

Benefit Your Business



CONCORD-PAINESVILLE JOINT ECONOMIC DEVELOPMENT DISTRICT

What is a Joint Economic Development District ?

A Joint Economic Development District (JEDD) is a designated township area where a city has agreed to share the benefits and responsibilities of commercial and industrial development.



Concord Township and the City of Painesville entered into an agreement to enhance the development opportunities, to create and preserve jobs and improve the economic welfare of area residents. The JEDD is established as a special district under provisions of Ohio law which is governed by a Board of Directors and the terms of the agreement between the communities.

Founding Members :

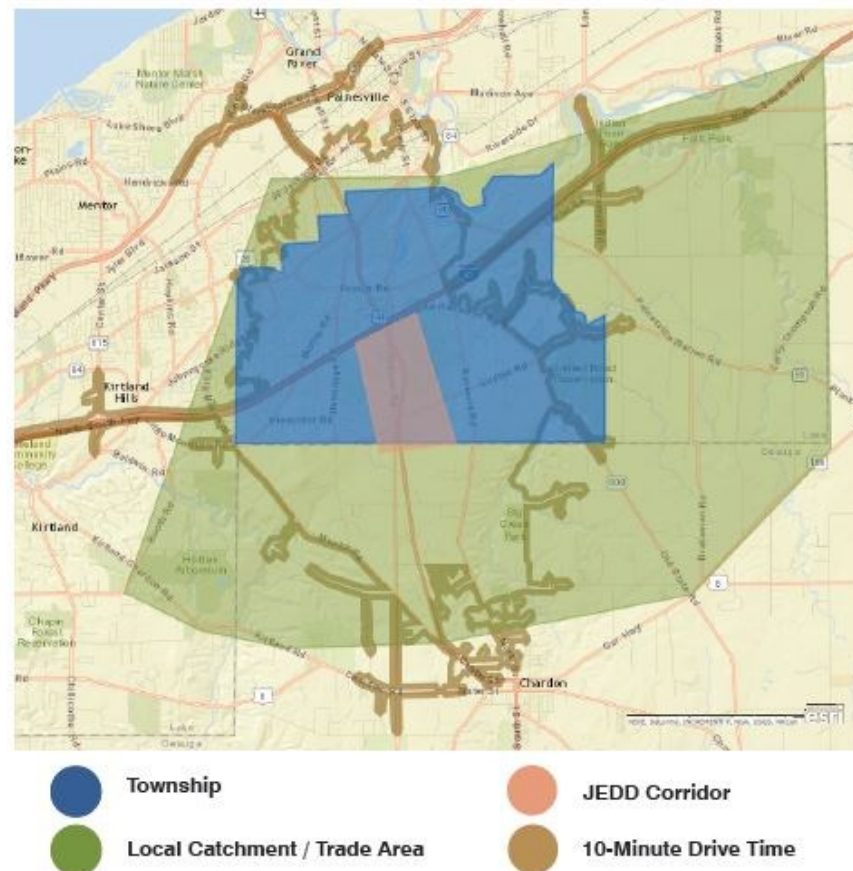
- Concord Township
- City of Painesville
- University Hospitals
- Lake Health

Concord-Painesville JEDD

The Concord-Painesville JEDD was created in 2008 as a partnership between Concord Township and the City of Painesville. The specific goal of the JEDD is to further economic development of the Auburn-Crile Road Business Corridor, an area south of the intersection of Interstate 90 and State Route 44. The economic opportunity was the result of the economic deficits created in both communities when Lake Health closed its Painesville hospital and built the Tripoint Medical Center in Concord. The City of Painesville lost income tax revenue and Concord Township found itself with insufficient infrastructure to support the traffic demands that the hospital and additional development created. The creation of the JEDD provided a funding mechanism to address infrastructure and safety issues without increasing property taxes across the Township.

The JEDD Board is appointed under the terms of the Ohio Revised Code by Concord Township Trustees and Painesville City Council. Those appointees select an additional person to be the chairman. The board is required to implement the terms and conditions outlined in the JEDD agreement and abide by State law. To accomplish the JEDD's mission, they are empowered to levy an income tax on the employees and businesses in the District. The funds raised by the income tax are shared between the two communities and the JEDD Board.

The Concord-Painesville JEDD established a 1.75% income tax that is levied on all employees of JEDD members and the business net profits. Those funds are then distributed as follows: 8% to the JEDD Board and the remainder split 75% to Concord Township and 25% to Painesville City. This income tax rate is one of the lowest in the region. Employees that live in a community with income tax may receive credit for taxes paid to the JEDD. The JEDD does not affect property taxes or sales taxes.



Benefits of JEDD Membership

Whether you currently own property or a business in the Auburn Crile Road business corridor, or are looking to move into this recharged area of growing development; there are many benefits to joining the JEDD.

- ◆ Members who own either vacant land, or existing buildings, who want to develop or redevelop their property; receive aggressive marketing of their property at local, regional and national venues.
- ◆ Members are eligible for financial grants for certain property improvements.
- ◆ Members of the JEDD receive a reduced water rate from the City of Painesville.
- ◆ Members are eligible for financial support for workforce training programs.
- ◆ Your business may receive reduced, or no cost, assessments that identify electric and productivity cost reduction strategies.
- ◆ Members become a community partner to share in the JEDD's vision for the future.
- ◆ Industrial properties, making a significant investment and creating jobs, may be eligible for a property tax abatement.
- ◆ Members have access and support from local Economic Development professionals to increase your property's exposure to area site selectors and development entities.
- ◆ Members receive a directory of all contacts and resources needed to navigate through new construction or development in the JEDD.
- ◆ An Income Tax rate that is lower than a majority of the communities in Lake County. Employees that live in a community with income tax may receive credit for taxes paid to the JEDD.
- ◆ Members have access to partnerships the JEDD Board has created with the Lake County Port And Economic Development Authority and regional economic development agencies.
- ◆ Membership provides support for the continued growth of businesses and support services in the area; like the planning and creation of the Concord Town Center.
- ◆ Your business is supporting continued maintenance of infrastructure, roads and storm water improvements.
- ◆ The resources generated will allow continued infrastructure improvements throughout the corridor to enhance accessibility and improve safety. Additional improvements will only occur with continued growth of the JEDD.

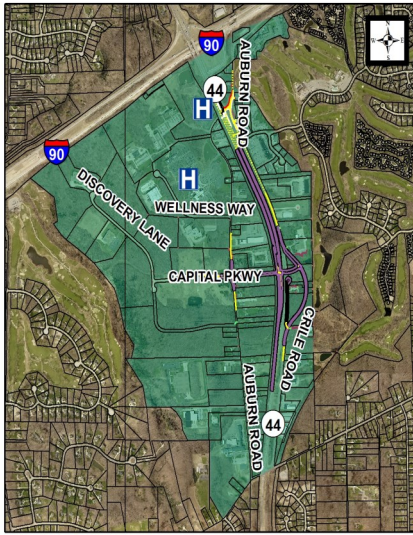


Concord-Painesville
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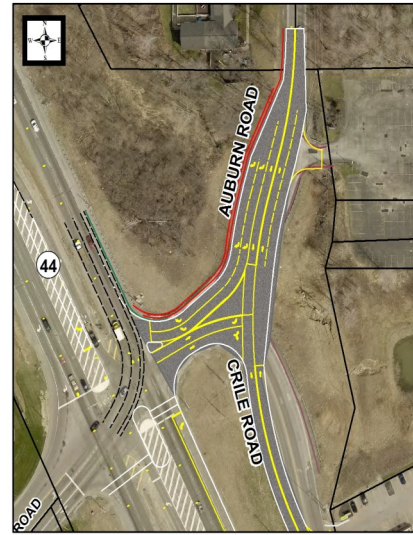
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JEDD Accomplishments

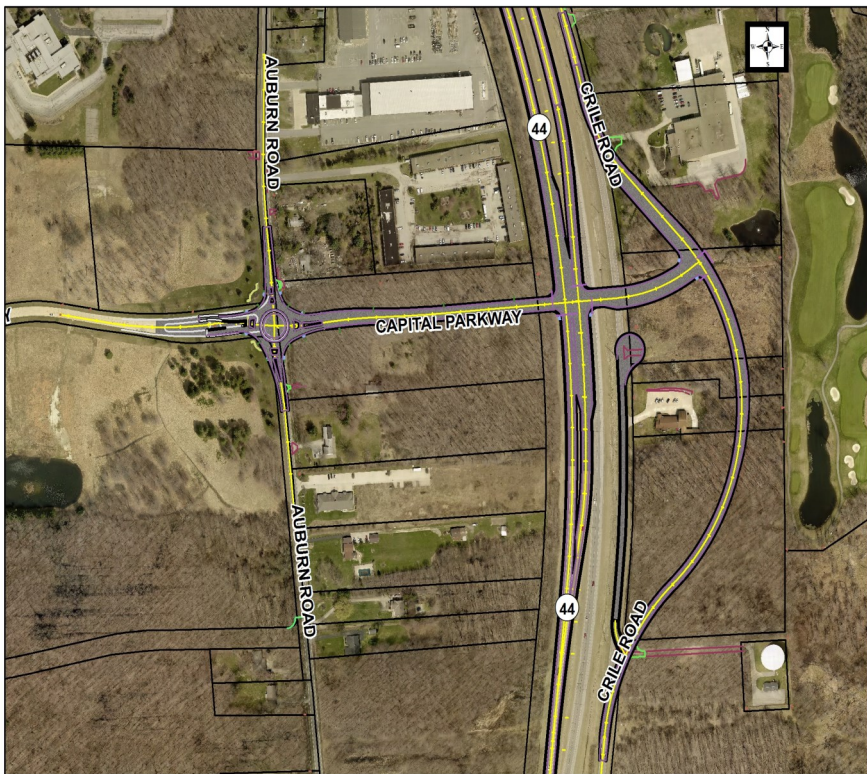
AUBURN / CRILE BUSINESS CORRIDOR



2016 AUBURN / CRILE IMPROVEMENTS



2015 CAPITAL PARKWAY EXTENSION / CRILE ROAD IMPROVEMENTS



The most significant and visible impact of the JEDD is the extension of Capital Parkway and the improvements on SR 44. The \$13 million major roadway improvements were first conceived in 2006 to address critical traffic safety issues and congestion in the Auburn-Crile Roads corridor. The improvements would not have been possible without the funds generated by the JEDD. Concord Township utilized JEDD funds to leverage state and federal transportation funds to make this project a reality. The improvements address safety concerns at the SR 44/Auburn Rd intersection and provide additional access to vacant land along Crile and Auburn Roads and Capital Parkway. The JEDD has focused its energy on the future of development in the Auburn-Crile Road Business Corridor. The Capital Parkway and SR 44 projects created improved access to a significant amount of land. New development is actively being planned and marketed through the JEDD Board.

... provides a funding mechanism to address infrastructure and safety issues...

More JEDD Accomplishments

In 2006, the Concord Township Board of Trustees commissioned a committee to study the Concord Business Corridor (SR 44) and to identify the best use of land for this area. The



Prepared by Risinger & Associates

Committee was asked to identify development that would be desirable for the Township's residents and appealing to visitors. It was a vision for the next 100 years. As part of this vision for the Corridor, the Committee recommended a Town Center at the corner of Auburn Road and Capital Parkway. The JEDD Board has embraced this concept and worked with professional design consultants to create a vision and visualization of the New Town Center concept that will benefit the JEDD. The development concept is based on a complete data study of the catchment areas that are associated with the JEDD to understand the impact and reach for economic development. The process has resulted in the creation of a mixed use plan including various types of retail, businesses, offices, restaurants and eventually residential. It also identifies a need for a public space for community gathering. While the mixed use plan remains in the conceptual mode at present, we are

very hopeful that developers will realize this area's development potential and seize upon the opportunity. The JEDD, in 2017 will embark on a process of issuing an RFQ and RFP to developers to implement the New Town Center Concept. The support of the JEDD members and the JEDD resources help make this a reality, just like the SR 44 improvements were a vision that became a reality through the support of the JEDD.

“... recommended a Town Center at the corner of Auburn Road and Capital Parkway.”

The JEDD Board actively markets property in the corridor to encourage new development and added membership to the JEDD. Incorporating the data obtained from the catchment studies and working with the Economic Development professionals of both Concord Township and the City of Painesville, the JEDD Board has assembled marketing data, utility information, site information and other data necessary to respond to a developer's inquiry. Property owners of vacant land or buildings benefit from this activity by having their property actively presented to potential end users or developers at national and regional forums. Recently several property owners of undeveloped land have benefited from this activity. The result was commercial developments on Crile Road which bring new and exciting support services to the existing businesses in the area.

Can I be required to join the JEDD?

Yes, if a majority of the business and property owners in an area determine through the signing of petitions that they wish to join the JEDD, a business or property may be required to join even though they did not sign the petition. If both the Township and City pass legislation to include a property and/or business without a petition, they are required to notify the entities by certified mail within ten days of approval.

Businesses included in the JEDD in this manner may file an appeal in Common Pleas Court within six months requesting tax exemption. The business must prove they existed before the JEDD was approved and they are not receiving any material benefit from the District. The Court's determination on the complaint is final. (ORC 715.72)

How to Join the JEDD?


A JEDD is a membership based special district. Once the authorizing communities agree to create a JEDD Special District, a majority of the property owners and business owners in a designated area agree to form the JEDD by signing petitions requesting inclusion in the District. After the initial creation of the JEDD, additional property and businesses may join by signing similar petitions. The JEDD Administrator will assist a business or property owner in completing the petitions and walking through the process.

The approval process to join the JEDD is very specific and established by Ohio law (ORC 715.72) as follows:

- ◆ Petition is signed by the business owner(s) and property owner(s).



- ◆ Petition is filed with the Clerk of Concord Township and the Clerk of Painesville City.

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- ◆ A notice is given to the public that a public hearing will be held on the petition by each community.



- ◆ After the public hearing each community must pass legislation accepting the property into the JEDD.



- ◆ All legislation, petitions and supporting documentation must be filed with the State of Ohio Department of Development Services.

Upon completion of the process the business will be notified that they are now a JEDD member. The City of Painesville will work with each business to establish income tax collection with the Regional Income Tax Agency (R.I.T.A.).

Property owners and businesses may join the JEDD by signing a petition.

The JEDD Board

Christopher A. Galloway, Lake County Auditor; Chairman

Douglas L. Lewis, City Manager, Painesville; Employee Representative and Vice-Chairman

Morgan R. McIntosh, OmegaOne, President; Township Representative and Treasurer

Christine Shoop, Ward 1 Councilwoman, Painesville; City Representative

Raymond E. Sines, Lake Health Board of Trustees; Business Representative and Secretary

Staff

Rita McMahon, JEDD Administrator

Michael C. Lucas, Attorney

Contact Us:

Rita McMahon, Administrator
Concord-Painesville JEDD
7229 Ravenna Road
Concord Township, OH 44077

Phone: 440.477.1449

Email: administrator@cpjedd.com



Did You Know?

- ◆ The average household income in Concord Township in 2018 was \$119,093.
- ◆ There are 113,624 people living within a 15 minute drive time from the JEDD.
- ◆ There are 255 acres of vacant land in the Corridor zoned for industrial, commercial and retail development.
- ◆ 115,589 people work within 15 minutes drive time of the JEDD.
- ◆ Concord Township is expected to continue to grow in both population and households through 2023.
- ◆ The JEDD corridor is fully improved with all utilities.
- ◆ The average home value in Concord Township is \$253,753.
- ◆ The JEDD is easily accessed from I-90 and SR 2.