

Held

July 30, 2013

OPENING OF MEETING

Mr. Deters called the meeting to order at 5:32PM. All Board members were present.

Mr. Deters recognized the Boy Scouts in attendance. He also noted that Scott Sollmann is in attendance for legal counsel.

GENERAL BUSINESS

POLICE

Reserve Officer Appointment

Chief Meloy requested the Board approve the appointment of Bobby Dwight Taylor for the position of reserve police officer. He said Mr. Taylor has accepted an offer which included his payment to the Department of \$1,000 for equipment, along with the requirement to pay up to an additional \$1,998 for the remaining equipment issues, should he choose to separate within 18 months of this appointment. He will not receive any regular pay, but will have the opportunity to earn \$15/hour while working at the Northgate Mall, as part of our agreement with the mall ownership group.

Ms. Rinehart made a motion to approve Mr. Taylor's appointment and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

ADMINISTRATION

Workers' Compensation

Mr. Birkenhauer requested the Board approve the 2014 workers' compensation program, which includes the group rating premium of \$238,766 and the Frank Gates service fee of \$18,000. He said the premium in 2013 is \$425,712, excluding potential rebates.

Mr. Ritter made a motion to approve the program and Ms. Rinehart offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

ROW Acquisition Services for Safe Routes to Schools

Mr. Birkenhauer requested the Board enter into a contract with Transystems for right-of-way acquisition services for the Safe Routes to Schools project, not to exceed \$90,000. He requested the Board allow him to sign the contract with Transystems.

Ms. Rinehart made a motion such motion and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

PUBLIC HEARING -- JEDD -- Liberty Nursing home

Mr. Birkenhauer said that the item for action is approval of the Liberty Nursing Health Care JEDD resolution, entered into with the City of Cheviot, to levy a 2%

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income tax annually, of which up to \$50,000 annually will be reimbursed back to the developer for construction of the sanitary sewer infrastructure cost. He said their facility will employ 100 people, with an annual payroll of \$4,000,000. Estimated annual JEDD revenue is \$80,000, with \$22,000 to Colerain Township, \$50,000 to Liberty Nursing Home, \$8,000 to the City of Cheviot (plus fees of \$1,000). The total project cost is \$10 million.

Mr. Birkenhauer said that many other jurisdictions have used this tool, which increases revenue and creates jobs in a community. He cited several advantages to a JEDD, including providing new funding sources to offer services without a property tax increase.

Mr. Birkenhauer said that the term of the agreement is 30 years, with a possibility of two 10-year renewals. He said that the parcel is 19.358 acres and we were petitioned by property owner for the JEDD.

Ms. Rinehart made a motion to open the public hearing and Mr. Ritter offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

Jim Acton asked if this is a mentally challenged facility. He said that there will be 100 employees, with 80% as minority paid employees from many ethnic backgrounds. An upscale facility in Loveland has an average hourly rate of \$11.35. Based on numbers supplied by the facility, non-management salaries would have \$454/week gross and \$402.64 after state and federal taxes. He said that after the 2% JEDD, the family will have roughly \$393.38/week to cover rent, gas, electric, etc. He said that he's not against a JEDD, but feels this is the wrong facility to force employees to pay an extra 2%. He asked about how residents will be kept informed of the monies used and the costs related to the JEDD.

Rich McVay is the President of POWER. He said that they support in principle the JEDD concept, but this particular JEDD is unfair and ill-advised and the economic impacts have not been thoroughly defined. He said that residents on Flat Top, Susanna, Sagebrush and Yellowstone pay a lot of property taxes, but the Township was not able to help with their sewer connection. He asked why the Township is treating the developer differently. He said that the wage structure of a nursing home reveals a predominance of employees who earn low annual incomes and asked why the Trustees feel it is appropriate to place a disproportionate tax burden on these employees and their families. He suggested that the Board place this issue on the ballot and if they don't, POWER will collect the necessary signatures for a referendum.

Scott Huber said that this is a payroll tax for employees. He asked if the net profits of the business will be taxed. He asked if Colerain Township residents will be included or exempted from the tax. He asked if the residents of the nursing home will have their income taxed.

Dana Dunnigan said that some of her concerns were already addressed. She said that the JEDD is helping the developer. She asked why we need the JEDD now, when it seems the developer has already chosen Colerain Township as the location. She said that the majority of the jobs will be lower paid and it will be a relatively huge tax burden on those who are already struggling. She asked if Township residents will be exempt. She asked why we would extend the tax

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after the payback period, and that we shouldn't burden people to bring in extra funds.

William Nordman said that two of his questions were mentioned before. He asked why the term is 30 years if the plan is to have it paid off in six years. Once the sewer is paid off, the funds go to the general fund. He said that Township residents should have an opportunity to vote. This is still a tax, which affects the whole Township.

Dorothy Lewis said that where they are building is zoned as residential rural and is now changed to build this business. Colerain Ave. is the most vacant street in the Township. She asked why the Township is facilitating this and if we are bribing them to come. She said that they are destroying 20 years of timberland.

Anne McBride, McBride Dale Clairon, said that this is a 148-bed skilled care facility with 100 employees. The development would be \$10 million in improvements to the property.

Mr. Ritter made a motion to close the public hearing and Ms. Rinehart offered the second. The roll was called:

Mr. Deters.	"Aye"
Ms. Rinehart.	"Aye"
Mr. Ritter.	"Aye"

Mr. Birkenhauer said that the Township offers superior services to citizens and business. People employed in facilities in cities are already paying an income tax. This agreement does pay for some of the services.

In response to Mr. Deters questions, Ms. McBride said that without the JEDD, the developer will not be able to move forward with the project, as this is a very important component. These are new jobs in the township and 50% of the jobs at the facility will pay \$18/hour and over. She said that no one has been hired.

Mr. Ritter asked about the process to hold residents harmless. Mr. Sollomann said that can't be a part of resolution, but it can be implemented later.

Ms. Rinehart asked for clarification on the length of the agreement.

Mr. Sollomann said it expires in 2043, with the option to extend for 10 years, twice.

Mr. Birkenhauer said that there will be an annual meeting of JEDD Board, to review the revenue and fees.

Mr. Deters said that he voted against the zone change, but the zone change was ratified. He said that there is some misunderstanding that we're imposing a tax. He prefers to see it that we're creating jobs. With unemployment over 8%, this is a way to help us grow economically. He said that that refund/grant reimbursement for Township residents is an important consideration. He said that he supports this as it will bring in more jobs.

Mr. Ritter said that a ballot initiative might be appropriate if we were dealing with a larger area, but not for 20 acres where developer has asked for the JEDD. These jobs are not yet created and one need not apply if this is too burdensome. He said that this is a good proposal.

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Ms. Rinehart said that we're not hitting people for extra money as they know going into it that there is the 2% tax. She said that she and many other Township residents pay income tax to the City of Cincinnati.

Mr. Deters made a motion to approve the JEDD with Liberty Nursing Home and Mr. Ritter offered the second. The roll was called:

- Mr. Deters. "Aye"
- Ms. Rinehart. "Aye"
- Mr. Ritter. "Aye"


Mrs. Harlow noted that this is Resolution #71-13, "Resolution Approving the Colerain Township-City of Cheviot Joint Economic Development District 1 Contract."


ADJOURNMENT

With no further business to come before the Board, Ms. Rinehart motioned for adjournment. Mr. Ritter offered the second.

The roll was called:

- Mr. Deters. "Aye"
- Ms. Rinehart. "Aye"
- Mr. Ritter. "Aye"


Fiscal Officer


Trustee


Trustee


Trustee