

**VILLAGE OF OAKWOOD
COUNCIL MEETING MINUTES
January 12, 2021**

ATTENDED

Johnnie A Warren III, Council President	Gary Gottschalk-Mayor*
Elaine Gaither-Council-at-large	Jim Climer-Law
Chris Callender – Ward 1	Brian Thompson-Finance*
Eloise Hardin – Ward 2	Tom Haba - Service
Melanie Sanders – Ward 3	Chief Garratt-Police
Patricia Rogers – Ward 4	
Candace Williams – Ward 5	
ABSENT: James Schade-Fire Chief Carlean Perez-Recreation <u>*=<i>Late Arrival</i></u>	Ed Hren – Engineer Daniel Marinucci – CBO

Meeting opened 7.02 by Warren.
Pledge of allegiance and attendance taken.

Motion to approve Finance minutes of December 8, 2020 by Rogers seconded by Sanders
VOTE: YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Motion Passed

Motion to approve Council minutes of December 8, 2020 made by Sanders seconded by Rogers
VOTE: YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Motion Passed

Motion to approve Special Council minutes of December 14, 2020 made by Gaither seconded by Callender
VOTE: YES: Gaither, Callender, Hardin, Rogers, Williams ABSTAINED by Warren, Sanders
Motion Passed

Motion to approve Council minutes of December 15, 2020 made by Rogers seconded by Callender
VOTE: YES: Warren, Gaither, Callender, Hardin, Rogers, Williams ABSTAINED by Sanders
Motion Passed

Motion to approve Finance minutes of December 15, 2020 made by Gaither seconded by Rogers
VOTE: YES: Warren, Gaither, Callender, Hardin, Rogers, Williams ABSTAINED by Sanders
Motion Passed

Motion to approve Special Council minutes of December 17, 2020 made by Gaither seconded by Callender
VOTE: YES: Warren, Gaither, Callender, Hardin, Rogers, Williams ABSTAINED by Sanders
Motion Passed

Departmental Reports

Service-Haba: A truck hit the retaining wall at Richmond/Forbes last week. Three Service employees spent 1.5 days to put it back in place. **Warren** asked if he recognized the truck. **Haba:** We did not. **Garratt:** We did, Captain Freeman identified the truck.

Police-Garratt: Last meeting I was not here but a gentleman asked about three lights on Mt. Zion. I contacted CEI with the proper paperwork on the seven lights. They emailed us back but have not yet repaired them, although they are on the list. **Ms. Williams** asked about diversity training. We have completed that training. We are trained on de-escalation of any

scenario. Ms. Williams emailed me about inclusion and diversity training. All officers including the Captain and I have completed that training. We also took a class “Duty to Intervene”. The vast majority of Officers are ethical. Sometimes things happen and they do things improperly. It is the job of any officer on scene to stop any of that. We work through a company for inclusion and diversity training. We have that information if Council wishes to pursue it, I can give the information to Debbie for your review. **Williams** and **Sanders** thanked him. **Callender** asked about any extra Police presence on inauguration day. **Garratt**: We have more manpower available that day. We are in contact with the FBI and are prepared for any possible issue. **Hardin** asked about the I-480 sign. **Garratt**: There was an accident, ODOT is aware of it. It takes them a while to replace it.

Finance-Thompson: We have been working to close out the month and of 2020. The information for insurance requested is being worked on. The one gentleman was Adam, who plans to have that at the January 26th Finance meeting. You will have the comparison to other community health plans as well.

Law-Climer: We have quite several pieces on the work session. I will make my report then.

Mayoral Report-Mayor: The CBO is off because his dad was taken off life support. He is with his family right now. **Warren** asked if he had a report. **Mayor**: In Work Session I will make my report.

*Open Floor Comments, hearing none,
+ floor closed*

Legislation

Ord 2020-96
Introduced 12-08-2020 by Mayor & Council as a whole
3rd reading

AN EMERGENCY ORDINANCE ENACTING SECTION 505.19 AND AMENDING SECTION 505.03 OF THE OAKWOOD VILLAGE CODIFIED ORDINANCES TO PROVIDE REGULATIONS FOR THE RAISING OF CHICKENS IN THE VILLAGE

MOTION TO ADOPT made by Rogers seconded by Sanders
VOTE: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Motion Passed

Res 2020-97
Introduced 12-08-2020 by Mayor & Council as a whole
3rd reading

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CUYAHOGA SOIL AND WATER CONSERVATION DISTRICT AND THE NORTHEAST OHIO REGIONAL SEWER DISTRICT TO PROVIDE U.S. EPA PHASE II STORMWATER SERVICES FOR THE 2021 CALENDAR YEAR, AND DECLARING AN EMERGENCY

Sanders asked when that payment is due. **Clerk**: Yesterday. **Sanders**: Do we pay that in payments or all at once. **Clerk**: in one payment but we are reimbursed.
Motion Passed

MOTION TO ADOPT made by Rogers seconded by Callender
VOTE: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Motion Passed

Res 2021-01
Introduced 1-12-2021 by Mayor & Council as a whole

A RESOLUTION OF CONDOLENCES TO THE FAMILY OF GLADYS M. RUFFIN

MOTION TO SUSPEND made by Hardin seconded by Rogers
VOTE: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

MOTION TO ADOPT made by Sanders seconded by Callender
VOTE: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Motion Passed

Res 2020-02
Introduced 1-12-2021 by
Mayor & Council as a whole

A RESOLUTION OF CONDOLENCES TO THE FAMILY OF GROVER L. COATS

MOTION TO SUSPEND made by Sanders seconded by Rogers
VOTE: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

MOTION TO ADOPT made by Gaither seconded by Sanders
VOTE: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Motion Passed

MOTION TO ADJOURN made by Gaither seconded by Callender
YES VOTES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Adjourned 7:25pm

Adopted _____

Debra L. Hladky, Clerk of Council

Johnnie Warren, Council President

VILLAGE OF OAKWOOD
COUNCIL WORK SESSION MINUTES
 January 12, 2021

ATTENDED

Johnnie A Warren III, Council President	Gary Gottschalk-Mayor
Elaine Gaither-Council-at-large	Jim Climer-Law
Chris Callender – Ward 1	
Eloise Hardin – Ward 2	
Melanie Sanders – Ward 3	
Patricia Rogers – Ward 4	
Candace Williams – Ward 5	
ABSENT: James Schade-Fire Chief Carlean Perez-Recreation Tom Haba-Service *= <u>Late Arrival</u>	Brian Thompson-Finance Ed Hren – Engineer Daniel Marinucci – CBO Chief Garratt-Police

Meeting opened by Warren at 7:26p

Fiscal Officers Certificate Present

Ord 2020-WS-06 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$165,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING REAL ESTATE FOR VILLAGE PURPOSES AND DECLARING AN EMERGENCY

Mayor: This can remain on the Work Session until we have passed the Premier and Interstate McBee legislation. **Sanders:** Thank you.
Remains on Work Session

Ord 2021-WS-01 AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE, EXEMPTING THE IMPROVEMENTS TO SUCH PARCELS FROM REAL PROPERTY TAXATION FOR A PERIOD OF THIRTY YEARS, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE BEDFORD CITY SCHOOL DISTRICT REGARDING SUCH EXEMPTION REQUIRING THE OWNERS OF SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES ESTABLISHING AN URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.41, 5709.42, AND 5709.43, AND DECLARING AN EMERGENCY

Mayor: Both 2021-WS-01 and 2020-WS-2 have been approved by the Bedford City School Board on December 30, 2020. This is the 23.3 acres of the Macedonia Road farmland. This was rezoned in 2018 from Residential to Light Industrial by the voters. We could have had 41 homes off Macedonia with an average price of \$165,000 and total property tax to the Bedford City School District of \$90,000 annually. That same project

would have brought in \$8,200 annually to Oakwood or \$200 per home (Oakwood property tax receipts). The cost to Premier is outlined below (per Mayor Gottschalk):

Premier Total Cost for Supplemental Items		\$3.6 million
Realigning Alexander/Fair Oaks & Signalization	\$230,000	
Construction of Access Road to the Project Site	\$850,000	
Purchase of Property for Access Road	\$580,000	
Cost of Temporarily One-Lane Access Road	\$310,000	
Mounding and Landscaping and Irrigation (screening)	\$400,000	
Wetland Mitigation	\$300,000	
Landscaping Maintenance – Five Years	\$120,000	
Purchase of three homes South on Macedonia Road for more parking spaces	\$590,000	
Purchase of Backyards of Homes on Alexander Road	\$ 75,000	
Eight-Foot-Wide All-Purpose Trail Macedonia Road	\$130,000	

For that, they are asking for relief incentives. Abatements on property taxes of real improvements. There are expenditures of \$55-\$60 million in the buildings and this \$3.6 million. We usually give 90% abatement for 15 years, they preferred having a larger TIF. The CRA was going to be 75% with 25% for the .41 TIF. He reviewed the figures. Tax Increment Financing is a public financing tool available to local governments in Ohio to finance public infrastructure improvements that support commercial development. A TIF works by allowing the increase assessed value of real property, in this case \$60 million, to be exempted from real property taxation. The property owners instead make payments in lieu of taxes, that is called PILOTS equal to the amount of the increase in property taxes generated by the real improvement. The maximum term is 30 years and maximum percentage can be as high as 100%. We have been using .40 TIFS up until now and they can only be used for public infrastructure benefiting the area which have accesses to the property. It cannot be used for private uses or to a private developer. In this case, we are using a .41 TIF which has been approved by the Bedford School Board and can be used for any development including private uses. A .41 TIF requires the Village to acquire title to the property which means the TIF must be in the name of the Village prior to the developer's name. That is why we are holding \$1 million for the cost of the land which will be going back to Premier. In this case, the CRA of 75% and .41 TIF of 25% will be established. All TIF proceeds go to Premier. All school proceeds will go to Premier. For the first 15 years on \$55-60 million project, the schools are willing to receive zero property tax. It isn't unusual for \$2-\$3 million but very unusual for a project of this scope. During that first 15 years precisely from years 27-36 when the value of the real improvements will be between \$55-\$60 million, Premier will receive \$423,000 per year with Oakwood receiving 35% of that share every year for the first 15 years (\$148,000 annually).

Premier TIF Outlined:

Time Period	Years	Premier	Oakwood	School
1st 15 years	2021-2036 years	(55%) \$423,000	(35%) \$148,000	\$0
2nd 15 years	2037-2051 years	\$560,000	(50%) \$280,000	\$1.13 million

In addition, Premier will be paying the Bedford School District \$40,000 annually for 15 years.

PILOT Distribution Outlined:

Years	Payroll	Receipts	Receipts
2022-2036	Payroll less than \$40 million/year	Premier 65%	Oakwood 35%
2022-2036	If payroll exceeds \$40 million/year	Premier 100%	Oakwood 0%
2037-2051	Payroll greater than \$40 million/year	Premier 100%	Oakwood 0%

This is to induce them to try and increase the payroll as fast as they can because it benefits them in the TIF but we are getting a much larger percentage in the payroll collections. **Hardin:** That is a gamble. **Mayor:** We are making more money on the gain if they don't make it; 35% and 50% in the second 15 year. At the end of 2036, if the payroll is \$40 million, we would get an extra \$187,500/year. Verses the TIF, we would only be getting \$148,000/year by giving up our share and getting the payroll higher. That is only presuming \$40 million in payroll. The payrolls could be \$45-\$50 million by the second 15 years. We are looking at a large gain to Oakwood Village. That is why they bought the additional land, to get more payroll. They bought three parcels south on Macedonia already rezoned and two more parcels on south Macedonia but only the backyards have been rezoned. The front yards are being negotiated. Of the four backyard parcels on Alexander Road which have been rezoned, three are ready to be purchased and one has a mortgage issue and will be delayed. We need to move this project along to do the transfers for the TIF.

Oakwood Village Costs

Exterior Maintenance Credit Ward 4 \$80,000/year x 5 years \$400,000
Job Creation Tax Credits JCTC of 30% payroll taxes/5 years.

Mayor: I will not accept them just filing a building up when it is built. I can turn it down; we don't have to offer the JCTC based on payroll over square footage of the building. I already turned down one operation in accounting. I don't see that a viable career of business within 5-7 years. **Hardin** asked about the exterior maintenance. **Mayor:** We aren't offering it in 2021. We are extending it one year since we don't have revenue coming in. It will be back in 2022 through 2025. **Hardin:** That is for the rest of the city. **Mayor:** No, that is Ward 4. We will deal with that later in Work Session. **Williams:** We are expecting revenue coming in at \$80,000 by 2022. **Mayor:** Yes. They are looking at starting a building by the first week of March. The company should be in by the end of 2021 so there will be revenue coming in 2022.

Municipal Income Tax Sharing with Bedford City School District (MITS)

Mayor: They will not be getting anything in the first fifteen years. Traditionally we would give them 15% of payroll taxes for 15 years. Because of the other issues of expenditures, of exterior maintenance credit, job creation tax credit, we won't pay them until 2027. Instead of 15%/15 years that is equivalent to 22.5%/10 years. At this amount, at \$35.5 million, we will be giving the schools \$200,000 annually. As a kicker to make sure, we are guaranteeing the 22.5% payroll or \$200,000 per year whichever is greater. I am doing this because the TIFs will cover the difference. If the payroll is \$25 million in 2026, we would only give the schools \$140,000 otherwise there would be a shortfall of \$60,000. However, that is more than made up by the TIF receipts. Just in 2021 with the first building going up we will be getting \$50,000 TIF money, therefore we are only \$10,000 short. In 2026 you wouldn't need the other two buildings if you expanded on the first building bringing in \$61,000/year in TIF money to more than cover the shortfall if we only had a payroll of \$25 million. The schools are very appreciative of this deal, whichever is greater.

Years	Entity	Percentage MITS	Straight payment
2022-2026	School District	0%	\$40,000
2027-2051	School District	22.5% or \$200,000	

Years	Payroll Amount	Wage Collections	TIF
2022-2026	\$32.5 million	\$570,000	\$145,000

Year	Summer Program	Years	Scholarships
2020-2021	\$20,000	2020-2039	\$20,000
2022	\$25,000		
\$2023-2039	\$30,000		

Mayor continued: In addition to that, a donation by Premier is giving \$20,000 to the Village for the Janice Kenney Summer Enrichment Program as outlined above from 2020-2039. That is a total of \$9,090,000 from Premier Development. That concludes Premier overview. We would have only gotten \$8,000 a year if this property were a housing development. **Warren:** We wouldn't be getting that. It costs more than \$8,000 a year to maintain snow removal, trash removal, and other services. **Sanders:** Is there anyway you can put a spreadsheet with all those numbers? **Williams** asked if he is reading from something if he could provide that to Council with details. **Mayor:** I will put something in writing. I have been consumed. **Warren:** We are asking for the highlights. **Mayor:** Instead, you will have 80% glass buildings on either side of I-271. Not even Beachwood can claim what we are going to have. What a break we had when Mr. Bugarcic didn't sell to a housing developer. He could have sold that land for \$1.5 million and we would have had 41 homes there. **Williams:** Can you make sure you have the written documentation as well. I won't be able to vote in confidence unless I am able to read what you shared. **Mayor:** This is the problem Ms. Williams, neither did the School Board. They relied on their Superintendent, Treasurer, Business Manager, Legal Advisor and a consulting firm, K12, for this. They did this the night before New Years Eve. It is that important to them as it is to us. We are having a meeting on the 27th and I expect to have these issues passed. I have other projects going on, there is so much going on in Oakwood you wouldn't believe it. I will do what I can, but I can't promise having this before the 26th. **Williams:** Let me make sure I understand what you are saying. Are you asking this to be voted on, but you can't promise to have the numbers before then? **Mayor:** Yes. I have been putting in 7 days a week. I was here last night until 2am on another project. I can only do what I can do. Again, you have the Bedford School Board which had less knowledge of this voting on this depending upon their advisors and yet they passed all the incentivization regarding the business. I made a change at the last minute on Interstate McBee, they are voting on that the 21st. They are passing everything by then. **Warren:** I don't see any reason in the world with your staff, to be able to provide us with a spreadsheet. **Mayor:** I will do the best I can. **Warren:** We look forward to the 21st. I am in favor of moving this to the regular agenda. The information asked for in a spreadsheet which is not difficult, is something we need to have. You just gave us a 22-minute presentation and you can't tell me in the next week you couldn't get us a spreadsheet. **Mayor:** I am saying with Interstate McBee there are two other options for them, and Oakwood might be out unless this gets passed. That is why the School Board did what they did because it is important to them. I will do what I can.

Ord. 2021-WS-02 AN EMERGENCY ORDINANCE DETERMINING THE PERIOD OF TAX EXEMPTION FOR AN IMPROVEMENT TO REAL PROPERTY OWNED BY PREMIER OAKWOOD, LLC. LOCATED IN OAKWOOD COMMUNITY REINVESTMENT AREA NO. 1 AND AUTHORIZING THE MAYOR TO ENTER INTO A MUNICIPAL REVENUE SHARING AGREEMENT WITH THE BOARD OF EDUCATION OF THE BEDFORD CITY SCHOOL DISTRICT

Ord 2021-WS-03 AN EMERGENCY ORDINANCE DETERMINING THE PERIOD OF TAX EXEMPTION FOR AN IMPROVEMENT TO REAL PROPERTY OWNED BY OAKWOOD CENTER, LLC. LOCATED IN OAKWOOD COMMUNITY REINVESTMENT AREA NO. 1 AND AUTHORIZING THE MAYOR TO ENTER INTO A MUNICIPAL INCOME TAX REVENUE SHARING AGREEMENT WITH THE BOARD OF EDUCATION OF THE BEDFORD CITY SCHOOL DISTRICT

Mayor: Interstate McBee was established in 1947 in Cleveland. They are one of the world's premier manufactures and distributors of heavy-duty engine replacement components. Interstate McBee patented technology has resulted in designing and manufacturing a variety of revolutionary fuel injection components that dramatically reduce the exhaust particulate significantly improving the fuel economy for rail, power generation, mining, marine, heavy truck, and military applications. With no practical options available in Cleveland with three buildings between East 49th and 53rd, Interstate McBee is seeking to establish a state-of-the-art corporate campus with one of their prospective sites off Oakleaf Road from Broadway/Forbes exit from I-271 in Oakwood Village. As an alternative, they are simultaneously evaluating the expansion of their distribution centers in Houston and Miami. Interstate McBee is immediately committed if they select Oakwood Village to purchase the 30 acres owned by JTI before the end of January with the property construction of a 200,000 sq ft \$13 million building, their first building. The asking price of the property next to Waste Management is \$2.6 million including \$1.15 million for the taxable market value of the land and \$1.05 million for the taxable market value for the one building located there currently. They plan on using that building. The schools are getting \$41,500 property tax, Oakwood is getting \$2,900 property tax for that property right now. The supplemental costs just like there were for Premier are \$1.5 million which includes the cost of the Wetlands Mitigation. All land west of the stream cuts that property by 1/3 which has been deemed 'related waterway' by the Army Corps to go directly parallel to WM all the way to the back of the property then cutting toward North Lane. It enters North Lane far earlier than that. The stabilization by Geotech studies on stable subsoil due to the previous fill-in activities from that operation, mounding and landscaping for both WM Transfer Station Facility and a few pieces of land adjacent to I-271 and North Lane, and avoiding construction around the First Energy High Power lines. That is why that land hasn't been developed other than by Kokosing over the last eight years. Adding those, you are looking at \$15 million dollars in real improvement on that property. That is where our property tax gains are from. The incentives offered to them were CRA 90%/15 years and JCTC 30%/5 years, however, as I earlier alluded to the abatements to Cleveland only allows abatements of 75% for 10 years and prohibits JCTC. Therefore, I formulated a step TIF program where for the first 10 years on the 75% there is a 25% wiggle room which can be a TIF. Of that, 60% would go to the school but will now be going to Interstate McBee. They would only be getting 40% of what they would have gotten earlier. In the years 11-15 Interstate would be getting 90% of the share of the school share and the schools will only get 10%. In either case this is equivalent to a 90% CRA. The schools are getting the same amount for the TIF and CRA as it would have been at 90%/10% and the same with Interstate McBee. All we did was satisfy Cleveland giving them what they were supposed to get and giving the schools and Interstate McBee what they would have gotten on a 90% CRA. I

want to point out the taxable proceeds on the last five years were only 10% to the schools and yet the schools approved this TIF legislation at their meeting the day before New Year's Eve. The payments of the TIF receipts are as follows are based on a .41 TIF. If they did receive \$10 million in payroll that first 15 years, they would be getting 100% and we would get nothing. We benefit with a higher payroll rather than getting monies from the TIF. The school district is currently getting \$41,500 from the property. With this project, the schools would receive an additional \$28,200. They are getting \$22,500 from Oakwood. In this case schools are getting \$377,000/year for the first 15 years. Far better than just the \$41,500 they are currently getting. I said to Council, Oakwood would pay Cleveland 50% of the income tax revenues for five years minus the 15% Oakwood would be giving the school board at 35% which Interstate McBee would paying \$52,500 per year for five years. At the same time, I offered a JCTC which was \$45,000/year for five years which was prohibited. We will pay Cleveland the \$45,000/year which is the JCTC and would have been giving to Interstate McBee. They will just have to make that difference of \$7,500. We would have to pay \$45,000 to them anyway whether it goes to them or Cleveland. The payroll collections on \$6 million, which is guaranteed annual payroll at startup, is 2.5% equating to \$150,000. Of that \$45,000 goes to Cleveland and the schools \$22,500 which nets us \$82,500 in the year end 2023. This will go toward an exterior maintenance programming in 2024, because they are guaranteeing the payroll. This will be for the other Wards in the Village. In 2024 their payroll will be \$7 million. We are no longer paying Cleveland and Oakwood will net \$150,000/year by 2027. We could spend a little more on exterior maintenance. That answers Ms. Hardin's question on this. **Hardin:** At \$82,500 with four additional Wards, you are talking about dividing that by four, about \$21,000 a year? **Warren:** That is what it sounds like. Additionally, there are other programs we will focus on, like the County programs. **Hardin:** I got that. I want him to tell me specifically that starting in 2024 the other four Wards would have \$82,500 to divide among themselves over a period of years. **Williams:** How did we come up with \$80,000/year for one Ward and \$82,500 for four Wards for five years. That seems very unjust. There needs to be logical explanation for that. I want to make sure we have the Finance Director present at these major project discussions. I want the minutes in more detail. We need to read through this quite a few times. **Rogers:** Ward 4 was promised \$135,000 a year for five years for passage on that farmland so it could be developed. **Williams:** That may be where the issue enters. When the project was discussed, several council members were not aware of that. **Rogers:** I can get that Ordinance, everyone voted on it. **Williams:** I don't think the discussion or argument is whether it was voted on. I am talking about what was promised for that to happen. I am not disputing that or that we passed it. I am saying at the point it was offered to residents, other Council members were not aware that was being offered as a prize to residents for the project to go forward. Some of us were left out of the loop for that. **Warren:** It was mentioned at every meeting prior to its passage. You can check the minutes. It was always consistent Ward 4 would get the funding set aside for residential rehab. Ward 4 in the Premier case was more directly impacted by the development vs the other 4 Wards off Fair Oaks. **Williams:** The point is, the rest of us need to be able to explain to our residents. We are only 4.4 square miles; we are all affected. They are all more directly affected but residents have said they are all affected. I want to be clear that we want clarity as to how those numbers came to be as to the \$82,500/5 years for all 4 Wards. **Sanders:** If what was promised was not met yet, how does that affect the balance of the other Wards? **Rogers:** It isn't coming out of the same project. **Warren:** One is coming from the Premier project and the other is coming from the McBee project. **Sanders:** I may see it more clearly when I get the spreadsheet. **Williams:** We are talking about money coming into the Village over the next several years. I want to specifically request that Brian is available and present for that meeting. I want to know how the Government Financial Offices Association is the best practice in having the financial documents online providing transparency with so much money coming in. I want Brian to come up with a plan to get those documents online and available to our constituents. **Sanders:** Can we also check with the Mayor on the Premier about 30 years. I need clarification on why we are making that investment for that timeframe with the numbers

we are talking about. **Clerk:** I am making notes as Council speaks. **Hardin:** When did the Mayor and Finance Director leave the line? **Sanders:** When he was done talking. **Hardin:** How is the property at McBee currently zoned for the record. **Climer:** It is zoned Production Distribution. **Hardin:** Thank you.

PILOTS

Year	Payroll	Interstate McBee	Oakwood
1-15	Less than \$10 million	75%	25%
Any year	More than \$10 million	100%	0%
16-30	More than \$10 million	100%	0%
16-30	Less than \$10 million	50%	50%

JCTC Bedford School District

Years	Amount from TIF	Receiving from Oakwood
Currently receive on that property	\$41,500	\$22,500
1-15	\$28,200 additional	

Payroll Collections	Oakwood
2021-2026	\$82,500
2027-____	\$100,000

Sanders: Does anyone know what Interstate McBee is currently valued? **Climer:** It is a privately held company. **Hardin:** The information was thorough because most of my questions were answered including the CRA. That was good information. **Williams:** I am in disbelief that he gave all that information and just hung up. That doesn't say much to me personally. **Sanders:** I need to see all of that in writing so I can make the best educated decision possible. **Williams:** The bottom line is, I hope we consider this. We expect the Mayor to provide a spreadsheet for both projects clearly explaining all the things he reviewed with us – School Board, Tax Abatement, TIF, and Revenue. We can anticipate receiving for each of these properties. We will receive this information in a week giving us a week to digest it and if we have questions, we can review them prior to the Council meeting. **Williams:** If he does not have the presentation written out, he should have his staff prepare that or have his staff present and transcribe his presentation and he will have an actual document for us. Those are just suggestions, but I have to have it in writing.

Warren suggested moving these four pieces of legislation forward to the next Council meeting 2021-WS-01, 2021-WS-02, 2021-WS-03 and 2021-WS-04. If he doesn't have the information, we can always table it, but we need to have them on the agenda. **Sanders:** As long as I have the information before that. **Warren:** Ms. Sanders, what does it hurt to have it on the agenda when you can always table it as we have done before? We are talking about possible revenue for our community. I see smiles in our audience. I want a roll call to move these to the next regular agenda.

MOTION TO MOVE 2021-WS-01, 2021-WS-02, 2021-WS-03 and 2021-WS-04 to the next regular Council Agenda VOTE: YES: Warren, Gaither, Callender, Hardin, Roges NO: Sanders, Williams
Motion Passed

Hardin: For the record, the expectation is to have the figures. That is a lot of pressure to put on you Deb, but we got a lot of information tonight. We need to review these notes. I will ask you to give me the information

regarding the exterior maintenance programs because I don't recall that. As Candace said, how do we follow through with the proposed project. **Warren:** We can also consider with the increased revenues, we can always compensate rather than from the developers, add to our home improvement allowances. **Hardin:** The exterior maintenance programs are structured, so Council has input into that. That was the general fund to feed this. We have some say when they start, if they start at all, how general funds are used. **Warren:** Yes. That is what I was saying. We can get the \$20,000 per Ward but with the revenue going into the general fund we can enhance those funds for home improvement. **Hardin:** We aren't locked into the figures the Mayor proposes, period. **Warren:** We aren't but I am going to go along with him because the businesses have already been negotiated. We need to anticipate the Mayor giving us the spreadsheets he mentioned and information on what each Council member asked. I am in a position personally, if what he said is true, we can augment the \$20,000 per Ward to enhance each Ward funding. **Hardin:** That is exactly what I said. We have control over general fund money and the programs themselves.

Ord 2021-WS-04 AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE, EXEMPTING THE IMPROVEMENTS TO SUCH PARCELS FROM REAL PROPERTY TAXATION FOR A PERIOD OF THIRTY YEARS, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE BOARD OF EDUCATION OF THE BEDFORD CITY SCHOOL DISTRICT REGARDING SUCH EXEMPTION, REQUIRING THE OWNERS OF SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING AN URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.41, 5709.42, AND 5709.43, AND DECLARING AN EMERGENCY

MOTION TO MOVE 2021-WS-01, 2021-WS-03, 2021-WS-03, and 2021-WS-04 to the next regular Council agenda made by Gaither seconded by Callender

VOTE: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

Motion Passed

Motion to adjourn made by Hardin seconded by Callender

Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

Adjourned 8:28p