. denied ever making this comment to Linda. John was also adamant that he never told Linda this. After much back and forth, John apologized to Linda if she misunderstood him.

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The BOT did explain that they have been working on this for six months. They would of entertain any proposal from any entity in the first 2-3 months, but after they were heavily involved in the negotiations with Streetsboro, their Attorney recommended that they focus on that proposal unless it falls through. Linda also highly suggests that the BOT sits down with the Fireboard before signing the agreement with Streetsboro. John K. said they would discuss this in their Executive Session. Linda's last point that she wanted to make was the Gentleman's Agreement the City of Streetsboro and Shalersville has had for over 50 years over the maintenance of Price Rd. She stated that this has been pothole haven. Whenever her family called Shalersville since that is where they pay their taxes to, they were informed to call Streetsboro. It's only a little better now, but not much. She stated that Streetsboro never held up their end of the Gentleman's Agreement. Frank R. stated that this is not a Gentleman's Agreement, this JEDD is a contract. John K. also said that they are in conversation with Streetsboro and a property owner to straighten out Price Rd. and improve it.

Mayor Clark's other concern is the schools receiving \$350,000 from the deal they made with the Geis Co. and the 100% abatement, with increases of any new buildings going up for the next 15 years. She's concern that if they get this money from the Geis Co. how will the school ever get a levy passed. Frank R. stated the school is receiving this money with never having to drive a bus through this property, never having to educate a student and she would like to see the residence in the school district pay more taxes with a levy. The school will have no expense with this project and will be receiving a lot of money that they desperately need. Linda understands that but felt more communication and transparency needed to be made with the community over all of this. John K. explained they have had many public meetings over all of this, they are posted in the Record Courier, and on the Shalersville website. The Board of Trustees have their regular schedule meetings twice a month. This project has been discussed at every one. Nothing has been hidden from the public. Frank R. stated again that he thinks this project is going to be a huge boom for the school district.

Visitor: Tammy Meyers is very concerned over the traffic this project is going to bring to our roads and the Village of Mantua, especially the truck traffic. This is a concern for the BOT as well. The BOT has no control over St. Rt. 44 as ODOT has control over state highways. ODOT will be doing traffic studies as the development grows. Tammy suggested to have a right turn only coming out of Beck Rd. to route the truck traffic through Streetsboro to get to St. Rt. 422 instead of going through the Village of Mantua. Frank R. stated that if he was the owner of the property, he would never agree to this. The expense of the extra fuel and pollutions emissions for the extra 50 miles compare to the 10 miles going on St. Rt. 44, would be increase cost and impact the environment. This again is all up to ODOT. She suggested let Streetsboro deal with the truck traffic, she didn't want it for the Village of Mantua. Frank asked about the worker traffic through Mantua and possible increase of business for the shop owners. Tammy stated trucks don't stop in Mantua. Another visitor stated he stopped for coffee, and two semis pulled in behind him and got out for coffee. Frank stated that as this builds up, they may change the traffic pattern especially with the turnpike. The turnpike is looking into some of their some of their exits, being easy on and off, and to get rid of their toll booths. She questioned if there is going to be an exit at the Streeter Rd. The BOT is not sure yet where their exits will be, they thought originally they would all go out onto Beck Rd., but the drawing shows an exit across from Streeter Rd. They don't know if this is for sure or not. The Geis Co. did meet with the Shalersville Design Guideline Board a month ago and will be following our Design Guideline Boards suggestion on landscaping, lighting, etc. We have no control over the egress and ingress, ODOT controls this.

Trustee, Ronald Kotkowski stated that this JEDD Agreement is just for this first building only. Shalersville can accept proposals from other entities on any future buildings. The BOT explained this has been a long process and a learning process. They've never had to deal with anything like this and feel going forward it should be a little easier.

Visitor: Lynn Wright was in attendance to witness the face of Shalersville being change. Lynn stated if Mantua Village is worried about more traffic, how much do they get from speeding tickets. Chuckles from the audience. They of course would like everyone to go the speed limit.

Visitor: Joe Wright stated he appreciated Mantua Village, and how nice the downtown looks with the new shops.

Visitor Carol Denzinger asked if the County had to approve this 100% tax abatement? Yes, all three entities had to, the Schools, even Maplewood, the Portage County Commissioners, and Shalersville Townships, if any one disagree the abatement would be nixed. Discussion followed on the dollars again on what this JEDD can bring to the schools and out Township. It basically doubles from what we would get from the property taxes. If the JEDD doesn't pass then the Project Development Agreement with Shalersville and The Geis Co. doesn't pass, then they wouldn't get help from the State, Jobs Ohio, etc. and they would not be able to build. This could be the most money the schools and Township ever gets. The State continues to lower the amount they give the Township yearly, and we don't want to have to go to our residents for a road levy. Carol asked if more areas could be developed in Shalersville. The BOT explained that this is the only Light Industrial Zoned area besides a bit by the airport, but the airport controls that. The corners at St. Rt. 44 and St. Rt. 303 is zoned Neighborhood Commercial for ¼ mile each direction, so possibly a gas station or restaurants could be developed.

John K. encourage all the public to come to our meetings. Do not get their information from social media. The BOT is open to discussion and will be transparent and factual with all they know.

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Frank Ruehr, Jr. made the motion to go into Executive Session at 10:10 a.m for the following ORC Code, 121.22, G-8-b; To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting request for economic development assistance, provided that both of the following conditions apply: A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interest of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project. John Kline seconded the motion. The roll call was as follows:

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| Frank Ruehr, Jr. | Yes |
| John Kline       | Yes |
| Ronald Kotkowski | Yes |

Frank Ruehr, Jr. made a motion to return to the Special Trustee meeting at 10:34 a.m. Ronald Kotkowski seconded the motion. The roll call was as follows:

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| Frank Ruehr, Jr. | Yes |
| John Kline       | Yes |
| Ronald Kotkowski | Yes |

Chairman, John Kline opened the meeting with a statement that after many months of meetings and discussion over the JEDD the BOT has come to an agreement.

Trustee, Frank Ruehr, Jr. made to pass Resolution 2022-14 to approve the Project Development Agreement entered into by and between Shalersville Township, Portage County, Shalersville Holdings, LLC, an Ohio Limited Liability Company, and SFG Geis Shalersville, LLC. Ronald Kotkowski seconded the motion. The roll call was as follows:

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| Frank Ruehr, Jr. | Yes |
| John Kline       | Yes |
| Ronald Kotkowski | Yes |

Trustee, Frank Ruehr, Jr. made a motion to pass Resolution 2022-15 to approve the Joint Economic Development Distric Contract entered into by and between Shalersville Township, Portage County, and the City of Streetsboro. Ronald Kotkowski seconded the motion. The roll call was as follows:

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| Frank Ruehr, Jr. | Yes |
| John Kline       | Yes |
| Ronald Kotkowski | Yes |

No further business, Chairperson, John Kline directed the meeting to be adjourn at 10:34 a.m.

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John Kline, Chairperson

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Jill Corbett, Fiscal Officer