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5 Nov 2018 | *The News Herald (Willoughby, OH)* | By Adam Dodd adodd@news-herald.com @therealadamd odd on twitter

New land for JEDD

The city of Painesville has accepted and passed a resolution submitted by several landowners requesting to join the Concord-Painesville Joint Economic Development District.

A JEDD program sees municipalities and smaller townships working in concert to develop township land for commercial or industrial purposes.

This allows the municipality to gain levied taxes from JEDD land without having to officially annex it. Townships, in turn, are able to hold onto that same prime development land while still collecting property taxes.

The proposed landowners included in the recently passed resolution include BE Partnership, Quail Developers and Concord Township Board of Trustees — all of which seek to incorporate vacant land located along Crile and Auburn roads. Concord Real Estate Investment LLC has also included three separate parcels of land along Discovery Lane and Capital Parkway.

Painesville has also included the Crile Road Water Tower as part of the new JEDD districted land. Regardless of its inclusion, Painesville Community Development Director, Douglas Lewis, explained that the water tower “will remain to service the residents of Concord and the commercial and industrial areas. We have an agreement with Lake County Utilities to provide water to this area because our system is able to do so where Lake County Utilities would have to put much more infrastructure in to serve this area.”

The newly acquired areas will join preexisting JEDD land owned by University Hospitals Health Systems Inc., Lake Hospital Systems Inc., Lake SNF Realty, IP Vista Springs Concord Propco LLC, and additional properties owned by the city and the township.

The resolution was passed by City Council on Oct. 15, but there will be a public hearing at 8 p.m. Nov. 5 where council will hear public comments and questions in regards to the recently incorporated parcels, as well as expanding property boundaries within the JEDD.

The Concord-Painesville JEDD stems from a partnership forged by Painesville and neighboring Concord Township in attempt to enhance the economic development of the Auburn-Crile Road Business Corridor.

After Lake Health shut down its Painesville hospital and opened the TriPoint Medical Center in Concord Township, Painesville lost income tax revenue and Concord Township was left with insufficient infrastructure to support the increase in traffic from TriPoint and additional developments.

The region's JEDD was created in 2008 as a means to tackle the economic difficulties.

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