

### **Special Meeting Poland Board of Education held December 14, 2022**

A special meeting of the Poland Board of Education was held on Wednesday, December 14, 2022, at 6:00 p.m., at Union Elementary School, Riverside Drive, Poland, Ohio 44514.

President, Mr. Polis called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Members present for roll call and answering their names were Ms. Colucci, Mrs. Elia, Dr. Dinopoulos, Mr. Polis, and Mr. Warren.

Members of the Poland Village Council were also present.

#### **PRESENTATIONS**

- **Poland Facilities Master Plan-Superintendent Craig D. Hockenberry** – Superintendent Hockenberry gave overview of the journey the district has taken this far regarding facilities master plan.
- **Envision Group -Ryan M. Smalley** – Envision, Completed Strategic Plan with the Village – The proposal recommended four main areas with one being Future Development. A survey was conducted and nearly 80% of those responding indicated they would support the Village partnering with the Poland School District to redevelop former school sites. A RFQ to gauge Developer Interest in Union School Site was performed. The Strategic Plan also recommended future land use which would require Zoning Change. Timeline and next steps were presented.
- **Poland Union Property Group** – Poland Union Property Group LLC, presented their proposal for preservation through partnership of Poland Union School.
- **The Western Reserve Port Authority-Nick Chretien** – Mr. Chretien explained the role the Western Reserve Port Authority plays in redevelopment projects.

At this time, Board of Education members had the opportunity to ask questions to the presenters.  
At this time, Village Council members had the opportunity to ask questions to the presenters.

#### **PUBLIC PARTICIPATION**

1. Jack Rigney – 195 Edna Street, Poland, OH – Question regarding the realignment of the schools and the district facility master plan, how does Union School and College Street school play into that plan.
2. Becky Rigney – 195 Edna Street, Poland, OH – Commented on how does giving this property for \$1.00 going to sit with current taxpayers on future support? Who will own this property? The port authority, property group or developer. Additionally commented on the remaining land and possibly turning the land into green space.
3. Michele Harty Marchese – 425 S. Main Street, Poland, OH – Questioned if the property remains a school are tax credits still an option.

4. Dave Smith – 320 North Main Street, Poland, OH – Recapped the main points of the Village Strategic Plan and emphasized the importance of the community to maintain historic preservation. Supports the idea of repurposing the building to maintain historic preservation.
5. Lynn Farris – 100 Marion Drive, Poland, OH – How many development projects has Mr. Marchionda been the lead on.
6. Terry Feichtenbiner – 213 Diana Drive, Poland, OH – Expressed his experience on these types of repurposing projects. Applaud the idea but concerned about property and hopes consideration is giving to green space. Also concerned that the proposal are apartments.
7. L. Britt Greene – 8094 Cliffview Drive, Poland, OH - Thanked the Board for asking hard questions. Average price per acre \$56,000, in Poland so concerned with the property. Concern that the units will stay as apartments and never be owned.
8. Marsha Walkama – 101 Nesbitt Street, Poland, OH – Concerned about property values for those that live close to Union and how apartments will impact their values. Also concerned about the selling price of the building through the Port Authority and the green space needs preserved.
9. Tim Francisco – 323 S. Main Street, Poland, OH – Question regarding ORC and the appraised value of Union Property. Also concerned about the ownership and if the ownership ever changes hands. Asked additional questions regarding tax credits.
10. Clare Schneider – 192 Edna Street, Poland, OH - Question regarding who is really benefiting and who is bearing the burden.

### **Adjournment**

At 7:50 p.m., Mr. Warren moved, and Ms. Colucci seconded with all members present voting aye to adjourn the meeting and take a brief intermission before the regular board meeting starts. Motion passed 5-0.

Meeting adjourned.

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Treasurer

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President