

Trustees & Fiscal Officer
(513) 722-3400

Zoning
(513) 722-3400

Service Department
(513) 722-4600



www.goshen-oh.gov

Police
(513) 722-3200

Fire & E.M.S.
(513) 722-3473
or
(513) 722-3500

**Special Meeting – Goshen Township
Board of Trustees
Tuesday, April 21, 2015
3:45 PM**

Meeting Minutes

Opening

Invocation
Pledge of Allegiance
Roll Call

Board of Trustees
Board of Trustees
Administrator Ethridge

Trustee Allen called the meeting to order at 3:45 PM. Board of Trustees led in the invocation and the Pledge of Allegiance, and roll was taken.

Trustee Lisa Allen – Present
Trustee Claire Corcoran – Present
Trustee Lois Pappas Swift - Present

In Attendance: Administrator Lou Ethridge

Adoption of Agenda

166-2015 Trustee Corcoran motioned to amend the agenda to remove item C and to list motions for the two employees individually as item B-1, B-2, B-3, and B-4. Trustee Swift seconds the motion; motion carries.

Trustee Allen – Yes

Trustee Corcoran – Yes

Trustee Swift – Yes

167-2015 Trustee Corcoran motioned to adopt the agenda as amended. Trustee Swift seconds the motion; motion carries.

Trustee Allen – Yes

Trustee Corcoran – Yes

Trustee Swift – Yes

New Business

- 168-2015** Trustee Corcoran motioned to approve 5 weeks of vacation leave annually to Louis M. Ethridge beginning January 12, 2015; as a result of 38 years of service credit as defined by Ohio Revised Code 325.19 – Vacation leave. Trustee Swift seconds the motion; motion carries.
Trustee Allen – Yes Trustee Corcoran – Yes Trustee Swift – Yes
- 169-2015** Trustee Corcoran motioned to approve 5 weeks of vacation leave annually to Rick W. Combs beginning January 1, 2015; as a result of 36 years of service credit as defined by Ohio Revised Code 325.19 – Vacation leave. Trustee Swift seconds the motion; motion carries.
Trustee Allen – Yes Trustee Corcoran – Yes Trustee Swift – Yes
- 170-2015** Trustee Swift motioned to credit Louis M. Ethridge with all unpaid sick leave to be carried over from Miami Township, Clermont County, Ohio, with written documentation, beginning January 12, 2015, not to be paid out upon end of employment and upon verification. Trustee Corcoran seconds the motion; motion carries.
Trustee Allen – Yes Trustee Corcoran – Yes Trustee Swift – Yes
- 171-2015** Trustee Corcoran motioned to credit Rick W. Combs with all unpaid sick leave to be carried over from Clermont County Sheriff's Office, Clermont County, Ohio, with written documentation, beginning January 1, 2015, not to be paid out upon end of employment and upon verification. Trustee Corcoran seconds the motion; motion carries.
Trustee Allen – Yes Trustee Corcoran – Yes Trustee Swift – Yes

Old Business

GCDC discussion

Mr. Jeff Corcoran represented the GCDC and stated that the most recent motion passed by the Board of Trustees was to direct the Administrator to reengage with the GCDC. Mr. Corcoran stated that a number of events have occurred since that time and there are 5 GCDC properties, 4 of the properties relate to the Villages of Belmont and 1 property is in downtown Goshen. Mr. Corcoran stated there have been a number of challenges related to the GCIC / GCDC and whether or not they are considered one entity or two; Mr. Corcoran stated that according to the State Auditor's office they are considered one entity with a name change and that they maintained the 501c(3) status. Mr. Corcoran stated that the Belmont property is in foreclosure due to back taxes and the finding of the Department of Taxation determined that the property was not used for tax exempt purposes so they proceeded with taxing the property and they declined the 501c(3) tax exemption appeal and that the only way to reinstate the tax exemption status is to transfer the

property back to the Township and that this was the reason it had been tax exempt in the past. Mr. Corcoran stated there is a tax liability on the property and that the only way to terminate the tax accrual is if the Township owns the property and the Township applies for tax exemption. Mr. Corcoran stated there is a tax liability on the property and the members of the CDC had loaned money to the CDC to pay back taxes to bring the property out of foreclosure and into 2015 and the estimated loan amount equaled \$3,600.00. Mr. Corcoran inquired of Administrator Ethridge if he had the total amount due in back taxes for the property; Administrator Ethridge replied that the Prosecutor's Office along with the County Treasurer's Office indicated that \$15,413.00 was the opening bid on the property, which this amount included \$3,000.00 in court cost for this property. Administrator Ethridge stated the last amount he had seen from the Auditor's Office for back taxes was estimated amount of \$19,100.00. Mr. Corcoran stated that Goshen Township has been experiencing a transition from a rural farm community to a rural suburban community which started in the late 1990's and continued until a referendum against for high density housing. Mr. Corcoran stated that Miami Township and Symmes Township are built out and developers will start approaching Goshen Township for development. Mr. Corcoran stated that a prior Board of Trustees dismantled the Zoning Department by terminating Mr. Ethridge, reducing the Zoning Inspectors hours to part time and disengaged with the GCIC. Mr. Corcoran stated that these decisions ended the advancement of developing property in a controlled way and that the only intent of the CDC/CIC is to assist Goshen with no personal interest in the properties involved. Mr. Corcoran stated the Board of Trustees had to make a decision whether or not to accept the donation of the property which the Auditor's Office has valued at \$393,700.00 and the property on Belmont is currently listed for sale at \$29,500.00 per lot and if all lots sold the retail amount would be over \$1 million dollars. Mr. Corcoran stated no matter how you look at the property is was valued between \$400,000.00 and \$1 million dollars and inquired if the Township was interested in investing less than \$20,000.00 to protect this property. Mr. Corcoran questioned if the Township should invest in property for controlled development and that the Trustees would need to decide on this issue. Mr. Corcoran stated that in his opinion that the Township would get their \$20,000.00 investment back should the decision to sell property be made. Mr. Corcoran stated that another issue would be the budget and if there is enough money available to invest; Mr. Corcoran stated that there is \$1 million dollars in the General Fund and at least \$60,000.00 in unencumbered this year and that the money is there should the Trustees decide to move forward. Mr. Corcoran stated that the CDC still wants to reengage with the Township. Trustee Allen stated that in January 2015, the Board of Trustees voted to establish the CIC and requested that Administrator Ethridge look into the motions actually made. Trustee Allen stated after the decision was made to establish the CIC that the current CDC members submitted their resignations and the Board of Trustees were going to proceed with interviews to appoint new CIC Board members. Trustee Allen stated that no decisions had been made specifically on the property. Mr. Corcoran stated he had reviewed the CDC resignation letters and that they stated that they will go into effect when the Township reengages with the CIC.

Mr. Corcoran clarified that the CDC was going to hold onto the property and in order to stop the tax liability from accruing more the property has to transfer to the Township from the GCDC, the Board of Trustees would then have to vote to accept

the property and when the Trustees voted to accept the property, they would have to vote to accept with liability and the liability is what was mentioned previously. Mr. Corcoran stated if the GCDC sold a lot there would be no liability attached, but if they did not sell a lot there would be liability with the property.

Trustee Allen stated that in her discussion with Administrator Ethridge that she understood if the property becomes Township property that there would be no tax liability and if it becomes CIC property they will continue to accrue tax liability; Administrator Ethridge confirmed that if it is Township property there would be no tax liability but if CIC property there would be tax liability. Trustee Corcoran inquired how long it would take for the Township to file; Administrator Ethridge stated that since the CIC has already been put together once, that the Township would only have to resubmit paperwork with minor changes to the State. Mr. Corcoran stated he believed the only paperwork which the Township would need to submit would be for a name change; Administrator Ethridge stated it should take less than 30 days. Mr. Corcoran stated the key to this process is for the Township to reengage with the CDC/CIC. Administrator Ethridge stated there needed to be a determination on how many members needed to be on the CIC board, but stated that at least one Trustee had to be on the CIC board and that most CIC's have between 3 and 5 Board members. Administrator Ethridge stated that CIC board members do not have to be residents of the Township or even the County.

Trustee Allen stated two issues needed to be clarified; one if the Trustees had voted to reengage with the CIC, she understands the Township has not reengage but has the vote been made; Administrator Ethridge stated the vote was made and the Trustees needed to approve the documents to reengage. Trustee Allen's second issue was to discuss the property specifically; Administrator Ethridge stated that the presentation today was pretty clear in that the Township would become the owner of the property.

Trustee Corcoran stated in her opinion that the Board of Trustees and the GCDC/CIC has tried to direct the development of Goshen and feels if this property were to be let go that it could be developed into something which Goshen may not want. Trustee Corcoran stated in her opinion it is the Trustees first obligation is to protect Goshen. Trustee Allen stated she would prefer to have all the proper paperwork in order before a decision is made on the property; Mr. Corcoran clarified to the Board that the GCDC was not offering the property to the Township, that the GCDC would take care of the property taxes and should the Township approve to reengage with the CIC they would then need to make a decision on the property. Trustee Swift stated she does not understand the questions around the property in that there is a \$20,000.00 liability but it's valued at \$400,000.00. Trustee Allen stated she is in favor of the CIC and that she has received questions along the way in what would the liability be to the Township and should the Township control the development of the property. Trustee Swift inquired if the Township is not involved in the development of the Township who would control it then. Mr. Corcoran stated communities who are receiving pressure from developers have purchased property in order to control how the property is developed.

172-2015 Trustee Swift motioned for Administrator Ethridge to construct the proper paperwork to reengage with the GCDC and to present on the appropriate agenda when task is completed. Trustee Corcoran seconds the motion; motion carries.

Trustee Allen – Yes

Trustee Corcoran – Yes

Trustee Swift – Yes

Community Forum

Ken Klosterman – Goshen, OH

Mr. Klosterman suggested the owners of the Belmont property pay the back taxes and then donate the property to Goshen Township; Trustee Allen stated that is what was presented today by the GCDC.

James Constable – Blanchester, OH

Mr. Constable inquired about the GCDC and who would be paying the back taxes on the property, and do they expect to get their money back from the Township; Trustee Allen stated that had not been discussed yet. Mr. Constable stated that he could only find 2 parcels of land and not 4 parcels and who would be paying the State Auditor's office invoice, legal advertisements, court cost, who would pay back the \$31,500.00 for the amount paid by the Township for the Main Street property. Mr. Constable inquired why the GCDC meetings are not open to the public and why are the GCDC financial records not available to the public or filed with the State Auditor's office. Mr. Constable inquired what good things have the GCIC / CDC done for the Township. Mr. Constable stated majority of the Belmont land is under a PUD and that you cannot build on it. Mr. Constable stated that he understands that a 501c(3) filing is for Federal only and does not exempt from property taxes.

Steve Holland – Goshen, OH

Mr. Holland stated he had committed a crime in Goshen Township and had received 24 hours of community service and requested a letter be sent to the Clermont County Probation officers and community service and that he had been instructed to perform his community service in Goshen Township. Trustee Corcoran stated that Mr. Holland should go to the Police Chief and he can take care of the letter for him. Mr. Holland stated that the Belmont property can be developed and that 2 spots are considered green spaces.

Adjournment

173-2015 Trustee Swift motioned to adjourn the Meeting of the Board of Trustees at 4:48 PM.
Trustee Corcoran seconds the motion; motion carries.

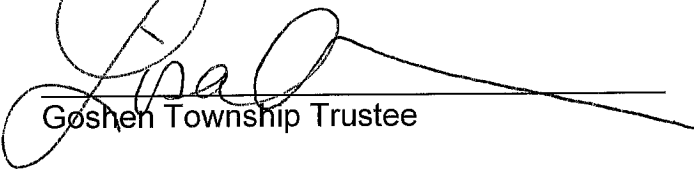
Trustee Allen – Yes

Trustee Corcoran – Yes

Trustee Swift – Yes

Respectfully Submitted by:


Cheryl Allgeyer, Fiscal Officer


Goshen Township Trustee

cra