

Minutes of Regular Meeting November 19, 2025

3:30 p.m. Call to order by Mr. Mack

Roll Call: Mr. Britten, Mr. Schaller, Mr. Mack, Mr. Eckel, Ms. Welch

Mr. Mack – Motion to enter Executive Session to consider the appointment, employment, and compensation of a public employee or official. Mr. Britten for approval. Mr. Schaller. All yes. Motion approved.

4:00 p.m.: Mr. Mack – Re-enter regular meeting. Mr. Schaller moved for approval. Mr. Britten seconded. All yes. Motion approved.

Pledge of Allegiance

Mr. Mack asked about any changes or additions to the agenda:

Mr. Conner – Carnoustie – District water line

Mr. Britten moved for approval. Mr. Schaller seconded. All yes. Motion approved.

Approval of meeting minutes:

November 5, 2025

Mr. Schaller moved for approval. Mr. Britten seconded. All yes. Motion approved.

Special Presentation

Glenn Grisdale - Reveille

Well, it's nice to see everyone. For those that may not know me, my name is Glenn Grisdale with Reveille, and our firm, my firm, is helping the township update their comprehensive plan. We have that currently going on right now. If you've not taken the comp plan survey, there's actually the, there's a brochure over there. You can go online and take it, but today I'm giving you a quick update of the stuff that I'm assisting you in regard to potential tax increment financing. I won't go into depth to bore you in regards of what it is, but I've got a handout for you. So tax increment financing is an economic development tool that's similar to what you use already, which is called a community reinvestment area. And what it does is it captures value from a project or sets of projects and redirects the property tax towards either the developer in the case of the CRA.

And so, the CRA would then redirect the value back to the property owner. In this case, the tax increment financing redirects the value of the incremental value of the new property valuation back to the township, for which then you can use those dollars for improving infrastructure, roads, water, sewer, police and fire services and stuff like that. So, the goal would be to make sure moving forward; this type of tool would be available to you to help growth pay for itself. And so, I've been asked to help the township work alongside Jon and with Rossford School District to ink in what would be a potential TIF at Lime City Road on the west side of the Rossford School to pay for a roundabout. I'm sure people are saying, another roundabout, geez; I don't like another roundabout. But there's a roundabout planned to help facilitate the flow of traffic on Lime City Road that would serve Rossford, Rossford Schools, Perrysburg Township, the potential Redwood project on the west side of the west side of the school and help to promote the flow of traffic in that area that's getting inundated with additional traffic. Lime City Road currently is outpaced the corridor. Stop controlled intersections need to look at. It's generating a reoccurring delay and there's elevated crash rigs at peak hours and stuff like that. So, the goal would be to capture the incremental value from this Redwood project and redirect that back to the township to help pay for the road and any other sorts of infrastructure or services that would go to service that area. So that's the goal. The devil is in the details because right now what we need to do is work with the school district to figure out what

amount we need to work with them on. And so, the township is allowed to do 75% of that new value for 10 years on its own. You can do that on your own with just a 14-day courtesy notice. If we ask for anymore, we have to do a full-blown, we have to have a full-blown conversation with the school and have them pass a support resolution. So that math right now is being currently worked on with Jon and I, but at the end of the day, we're hoping that this next presentation will be something where the school district said, yep, do 100% for 30 years, or we say we're just going to generate enough revenue and capture enough revenue, grabbing 75% of that new project value for a 10-year period. So that's the math that we need to figure out right now. And so, the next step would be to get with Rex and with Todd to figure out the full costs of those roundabouts. I've got a project area map that I just passed out to you. I think it's about 46 acres. It's about 5 parcels across the road where the Redwood project was going or parcels that would benefit from road improvements, one of which would be the roundabout. And then we're, I think in the future, looking at intersection improvements at Lime City Road and 795, that might be one as well. And so, these dollars could be put in the kitty to help pay for that as well. So, we need to refine those project costs, figure out the appropriate tax or TIF exemption period, and then either work with the school board or go it alone, pass legislation, file it with Wood County. And then once the Redwood project gets put online, that new incremental value, once it's captured in the tax rolls, gets then sent from the county auditor to Perrysburg Township, of which then you could use a portion to pay for the infrastructure or for services. And so that's a good model to make sure that growth does pay for itself. because there's been projects that have been located in your township that maybe, at the end of the day, you could have captured more value from, moving forward. That's something that I think we're looking to address to make sure you can be more resourceful on projects like this.

Mr. Eckel: Yeah, Glenn, I don't mean to interrupt, but I just wanted to point out that the intersection of Lime City at 795 is already in the queue for financing. Rossford applied for that grant, and I was at a meeting at TMACOG this morning, and that project is a goal for 2027, that's already taken care of. The other roundabouts I will point out are combinations. I mean, obviously the benefits of township, but it's a county road and it benefits the school. So, the entire cost of those projects wouldn't come out of this TIF. They're our partners that would work together.

Glenn: Yeah, there's the port, Rossford throwing in money, the county engineer throwing in money, and then you use that money as a match to go after either state infrastructure bank money or any other grant that could be used. Are there any questions from the board or the audience?

Mr. Britten: Glenn, you shared some numbers with us, I think when Jon and I met with you, a 30-year tax money that would generate something you would like to share? 14 or 16 million, wasn't it? I don't remember.

Glenn: Yeah, so I think that was a situation that I shared with you in regard to the CRA. But the same math applies. Like in this situation, if we hold the schools harmless over a 30-year period, That's one number. If we do 75% for 10 years, that number is almost as close to that in a 10-year period. And most of that would go 75% of that would go to the township. So, the thing in moving forward is that this could be deployed, this tool could be deployed for any large-scale economic development project that you have, or really any economic development project where there's new value and infrastructure that needs to be put in place. If this tool is available to you, if this tool is available, say you did it over to FedEx or Amazon next door. There could have been some math there that would have benefited you from that. But in moving forward, the goal would be to kind of deploy this tool early and often where it seems to make sense to pay for infrastructure.

Mr. Britten: Well, we know Mandel Road needs some major improvement from Lime City and Glenwood.

Glenn: I believe the port, I think this was in 2022, I just got that TIF agreement. They worked with Rossford to do a TIF agreement to generate the new value on those properties up there. I don't know what's there now, but there's Innovation Drive, I think, kind of up in that area that's north of Mandell. And a portion of that money is going to be used to offset costs of the roundabouts.

Chief Brice: Yeah, I mean, Jon and I were recently having this conversation. I think roundabouts are great. Take the one at 199 and Roachton. I mean, we really haven't had too serious of an accident there since that's been put in, but the unintended consequence of these roundabouts is they really slow our response time down. You know, these big trucks don't get up to speed very quickly, and it takes them time to get back up once they have to slow down to go through these roundabouts. And I mean, it's just an unintended consequence that, you know, especially in Lime City, if they've put in as many roundabouts as I've heard talked about at least, you know, our response time up to Penta is going to be significantly different than as compared to what it is now.

Mr. Eckel: So, Glen, our next steps would basically, we would need to get back with Jamie Rossler and Dan Kreps over at Rossford Schools and find out what they're able to, or willing to accept, unless we just went with a 75%, and we could do that on our own.

Glenn: 14-day courtesy notice, and if you pass the legislation, and once it's passed, it gets filed with the county auditor. I then send it to the state; they sign off on it and then send it over to the Ohio Department of Taxation. And that's where the eyes get put on it. And then once it's approved, the new valuation gets put on. And any new value that gets put on from the locked on value, so once Redwood goes on, whatever they appraise it at, 75% of that new property value that they bring to the table gets sent back to you over a 10-year period.

Mr. Eckel: And as you said, some of that has to go to infrastructure and service that area. But it can also go towards our police and fire services because we have to service that area as well. So, it's an attractive tool.

Glenn: So, when you pass the legislation, the attachment that gets attached to the legislation will spell out all the public realm improvements that you can use the money for. So, If you haven't seen what's going on in Northwood up at the former Woodville Mall, we did the same thing up there. And the new developers that we have at the table, like Wallach, the senior living provider, and another developer that we have there, are putting projects to the tune of like \$45 million. And all that value is going to the city to put in that new community center, pay for the road, the water, the sewer, and all that stuff. And the school district liked it because the school district is in kind of out of the superintendent's mouth is that they, they're kind of stagnant with enrollment because you don't have four-point kids, 4.5 kids in every home anymore. And so, the school districts need to thrive, and they need communities to be inspiring. And so, he was fine. doing a 30-year, 100% abatement, the TIF, to capture that value, to build inspiring things along what Northwood is calling their first main street ever. And so that's paying for that community facility. So, the same sort of math could apply here.

Mr. Schaller: Glenn, that 75% then, where does that come from?

Glenn: That comes from the new value that the Redwood project is putting on that parcel. And right now, I just have a \$16 million cost estimate. And so that's what I'm using in the spreadsheet, but that number likely will change.

Mr. Mack: How many units is Redwood?

Glenn: I don't know.

Mr. Eckel: I think we're looking at what, 140, if I remember correctly. It's been a while.

Glenn: It's been, I think county approved it. It's been site plan review with the planning commission.

Mr. Eckel: But I heard that's the number I thought to a 16 million valuation.

Glenn: So, I mean, I've got numbers here. The problem is when you float the numbers and the numbers don't actualize them, I become really special when I mess up like that. But now I have general numbers, and they're substantial, because anything above zero is substantial.

Mr. Schaller: So in layman's terms, I guess, so some of this new development that we've been getting here in the township, I don't like the fact that some of it costs our taxpayers money. You know, it's like the police levy. It's awesome that it passed, but I don't think it needs to come from general public, or like Amazon, because they're profiting from that location, and that shouldn't have to come from our people who have been here for all their lives and stuff.

Glenn: Sure. No, that makes sense. That makes sense. You have a perfect location, and you could probably appreciate your location, your strategic location, a little bit more.

Mr. Britten: Well, and I think every time we did an abatement ever since I've been a trustee, the schools have been made whole, 100%. So, I would think Rossford schools, and they, in the last few years, have been in a pretty good financial situation. I would think I would hope they would be in agreement with a 30-year 100% fund, but that's what negotiations I would like to see.

Glenn: Yeah, most of the growth or most of the coffers in Rossford School District has come out of the P57 tax district, which is exclusively Perrysburg Township. So, the goal would be to politely remind the folks over there of that and hope that this one-off would be something that they would approve the maximum amount for so you guys could recharge your coffers. So that's the goal.

Mr. Mack: I don't think they need to be reminded. Okay. I think they know where their bread is buttered.

Mr. Eckel: Thank you, Glenn. We will get back with the trustees when we have more information.

Maintenance:

The only thing I have is we were approached by district yesterday and they are working on a water line that goes from Bates Road to Gleneagles down Carnoustie and through the golf course they tried camering that water line I think it's a 24 inch water line and they couldn't get a camera through it is plugged that bad so they're going to replace it. They're going to have to tear up some of Carnoustie to do that.

Mr. Mack: All those nice new curbs.

Mr. Conner: Supposedly, they're not going to touch the curbs. They're just going to, it's going to be some five different holes in the road. We're hoping that they'll keep it on one side. I've talked to them and possibly milling that after they're done next year, and paving that, repaving that road. So I just kind of wanted to let you know, Matt and I went out there today and met with them, and everything's going to be bored. So, they're planning on starting after Thanksgiving. So, we don't have much notice.

Mr. Mack: Are they sending letters to the residents?

Mr. Conner: They did. They sent all the residents' letters, yes sir. So, we'll just go out there and meet with them and make sure it gets done right.

Ms. Welch: Is that going to affect Bates Road?

Mr. Conner: No, and they said that Carnoustie should be open; one side should stay open all the time. I just wanted to let you guys know that's where we're at. We're still doing leaves. There's a lot out there.

Mr. Britten: Yeah, they were coming down at once, weren't they?

Mr. Conner: Yeah, there's still more on the trees, but that's all I have, unless you have any questions for me.

Fire/EMS:

Police:

I would like to pass on information about cops and kids, something that we do every year with the Wood County FOP and the Sheriff's Office, Bowling Green, Rossford, Lake, Perrysburg City, Wallbridge, Owens, Police Departments, Cops and Kids. That's coming up December 6th, and that'll be at the Rossford Meijer. And then they're also doing it December 13th at the Bowling Green Meijer. So, we'll have officers out there, along with all the other entities, and try and make Christmas special for a few youngsters.

Recreation & Recycling:

I haven't heard anything on the park grant yet, but I did go to WW Knight last Wednesday. It showed photos of the new bridge which is coming across the river if it gets built. I gave Jon a photo of it. I think they said it was around \$32 million, if I remember right. It's a nice-looking bridge. It's too bad they don't put a traffic bridge across there and then put a bike path on each side to eliminate some of the cost. The food giveaway went well, a little over 100 and some. I went to a solid waste district meeting Monday, and they mailed every household a card about no bags in recycling. If they want to just dump it in there and not have plastic bags in there.

Zoning:

You have some pictures in front of you of 12502 Harold Street. We got a call on Monday. A woman was walking her St. Bernard and it was attacked by a raccoon. Apparently from this structure that you're looking at, there's animals inside of it. I saw quite a few cats also. It's been unoccupied for approximately 10 years. To make a real quick synopsis of under Ohio law, when we abate a property, whether it's trash, junk in the yard, structure, Ohio law allows townships to place a lien on the property and to place the bill, our expenses, on their tax duplicate. So, we get this money back the following year. It's divided in two payments equally on their tax bill. The budget that's allowed for me is \$20,000, which is since I started here. It's not near enough money. We are getting the money back the following year, but I have to pay the contractors. So, for example, the Speedway houses. If we had, if they would not have agreed to what we had proposed to them and given them time, we could not have gotten rid of them because I don't have the money in the budget. I won't send a notice of violation out unless I have the funding to enforce it. Because if I send notices out and don't enforce it, then the word will get out pretty quickly that Perrysburg Township's not going to do anything if you do not comply with what's being requested of you. So, what I'm asking for is an increase. It doesn't have to be decided today. I'm sure this is a budget thing, but I think I need \$40,000 to be put in there, budgeted for that on a yearly basis. And like I said, these are monies we're getting back, and Gretchen can tell you, we're receiving monies this year from what I abated last year. So, I need to pay these contractors if we're going to, if you expect me to go after barns that have collapsed along the road or anything of this, like for example, this trailer right here. Of the ones I've had done, it's anywhere from \$7 to \$12,000 to abate just one of these mobile homes. If it's loaded with stuff inside, it's on the higher end. If it's completely empty, this one, the flooring's missing inside and everything. is probably closer to that \$7,000. That's what I hadn't quoted last time and what we paid. So, if I'm expected to go out and do more than tall grass and you want me to get rid of these structures or situations like this, we have another one in Starbright, there's probably a dozen of them. I do need funding to be able to send those notices out and to hire contractors to get the job done. It's not like we're going to be out money because we do get it back. And in extreme circumstances, if there's a forfeiture or a sheriff's sale or whatever, it'll be two years until we get our money back. But I'm just asking for your

consideration in the future to raise this dollar amount, so I can do some enforcement that you've requested me to do.

Mr. Britten: Well, JD, I know that estimate on that property on Wilson.

Mr. Justus: We could have been in trouble. It was \$17000, but the vegetation covered all the metal that was underneath it that I could not see, nor could the contractor see. It would have been over \$27,000 to do that. We ran into the situation in Starbright two years ago, Jon, where we had wild grapevines and all this stuff thrown over the house, and we didn't see all the chemicals and oil and stuff that was underneath it. And we worked with the contractor, and we paid him more because to get rid of that stuff cost him money. But with only \$20,000, I can't do a whole lot. I mean, I could do this and do grass. But if a barn collapses, there goes that whole 20 grand.

Mr. Britten: Well, stuff comes up all the time.

Mr. Justus: We are lucky that people have cooperated with us a lot. When the house collapsed in the Heights last year and the wall fell over towards the other, thank God that, I mean, the guy cooperated. He actually sold it to a neighbor. The neighbor redid the entire house and rebuilt the wall. But if we would have had to have done it, there goes my entire year. If you notice, I waited until the end of the year to do Wilson Street. And there was a reason for that, because if I had done it at the beginning of the year and he didn't cooperate, the budget would have gone for the whole year. So, we're just starting to do this, clean up Perrysburg Township, some areas that I've needed to clean up quite a while and devoted time to this. And that's the reason you hired me. But I do need a budget if you want me to do more than just tall grass. So that's just your consideration.

Mr. Eckel: Jeff, I think it's a good idea. We let the trustees know about this tonight. I appreciate that very much. I know Gretchen, the fiscal officer, plans on getting together in a week or two, because we have to submit a preliminary budget to the trustees for approval. And we'll, you know, when we sit down with planning and zoning, we'll ask that be increased to that amount, and it'll go through the normal budget process and approval.

Mr. Schaller: JD, are you talking about \$40,000 per project?

Mr. Justus: No, just for the year. Just for the year. For all projects. Okay. So, what I do is choose the projects depending on how much money is in the budget. To be honest with you, I don't send a notice of violation unless I know I can enforce it, that I have the budget behind me to hire a contractor to really care of it. I'm just not going to send out notices that we are not enforcing because we'll end up in more trouble with people saying, well, didn't do anything to me when I got my notice right so yeah 40 for the year okay and so far we're batting a hundred and we're getting our money back so the money does go back into by law the general fund.

Ms. Welch: The zoning comes out of the general fund and we're at a point where the general fund was helping support the police department, and we also have a lot of unknowns with the building cost here and utilities that have skyrocketed. And so, it will be something we'll have to discuss when it comes to budget time. The General Fund doesn't bring in that much tax revenue. So, it's hard to find new money sometimes when money needs to be spent.

Administrator:

Just a couple of updates. So, you know, we're still looking at various scenarios for dispatch for Perrysburg Township. We've got a couple of discussions going on with different entities around the township, and we'll certainly, when we have something concrete that we can bring to you with defensible numbers, we will do so, and just want to know that we're still on it, and we'll address it as soon as we possibly can. Our

building next door is on budget, on schedule. We have worked with Rudolph Libbe and they are perfectly aware, Gretchen, that we are staying within that budgeted number. So, you won't have to come up with any more money for us on that building. But they're doing a great job and it's going well. They've got the Founders Brick Foundation in place and it's coming right along. Mr. Schaller, you asked me about that property that Rich and Carla Brunderett wanted to donate to the township for a potential park. I think obviously that given that location, which is on White Road north of 795, their intention is to have a passive park. It is located within a neighborhood. I am meeting Chris Smalley from Wood County Park District out there to possibly look at that as a joint project together, see if there's any interest. I think that'd be a great collaboration between the park district and the township if we could get it to happen. I wanted to thank all the township residents for the levy. I certainly mirror what all the trustees have said; we thank you from the bottom of our hearts. We keep moving and maintaining the wonderful services that we have. Finally, we will start contract negotiations with the police units and fire here probably in a couple of weeks. So, I look forward to working with all of you on that. That's all I have, unless there's questions.

Fiscal Officer:

Trustees:

Public Comments:

Mr. Mack entertained the motion to adjourn. Mr. Britten moved for approval. Mr. Schaller seconded. All yes. Motion approved.

Meeting adjourned at 16:47

Gretchen Welch – Fiscal Officer

Robert Mack -Chairman