

**OFFICIAL MINUTES OF THE
SHARON TOWNSHIP BOARD OF TRUSTEES
WORK SESSION WITH MEDINA COUNTY ECONOMIC DEVELOPMENT
CORPORATION
HELD AT THE SHARON ADMINISTRATION BUILDING
SEPTEMBER 5, 2020**

Work session opened by Chairman Mr. Brian Guccion at 5:03 PM. Trustees present: Joe Canestraro, Brian Guccion and Kimberly Miller. Fiscal Officer: Christine Lawson Guests present: Bethany Dentler and Kathy Brentenbucher with the Medina County Economic Development Corporation

Ms. Dentler and Ms. Brentenbucher were present from the Medina County Economic Development Corporation to present a proposal to create a new CRA zone along Ridge Road in Sharon Township. Ms. Dentler was present via video conference at our most recent trustee meeting on August 25, 2020 and now has some additional information requested by the trustees.

The proposed facility would be the headquarters for a light plastic injection molding manufacturing operation as well as a warehouse. Initially the building would be 190,000 square foot with the potential for further expansion up to 300,000 square foot. The operations will run 24 hours five days a week. They will employ 200 workers and will potentially use the railroad at some point with roughly four cars per month. Ms. Dentler indicated that the operation would not emit smells into the air and would not be loud with trucks and/or back up alarms. The purchaser intends to purchase the entire parcel, both industrial and residential, but will keep a buffer parcel on the east side of the property. There are other sites besides Sharon Township are being considered, including industrial parks and greenfield, similar to the Sharon Township site.

Ms. Dentler proposed creating a CRA with a 50% tax abatement for 14 years. The township would receive \$187,650 for 14 years and then received the full amount of property tax once the CRA expired. Trustees stated if they agree to create the CRA and the potential buyer decides not to purchase the property, they would want the CRA rescinded. Ms. Dentler stated that she would be able to work with the state to get it revoked. The trustees also stated that they would want a claw back in the agreement if they investor left prior to 14 years, they would have to pay back their tax savings.

Ms. Dentler asked permission from the trustees to give her permission today to create the tax abatement and the terms and conditions could be discussed at a later date.

Mr. Guccion made a motion to go into executive session at 5:46 PM to discuss Bethany Dentler's proposal to create a CRA on Ridge Road in Sharon Township.

Mrs. Miller seconded the motion.

Roll call was taken:

Mr. Guccion – yes; Mrs. Miller – yes; Mr. Canestraro – yes.

Mrs. Miller made a motion to return from executive session at 6:10 PM.

Mr. Guccion seconded the motion.

Roll call was taken:

Mr. Guccion – yes; Mrs. Miller – yes; Mr. Canestraro – yes.

Mr. Guccion stated that we have a lot to offer in our community and we are going to refrain from any tax abatement at this juncture. We recently reduced our fire department budget and are letting our current levy expire to put a new one on the ballot at a decreased millage. Mr. Guccion stated he does not feel it is fair to our residents. We do not know whom we are dealing with and it is not that we do not want the business here; it is just unjustifiable to our residents to give a large company a tax abatement when they are paying taxes. We are not discouraging them from coming into the township; we are just not going to give them a tax abatement.

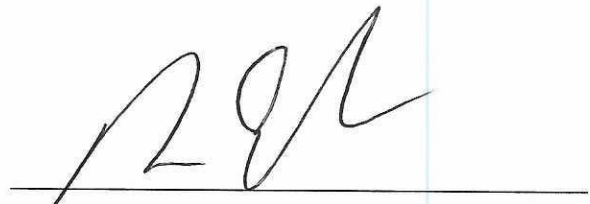
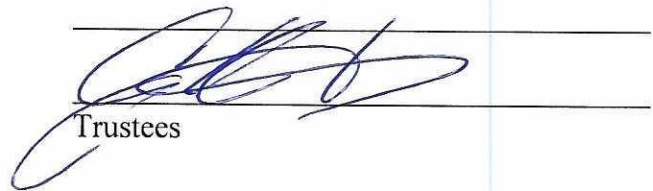
Ms. Dentler thanked the trustees for their time and understood their decision. Mr. Guccion stated we would be happy to have them in the township and hoped they too understood. Ms. Dentler stated she would let the potential buyers know and indicated they were supposed to make a decision by September 29, 2020.

Mr. Guccion made a motion to adjourn the work session at 6:21 PM.

Mr. Canestraro seconded the motion.

All trustees voted yes.


Christine Lawson



Trustees