

ConAgra:

- Land Swap: The State has agreed to the final set of terms from our most recent redline agreement submission. The dedication plat and lot combination descriptions were completed last year and are ready for approval. Once the agreement is officially approved by the State, we'll take the following path forward to dedicate and record the new plat/deeds:
 - City Council to adopt Land Swap Agreement in Resolution form
 - City Planning Commission to review and approve the proposed plat
 - Title agency to file and record the new plat and deeds with the County
- Utility Design/Easements: OHM has completed the design for "Alternate 2" which would utilize easements from both the Railroad and State. We are actively discussing this with both NS and ODNR. I have confidence the easement from ODNR will be done in roughly the same timeframe as the land swap. NS is taking longer than anticipated. I have OHM ready to go back to Alternate 1 (no NS easement) should we get to a point of cost/benefit analysis no longer making sense.

US 6 Phase 2: Staff met with ODOT representatives to present the alternative concept for the second phase of US 6 (exhibit provided). ODOT will be meeting internally and provide feedback/comments within the next week. The initial feedback was that they are open to considering the modification but are going to want to have the smallest amount of net increase in "conflict points" along the corridor. Additional modifications to Jim Campbell would be necessary should the State approve this option to account for safe event parking.

2021 Budget Process: Cory and I have put together an interactive financial planning tool to assist Council in the creation of policy goals and objectives for the upcoming year's budget (description page attached). The system is built to allow for Council to discuss and deliberate various options (capital projects, revenue enhancement options, organizational modifications, etc.) and see the financial impacts of those options in real-time. Our goal is to disseminate both a blank workbook and a completed workbook with Staff's recommendation to Council. Staff would then facilitate a working session to discuss and formalize the plan. One caveat is the timing of hiring a new City Manager. I would recommend Council consider adopting a temporary budget to authorize spending from Jan 1 – Mar 31 to allow the new City Manager to be a part of the budget process. Ultimately, this is Council's authority, but an option should you wish to have the new City Manager be a part of the budget process.

Mucci Annexation Property Tax: Staff and Mayor Artino met with the County Auditor and Mr. Zimmerman of Huron Township to discuss applicability of property taxes for Mucci's site. I've attached my email correspondence with the Law Director which outlines the issue and

proposed resolution. One thing of note – the County Auditor mentioned that there is ongoing litigation in Ohio on the valuation treatment of commercial greenhouses. Currently, commercial greenhouses in Ohio are taxed as agricultural land. There is a case before the Ohio Board of Taxation on the treatment of greenhouses. Here is a summary of the legal issues: <https://kjk.com/2018/10/09/a-greenhouse-is-not-a-building/>. This is something to keep in mind as we review this process going forward. Should the taxation treatment of the Mucci site be modified, this would result in a significant amount of potential property taxes from the site. The two things to consider would be (1) the potential for new funding opportunities for more economic development and capital infrastructure along the Rye Beach corridor, and (2) these tax payments were not included in Mucci’s proforma and would be extremely impactful to their financial performance and operations. This is something we need to be keenly aware of.

Cedar Fair: During the Mucci tax meeting we also discussed the potential for the annexation of Sawmill Creek. It was a productive discussion with some potential avenues that need further exploration. I’ve attached my email correspondence following the meeting for more context.

Mucci Farms: Staff is meeting with representatives of Mucci Farms and AMP Ohio relative to updating their existing power supply contract. We are meeting again next week. I’ll have an update ready for Council at our next meeting.

Pier Ladders / Life Rings: Life rings were installed last week. Ladders are scheduled for delivery and installation next week.

CARES Act Capital Funding: Staff met with the EDA to discuss both the Sawmill Parkway reconstruction project and ConAgra utility project for potential grant funding. Both projects had positive reception. We are working with OHM to craft the grant applications. EDA said the current CARES Act funding is first-come/first-serve and urged to have the applications in within the next two months. The largest hurdle for eligibility is the completion of preliminary design (shovel ready) – of which both projects are.

Bed Tax Procedures: Reminder if there are questions on the transient rental lodging tax procedures, to forward those questions to the County (contact info provided last Tuesday). Attached is an email from Mr. Swaisgood outlining the bed tax collection procedures.

Nickel Plate Beach: Mr. Steinwart has had meetings with both the representatives of Breakwater Cottages and Nickel Plate Cottages to discuss a long-term plan for Nickel Plate Beach. In my discussions with Norfolk Southern re: ConAgra utility easements, we’re also discussing the railroad’s long-term plan for the site. Conversations with both groups were encouraging.

COVID-19 Financial Report: The most recent version of the monthly COVID-19 financial report is complete and attached for your review. This was discussed at the last Finance Committee meeting.