

**I would like to make a motion to approve the following minutes  
as written.**

**November 3, 2022, Special Meeting #2**

**In Attendance:**

**Mr. Eastwood  
Mr. Christopher**

APPROVED BY MEDINA TWP. TRUSTEES  
Date 7/20/2023  
Trustee Chm. Laurel Eastwood  
Trustee Christopher  
Trustee \_\_\_\_\_

**MEDINA TOWNSHIP TRUSTEES  
SPECIAL MEETING - 6:00 PM  
NOVEMBER 3, 2022**

- I. ROLL CALL**
- II. JEDD PRESENTATION AND TRUSTEE DISCUSSION**
- III. ADJOURN**

S 11-3-2022

**ENTITY NAME:** Medina Township

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**MINUTES TITLE:** NOVEMBER 3, 2022, Special Trustee Meeting #2

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**BOARD NAME:** Board of Trustees

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**TYPE OF MEETING:** Special

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**VOTING SESSION:** Yes

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**DATE:** 11/3/2022

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**START TIME:** 6:00 pm

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**END TIME:** 7:12 pm

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**MEETING LOCATION:** Medina Township Townhall

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**RECORD OF PROCEEDINGS:**

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**CALLED TO ORDER BY:** Mr. Doug Eastwood

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## RECORD OF PROCEEDINGS

### BOARD/COUNCILMEMBERS ROLL CALL

NAME	PRESENT
Mr. Chuck Johnson	Not Present
Mr. Doug Eastwood	Present
Mr. Bruce Christopher	Present
Ms. Angela Ventura	Present

### IN ATTENDANCE

NAME	VISITOR/EMPLOYEE	COMMENTS
Nick Dominguez	Employee	
Alliss Stogin	Employee	
Chief John Minek	Employee	
Sign in sheet for visitors	Visitor	Attached to Minutes

### JEDD PRESENTATION AND TRUSTEE DISCUSSION

<b>DISCUSSION</b> <b>00:29 minutes</b>	Trustee Eastwood welcomed the City of Medina and its representatives to present the JEDD. Introductions were made. The JEDD attorney provided an overview of how the JEDD would work as a contract between the township and the city. The presenters gave key points on participation, responsibilities, and tax sharing in the JEDD. Trustee Christopher and Trustee Eastwood both asked questions regarding taxes and how abatements work. Trustee Eastwood thanked the city and the JEDD attorney for the presentation and information.
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### MEETING ADJOURN

<b>MOTION BY</b> <b>1:10:51 minutes</b>	<b>Mr. Eastwood:</b> A motion was made to adjourn the meeting.
<b>MOTION SECONDED BY</b>	Mr. Christopher
<b>VOTING ROLL CALL</b>	VOTE
Mr. Eastwood	Yes
Mr. Christopher	Yes
<b>VOTING RESULTS</b>	YES: 2      NO: 0
	Meeting adjourned at 7:12 pm



**NEXT SCHEDULED MEETING**

TYPE OF MEETING	Special
DATE	11/10/2022
TIME	7:00 pm
LOCATION	Township Hall
COMMENTS	

**MINUTES PREPARED BY**

NAME	TITLE	DATE
Krissy Moore	Office Assistant	11/30/2022

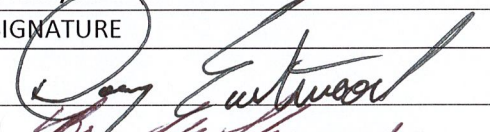
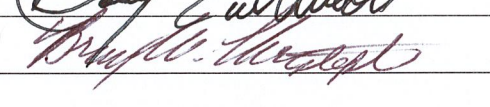
**MINUTES EDITED BY**

NAME	TITLE	DATE

**ATTESTED BY**

SIGNATURE	TITLE	DATE
	Fiscal Officer	

**BOARD/COUNCIL CERTIFIED**

SIGNATURE	TITLE	DATE
	Chairman	7-20-2023
	Vice Chairman	7-20-2023
	Trustee	7-20-2023

# Encouraging Cooperative Development through JEDDs

**Jeffrey D. Harris**  
*Of Counsel*  
Bricker & Eckler

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**Bricker & Eckler**  
ATTORNEYS AT LAW



# About Bricker & Eckler



We serve a vast array of public sector clients

- Located in Columbus, Cleveland, Cincinnati, Dayton, Marietta and Barnesville, Bricker is one of Ohio's leading law firms
- Our attorneys serve as trusted advisors for:
  - Economic development entities, businesses, nonprofits, political subdivisions, government agencies, healthcare facilities, school districts & individuals
- Reflecting our Midwestern roots, the firm is recognized by our clients for integrity, hard work & value for the dollar



# Today's “Fact Finding” Discussion

Seeking to answer the question: “Why would we do this?”

- Features of Joint Economic Development Districts
- Advantages to establishing a JEDD
- Benefits (& Drawbacks) regarding JEDDs
- Recent examples
- City of Medina-Medina Township context



# Features: What is a JEDD?

## Joint Economic Development District

- Contractual agreement among jurisdictions to **create a new governmental entity, with its own board**, charged with improving a bounded district
  - Typically formed in connection w/ an economic development project
- By statute, a special-purpose district formed to:
  - *“facilitat[e] economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the state and in the area of the contracting parties.”*



# Features: Historical Backdrop

## Incorporated & Unincorporated Territory

- Historically, development has been challenging in unincorporated areas across Ohio
  - Lack of municipal services and infrastructure (think economic dev resources)
  - Townships resisting potential loss of identity, clout & revenue accompanying annexation
- Limited public funds available to support development





# Features: JEDD Territory

## Bounded District

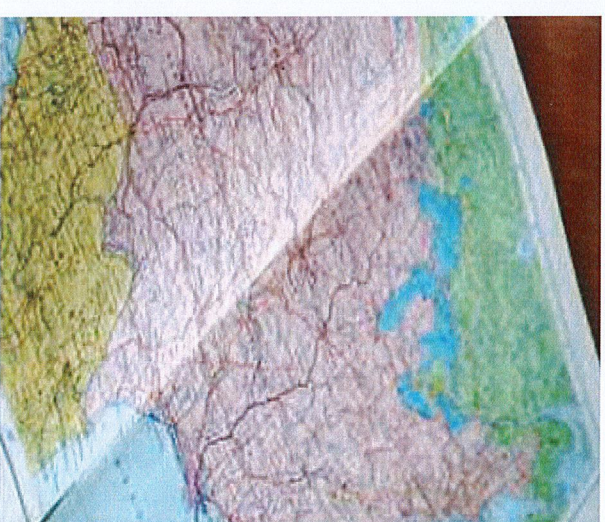
- Can be formed by at least one municipality and one township, or more
- Contracting parties generally must be contiguous or one apart
- Territory **cannot** include residential property or property zoned for residential use (unless mixed-use)
  - At least at the time of formation
- Territory **cannot** include property owned or leased by a municipal corporation or township unless they are either a party to the agreement or consented to inclusion of the land within JEDD



# Features: Overview of Process

## Who Does What, When?

- Agreement negotiated among contracting parties
- Hold public hearing
- Get petitions signed
- Election required, but can be avoided
- Governed by Board of Directors
- Flexible powers defined by contract





# Advantages of JEDD as a Tool



## JEDDs as Alternative to Annexation

- Statutory compromise: JEDDs
- Enable district-wide income tax and the provision of municipal services to unincorporated areas
- Replace antagonism of annexation w/ collaborative spirit of cooperative agreement between municipality & township
- Typical scenario involves a township with prime development land and a municipality that is willing to offer services



# Features: Approval Process (1 of 2)

## Formation

1. Municipality and township (and other parties, if applicable) prepare a contract for the JEDD that includes an economic development plan and a map for the JEDD
2. Allow for public inspection of proposed JEDD documents
3. Public hearing regarding proposed JEDD
4. Obtain petition signatures of majority\* of:
  - Owners of property w/in JEDD &
  - Owners of businesses located w/in JEDD

\* Aim for 100%



## Features: Approval Process (2 of 2)

### Formation (*cont.*)

5. Legislation adopted by each contracting party
  - \* Notice to businesses & property owners that did not sign petition (10 days after approval)
6. Notify Ohio Department of Development
7. Effective 30 days after Township approval (referendum period)



# Features: Election Requirement

## Election?

- Generally, the electors of any township that will be a contracting party to the JEDD must approve the creation of the JEDD
- However, townships typically avoid an election by satisfying each of three conditions:
  - **Unanimous approval** of the township board of trustees
  - **Petition signed by a majority** (read 100%) property owners w/in JEDD
    - Land to be included in JEDD is **zoned appropriately** for proposed use
- JEDD subject to referendum (10% requirement, 30 days)



# Features:

## Contract Provisions (1 of 2)



### Governance

- Board of Directors comprised of:
  - One person representing **municipality**
  - One person representing **township**
  - One person representing the **owners of businesses** located in JEDD
  - One person representing **people working** in JEDD
  - One person selected by the other members, who is the **chairperson**
- Election/selection determined by terms of contract



# Features:

## Contract Provisions (2 of 2)



### Powers

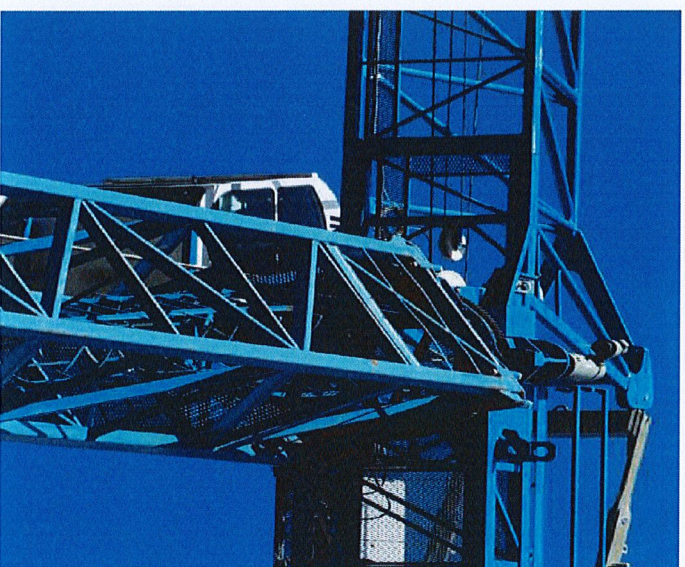
- Coordination of services provided by municipality and township
  - Including any planned infrastructure improvements
- Levy income tax
  - Rate no higher than municipality's rate (no vote required)
- Determine zoning & land-use regulations for district
- Limit annexation w/in JEDD
- Limit granting of property tax abatements & other incentives w/in JEDD



# Benefits: Expansion Process

## Can Add Territory to JEDD District

- 60-90 day process
- Term sheet between contracting parties
- Develop amendment, map
- Obtain petition signatures
- Public hearing process
- Legislative approvals
- Notice to property owners

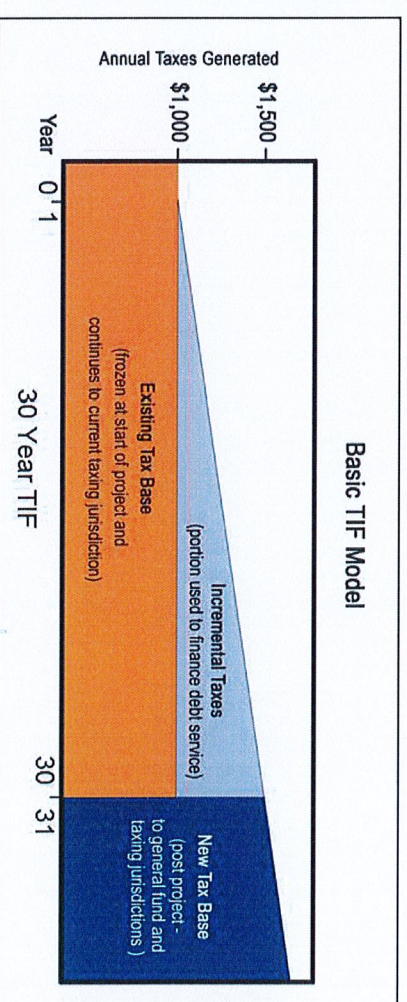




# Benefits: JEDDs as Economic Development Tool

Pairs exceptionally well with:

- Tax Increment Financing
- Community Reinvestment Areas
- Enterprise Zones
- New Community Authorities
- Port Authorities



Source: "Tax Increment Finance Best Practices Reference Guide" (CDFA and ICSC), page 2.



# Drawbacks: Recent Law Changes

## H.B. 110: State's Biennial Budget Bill Amends JEDD Law



- Requires new notices & new JEDD Agreement terms
- JEDDs must now **exclude land in close proximity to, or subject to, water/sanitary sewer service agreements by a municipality that is not a party to the JEDD agreement** unless the property owner signs the JEDD petition



# Drawbacks



## JEDDs are not a silver bullet

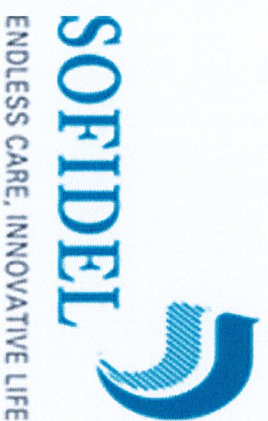
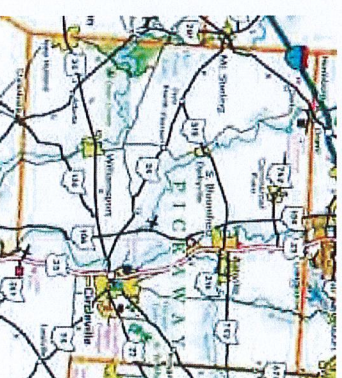
- Communities considering a JEDD should ensure that its purpose will be **collaborative economic development**
- JEDDs can **fail when they are merely a vehicle to generate income tax revenue**
- HB 110: JEDDs must demonstrate effort to take in account governmental water/sewer costs imposed by development



# Recent Examples:



## Circleville-Pickaway Township JEDD





# Recent Examples

## Circleville-Pickaway Township JEDD

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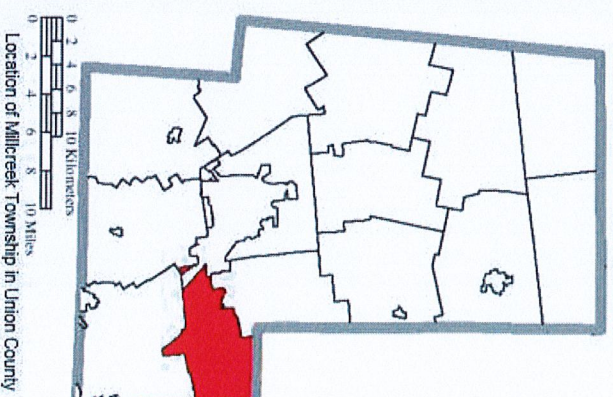
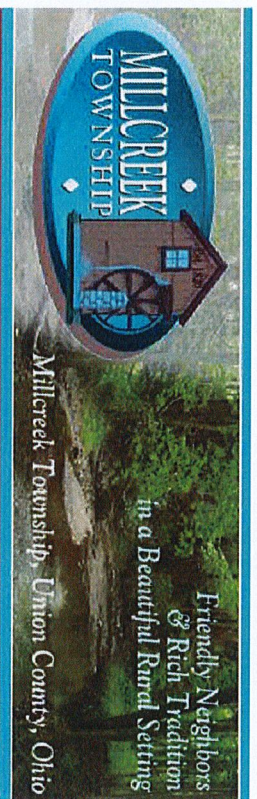
- Circleville-Pickaway Township JEDD
  - Designed to support infrastructure needs of major new employer (Sofidel)
  - Site did not offer adequate natural gas line service
  - JEDD revenue used, in part, to pay debt service on JobsOhio loan benefiting project
  - Other allocations of JEDD revenue directed to city, township, and school district, at varying rates during term of JEDD



# Recent Examples:



## Marysville-Millcreek Township JEDD





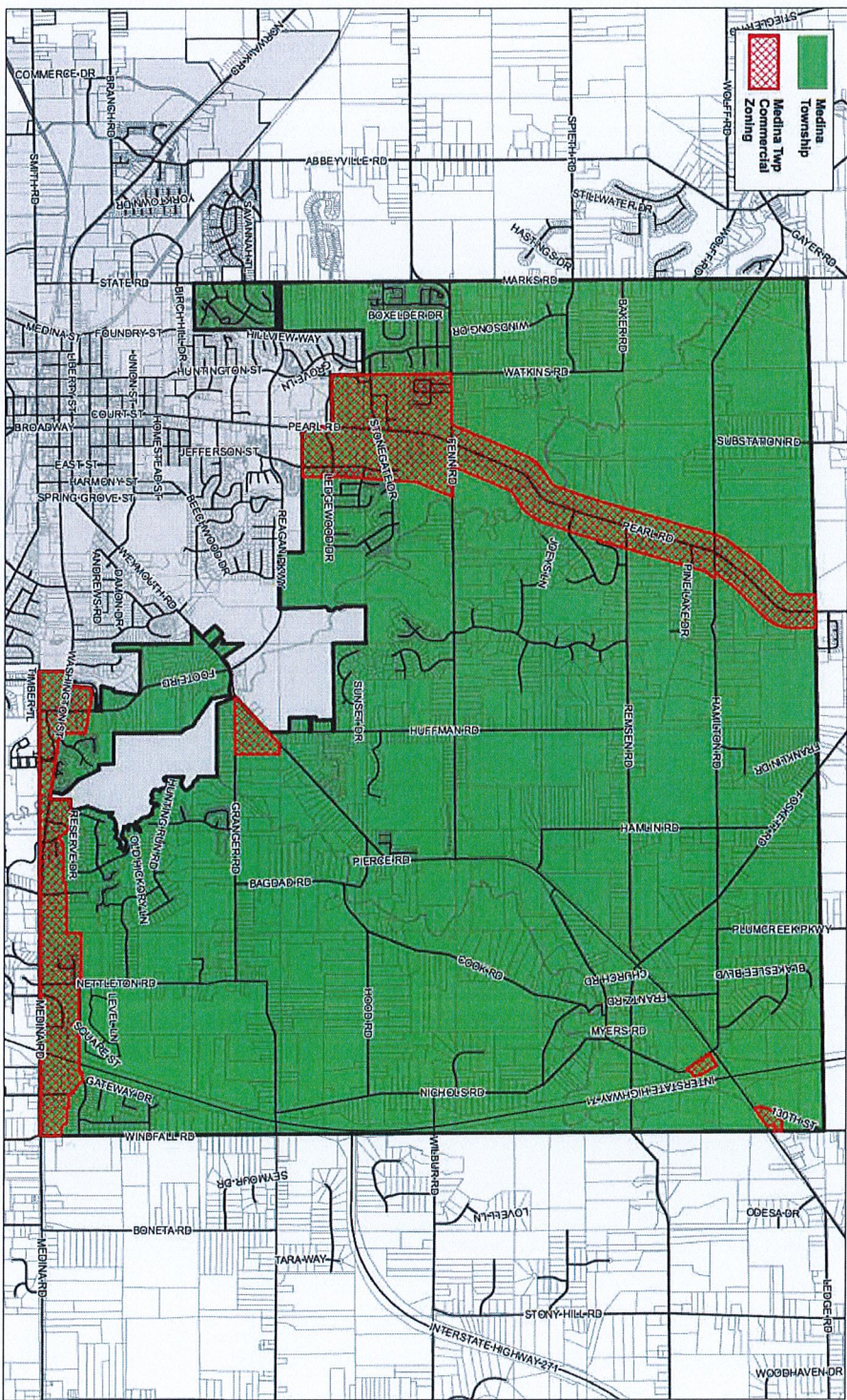
# Recent Examples

## Marysville-Millcreek Township JEDD

- Designed to support long-term growth
- Will be established through framework of Cooperative Development Agreement
- Participation will be required to receive municipal water and sewer
- 55% of revenue allocated to infrastructure; 15% to City, 15% to Township, 10% to economic development marketing, 5% to costs



# City of Medina-Medina Township





**Jeffrey D. Harris, Esq.**



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ATTORNEYS AT LAW

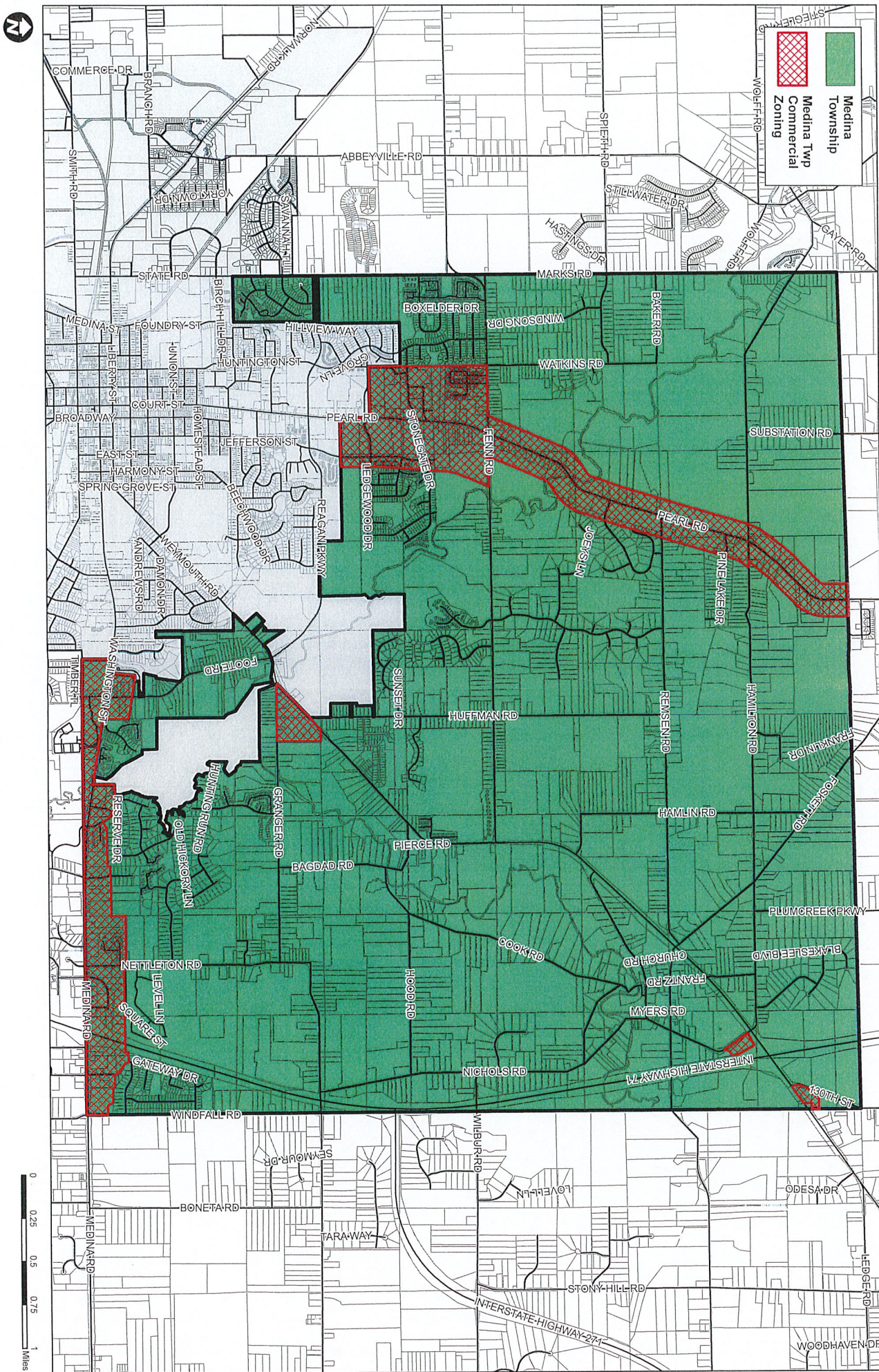


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MEDINA TOWNSHIP  
SPECIAL  
TRUSTEES MEETING # 2

MEETING HELD 11/3/2022

NAME	ADDRESS
Jimmy Trayne	4004 Remye.
Will <del>AK</del>	3670 Hamilton Rd.
Pat Brown	4521 Foote Rd
NEAL GRAMS	4138 MONTEREY DR
MARY GRAMS	4138 MONTEREY DR
PERRY + SUE GIURBINO	3594 FOSKETT RD.
Jandra Bilek	3414 Hamlin Rd
CHUCK PORTEL	3297 FOSKETT RD
PHIL WRAIT	4001 TWINLAWN CT
Aaron Wirtz	3233 Hamlin Rd
Karen Wirtz	3233 Hamlin Rd
Alliss Strogan	Staff
Joe NOVAK	4480/40 HAMILTON
Ann & Mike Marini	3985 Sunset Dr
Jan Peterson	9036 Westford Rd, Westford PR
off Wakana	Medina Township
TOM MORACA	3775 WEYMOUTH WOODS DR
Bonnie Fisher	3414 Hamlin
Mike + Wendy Hjort	2820 Plum Creek Pkwy
John Kilcoyne	3340 Thomas Linden Pky

**NAME**

**ADDRESS**

711 Guilford Blvd.

3821 Granger rd

3888 Fenway

3934 Edinburgh Dr

3901 Edinburg h DR