

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Special Meeting

November 20, 2024 - *Held 5:30 PM*

The Greenfield Township Trustees met in special session at the Admin Office. Trustee Searle called the meeting to order and explained the purpose of the meeting as discussing a CEDA and NCA between Lancaster and Greenfield Township. Kent Searle, Dave Cotner and Lonnie Kosch were present, as well as Fairfield County Commissioner Jeff Fix and Attorney Rick Ricketts.

Commissioner Fix began his presentation by discussing the growth coming to the Lancaster area and the Township, especially managing the growth. He noted the calls the county gets from developers wanting to build in the county, and stated Intel is a part of that growth. This also means people will be needed to fill jobs and they will need a place to live. He stated the farmland in the Township is getting eaten up in larger chunks due to the zoning requirements; however, with higher density, it would bring more people to the area. Trustee Searle pointed out that this is not what the people of the Township want. Commissioner Fix presented the various tools that could be used to manage the growth, bills and other issues that come with the growth. This includes having a Land Use Plan, updating the Township zoning, and looking at the entire impact of the growth. He shared the information contained in a sample CEDA - Cooperative Economic Development Agreement - between Greenfield Township and Lancaster. This would be a mutual agreement between the two entities. He also presented an NCA - New Community Authority - (covers the same geographic area) which is a separate taxing district for new residents and businesses with a higher tax rate and has them pay for their own infrastructure. This allows the Township to collect new taxes both within the city and areas in the Township. Various scenarios of newly built homes and properties/businesses and the value they would generate over the next 14 years were discussed. He also reviewed the impact on the school systems of new building and growth.

Mr. Ricketts went on to discuss the opportunity to develop an industrial corridor along Route 33 in order to develop a tax base that would benefit the Bloom Carroll school district; he stated this was based on his experience with what happened in Violet Township. He cited the main reasons for the Township having an NCA and/or a CEDA as being able to receive income tax. He noted the CEDA is related to commercial economic development; where the NCA would allow for income tax from residential and multi-family housing. He went on to discuss and describe the issues surrounding the appropriate infrastructure as growth occurs, and how having an NCA and/or CEDA will allow the Township to use tax dollars to help with that. He noted the NCA is required to grow, and is not limited in its years; it is effectively an annuity and building a revenue stream that will continue to grow. It can also be changed as it grows. He also discussed the importance of the availability of utilities as it relates to growth.

Discussion continued around annexation and issues surrounding what would happen, and how it would impact the Township with a CEDA in place. Mr. Ricketts also explained how the CEDA incorporates economics through the NCA. This is due to the

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flexibility of the NCA, the length - in perpetuity of the NCA - and the ability to change and adapt it when an economic project is presented. The availability of utilities was also discussed.

Trustee Searle raised the issue of fire and EMS services if Lancaster annexes property, and whether or not they would build a new fire station, since they would be responsible for providing services to annexed land. Commissioner Fix noted this was a good point, and needed to be addressed.

Trustee Searle also raised the issue of whether the Township should have legal counsel to review the NCA and CEDA documents that have been created, and advise them on how to proceed. Both Mr. Ricketts and Commissioner Fix agreed they should. Mr. Ricketts emphasized that they should have confirmation of the areas that Fairfield County Utilities can legitimately service. Commissioner Fix also cautioned the Board to find someone who is well versed in economic development tools in order to get good advice. He also affirmed he wanted to see the best deal that could be done for Greenfield Township.

The group continued to review the available documents, with Mr. Ricketts noting various specific aspects of the documents. Commissioner Fix stated the Regional Planning Commission would be happy to sit down with the Board to review the documents, also. Mr. Ricketts noted the spreadsheets that are part of the economic analysis and summary have been provided to Fiscal Officer Kull. He also stated the Board could make adjustments to the spreadsheet in order to fine tune it and look at various scenarios.

Trustee Searle again expressed his concern with having an attorney review the documents on the Township's behalf. Trustee Cotner stated that Lancaster had already hired the attorney the Township was interested in hiring.

Additional discussion centered around zoning and the timeframes for getting the CEDA and NCA in place, as well as holding additional discussion with the city of Lancaster. It was noted the city of Lancaster is interested in having more multi-family housing to facilitate workforce housing.

Next steps to the CEDA and NCA were outlined: Once Lancaster and the Township agree on the documents, a public hearing will be held. Thirty days after the public hearing is held, it will go to the Zoning Commission. Then, it will go to the Trustees to hold a public hearing. Discussion continued as to the public's reaction to the information and how it will be perceived. Commissioner Fix noted it will be helpful for them to hear that with these documents in place, taxes will not be raised. Also, the location of the referenced areas will be along Route 33, and next to Lancaster, and not next to residential areas. And it will keep Lancaster from annexing and taking over large parts of the Township.

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With no further business to come before the Board, Trustee Cotner made a motion to adjourn; Trustee Kosch seconded the motion.

ROLL CALL: Searle: Yes Cotner: Yes Kosch: Yes Motion Passed 3-0

The meeting adjourned at 7:14 p.m.