

CONCORD TOWNSHIP BOARD OF TRUSTEES

LAKE COUNTY, OHIO

PUBLIC HEARING

Concord Town Hall

7229 Ravenna Road

Concord, Ohio 44077

September 4, 2024

7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Trustees members present:

Carl H. Dondorfer, Chairman

Amy L. Lucci, Vice-Chairman

Morgan R. McIntosh, Trustee

Also Present:

John Patriarca, Fiscal Officer

Andy Rose, Administrator

Bridey Matheney, Esq., Legal Counsel

CHAIRMAN DONDORFER: Good evening. I would like to call to order the public hearing that was set for today regarding the Residential Improvement District for the Villas of Canterwood.

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

MR. ROSE: Thank you, Mr. Dondorfer.

Legal notice was published. I have the affidavit of publication where the notice was published in the daily News-Herald and the news-herald.com on 8/5, August 5th, 2024.

And it should also be noted that proper notice was sent to all property owners on July 9th of 2024, along with each respective school district, to make sure that they had ample time to go. So proper notice was done.

Thank you.

CHAIRMAN DONDORFER: Thank you.

And for the purpose of this hearing, if you would, could you please provide some background information on the Residential Incentive -- or Improvement Districts?

MR. ROSE: I can.

Thank you, Mr. Dondorfer, members of the

1 board. The Residential Improvement District  
2 is fairly new to Lake County. It's been  
3 utilized quite a bit in southern and central  
4 Ohio. But the gist of it is, it's very  
5 similar to a TIF in that it allows us to  
6 request that tax dollars be reallocated to the  
7 township for various infrastructure items that  
8 are called out in the proposed resolution.  
9 It's a 10-year RID at 75 percent of the  
10 increased value. So if a lot sold in the RID  
11 district for -- if it was valued at \$100,000,  
12 and then upon completion of the home being  
13 constructed it became \$400,000, that tax value  
14 on the 300,000, 75 percent of that would come  
15 to Concord Township and be fenced off for the  
16 infrastructure projects called out in the  
17 resolution.

18 The four items that we called out in the  
19 resolution are construction of Fire Station 2,  
20 infrastructure improvements to the park, fire  
21 apparatus, and the fourth one being any  
22 infrastructure improvements, additions to Town  
23 Hall. So those are the four items that were  
24 called out. But the primary purpose was to  
25 fund Fire Station 2 when we go to construct

1           that in the future.

2           The RID, Canterwood, the estimated value  
3           of the RID would equate to about \$160,000 to  
4           \$165,000 a year, would be the value on that.

5           CHAIRMAN DONDORFER: Okay. Thank you.

6           MR. ROSE: Yes, sir.

7           CHAIRMAN DONDORFER: Okay, at this point  
8           in time in the hearing, I would open this up  
9           to any public comment. If you would like to  
10          speak, come to the lecturn and state your name  
11          and address. I would recommend, though, if  
12          you hear somebody that addresses your  
13          concerns, you don't need to come to the  
14          podium. But if you would like to, you can  
15          still come up.

16          So one at a time, anybody who would like  
17          to speak, please come up, state your name and  
18          address, and you can address the board.

19          Thank you.

20          MS. RUTHENBERG: Hi. Denise Ruthenberg.  
21          I live at 10055 Stone Hollow currently. I am  
22          moving to the Canterwood Villas. And I just  
23          had a question for you, Andy.

24          My understanding was, the first hundred  
25          thousand dollars of the tax --

1 MR. ROSE: No, ma'am. It's the -- the  
2 RID, reallocation of the tax dollars, is on  
3 the increased value from land purchase to --

4 MS. RUTHENBERG: Completion.

5 MR. ROSE: -- completed home.

6 MS. RUTHENBERG: Seventy-five percent of  
7 that.

8 MR. ROSE: Yes.

9 MS. RUTHENBERG: Has that changed since  
10 the first mailing?

11 MR. ROSE: No, it has not.

12 MS. RUTHENBERG: Okay. Thank you.

13 MR. ROSE: Yes, ma'am.

14 MS. RUTHENBERG: I don't have a problem  
15 with it. I just wanted a clarification.

16 MR. ROSE: Sure.

17 CHAIRMAN DONDORFER: Thank you, Denise.  
18 Thank you.

19 Step up, Mr. Platko.

20 MR. PLATKO: Gary Platko, Treasurer and  
21 Chief Financial Officer for Riverside Schools.

22 Do you want my office address or home  
23 address? Does it matter?

24 CHAIRMAN DONDORFER: It doesn't matter.  
25 Up to you.

1 MR. PLATKO: It's 585 Riverside Drive --

2 CHAIRMAN DONDORFER: That's fine.

3 MR. PLATKO: -- Painesville Township.

4 Before I begin, I would like just to  
5 acknowledge Riverside's strong partnership  
6 with Concord Township and look forward to  
7 continued collaboration between the two  
8 entities.

9 I apologize I was not able to attend the  
10 prior RID hearing for the Ivy Ridge  
11 development as we had a Board of Education  
12 meeting scheduled for the same evening. I  
13 appreciate that you were willing to read the  
14 written statement in the record for that  
15 hearing.

16 I am here tonight to voice Riverside's  
17 opposition to the proposed RID for the Villas  
18 of Canterwood development and any future RIDs  
19 proposed by Concord Township as it has a  
20 direct negative financial impact on the school  
21 district.

22 When the voters of the Riverside  
23 community approve a school tax levy, it is  
24 for the benefit of Riverside Schools.  
25 Implementing a RID redirects 75 percent of the

1 growth in property tax revenue from new  
2 construction from Riverside to Concord  
3 Township. Based on our calculations, assuming  
4 the Villas of Canterwood is fully developed,  
5 Riverside would lose approximately 85,000  
6 annually from this development. This is in  
7 addition to a loss of approximately 320,000  
8 annually from the Ivy Ridge RID that was  
9 approved back in July. While this is less  
10 than 1 percent of Riverside's annual operating  
11 budget, this is real money, money that could  
12 be used for classroom teachers, school safety  
13 officers, and capital improvements.

14 Riverside is now deficit spending as its  
15 last operating levy was approved seven years  
16 ago in 2017. While expenses continue to rise  
17 due to inflation, revenue tends to remain  
18 relatively flat, forcing school districts to  
19 return to the ballot for additional operating  
20 funds. I mean, you guys experienced similar  
21 scenarios.

22 To be clear, Riverside is still a few  
23 years out before placing an operating levy on  
24 the ballot. However, this deferral of tax  
25 revenue growth will ultimately force Riverside

1 to return to the ballot sooner. This would  
2 affect all taxpayers in the Riverside Local  
3 School District, including the Village of  
4 Grand River, Painesville Township, Leroy  
5 Township, a portion of Painesville City, and a  
6 small portion of Chardon.

7 Riverside kindly requests that Concord  
8 Township postpone consideration of this RID  
9 and any future RIDs, and explore other options  
10 that do not have an adverse financial impact  
11 on the school district.

12 Riverside appreciates your time and  
13 attention to this matter.

14 Thank you.

15 CHAIRMAN DONDORFER: Thank you,  
16 Mr. Platko.

17 Anyone else?

18 Ma'am, step up, please. Thank you.

19 MS. BRILL-PACKARD: Sure. My name is  
20 Chris Brill-Packard. I live at 11919  
21 Concord-Hambden Road.

22 I just kind of wanted to go on the record  
23 that I do oppose this from the standpoint  
24 that, from an historical perspective, we  
25 passed levies for the fire, we didn't pass



1        levies for the fire. Initially when they were  
2        going for the fire department, for the new  
3        buildings, the prior board had a proposal that  
4        was a lot of money, and people turned it down.  
5        And then it came back that we found out that  
6        really the design of the building, one third  
7        of it was really only needed to be under code  
8        for living quarters and the rest was just  
9        storage of equipment, which made that redesign  
10       much cheaper than what had initially been  
11       proposed.

12                So a little bit of the voting members of  
13       residents probably lost a little faith. I  
14       did -- in my board -- to really look at the  
15       details before they put a proposal out that  
16       easily was changed and modified, and came in  
17       at a much lower dollar.

18                So now we're here. And the schools did  
19       their part by, you know, renovating their  
20       schools' building, going through the budget  
21       process. And they did a great job educating  
22       the voters that they needed those levies for  
23       those dollars and we voted to support it.

24                Now, just because there's a loophole -- I  
25       call it a loophole -- in the Ohio Revised Code

1           that allows the Trustees to do this, doesn't  
2           give me the feeling that it's really the right  
3           thing to do. It's still diverting dollars  
4           that the voters voted for.

5           And you're looking at a 10-year picture.  
6           And that 10 years, you can't really predict  
7           how many kids will move into those  
8           developments, because over time we've seen  
9           grandparents, aunts, uncles, raising extended  
10          family members, bringing those kids into all  
11          kinds of different communities, just because  
12          that's where they live.

13          So I'm looking at it as, why should  
14          the -- you're -- actually, if you voted for  
15          this, what may potentially happen is your  
16          voters will say, I don't know if I'm going to  
17          support this, and may make it more difficult  
18          for this board to put any future levies on,  
19          knowing that you're going to go after another  
20          area and divert dollars for this purpose under  
21          this Ohio Revised Code. It makes it suspect,  
22          what you're really planning, and what your  
23          budget is.

24          And I really feel that it will make it  
25          very hard for future boards, when you've long

1           gone, and other boards sit in your place  
2           trying to put a levy on, that it may make it  
3           difficult for them to pass a future levy,  
4           regardless of what your needs are.

5           So I ask you to really consider that  
6           aspect before you vote on diverting dollars  
7           away from the schools to functions that should  
8           be part of the normal operating process of  
9           your budget and your planning process.

10          So if you have needs, maybe it's  
11          something that you need to look at a longer  
12          time frame to make it successful, if those are  
13          the objectives that you have.

14          Thank you.

15          CHAIRMAN DONDORFER: Thank you.

16          Anyone else in the audience?

17          MR. MATTEO: Gary Matteo, 7582 Canterwood  
18          Trail.

19          So I do live in The Villas, and I fully  
20          support this resolution. I know the School  
21          Board is looking at lost income, but they're  
22          also getting additional income on that  
23          25 percent that's still going to the schools,  
24          with no additional burden to the school  
25          district. So I have no issue with this

1 resolution whatsoever.

2 And again, it's a limited time. So at  
3 some point in time -- not to mention, most  
4 of the people that live there are currently  
5 Concord residents and have been paying taxes  
6 to the school district all along. So I'm in  
7 favor.

8 CHAIRMAN DONDORFER: Thank you.

9 Anyone else in the audience?

10 Okay, Mr. Rose, have we received any  
11 correspondence regarding the matter? And if  
12 so, will you read it into the record, please.

13 MR. ROSE: We have, Mr. Dondorfer. We've  
14 received correspondence -- we did receive  
15 correspondence that was addressed to the  
16 Concord Township Trustees.

17 This is from Lauren Marchaza -- and I  
18 apologize if I'm mispronouncing it -- and her  
19 email states, and I'm going to read this  
20 verbatim for the record:

21 My name is Lauren Marchaza and I'm a  
22 resident of Concord Township on Oakwood Drive  
23 just around the corner from John Patriarca. I  
24 also have the honor of serving on the Mentor  
25 Board of Education. I am writing to you today

1 in hopes of persuading you to reconsider your  
2 position -- reconsider your position on the  
3 proposed RID for the Canterwood development on  
4 Hoose Road in favor of an arrangement that is  
5 more mutually beneficial and friendly toward  
6 the Mentor School District and taxpayers.

7 I write this as a resident of the  
8 township who has consistently voted in favor  
9 of fire and safety levies because I understand  
10 how important it is to support our community's  
11 emergency services. Simply put, the proposed  
12 RID, 75 percent over 10 years, would result in  
13 a \$1.3 million loss in revenue for the Mentor  
14 Exempted Village School District, which  
15 roughly equates to one or two teachers who  
16 could be making a difference in classrooms  
17 that are already overfilled with students.  
18 And while it is true that the yearly impact on  
19 us would be about .12 percent, that adds up  
20 when we are experiencing no growth in our  
21 revenue to begin with, and a loss of revenue  
22 has an adverse impact and only gets worse when  
23 inflation increases. And while it's also true  
24 that 50 percent of taxpayers' property taxes  
25 support the school district, Mentor is the

1           third lowest taxing school district and one of  
2           the top performing districts in the county.  
3           This is because we prioritize academic success  
4           and fiscal responsibility. Our community has  
5           come to expect this high level of ROI on their  
6           tax dollars.

7           Please understand that we can relate to  
8           the need for finding new opportunities for  
9           revenue. As a public school district, we know  
10          what it's like to face budgetary challenges  
11          that force us to cut costs. We have worked  
12          hard to run as efficiently as possible by  
13          reducing staffing with enrollment, because we  
14          too are experiencing similar revenue and  
15          expense realities.

16          The fact is that Mentor voters have  
17          approved millage for the Mentor Exempted  
18          Village School District and that is what they  
19          expect. They did not expect to have  
20          support -- they did not expect to have to  
21          support emergency services in Concord  
22          Township.

23          While we recognize that the township has  
24          a legal right to appropriate Mentor taxpayers'  
25          money that was intended for Mentor schools, we

1 know that Mentor voters will feel that they  
2 are being forced to cover the lost revenue  
3 that we would otherwise had -- that we would  
4 have otherwise had.

5 I apologize.

6 In other words, the Mentor voters who do  
7 not live in Concord will feel that they are  
8 subsidizing the township in which they do not  
9 live and for which they will see no benefit.  
10 We are hopeful that you'll consider a  
11 different arrangement that could benefit all  
12 involved, Mentor taxpayers, the school  
13 district, and the township.

14 Sincerely, Lauren Marchaza, Member,  
15 Mentor Board of Education.

16 And that concludes her email, sir.

17 CHAIRMAN DONDORFER: Thank you.

18 Any discussion?

19 MR. MCINTOSH: Before we vote.

20 CHAIRMAN DONDORFER: All right, at this  
21 point in time, I will recommend to close the  
22 public hearing.

23 And we need a roll call vote for that,  
24 Mr. Rose?

25 MR. ROSE: No. You're just going to

1 close the public hearing --

2 CHAIRMAN DONDORFER: Oh, just close it?

3 Okay.

4 MR. ROSE: -- and then we'll pick it back  
5 up at the regular Trustee Meeting in a few  
6 minutes, sir.

7 CHAIRMAN DONDORFER: All right. And then  
8 we'll have discussion on it --

9 MR. MCINTOSH: Yeah.

10 CHAIRMAN DONDORFER: -- on the record,  
11 then.

12 MRS. LUCCI: Uh-huh.

13 CHAIRMAN DONDORFER: Okay. We will close  
14 the public hearing.

15 MR. ROSE: Thank you, sir.

16 (Whereupon, the meeting was adjourned at  
17 7:16 p.m.)  
18  
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## 1 CERTIFICATE

2 State of Ohio, )  
3 County of Cuyahoga. ) SS:

4  
5 I, Ivy J. Gantverg, Registered Professional  
6 Reporter and Notary Public in and for the State of  
7 Ohio, duly commissioned and qualified, do hereby  
8 certify that the foregoing is a true, correct and  
9 complete transcript of my stenotype notes which were  
10 taken at the time and place in the foregoing caption  
11 specified.

12 I do further certify that I am not a relative  
13 or counsel of either party, or otherwise interested  
14 in the event of this action.

15  
16  
17   
18 Ivy J. Gantverg, Notary Public  
19 in and for the State of Ohio,  
20 Registered Professional Reporter.  
21 My Commission Expires November 5, 2028.  
22  
23  
24  
25



	<b>7:00 [1]</b> 1/13 <b>7:16 [1]</b> 16/17	<b>audience [2]</b> 11/16 12/9 <b>August [1]</b> 2/12 <b>August 5th [1]</b> 2/12 <b>aunts [1]</b> 10/9 <b>away [1]</b> 11/7	<b>classrooms [1]</b> 13/16 <b>clear [1]</b> 7/22 <b>close [4]</b> 15/21 16/1 16/2 16/13 <b>code [3]</b> 9/7 9/25 10/21 <b>collaboration [1]</b> 6/7 <b>come [6]</b> 3/14 4/10 4/13 4/15 4/17 14/5 <b>comment [1]</b> 4/9 <b>Commission [1]</b> 17/19 <b>commissioned [1]</b> 17/7 <b>communities [1]</b> 10/11 <b>community [2]</b> 6/23 14/4 <b>community's [1]</b> 13/10 <b>complete [1]</b> 17/9 <b>completed [1]</b> 5/5 <b>completion [2]</b> 3/12 5/4 <b>concerns [1]</b> 4/13 <b>concludes [1]</b> 15/16 <b>CONCORD [14]</b> 1/2 1/8 1/10 3/15 6/6 6/19 7/2 8/7 8/21 12/5 12/16 12/22 14/21 15/7 <b>Concord-Hambden [1]</b> 8/21 <b>confirm [1]</b> 2/6 <b>consider [2]</b> 11/5 15/10 <b>consideration [1]</b> 8/8 <b>consistently [1]</b> 13/8 <b>construct [1]</b> 3/25 <b>constructed [1]</b> 3/13 <b>construction [2]</b> 3/19 7/2 <b>continue [1]</b> 7/16 <b>continued [1]</b> 6/7 <b>corner [1]</b> 12/23 <b>correct [1]</b> 17/8 <b>correspondence [3]</b> 12/11 12/14 12/15 <b>costs [1]</b> 14/11 <b>could [4]</b> 2/21 7/11 13/16 15/11 <b>counsel [2]</b> 1/22 17/13 <b>county [4]</b> 1/3 3/2 14/2 17/3 <b>cover [1]</b> 15/2 <b>currently [2]</b> 4/21 12/4 <b>cut [1]</b> 14/11 <b>Cuyahoga [1]</b> 17/3
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