

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
PUBLIC HEARING

Held via YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

December 7, 2022  
7:15 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Amy Lucci, Chairwoman  
Carl Dondorfer, Vice Chairman  
Morgan McIntosh, Trustee

Also Present:

James Teknipp, Fiscal Officer  
Andy Rose, Administrator  
Heather Freeman, Zoning Director

**Melton Reporting**  
11668 Girdled Road  
Concord, Ohio 44077  
(440) 946-1350

1 7:16 p.m.

2 CHAIRWOMAN LUCCI: Good evening. I am calling to  
3 order the public hearing that is set today for 7:15 with  
4 Concord Township Board of Trustees. This is a petition of  
5 landowner seeking to be included in the Concord Township-City  
6 of Painesville Joint Economic District, the JEDD, that has  
7 been submitted by INN9 (sic) Group LLC, owner of Permanent  
8 Parcel Number 08-A-020-B-00-002-0, located on Gold Court, and  
9 08-A-020-0-00-048-0, located on Crile Road in Concord  
10 Township.

11 Mr. Rose, can you confirm that legal notice was  
12 published in a timely manner?

13 MR. ROSE: It was, Mrs. Lucci. It was properly  
14 published in The News-Herald.

15 CHAIRWOMAN LUCCI: All right. Thank you.

16 MR. ROSE: Yes, ma'am.

17 CHAIRWOMAN LUCCI: So I would like to ask the JEDD  
18 Administrator, Ms. Rita McMahon, to come and give us some  
19 background information on the application, please.

20 MS. McMAHON: Thank you. Rita McMahon, JEDD  
21 Administrator. I am here tonight to present to you the  
22 application that was, or the petition that was submitted by  
23 the IN9 Group. Their two parcels are a small parcel, as you  
24 indicated, on Gold Court that is right behind the Verizon  
25 store and the other parcel is a parcel that's a little bit  
26 down Crile Road, between Crile and 44, that was, used to be  
27 part of the Lazuka property and is now in the process of being  
28 looked at for an ice cream store and a gas -- I am sorry -- a  
29 car wash.

30 The process to amend the JEDD is to follow the same

1 process as the original, original agreement between Concord  
2 and the City of Painesville in 2008 that was completed. The  
3 Trustees and the City Council have to approve by resolution  
4 any amendments to that agreement adding any additional parcels  
5 to the, within the area that was originally designated as the  
6 JEDD.

7           The JEDD started with four parcels. It has 17 today  
8 and, with these, we will have 19 parcels within the JEDD. We  
9 have throughout that, since 2008, as I said, there have been  
10 four previous amendments. Up to this time, the JEDD's  
11 bringing in totally about \$1.25 million in income tax. As you  
12 know, that is distributed between, a portion goes to the JEDD  
13 itself, a portion goes to the City of Painesville and a  
14 portion then goes, the remainder then goes to Concord  
15 Township. That property -- That money is used for various  
16 infrastructure as well as capital improvements in both  
17 communities.

18           We are anticipating, because of some new development  
19 that has occurred within the JEDD area in this past year, that  
20 the increase in the amount of income tax within the JEDD area  
21 will probably go over to, closer to \$1.325 million next year,  
22 so we're moving up significantly.

23           We're asking that you approve, after this public  
24 hearing, that you would hopefully approve the resolution to  
25 accept these two parcels into the JEDD. City of Painesville,  
26 at their November 21st meeting, had a public hearing and they  
27 also accepted those, the parcels into the JEDD at that point  
28 in time. Once both communities have accepted the parcels into  
29 the JEDD, then we have to register them with the Ohio  
30 Department of Development.

1                   So I would be happy to answer any questions that you  
2 may have.

3                   CHAIRWOMAN LUCCI: Questions from the board?

4                   MR. DONDORFER: No.

5                   MR. McINTOSH: I don't have any questions, no.

6                   MR. DONDORFER: I don't, thank you.

7                   CHAIRWOMAN LUCCI: Thank you very much.

8                   MS. McMAHON: Thank you.

9                   CHAIRWOMAN LUCCI: So I would like to open up to  
10 public comments. If anyone wishes to speak, come to the  
11 lectern.

12                   (No response.)

13                   Okay. Seeing, I don't see any comments from the  
14 public.

15                   Last time, any questions from the board?

16                   MR. DONDORFER: No.

17                   CHAIRWOMAN LUCCI: Okay. Well, then we are going to  
18 close the public hearing. The public hearing is closed. So  
19 we will start our trustee meeting at 7:30.

20                   (Whereupon, the public hearing was closed at  
21 7:20 p.m.)

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