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CONCORD TOWNSHIP BOARD OF TRUSTEES

LAKE COUNTY, OHIO

PUBLIC MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

July 3, 2024

6:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Trustees members present:

- Carl H. Dondorger, Chairman
- Amy L. Lucci, Vice-Chairman
- Morgan R. McIntosh, Trustee

Also Present:

- John Patriarca, Fiscal Officer
- Andy Rose, Administrator
- Bridey Matheney, Esq., Legal Counsel

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CHAIRMAN DONDORFER: Good evening.
Welcome to the public hearing for this evening.
We have two public hearings this evening. The
first hearing was Residential Improvement
District for Villas of Canterwood, which has
been canceled. Mr. Rose will give us an
explanation on that in a minute. And then the
second public hearing this evening is for the
Residential Improvement District for Ivy Ridge.

Mr. Rose, regarding the hearing.

MR. ROSE: Thank you, Mr. Dondorfer,
Members of the Board.

Due to an administrative oversight, it was
realized that the Villas of Canterwood
development is actually split into two taxing
districts, one being the Mentor School District,
the other being the Riverside School District.
Phase 2 is the cul-de-sac that applies to
Riverside schools.

Riverside schools was not properly notified
of the hearing. I did reach out to Riverside
schools yesterday. I asked them if they would
waive the notification requirement. They have
chosen not to waive the notification

1 requirement, so we will be rescheduling that
2 hearing during the regular Trustees meeting. My
3 recommendation is to reschedule that for
4 September 4th of 2024 at 7:15 p.m.

5 CHAIRMAN DONDORFER: Okay.

6 MR. ROSE: And I will ask for that at
7 the regular Trustee meeting.

8 CHAIRMAN DONDORFER: All right. Thank
9 you.

10 MR. ROSE: Here's my report on
11 Canterwood. And I apologize for the
12 inconvenience.

13 CHAIRMAN DONDORFER: Can you confirm
14 that legal notice was published in a timely
15 manner regarding the public hearing?

16 MR. ROSE: I can. Both hearings were
17 published in the Lake County News Herald in the
18 appropriate timeframe. I have the affidavit
19 here that they were published on the June 12,
20 2024 edition, and I have a sworn copy from the
21 News Herald stating that they were published,
22 along with a proof copy of what was published.
23 And it does match the actual paper we have. So
24 proper notice was made.

25 CHAIRMAN DONDORFER: Great. Thank you.

1 And if you would, Mr. Rose, if you're able to
2 provide some background information on the RID
3 for our residents who are either here this
4 evening or watching online.

5 MR. ROSE: I would be happy to. Thank
6 you. Residential Improvement District is
7 similar to a TIF. We have been utilizing Tax
8 Increment Financing, which is for commercial
9 property, for over 15 years, that I can recall
10 right off the top of my head, most likely
11 longer. And what that does is when new
12 commercial development comes in, we place a TIF
13 over the property, and 75 percent of the taxes
14 on the increased value of the property is
15 essentially diverted to Concord Township for
16 infrastructure projects.

17 A RID is the exact same process, but it
18 applies to residential properties. Earlier this
19 year, we learned about RIDs, and then I had some
20 discussions with my counterparts. These are
21 very common in Southern Ohio. There is a
22 community down in Claremont or Montgomery
23 County. They border each other. I think they
24 have five or six RIDs going right now.

25 So after some research and we talked about

1 this, I believe, the second meeting in March,
2 maybe the first meeting in April, we talked
3 about this on the record, and we decided to
4 proceed with establishing a Residential
5 Improvement District over both Villas of
6 Canterwood and Ivy Ridge Development for the
7 purposes of infrastructure. There were four
8 infrastructure needs that were called out in the
9 proposed resolution. It was to help with
10 construction costs for Fire Station 2, fire
11 prevention apparatus, park improvements, and
12 Town Hall construction improvements were called
13 out.

14 The Ohio Revised Code specifically outlines
15 appropriate uses, and what this does is RID
16 diverts tax dollars from the local school
17 system, any local career center. In our case it
18 would be Auburn Career Center and Lakeland
19 Community College. And then the County's
20 portion, which is the Lake County Commissioner's
21 General Fund portion.

22 The other taxing entities within Lake
23 County, such as the Adams Board, Senior
24 Services, Children's Services, Crime Lab, Metro
25 Parks, and I'm sure I'm missing one, but those

1 are -- oh, libraries, they are excluded from
2 taxes being impacted, their revenue being
3 impacted.

4 There are two options for RIDs and
5 subsequently, TIFs. Option one is a 10 year
6 term length, and that provides the Township with
7 75 percent of the taxes on the increased value
8 for 10 years. The other 25 percent goes to the
9 existing respective taxing districts. So in
10 this case, with Ivy Ridge, you know, Riverside
11 Schools would still get 25 percent of the
12 increased value of taxes. Auburn would still
13 get an increase, Lakeland Community College
14 would still get an increase, and the County
15 Commissioners would still get an increase. And
16 again, all the other taxing entities aren't
17 affected by this. That process runs for 10
18 years. At the end of 10 years, then the RID is
19 then closed, and 100 percent of the taxable
20 value revenue goes to the respective school,
21 Career Center, Community College, County
22 Commissioners.

23 When I arrived here six years ago, we had
24 five TIFs in place. We have two that are still
25 running, one that will run out at the end of

1 this year, and then we have one more running out
2 next year.

3 The other option is a 30 year, 100 percent
4 TIF. That option requires negotiation with the
5 respective school districts and also Auburn
6 Career Center in order to negotiate amounts that
7 could be received by the Township and then
8 reimbursed back to the schools.

9 The philosophy of the Township going back
10 the 15 years I've looked has always been to do
11 the shorter term, utilize the 75 percent, and
12 that ensures that the schools get an increase in
13 their revenue with whatever project is coming
14 in. So we followed that same track for this
15 particular process.

16 I know there was a big story in the News
17 Herald, and the reporter did a very nice job.
18 The estimate, while we don't have sale prices
19 for all the homes, in talking with the developer
20 and looking at the number of properties, I think
21 over the 10 years, it'll be about \$4 million.
22 It might be slightly less in the high 3s, or it
23 might go up to 4, 4 and a half. You don't know
24 what the actual number is going to be until the
25 houses are established and the value is set on

1 them by the auditor.

2 MR. MCINTOSH: Question on just that
3 and the procedure.

4 MR. ROSE: Yes, sir.

5 MR. MCINTOSH: So we're putting this in
6 for -- you know, we go ahead and adopt this.
7 This is going to be a 10 year window. Right
8 now, we're putting this on -- I mean, Ivy Ridge,
9 for example, I don't know how much is built
10 there, right? So this isn't -- you take a look
11 at the projections of all 100 percent build-out,
12 but we're going to spend a portion of that 10
13 years incrementally building in towards 100
14 percent. So it isn't going to be a thing that
15 is -- we're going to not going to realize 100
16 percent of this thing until some way halfway
17 through it.

18 MR. ROSE: Well, that's correct. But
19 as each parcel is developed --

20 MR. MCINTOSH: Right.

21 MR. ROSE: -- the 10 year clock starts
22 for that parcel.

23 MR. MCINTOSH: Okay. So it's a true 10
24 years.

25 MR. ROSE: It will ebb and flow, and it

1 will build up.

2 MR. MCINTOSH: I see.

3 MR. ROSE: And then once the entire
4 development is built out --

5 MR. MCINTOSH: Okay.

6 MR. ROSE: -- you'll receive that, and
7 then it will taper off.

8 MR. MCINTOSH: So the first houses
9 going in will be 10 years, they'll drop off the
10 roles, but the last houses at that 10 year mark
11 may have 3 or 4 years left, based on when they
12 got completed.

13 MR. ROSE: Correct. That's correct,
14 depending on the speed of the --

15 MR. MCINTOSH: Construction.

16 MR. ROSE: -- development. Ivy Ridge,
17 currently, they've got the model home built, and
18 I know there's a few lots that have been sold,
19 but I don't know that they built anything but
20 the model home at this point.

21 MR. MCINTOSH: Canterwood might be a
22 little further along.

23 MR. ROSE: Canterwood does have some
24 sales, and that'll be addressed at the public
25 hearing once you set that date.

1 CHAIRMAN DONDORFER: All right. Thank
2 you for that explanation, Mr. Rose.

3 MR. ROSE: Yes, sir.

4 CHAIRMAN DONDORFER: I would encourage
5 any of our residents, if you'd like to reach out
6 to any of the Trustees or Mr. Rose for questions
7 regarding the RID. If you have other questions
8 that haven't been answered, please do so.

9 At this point in the public hearing, I'd
10 like to open up the hearing to any public
11 comments. So if you want to come individually,
12 one at a time, to the lectern, and state your
13 name and address, and then we will listen to
14 your comments. We'd appreciate it. Thank you.

15 MR. MATTEO: My name is Gary Matteo. I
16 reside at 7582 Canterwood Trail, one of the
17 three residents currently living there.

18 CHAIRMAN DONDORFER: Welcome.

19 MR. MATTEO: Thanks. I just really
20 have one question. Section 4 of this resolution
21 states that 100 percent of the increase in true
22 value. What is meant by true value? For
23 example, if I bought my lot for 100,000 and I
24 build a \$500,000 house, that \$500,000 house is
25 the improvement. Is that taxed at 35 percent,

1 like typically taxes are on the assessed value,
2 or is it taxed at 100 percent?

3 MR. ROSE: I think what we're --

4 MS. MATHENEY: You know, I don't know.
5 I'd have to look at --

6 MR. ROSE: I think what we're talking
7 about here is, you know, 100 percent of the
8 increase in true value. So for easy
9 administrator mathematic, you purchased a
10 home -- you purchased a lot for 100,000, and
11 then at the end, when the auditor assesses the
12 value, the house and the land are now worth
13 500,000. 400,000 would then be subject to the
14 Residential Improvement District, and then 75
15 percent of the 400,000 increased value would
16 then be the portion that comes to Concord
17 Township for those respective entities. But
18 that's the way I understand this to work.

19 CHAIRMAN DONDORFER: So it's on the
20 improvement portion, the building portion?

21 MR. MCINTOSH: It's the increase.
22 That's what we're capturing. But wouldn't we --
23 I mean, every values in Lake County is taxed at
24 that 30 -- so it would still go through that
25 30 --

1 MR. MATTEO: That's my question.

2 MR. MCINTOSH: Yeah. I mean --

3 MR. ROSE: Yes.

4 MR. MATTEO: True value, I'm confused
5 by the word, "true value".

6 MR. MCINTOSH: What they're saying is,
7 I might, my interpretation is that the true --
8 whatever that -- whatever the auditor in the
9 appraisal process says it is, so I just built a
10 house --

11 MR. MATTEO: So 35 percent of the
12 appraised value?

13 MR. MCINTOSH: Right, yes. So we're
14 not talking about a higher rate of tax. We're
15 talking about the same rate of tax.

16 MR. MATTEO: Right, yeah. And let me
17 just state, I'm all for this. I think it's a
18 great thing. I have no objection to this
19 whatsoever. I just wanted a clarification on
20 that.

21 CHAIRMAN DONDORFER: Thank you. We
22 appreciate it, Mr. Matteo.

23 MR. MATTEO: Thanks.

24 MR. MCINTOSH: Thank you.

25 MR. DUNLAP: My name is Daniel A.

1 Dunlap. I live at 7320 Morley Road. My comment
2 would be, the article in the News Herald wasn't
3 very good. It was sketchy at best. I reckon
4 there were going to be winners and losers in
5 this, school systems and others, but Mr. Rose
6 has explained that the overall triennial
7 evaluation won't be affective for schools. The
8 park has too much money to begin with. It won't
9 affect them and others.

10 A question that I have is, I understand the
11 burden that commercial development has. Do we
12 think it's not growing fast enough? Why are we
13 going to pay for residential development?

14 MR. ROSE: If I may, Mr. Chair.

15 CHAIRMAN DONDORFER: Certainly.

16 MR. ROSE: None of the money that's
17 generated from the RID will go to the developer.
18 Not one dime. The developer is paying for their
19 own infrastructure for the development. This
20 infrastructure is Township related
21 infrastructure, because with the increase in
22 additional residents -- and I'll use -- well --

23 MR. DUNLAP: Let's do Hoose Road.

24 MR. ROSE: There is a --

25 MR. DUNLAP: Freebee.

1 MR. ROSE: There is an increase with
2 residents. There is an increase in fire service
3 calls. There's an increase to the use of parks.
4 And those are two of the specific examples that
5 we utilize, and that helps the Township to
6 offset some of those costs.

7 MR. MCINTOSH: To expand on that, I
8 think that's fairly stated. I think to expand
9 on that thought, the general fund in Concord
10 Township really hasn't appreciably changed while
11 our demands in this community, to your point, is
12 growing, have increased, and we're dealing with
13 those costs.

14 As you're potentially aware, our safety
15 service budget's in the hole big time, and we
16 need to come eventually and ask the community to
17 approve a tax increase through -- by approving
18 another levy. We've been saying that all year
19 long.

20 It's my thinking that it's our duty and
21 responsibility as elected officials in this
22 community to be sound stewards of not only the
23 dollars, but to be responsible in how we fund
24 the government. So rather than just -- my
25 thinking is rather than just sit back and say,

1 hey, the safety budget hasn't had an increase in
2 eight years, the general fund hasn't had an
3 increase in eight years, and all this, these
4 costs are going up, we have all these demands,
5 we, right now, don't really have money to put
6 into Concord Hills Park, we have an opportunity
7 to pay for a matching grant for some park
8 infrastructure here. We don't have money for
9 that, so we need to go pursue additional
10 revenue. It's our responsibility to try to
11 relieve some of that burden on the residents,
12 because it just falls on levy. I look at this
13 as our responsibility to try to find some
14 funding. And my thinking is, at the end of the
15 year, we've done a number of things that are
16 bringing additional dollars. So at least we can
17 sit there and tell residents when we ask them
18 for their help and support with tax levies that
19 we've done our part to bring funding and not
20 just sit back and rely 100 percent on them and
21 levies. We're using all the tools that are
22 available to us by the law, what the
23 legislature's given us the authority to do.

24 CHAIRMAN DONDORFER: Yeah, I think it's
25 important to understand how we got here, too,

1 and that's a great question, Sheriff, I
2 appreciate that. But, you know, when the Safety
3 Services levy failed, a lot of feedback that we
4 got from the community was, you know, you
5 shouldn't always be coming to the taxpayer. You
6 should be looking outside the box and looking
7 for other financial streams to offset the cost,
8 increasing cost to the townships. So when we
9 started doing that, we were looking at different
10 avenues.

11 Some of the things that this Board's done,
12 Morgan worked very hard on the local government
13 fund and changing that formula where the
14 Township was getting shortfalled several dollars
15 with its population. And with that new formula
16 being approved by the majority of the entities
17 within the County, we're bringing more dollars
18 into Concord Township. The RID was another
19 avenue to bring some dollars into the Township
20 to offset the costs, increasing costs for our
21 safety services and other costs.

22 And some of the other things that we did
23 were, you know, we had to divert \$500,000 that
24 we had set aside ARPA funding for a waterline
25 project that we had promised residents, and we

1 had to divert that to the safety services so we
2 didn't lose first responders, because we know
3 right now how hard it is to keep them. And
4 fortunately for us, Mr. Rose worked extremely
5 hard, and we got that. We got a grant through,
6 with the help of state Senator Jerry Cirino at
7 the State level to bring that water project,
8 waterline project to fruition for those
9 residents that are impacted by that.

10 And we're also still working on some
11 Federal funding of over a couple million dollars
12 for Station 2 to offset those costs.

13 So all this is been in the works to try to
14 reduce the impact to our residents when we have
15 to go to them and ask, listen, our safety
16 services are critical to any health and well-
17 being of a community, and if we lose these
18 people, you know, we feel that, you know, we're
19 putting the health and wellness of our community
20 in jeopardy. So that's, I think, how we got
21 here.

22 MR. DUNLAP: Okay. I like all three of
23 you. I backed all three of you.

24 I just want to say that it doesn't matter
25 whether it's a grant, it's Federal money, it's

1 this money or that money. It's all taxpayers'
2 money. So when I hear about a grant, I go,
3 that's really good, that's part of my tax money.
4 And I told Steve LaTourette years ago, earmarks
5 or table are terrible except when it's for me,
6 for us.

7 I want to caution you, as my friends and
8 our representatives, I hear about an addition to
9 this building, Township Hall. Seems adequate
10 tonight. Pretty nice. Air conditioning is
11 good. I hear about additions to parks and to do
12 other things. Don't try to compete with Mentor.
13 We're not Mentor. You don't have 3 percent tail
14 tax on everything. And it's good you're getting
15 grants, you're working hard. The Township's, in
16 my opinion, growing a little too fast right now,
17 and don't try to do too much extraneous.
18 There's pickleball courts, there's this, there's
19 that. There's 45 programs at the center for the
20 community. Townships are famous for narrow
21 responsibility and providing for the people.
22 Don't try to be a big city.

23 CHAIRMAN DONDORFER: Thank you, sir.

24 MR. MCINTOSH: Thank you.

25 CHAIRMAN DONDORFER: Anybody else here

1 this evening like to speak?

2 Okay. I now will ask Mr. Rose, have we
3 received any correspondence regarding this
4 matter regarding the RIDs? And if we have,
5 could you read it into the record, please?

6 MR. ROSE: I have, Mr. Dondorfer. We
7 have received two items of correspondence
8 regarding the RID, and I have been asked to read
9 these onto the record. I will read them in the
10 order that they were received, and here are the
11 originals for the record. I will hand those to
12 you, sir.

13 The first letter we received is addressed
14 to the Concord Township Trustees dated today,
15 July 3, 2024. It is from Gary A. Platko, who is
16 the treasurer and CFO of Riverside Local Schools
17 at 585 Riverside Drive in Painesville Township.

18 "Dear Trustees, Riverside appreciates its
19 strong partnership with Concord Township and
20 looks forward to ongoing collaboration between
21 the two entities. However, Riverside opposes
22 the proposed Residential Improvement District,
23 RID for the Ivy Ridge development and any future
24 RIDs proposed by Concord Township.

25 "Implementation of this RID redirects 75

1 percent of the new tax revenue generated from
2 the Ivy Ridge Development to Concord Township
3 for the next 10 years.

4 "Implementation of RIDs have a direct
5 negative financial impact on the school district
6 and other taxing authorities such as Auburn
7 Career Center, Lakeland Community College, and
8 the Lake County Commissioners.

9 "Residential development will generate
10 additional students and increase costs for
11 Riverside Schools; however, Riverside State
12 funding will remain flat due to being on a State
13 funding guarantee and will generally not receive
14 additional State revenue as enrollment
15 increases. Therefore, Riverside relies on local
16 property tax revenue to fund its operations.
17 Deferral of tax revenue growth will ultimately
18 force the school district to return to the
19 ballot sooner for additional operating funds.

20 "When the voters of Riverside Community
21 approve a school tax levy, it is for the benefit
22 of Riverside Schools. This is specifically
23 stated in the ballot language that voters
24 approved. Redirecting tax revenue to Concord
25 Township to fund the construction of Fire

1 Station 2 and other infrastructure improvements
2 can be viewed as in direct conflict with the
3 will of the voters.

4 "Riverside understands that it has no legal
5 authority to stop implementation of a RID,
6 redirecting 75 percent of the new tax revenue
7 for a period of 10 years. However, just because
8 it's legal does not mean it's the right thing to
9 do.

10 Riverside Schools recognizes Concord's
11 infrastructure needs and the need to reconstruct
12 Fire Station No. 2, but Riverside also has
13 significant infrastructure challenges that need
14 addressed as well.

15 "Riverside Schools kindly request that
16 Concord Township postpone consideration of this
17 RID to allow additional conversation with
18 Riverside and to explore other options that do
19 not have an adverse financial impact on the
20 school district.

21 "We appreciate your time and attention to
22 this matter. Sincerely, Gary A. Platko, CPA,
23 Treasurer, CFO, Riverside Local Schools."

24 The second item we received is in the form
25 of an email. It is from resident, Belinda

1 Grassi.

2 "Good afternoon Mr. Rose. Unfortunately, I
3 cannot attend tonight's public hearing regarding
4 the Concord Township proposed RID due to a
5 conflicting scheduled meeting. I'd like to
6 provide my comments via email as I am not in
7 favor of the proposed RID. My comments are mine
8 as an individual Township taxpayer and are not
9 reflective of the Riverside Local Schools Board
10 of Education, nor the District.

11 "According to Ohio law, it is certainly
12 allowable for townships to take money that was
13 voted for school district funding and divert it
14 for township needs, all without the vote of the
15 residents who initially provided the funding for
16 intended school district general operating
17 purposes. I fully understand that this is a
18 perfectly legal way for townships to divert the
19 portion of the property tax dollars paid by
20 township residents that were meant for the
21 benefit of public schools and use it for their
22 own infrastructure uses with little to no
23 restrictions.

24 "In the State of Ohio, if a school needs
25 money for operational funding, the district is

1 required to ask voters to provide it. There are
2 no other options. A school district has no
3 legal ability or authority to assert other
4 entities funding to benefit the district.

5 "I believe that local Riverside Local
6 School District works hard to be fiscally
7 responsible with taxpayer provided funds. A
8 long history of keeping residential millage at
9 minimum amounts is combined with fiscal prudence
10 that allows the district to extend the life of a
11 levy cycle well beyond what is generally and
12 normally anticipated.

13 "I also believe that Riverside Local School
14 District puts forth great effort to ensure that
15 their required annual five year forecasts
16 continue to remain sound and fully funded. When
17 the forecast begins to predict a cycle of
18 deficit spending, I have seen the district work
19 collaboratively, both internally and externally
20 to find solutions to extend positive cash flow.

21 "I would ask that the Township consider
22 taking a different approach to find additional
23 funding. As a result of this community" -- I'm
24 sorry -- "as a resident of this community, I
25 would respectfully ask that the Township

1 Trustees ask the voters of this Township to
2 approve funding in the same method that the
3 school district is required to ask for fiscal
4 support, show the need to the voters, and then
5 let the voters speak.

6 "The school district bears the largest
7 impact of this diversionary funding tactic, as
8 just over 50 percent of the property taxes
9 collected from Township residents is levied for
10 the benefit of the two public schools serving
11 Township residents.

12 "Please do the right thing. State your
13 need to your residents and let them have a voice
14 with their vote. I am sure that if you
15 communicate your need effectively, the voters
16 will agree and vote yes.

17 "Thank you for your time and your ear,
18 Belinda Glavik Grassi."

19 And that concludes the two statements that
20 we've received that have been requested to be
21 read into the record, sir.

22 CHAIRMAN DONDORFER: Okay. Thank you,
23 Mr. Rose.

24 MR. ROSE: Thank you.

25 CHAIRMAN DONDORFER: And just to

1 clarify, if this is implemented, the school
2 district would still get 25 percent --

3 MR. ROSE: Yes, sir.

4 CHAIRMAN DONDORFER: -- of the revenue
5 from the RID?

6 MR. ROSE: That is correct, as well
7 Auburn Career Center and --

8 CHAIRMAN DONDORFER: Right. And what
9 percentage of an impact would, if you know,
10 would the RID have on Riverside Schools --

11 MR. ROSE: I don't have the exact
12 figure. I know on the Canterwood, it's less
13 than one half of 1 percent. I would venture to
14 guess it's probably less than 1 percent of their
15 overall total budget.

16 CHAIRMAN DONDORFER: That they would be
17 impacted?

18 MR. ROSE: Correct.

19 CHAIRMAN DONDORFER: Okay.

20 MR. PATRIARCA: Which is in contrast of
21 the Concord Township gen fund, which projected
22 for 2024 to be just over 2 million. So when you
23 think about potentially 4 million over 10 years,
24 obviously, there's going to be a ramp up and a
25 ramp down period, significantly higher than a 1

1 percent or negligible figure at the potential
2 School board.

3 CHAIRMAN DONDORFER: Thank you,
4 Mr. Patriarca.

5 Any comments?

6 No?

7 Okay. At this time I will now entertain a
8 motion to close the public hearing.

9 MR. MCINTOSH: I so move.

10 MRS. LUCCI: Second.

11 CHAIRMAN DONDORFER: Roll call vote,
12 Mr. Patriarca.

13 MR. PATRIARCA: Mr. Dondorferfer?

14 CHAIRMAN DONDORFER: Yes.

15 MR. PATRIARCA: Mrs. Luci?

16 MRS. LUCCI: Yes.

17 MR. PATRIARCA: Mr. McIntosh?

18 MR. MCINTOSH: Yes.

19 CHAIRMAN DONDORFER: Okay. That will
20 conclude our public hearing for this evening and
21 thank you for coming.

22 (Whereupon, the public hearing was
23 concluded at 7:25 p.m.)

24

25

1 The State of Ohio,)
2) SS: CERTIFICATE
3 County of Cuyahoga.)
4

5 I, Kimberly M. Smoot, Court
6 Reporter, do hereby certify that the foregoing
7 is a true and correct transcript of my stenotype
8 notes, which were taken at the time and place in
9 the foregoing caption specified.

10 I do further certify that I am not a
11 relative, employee of, or attorney for any of
12 the parties in the above-captioned action; I am
13 not a relative or employee of an attorney for
14 any of the parties in the above-captioned
15 action; I am not financially interested in the
16 action; I am not, nor is the court reporting
17 firm with which I am affiliated, under a
18 contract as defined in Civil Rule 28(D); nor am
19 I otherwise interested in the event of this
20 action.

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Kimberly M. Smoot

Kimberly M. Smoot, Notary Public
In and for the State of Ohio.

My commission expires November 7, 2024.

