

**From:** [Brian M. Zimmerman](#)  
**To:** [O'Keefe, Christina](#)  
**Subject:** Fw: OAQDA August Meeting Information  
**Date:** Tuesday, August 13, 2019 8:33:39 AM  
**Attachments:** [image001.png](#)  
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**Brian M. Zimmerman**  
Chief Executive Officer  
216-635-3295 (direct)  
216-635-3232 (fax)  
[clevelandmetroparks.com](http://clevelandmetroparks.com)  
[@CEO\\_CleMetParks](https://facebook.com/ClevelandMetroparks)

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**From:** Brian M. Zimmerman  
**Sent:** Tuesday, August 13, 2019 8:25 AM  
**To:** [info@aqda.state.oh.us](mailto:info@aqda.state.oh.us) <[info@aqda.state.oh.us](mailto:info@aqda.state.oh.us)>  
**Cc:** [christina.okeefe@aqda.state.oh.us](mailto:christina.okeefe@aqda.state.oh.us) <[christina.okeefe@aqda.state.oh.us](mailto:christina.okeefe@aqda.state.oh.us)>  
**Subject:** OAQDA August Meeting Information

OAQDA Members,

Cleveland Metroparks is underway with over \$26M of investment in the development of urban trail connections and greenspace in the vicinity of the proposed Market Square project under consideration by you this morning. We are thrilled to be creating connections and enhancing mobility and recreational opportunities in Ohio City and seven adjacent neighborhoods. These connections unlock access to 23,700 acres of the 102 year old Cleveland Metroparks system, which relies upon property taxes for over 60% of our budget. With sprawling development patterns of the past decades and Cuyahoga County showing no signs of significant growth responsible redevelopment of land is crucial to the health of the county, region, and Cleveland Metroparks long term sustainability.

We find Harbor Bay's Market Square project, on its face, impactful, responsible redevelopment, and regionally significant. The environmental and sustainable practices embodied by the project, and the 40% reduction of emissions and utility consumption when compared to a building constructed and operated with standard methods and equipment, are laudable. Notwithstanding, finding

ourselves in the company of 10 other public entities that will receive no property taxes from the project for a period of potentially 30-years is disturbing. As Frost, Brown, Todd stated in their analysis, the subsidy is “very costly for the various taxing entities in which the Project is located.” *We are set to not collect over \$4M during the life of the bonds.* We also expect that most other entities on the list not receiving tax dollars have not been notified or are aware of the proceedings of August 13<sup>th</sup>, 2019.

I understand my staff has been in communication with you for months and has been sharing the concern we have over the carte blanche surrender of our main funding source with no real “voice” at the table, nor official notice of such proceedings had we not been paying attention. Also, I am surprised to find that the details of the agenda were supplied for our review with less than 24-hours to react. We request the following due to the first time nature of the consideration of granting such significant subsidy to a project such as Market Square:

- Notify all impacted entities who, without a vote of their own governing body, will forfeit their ability to collect property or sales tax on this project and hold a public hearing with proper and **reasonable notice**
- If the above is not granted, which would be a shame and a black eye on the process for a pilot project:
  - Consider a bond term limit of 10 years (preferred) or 20 years
  - Require an annual audit of the systems with a public report to assure compliance with the performance measures upon which the subsidy is being granted
  - Require Harbor Bay / Ohio City Legacy LLC to contribute a meaningful amount for trail enhancement / construction in the vicinity of their project

Sincerely,

Brian M. Zimmerman, C.E.O.



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[facebook.com/ClevelandMetroparks](https://facebook.com/ClevelandMetroparks)

