

**YORK TOWNSHIP**

**Special Meeting - December 18, 2018**

Trustees: Richard Monroe - William Pavlick - Todd Zieja

Fiscal Officer: Margaret (Peggy) Russell

**Present:**

Trustee Rick Monroe, Chairman  
Trustee Bill Pavlick  
Trustee Todd Zieja  
Fiscal Officer Peggy Russell  
Dorothy Crouch – Zoning Inspector

**Also Present:**

Medina City Mayor Dennis Hanwell  
Medina City Council President John Coyne  
Barbara Dzur, Medina City Economic Development  
Kimberly Marshall, Economic Development Director  
Medina City

Chairman Rick Monroe called the regular meeting to order at 4:00 p.m. Trustee Monroe stated the meeting is being recorded for transcription purposes only. He stated the purpose of this meeting is to review the CEDA agreement which was established between York Township and the City of Medina in 2003. This agreement involves 275 acres of privately owned property located between Stone Road and Smith Road. Developing this area to attract potential business could be a win-win for the City of Medina, York Township, and the Buckeye School District. Kimberly Marshall said it is perfect timing, as the city of Medina is essentially out of land to develop.

Challenges to attracting new industry to the area include:

- Land improvement to satisfy industry needs for development including transportation and utility upgrades
- Finding funding to make the site shovel ready
- Property owners cooperation in selling

**LAND IMPORVEMENTS**

Marshall informed the group industrial /manufacturing development requires specific site development requirements. Roads must be upgraded/reconstructed to accommodate new employee traffic patterns and truck traffic/weight requirements. Proximity to highway, and upgrades for utilities and storm sewer management are also concerns. Jobs Ohio will look to see if the site is shovel ready. At this time, it is not. Potential developers are looking at multiple sites and are questioning who can offer the most attractive package in return for what the company can offer: i.e. Employment and tax revenue. John Coyne stated political cooperation between jurisdictions is imperative. Companies do not want to deal with infighting between government entities.

**FUNDING** Monroe and Marshall both made observations that depending on government leadership, political funding changes. The challenge is find appropriate funding to fit the needs of the manufacturing. TID board, which Monroe is a member, is one avenue for funding. CRA is a tax abatement program. We cannot give both tax abatement and fund development to upgrade sites. We will need programs to help absorb the cost of development to be attractive to incoming manufacturers. Must be one or the other, and the CEDA agreement says the city cannot abate the township taxes. We would need to be in agreement. Coyne said we have the tools; we just need the cooperation of the people.

**PROPERTY OWNERS**

**YORK TOWNSHIP**

**Special Meeting - December 18, 2018**

Trustees: Richard Monroe - William Pavlick - Todd Zieja

Fiscal Officer: Margaret (Peggy) Russell

Coyne remarked once development happens, the property owners will start questioning progress. They know it will not be farmland forever, but there will be conversation about the direction we are taking. The other problem is realistic pricing for sale of land. Property owner's expectations per acre may not be achievable if parts of the property are classified as wetlands, or are potentially unable to be developed. Manufacturers will look at the cost to transform current states to usable facilities and may not be able to afford to build here. The township needs to sit down with the property owners and find out their goals. What do they want to achieve? One factor in selling is the tax consequences for the property owners. There are contribution factors we can come up with to help solve that problem. Without their involvement, forward motion is not possible. Discussion ensued to formally invite property owners in January/February to sit down and discuss expectations.

To conclude, all agreed it is in the best interest to move forward as a united team to accomplish joint goals. There are many ideas for expansion, and utilizing available properties for business, parks, recreation and housing. The City of Medina has the ability to find funding resources to encourage development. Once the township has enlisted property owner cooperation, we can let the mayor know when we are ready for further discussion.

Before adjourning, the three trustees went to examine the area where we hope to place the mound for upgrading and expanding our sewer system as per Medina County Health Department. Soil samples will be obtained once the weather cooperates.

**Motion to Adjourn**

**Moved** by Zieja, second by Pavlick, to adjourn the meeting at 5:15 pm. Roll Pavlick, yes; Zieja, yes; Monroe, yes.

---

Richard Monroe, Chairman

---

Margaret Russell, Fiscal Officer

**YORK TOWNSHIP**

**Special Meeting - December 18, 2018**

Trustees: Richard Monroe - William Pavlick - Todd Zieja

Fiscal Officer: Margaret (Peggy) Russell