RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on September 16, 2026

This meeting was held via YouTube Live Streaming. See Public Hearing transcripts for more details.

The Concord Township Board of Trustees met for a Public Hearing on September 16, 2026, 5:45 pm, in Town Hall, located at 7229 Ravenna Road. Chairperson Carl H. Dondorfer called the hearing to order. Trustees present were Amy L. Lucci, John M. Wiertel, and Carl H. Dondorfer.

Mr. Dondorfer confirmed with Administrator Andy Rose that the legal notice was published in a timely manner.

Mr. Dondorfer asked Mr. Rose to discuss creating a Tax Increment Financing (TIF) on Parcel No. 08A020A000200. Mr. Rose discussed by placing a TIF on the parcel the Township would collect 75% of the tax dollars for a period of ten years. Outlined in Resolution 2026-22, funds could be utilized for Public Infrastructure Improvements and may include any of the following improvements:

- Infrastructure improvements including construction, improvement, all drainage improvements, signalization, public utilities, lighting and other improvements related thereto, related to Discovery Lane and Capital Parkway
- Infrastructure related to the development of this commercial business, including but not limited to water and fire protection systems and all appurtenances thereto, such as fire pumper trucks
- Infrastructure improvements to Town Hall Park
- Addition to Town Hall

Mr. Rose also commented that the property owner, Riverside School District and Auburn Career Center had been properly notified of the TIF on this parecel.

Mr. Dondorfer opened the public hearing for public comment. Since there was none or any correspondence he closed the public hearing.

The Concord Township Board of Trustees met for a Regular meeting on September 16, 2026, at 6:00 pm, in Town Hall, located at 7229 Ravenna Road. Chairperson Carl H. Dondorfer called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, John M. Wiertel, and Carl H. Dondorfer.

APPROVAL OF MINUTES

August 3, 2026, Public Hearing Meeting Minutes. Mrs. Lucci moved to approve the August 3, 2026, Public Hearing Meeting Minutes. Mr. Wiertel seconded. Vote 3 ayes.

September 2, 2026, Trustees Office Hours Meeting Minutes. Mr. Wiertel moved to approve the September 2, 2026, Trustees Office Hours Meeting Minutes. Mrs. Lucci seconded. Vote 3 ayes.

September 2, 2026, Regular Trustees Meeting Minutes. Mrs. Lucci moved to approve the September 2, 2026, Regular Trustees Meeting Minutes. Mr. Wiertel seconded. Vote 3 ayes.

ELECTED OFFICIALS' REPORT

A. FISCAL OFFICER – John Patriarca

Mr. Patriarca reviewed the September 4, 2026, groundbreaking ceremony for Fire Station 2 on Prouty Road and thanked Congressman Dave Joyce and his staff for all their hard work in securing funding for the project; reminded residents of the Rumours make up concert tomorrow.

B. TRUSTEES

The Trustees discussed general Concord Township business since the last meeting. Mrs. Lucci discussed the Fire Station 2 groundbreaking on September 4, 2026, and thanked Congressman Joyce, Senator Cirino, Lake County Commissioner's Morgan McIntosh and John Plecnik, and Judge Lucci for attending: received many emails/calls regarding going to a township wide single trash hauler. Most correspondence was favorable; however, some residents still do not want their freedom of choice taken away. Mrs. Lucci stated she could understand that but added not every service is chosen by the Board of Trustees (water, sewer, electric, health district, etc.) and these services are good/needed for all of the township. Mrs. Lucci stated she is leaning towards a single trash hauler but asked Mr. Wiertel and Mr. Dondorfer their thoughts; Mr. Wiertel commented he believes in freedom of choice but also as Trustees are challenged with doing their due diligence to make the best decision for all the residents of the township. Mr. Dondorfer agreed, and added when this was tried a few years ago it lost steam. However, through continued research and engaging residents feedback (Open House, calls, emails) the majority is in favor of moving to a single trash hauler. Mrs. Lucci also added in the Ohio Revised Code (ORC), the board does have the legal right to make the decision in the best interest of all the residents in the township.

Mr. Wiertel discussed the 2026 joint road projects and thanked Service Director Tim Brown for coming in under budget; yard waste dropoff and brush days; Rec. Dept. has many great classes and Grapevine in mail boxes this week; Fire Station 2 groundbreaking and thanked Congressman Joyce for his support; Aluminum Can Drive supports Fire Prevention; toured Station 1 with Fire Dept. Admin. and the parents of a seven-year-old boy who was presented with a Certificate of Appreciation for reporting a shed fire; attended the Lake Township Association meeting; attended the Southern Butcher Shop ribbon cutting; concert tomorrow; and Constitution Day is observed tomorrow. Mr. Dondorfer recapped the Eastern Lake County Chamber State of the Communities event; and reviewed the Timberlane Drive issue.

DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Andy Rose, Administrator

Andy Rose, Administrator, covered general business of the Township; reviewed the agenda items, discussed in detail the vote to formalize the street name to Timberlane Drive for the NextGen 911 Emergency Dispatching System (street name has morphed since platted); requested Item H to be removed from the agenda; League of Women Voter's candidate's forum is on September 28, 2026, 6:30 pm, at the Community Center; the Grapevine is in mailboxes with the full list of classes offered; concert tomorrow; and 9:00am at the Community Center is Coffee with the Administrator.

AUDIENCE

1. Debra Lord of Timberlane Drive supports name designation to "Timberlane Drive".
2. Adam Litke, Health Commissioner with the Lake County General Health District, discussed funds will be returned in 2027 in the amount of $113,000.00 to the township and plan to return similar amount in 2028.

OLD BUSINESS

None

NEW BUSINESS

A. AUGUST FINANCIAL REPORT. Mrs. Lucci moved to approve the August Financial Report. Mr. Wiertel seconded. Vote 3 ayes.

B. RES. 2026-22, A RESOLUTION CREATING A TIF AREA FOR PARCEL 08A020A000200. Mr. Wiertel moved to adopt the following resolution:

RESOLUTION 2026-22

A RESOLUTION CREATING A TIF AREA PURSUANT TO SECTIONS 5709.73(B) AND 5709.73(D) OF THE OHIO REVISED CODE, DECLARING THE IMPROVEMENT TO THE PARCEL OF REAL PROPERTY LOCATED WITHIN THE TIF AREA TO BE A PUBLIC PURPOSE, EXEMPTING FROM REAL PROPERTY TAXATION 75% OF THAT IMPROVEMENT, REQUIRING THE OWNER OF THE PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A TOWNSHIP PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS, AND SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT THE PARCEL.

WHEREAS, Sections 5709.73, 5709.74 and 5709.75 of the Ohio Revised Code (collectively, the "TIF Statutes") authorize a board of township trustees, by resolution, to declare the improvement to each parcel of real property located within the township to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a township public improvement tax increment equivalent fund for the deposit of the remainder of such service payments and specify public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, those parcels; and

WHEREAS, the parcel of real property identified and depicted in **Exhibit A** attached hereto (as now or hereafter configured on the tax list and duplicate for Lake County, Ohio, the "Parcel") is located in Concord Township, Ohio (the "Township"), and this Board of Township Trustees (the "Board") has determined to declare the Improvements (as defined in Section 1 of this Resolution) to the Parcel to be a public purpose; and

WHEREAS, this Board has determined that it is necessary and appropriate and in the best interest of the Township to exempt from taxation seventy-five percent (75%) of the Improvements to the Parcel as permitted and provided in Section 5709.73(B) of the Ohio Revised Code for up to ten (10) years (the "TIF Exemption") and to simultaneously direct and require the current and future owners of the Parcel (each such owner individually, the "Owner," and collectively, the "Owners") to make annual Service Payments (as defined in Section 2 of this Resolution) with respect to the Parcel in lieu of the real property tax payments, and in the same amount as each would have made real property tax payments except for the exemption provided by this Resolution; and

WHEREAS, pursuant to Section 5709.75(A) of the Ohio Revised Code, this Board has determined to establish a township public improvement tax increment equivalent fund for the Parcel, into which there shall be deposited the Service Payments generated by the Parcel and distributed to the Township; and

WHEREAS, this Board has determined to provide for the construction of the public infrastructure improvements described in **Exhibit B** attached hereto (the "Public Infrastructure Improvements"), which are necessary for the development of and, once made, will directly benefit the Parcel; and

WHEREAS, notice of consideration of this Resolution has been delivered to the respective boards of education of Riverside Local School District and Auburn Career Center in accordance with and within the time periods prescribed in Sections 5709.73(D) and 5709.83 of the Ohio Revised Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Concord Township, Lake County, Ohio, that:

SECTION 1. Authorization of Tax Exemption. Pursuant to and in accordance with the provisions of Section 5709.73(B) and Section 5709.73(D) of the Ohio Revised Code, this Board hereby finds and determines that seventy-five percent (75%) of the increase in assessed value of the Parcel subsequent to the effective date of this Resolution (which increase in assessed value is hereinafter referred to as the "Improvement" or "Improvements" as defined in Section 5709.73(A) of the Ohio Revised Code) is hereby declared to be a public purpose and the Improvements shall be exempt from taxation for a period commencing with the first tax year that begins after the effective date of this Resolution and in which an Improvement attributable to the Parcel first appears on the tax list and duplicate of real and public utility property for the Parcel and ending on the earlier of (a) ten (10) years after such commencement or (b) the date on which the Township can no longer require service payments in lieu of taxes for the Improvements, all in accordance with the requirements of the TIF Statutes.

SECTION 2. Service Payments and Property Tax Rollback Payments. Pursuant to Section 5709.74 of the Ohio Revised Code, this Board hereby directs and requires the Owner of the Parcel to make annual Service Payments (as defined herein) in lieu of taxes with respect to the Improvements allocable thereto to the Treasurer of Lake County, Ohio (the "County Treasurer"), on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established under Sections 323.121(B)(1) and 5703.47 of the Ohio Revised Code (collectively, the "Service Payments"), shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not exempt from taxation pursuant to Section 1 of this Resolution. The Service Payments, and any other payments with respect to the Improvements that are received by the County Treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), shall be allocated and distributed in accordance with Section 4 of this Resolution.

SECTION 3. Tax Increment Equivalent Fund. Pursuant to Section 5709.73 of the Ohio Revised Code, this Board hereby establishes, pursuant to and in accordance with the provisions of Section 5709.75 of the Ohio Revised Code, the SILCO Concord Township Public Improvement Tax Increment Equivalent Fund (the "Fund"). The Fund shall be maintained in the custody of the Township and shall receive all distributions to be made to the Township pursuant to Section 4 of this Resolution. Those Service Payments and Property Tax Rollback Payments received by the Township with respect to the Improvements to the Parcel and so deposited pursuant to Section 5709.74 of the Ohio Revised Code shall be used solely for the purposes authorized in the TIF Statutes or this Resolution. The Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved and any surplus funds remaining therein transferred to the Township's General Fund, all in accordance with Section 5709.75 of the Ohio Revised Code.

SECTION 4. Distribution of Funds. The County Treasurer is requested to distribute the Service Payments and the Property Tax Rollback Payments to the Township.

SECTION 5. Public Infrastructure Improvements. This Board hereby designates the Public Infrastructure Improvements described in **Exhibit B** attached hereto, and any other public infrastructure improvements hereafter designated by Resolution of this Board as public infrastructure improvements, as public infrastructure improvements made, to be made or in the process of being made by the Township that are necessary for the development of and directly benefit, or that once made will directly benefit, the Parcel.

SECTION 6. Further Authorizations. This Board hereby authorizes and directs the Township Administrator, the Township Fiscal Officer, or other appropriate officers of the Township to make such arrangements as are necessary and proper for collection of the Service Payments from the Owner, including the preparation and filing of any necessary exemption application(s). This Board further hereby authorizes and directs the Township Administrator, the Township Fiscal Officer, or other appropriate officers of the Township to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Resolution.

SECTION 7. Filings with Ohio Department of Development. Pursuant to Section 5709.73(I) of the Ohio Revised Code, the Township Administrator, the Township Fiscal Officer, or other appropriate officer of the Township, is hereby directed to deliver a copy of this Resolution to the Director of Development of the State of Ohio within fifteen (15) days after its adoption. Further, on or before March 31 of each year that the Exemption set forth in Section 1 of this Resolution remains in effect, the Township Administrator, the Township Fiscal Officer, or other authorized officer of the Township shall prepare and submit to the Director of Development of the State of Ohio the status report required under Section 5709.73(I) of the Ohio Revised Code.

SECTION 8. Open Meetings. It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that any and all deliberations of this Board and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code and all legal requirements of the laws of the State of Ohio.

SECTION 9. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption.

Mrs. Lucci seconded. Roll Call Vote: Mrs. Lucci – yes; Mr. Wiertel – yes; Mr. Dondorfer – yes.

C. REQUEST THE LAKE COUNTY COMMISSIONERS CHANGE THE NAME OF TIMBER LANE TO TIMBERLANE DRIVE. Mrs. Lucci moved to request the Lake County Commissioners change the name of Timber Lane to Timberlane Drive. Mr. Wiertel seconded. A discussion was held regarding the formalization of the street name to clean up address verification/street names in GIS for the NextGen 911 Emergency Dispatching System. Vote 3 ayes.

D. FIRE DEPT. APPROVE THE TRANSFER OF NATHAN PREUER FROM PART-TIME FIREFIGHTGER/PARAMEDIC TO PART-TIME TRAINING & SUPPORT COORDINATOR EFFECTIVE 9/20/2026. Mr. Wiertel moved to approve the transfer of Nathan Preuer from Part-time Firefighter/Paramedic to Part-time Training & Support Coordinator effective 9/20/2026. Mrs. Lucci seconded. Vote 3 ayes.

E. FIRE DEPT. APPROVE THE EMPLOYMENT OF WALLACE BRAINARD TO THE POSITION OF PART-TIME TRAINING & SUPPORT COORDINATOR EFFECTIVE 9/20/2026 PENDING COMPLETION OF NEW HIRE PAPERWORK. Mrs. Lucci moved to approve the employment of Wallace Brainard to the position of Part-time Training & Support Coordinator effective 9/20/2026 pending completion of new hire paperwork. Mr. Wiertel seconded. The Trustees and Fiscal Officer discussed the value of Nathan Preuer and Wallace Brainard in the supporting roles, the return on investment and the impact it will have on the community (ex. ISO rating). Vote 3 ayes.

F. MOTION TO APPROVE OHIO DEPARTMENT OF MEDICAID EMERGENCY MEDICAL SERVICE SUPPLEMENTAL PAYMENT MEMORANDUM OF UNDERSTANDING AND AUTHORIZE THE CHAIR OF BOT TO EXECUTE THE MOU ON BEHALF OF THE TOWNSHIP. Mrs. Lucci moved to approve Ohio Department of Medicaid emergency medical service supplemental payment Memorandum of Understanding and authorize the Chair of BOT to execute the MOU on behalf of the township. Mr. Wiertel seconded. Vote 3 ayes.

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G. REAPPOINT THEODORE HACH JR. (TR) AS BOARD OF ZONING APPEALS ALTERNATE MEMBER FOR A TERM EFFECTIVE OCTOBER 5, 2026, THROUGH OCTOBER 4, 2028. Mr. Wiertel moved to approve the reappointment of Theodore Hach Jr. (TR) as Board of Zoning Appeals alternate member for a term effective October 5, 2026, through October 4, 2028. Mrs. Lucci seconded. Vote 3 ayes.

H. ~~PO TO LAKE COUNTY DEPT. OF UTILITIES IN THE AMOUNT OF $42,095.00 FOR INSPECTIONS AND TAP IN FEES FOR FIRE STATION 2.~~ Item H was removed from the agenda.

I. PO TO AQUA OHIO IN THE AMOUNT OF $13,356.00 FOR INSPECTIONS AND TAP IN FEES FOR FIRE STATION 2. Mrs. Lucci moved to approve PO to Aqua Ohio in the amount of $13,356.00 for inspections and tap in fees for Fire Station 2 Project. Mr. Wiertel seconded. Vote 3 ayes.

J. FUTURE MEETINGS & ANNOUNCEMENTS:

9/21	3:00 PM	STAFF MEETING / Town Hall
10/6	7:00 PM	ZONING COMMISSION / Town Hall
10/7	CANCELED	OFFICE HOURS
	5:00 PM	TRUSTEES SPECIAL MEETING FOR FIREFIGHTER INTERVIEWS / Town Hall
	6:00 PM	TRUSTEES MEETING / Town Hall

Upon proper motion the meeting was adjourned at 6:40 pm.

For financial information go to: checkbook.ohio.gov

Carl H. Dondorfer, Chairperson

John M. Patriarca, Fiscal Officer