RECORD OF PROCEEDINGS

Minutes of New Russia Township Public Hearing

HELD **March 11, 2026**

Vice-Chairperson, Michelle Tyner, called the March 11, 2026 Public Hearing to order @ 6:00 pm, followed by the Pledge of Allegiance.

Trustees: Cynthia Breda, Michelle Tyner were present, as well as Fiscal Officer, Lisa Akers. Chairman Scott Justin was absent. Staff and Public: Brittany Castillo Morales, Angie & David DeLeon, Donald W., Erin Mason, James Roman, Kensington Mason, Eric Carpenter, DeAnna & Nick King, Brian Baker, Mary Henes, Rob Henes, Robert Bennett, Robert J. Bennett, Diane Mahar, Bryant Keith, Gene Hartman, Laura Kuennen-Poper, John Ciarrone, Janet Garrett, Dave Perek, Celesta Menges, Amelia Burrer, Carol Longsworth, Gerlind Jenkner, Samuel Menges, Charlie McKinley II, Jeff Sellers, Leslie & Mike Menges, Larry Ninko, Kristy Savage, Cheryl Lawrie, Alan Margocs, Ken Niemiec, Laura Niemiec, Elizabeth Burgess, Judy Walker, Cari Walts, Doug Schuster, David Gnelt, Ken Elliott, David Orr, Kathleen Glass, Keith Whitehead, Daniel Kirchmer, Elaine Orr, Christine Hill, Logan Kosik, Michael S., Dennis Brown, Mike Wetherbee, Gail Kasper, Scott Mautz, Kathy Claubaugh, Brenda Buchanan, Tim Buchs, Andrea Perine, Rich Johnson, Aliza Weidenbaum, Pat Cindric, James Cahlik, Shelly Rupa, Paul Holland, Mike Garrett, Travis Tyson, Steve & Diane Jackson, Ellen Gonos, Robert D., Karen Johnson, Adam McNulty, J. Walter Hagemyer, Brian Palmer, Nick Vendetta, Greg Anderson, Denise Anderson, M. Varony, Nicole Deligianfs, Robert Woods, Rich Troiei, George Lauer, Mike Bakos, Edie Taylor, Fred Taylor Sr., Rocky Cantantono, Mark Chester, Laurie Beran, Steve and Betty Domino, Wayne Wright, Ann Lorr, Judy Kurowski, Bob Kurowski, Molly Johnson, Collin McNulty, Betty Rall, Carol Smith, Donn Hyster, Jim Kantola, Ryan McDavid, Kathy Carpenter, Chuck Brosky, Kevin Lewis, Lynne Rose, Elara Flood, Will Schlechter, Joyce Parker, Mark McNulty, Anthony Youngblood, Michelle Spooner, Walter Spooner Sr., Sandy Caldwell, Jane T., Dale Smith, Julie Dispenza, Joan Williams, P. Williams, Kristal Fletcher, Marianne Santantonio, Rosalie Hibben, Kent Hibben, Dan Klesta, Ed G., Jim Knepper, Tom Lahetta, Shawra Kobelka, Lisa Swenski, Curt R., Brenden Ortiz, Matt M.,` David Dauphine, Dale Jones, A. Rader, Mark Rader, Kathie & Mark Tylicki, Noel Breuer, Scott Behmer, David Straight, Russell Long, Carleton Stock, Karla Hubbard, Dennis Hubbard, Michael Menges, Alan Garverick, Julianna Menges, Sharon Mickelson, Kevin Machovina, Kim Polen, Doug & Lisa Weed, Jeff & Erin Davis, Chad Arcaba, Paula A., Nicole U., Kit Zimmerman, Dave Berger, Melinda Berger, Andrew Barlow, Maureen Egan, Marilyn Siekeres, Craig Snodgrass, Clint Powell, Karen Weber, Paul Kinzel, Chris Joseph, Barbara Hudson, Brad Lacko, Christine & Paul Osburg, G. David Daley, Jonathon Field, Kathleen Ross, Deb & Craig Sutorius, Dave Ennes, Karen Ennes, Angela Gondor, Michael Soltis, Justin Mason, Jill O'Keefe, Scott & Diane Klein, John & Sandy Olecki, Stephanie Jacovetti, Pamela Scheid, Amanda Quimper, Susanne Kerr, Joyce Reising, Jacob Siesel, Bethany Billi, Bob Laeng, Shelley Marrero, Paublo Marrero, Mary Whitehead, Marianne McKinney, James McKinney, Konstantinos Mavromatis, Leslie & Lair Berdecia, Chris Hevenes, D. Perine, Linda McNulty

See attached transcript for detailed discussion.

RECORD OF PROCEEDINGS

Minutes of New Russia Township Public Hearing

HELD **March 11, 2026**

Motion to Approve Deliberation and Voting of Rezoning Application

Motion was made by Michelle Tyner to approve deliberation and voting of the proposed rezoning application for the next scheduled regular Trustee Meeting on March 17, 2026, seconded by Cynthia Breda. RCV: Michelle Tyner—aye; Cynthia Breda—aye. **MOTION CARRIED** **2026-03-362**

Motion to Adjourn

Motion was made by Michelle Tyner to adjourn meeting at 8:22 pm, seconded by Cynthia Breda. RCV: Michelle Tyner—aye; Cynthia Breda—aye.
MOTION CARRIED **2026-03-363**

AFFIRMED by Michelle Tyner at March 17, 2026 Regular Meeting

ATTESTED by Lisa Akers at March 17, 2026 Regular Meeting

The State of Ohio,)
County of Lorain.) SS:

BEFORE THE NEW RUSSIA TOWNSHIP TRUSTEES

IN THE MATTER OF:
REZONING PUBLIC HEARING

- - -

Complete transcript of proceedings had before the New Russia Township Trustees at The Lodge of New Russia Township, 46300 Butternut Ridge Road, Oberlin, Ohio, on Wednesday, March 11, 2026, at 6:00 p.m.

- - -

MYERS & ASSOCIATES
COURT REPORTING SERVICES
49232 Garfield Road
Oberlin, OH 44074
(440) 965-5353

TRUSTEES

Michelle Tyner

Cynthia Breda

R. Scott Justin, Absent

ALSO PRESENT:

Robert Zimmerman, Esq.

Kevin Butler, Esq.

Dru Siley, Liberty Development

Sharon Mickelson

David Ronald Roberts

Amanda Quimper

Stephanie Jacovetti

Erin Mason

Kensington Mason

James Roman

James Cahlik

Kevin Machovina

Samuel Menges

Julianna Menges

Chuck Brooky

Marianne McKinney

Erin Davis

Kristy Savage

Andrea Barlow
Ryan McDavid
Paul Holland
Chad Arcaba
Angela Gondor
Kim Polen
George David Daley
Jacob Siesel
Karen Johnson
Diane Jackson
Leslie Berdeia
Greg Anderson

- - -

MS. TYNER: It's 6:00 o'clock, and I'd like to call the meeting to order. Can we all stand for the pledge?

(Pledge recited.)

MS. TYNER: Roll call, please. Call the roll.

MS. AKERS: Miss Breda.

MS. BREDA: Here.

MS. AKERS: Mr. Justin.

Mrs. Tyner.

MS. TYNER: Here. Mr. Justin, Trustee Justin had a family emergency, and he was unable to attend tonight. So, unfortunately, that will put us in a situation where we will not be voting tonight to give a chance for him to get a break. But, in all due favor, we have a lot of public comments that have also come in, and the Trustees do need time to read and process all the written public comments, as well. Thank you.

Tonight, the hearing presents an opportunity to hopefully restore some level of trust with the citizens of New Russia Township. It starts with operating in an open and transparent way, welcoming maximum public input.

AN AUDIENCE MEMBER: Ma'am, can you

speak up louder?

MS. TYNER: Sure. All of you have done that. And the hearing is a forum to put that on full display. The agenda has been drafted to encourage questioning by the Trustees of Liberty and the discussion among the Trustees. You should not hold back with your questions. Though, if you have any doubts about what you want to ask, please feel free to run the questions by us first.

The Zoning Commission Members didn't pose questions or have discussions before voting, and it came off as somewhat closed and stilted. More back and forth between the Trustees and the developer and discussions among the Trustees should, hopefully, create an atmosphere of open and thoughtful communication.

So the public hearing is being held to receive public comment regarding the rezoning application ZC-2026-1. The proposed rezoning of nine parcels from Agricultural R-11 to Industrial Park. The Board will now hear presentations from the applicant, Liberty Development, and input prior to deliberation.

We have an explanation of public comment procedure. Individuals wishing to speak have signed

up. If anybody else needs to sign up -- Lisa, you have that at the bar?

MS. AKERS: Yes.

MS. TYNER: Speakers will be recognized by the Chair in the order which they signed in. And each speaker will get three to five minutes to speak. Please state your name and address for the record before beginning your remarks. We also are still taking written comments. If anybody doesn't want to speak tonight, they can still email or send it to the Trustees.

Brief description. Here we go. At the meeting of the Township Zoning Commission held on the 10th day of February 2026, the Zoning Commission passed a motion recommending the denial of Application ZC-2026-1 for map amendments.

And now, Dru, would you like to do your presentation?

MR. SILEY: Thank you to the Trustees and everyone who's here tonight. Again, my name is Dru Siley with Liberty Development Company. As I mentioned as I was walking up, we're not going to go back through the full presentation we did with the Zoning Commission. I know that's been provided to the Trustees via the Zoning Commission. We also

provided it to your attorney.

What I really wanted to touch on, and Kevin Butler, our attorney, is going to speak on, as well, and we love your questions and the dialogue. And thank you for laying that out for tonight's hearing.

We're coming to this again in the spirit of collaboration. We have said from the beginning we want to work with the Township to develop a scenario here that is a good outcome for New Russia Township, for Lorain County, for the region, and the state.

As we've said previously, this site is special. It's not one of a hundred like it in the state. It's not one of ten. In fact, it's one of one, because any similar site like this right now in The State of Ohio is going exclusively to data centers. What we've said all along is we're holding this out for advanced manufacturing. We didn't close the door on the possibility of a data center being part of the site. We've been open about that.

But the directive, and what we're trying to do here is create jobs and create opportunity for the region to grow and improve over time. We don't have all the answers on who those users are, yet, but we've acknowledged, and we welcome the opportunity to work with the leadership of the Township to make

good decisions about who those users are, how we develop that site in a manner that is respectful as best as it can be to the community. It's going to be changed, but we talked about things like how do you manage traffic and buffering and storm water and utilities, and essential things like safety services.

As you know, we've reached out to potential partners in adjacent municipalities like The City of Elyria who could work with all of us and the Township through a joint economic development district. But that's how we come to this. We see an opportunity here. You've heard it, and it's been probably over-used about generational opportunity here, but we see that possibility, potentially thousands of jobs, and not just permanent jobs, but good construction jobs, Union jobs, here in Lorain County that will make a difference to a lot of families over a long time.

We don't come in with a predesigned program. I know it's been asked, well, who are the end users? How does this work? We come in with what types of users, again, tech-focused, you know, the things that are permitted in the Industrial Park zoning. As you know, the airport was rezoned to Industrial

Park in 2024. The site we're proposing is actually two different zonings. There's about 60 acres of it on Route 58 that's zoned for General Business, which allows for a whole host of commercial uses. And the balance of it is that Industrial -- or, I'm sorry, the agricultural residential.

So, again, we come with the spirit of collaboration. We look forward to your questions. We think there's a path and a solution. I know there's a lot of tension about how this could be done, but that's what we're coming to you with. We're not coming to tell you how the world should be. We hope we can work on this together. So we appreciate your time.

MR. BUTLER: Good evening, Trustees. My name is Kevin Butler. I'm with the law firm McDonald, Hopkins, which is located at 600 Superior Avenue, East, Suite 2100, in Cleveland. Please pass along our best wishes to Mr. Justin and his family.

I, and my firm, represent Liberty Development in this application. And we're grateful for the additional forum that we may continue to advocate for the rezoning Mr. Siley has discussed, and by way of introduction, and to answer your questions.

As its over-arching goal, the Township's

Industrial Park Zoning District is meant to encourage the development of industrial subdivisions characterized by a park-like openness, and attractive high quality buildings set in a landscaped environment. Your zoning resolution requires Industrial Park users to be indoor, and to harmoniously integrate with surrounding uses within and outside such zones. All these objectives are things we contemplate and would necessarily honor should this land be rezoned.

The fact that the land at issue in this application is bordered to the northeast and northwest by municipalities, to the east by an airport and land that has already been rezoned for industrial uses, to the west by land that has been rezoned for general commercial use, all of that calls in to fair question whether the application of the current zoning regulations to this property is viable.

This is especially true in light of the fact from a development standpoint that this land is unique; most definitely in a class of one in northeast Ohio, and as Dru mentioned, quite possibly in a class of one statewide. It is unique certainly because of its acreage. There are plenty of tracts

of land in Ohio that are 625 acres in size, but there are very few 625-acre sites that are adjacent to 300-plus acres of developable industrial land, that are adjacent to a reginal airport, that are served by utilities, that border a state route, that sit near multiple interstates and closed access highways, and that provide access to an enormous regional workforce of 1.2 million skilled workers in our metropolitan area.

There are even fewer such sites that have proximity to existing water and sewer infrastructure that can be scaled to benefit not only the site, but also the Township and greater region. And there are still fewer sites that adjoin a municipality that with collaboration can provide safety services on a scale that allows for safe transformative development benefiting the greater region.

The reasons are many, therefore, why this land has attracted so much attention, and will continue to attract attention in the future so long as these elements I mentioned exist. The attention doesn't just come from a local developer. It comes from regional and state workforce development officials, large national high tech companies looking to relocate or expand, and public officials intent on

serving the greater common good.

One would assume that it was with these goals in mind, the betterment of the Township and the region, that the Township rezoned the non-aviation land south of Albrecht to Industrial Park use quite recently, notwithstanding the fact that the comprehensive plan identified that land as prime farmland. And I want to be sure that I also state that the comprehensive plan identified it as potentially developable for industrial use. This land is not the same in the comprehensive plan, but it's all prime farmland. And it's important to state that.

As the Township land use plan calls for identification and development of areas especially suitable for industrial development, and the provision of adequate industrial sites for future employment needs, we have assumed the Township's rezoning of the non-aviation land was done with purpose and thoughtfulness. We merely ask for the same thoughtfulness with regard to our application in the same spirit contemplated by the land use plan.

These acres under your consideration tonight are, indeed, especially suitable for Industrial Park

development, and for the employment of many for all the reasons I've mentioned. The stakes are, therefore, high for the region and the state. The prospect of developing a steady and large base of highly skilled, good-paying jobs is real and imminent.

The Industrial Park use regulations found within the zoning book calling for that park-like openness and attractive buildings, low elevations and landscaped environments give the Township adequate protections against the hulking, belching factories or the monolithic data centers that have been conjured up in the public discourse.

The groundwork for successful redevelopment of this land sitting between commercial and industrial uses has already been laid at the state and county level. And both the Township master plan and the zoning resolution provide the proper road map for your favorable action, whether tonight or soon afterward. With a great deal of respect to you, to those in the room, and to the great many citizens of Northern Ohio who stand to benefit from this singular opportunity at this singular location, we ask you to approve the rezoning as requested. And we would be glad to answer any questions from the

Board as you deliberate. Thanks.

MS. TYNER: Do you want to question?

MS. BREDA: Actually, I have a question for you, Kevin. Okay. I'm not -- so, I don't know if Dru or Kevin can answer this. So we hear so many different things, and to be quite honest, there is a lot of skepticism, because we're not getting told the truth on so many levels, state and County. And so one of the things I want to know, so we're talking about these acres, and, you know, the question with rezoning, and then now we're looking at another 300-plus acres, and then from, I think it was one Lorain County and Team NEO that stated it's 2,000 acres. What is the total? What is the total?

MR. BUTLER: I can let Dru put a finer point on it, but it's our understanding the only total we're contemplating here is the 900-plus acres that constitute the combination of the non-aviation --

MS. BREDA: Okay. So -- please continue.

MR. BUTLER: I'm sorry. Sub 1,000, 900-some.

MS. BREDA: Under a thousand?

MR. BUTLER: Under a thousand acres that constitute the non-aviation industrial lands east of Oberlin, and the 622 acres under consideration this evening. I don't know the exact acreage of the non-aviation land, I'm afraid.

MS. TYNER: I have that from the FAA. They said it's approximately 218 acres.

MR. BUTLER: Oh, okay, 218. It's between 218 and --

MS. TYNER: 218 is what came from the FAA.

MS. BREDA: Then definitely it is not 2,000?

MR. SILEY: If I may jump in on that?

MS. BREDA: Please do.

MR. SILEY: So, and, again, we'll resolve the actual total on the non-aviation land. We've been using the higher number, because I think that was, I think that was released by the FAA, what the actual boundaries are on everything. But to Kevin's point, it's less than a thousand acres.

I think that 2,000 acres, I don't have all the facts, either, that was thrown out before we were involved. I think that was an aspirational reach that they were asking. If you took the totality of

the airport, which is 900 acres by itself, and then additional lands, the aspiration was 2,000 acres. But what's in consideration, what's being put forward, and that cap is less than a thousand acres.

MS. TYNER: Do you think that that additional acreage was, the thought process was to close the airport?

MR. SILEY: At one point, I know there was a discussion about that. If whether or not, again, that was aspirational, could they de-commission the airport and create a development site that way.

MS. TYNER: I've been talking with the FAA. There is presently no application at the moment to close the airport.

MR. SILEY: Correct, that's my understanding, as well.

MS. BREDA: Okay. Then another thing, so you had mentioned that -- the enhanced manufacturing. You would have everything, Union jobs, sustainable, ongoing jobs. So are we talking -- now, we used the word sustainable. So we're not talking here's the construction crew. They're done. We're going to count their jobs. We're talking about actual people coming to work and

working sustainably like for the long run?

MR. SILEY: Permanent jobs, you know, long-term jobs, correct, that are jobs employed by the companies that would be in location on site.

MS. BREDA: Okay. And I know you mentioned advanced manufacturing. Would there be a possibility -- now, with advanced manufacturing, I'm thinking there's going to be a certain degree of training involved. However, would there be an opportunity for manufacturers that can hire the everyday person, or is it strictly a tech facility, tech manufacturing?

MR. SILEY: I don't have an answer for you on that. I don't really know. I mean, the idea would be how you develop workforce locally as much as possible. But, again, since we don't have those end users in hand yet, what their worker profile in total looks like, I don't know. But I think part of the conversation we've had with like LCCC is how could they collaborate, or the JVS, and how do we actually start to use this as leverage to do workforce development locally with folks who may not be further in their career, have those advanced degrees. So I think that needs to be an open conversation, but I don't have a specific answer

yet.

MS. BREDA: Okay. And then, finally, you mentioned, you know, collaboration with public officials. I'm sure you are very aware that we were blind-sided by this. And so we've had 2 -- 2 Commissioners, and I think -- I know it was Moore and Riddell who allegedly -- and I say allegedly because I didn't witness it, but allegedly told our citizens, our residents, that if they don't like it, move.

Now, I feel we should work -- well, I feel that was absolute bullshit, for one thing. But I think, I think we definitely need communication, open communication, and collaboration for every facet, et cetera, in government. And I know, unfortunately, it seems like you weren't aware of that dynamic, either, so I am very grateful that you are here to answer more questions.

MR. SILEY: Thanks. So we look forward to your questions. Thank you.

MS. TYNER: Okay. Still green? Am I green? All right.

To start off, when were you guys brought into the deal? When did Liberty come to this site?

MR. SILEY: So we were asked -- so

the long story told as short as possible. So, originally, we were working with Jobs Ohio, related to some other projects we had regionally. We said we're a regional developer, we've been active in Lorain County for decades. We were working with Jobs Ohio. They come up with the concept through Team NEO, is how we were made aware of it, to de-commission the airport; 900 acres, they thought would be a good development site. They had a lead come through from Jobs Ohio, I believe it was project Micron, probably in 2023, that was interested in the site.

One of the limiting factors was, and I don't think the zoning was in place, yet, either, because that happened in 2024. The ask of a company like that was 900 was great, we need over a thousand. And so we were engaged by Jobs Ohio to assemble additional land adjacent to the airport. And that's what we began to do, with an idea if we could get out to 58, the State Route, so that we -- as we talked about running traffic that way. We were talking with them, it was probably end of 2023, about that concept. I think we were formally engaged in 2024, the end of '24, to begin that process.

MS. TYNER: Okay. And you explained that question was through Jobs Ohio. So is there a certain stage that you're going to take this project through, or are there other entities that are going to come in to play?

MR. SILEY: So we've left that open. So we're only a developer, so we could potentially -- we're thinking because it's a site of this size, it's going to be a joint venture, collaboration with these end users, and how they want to develop the site. We're keeping that open-ended, because some end users, if it's a national headquarters, they're going to want to come in, they have their team, and they're going to want to specifically develop it.

So, on one end, we might do all of the site improvements, right. We might put the roadways in, put the utilities in, prep those sites for those companies to come in. If they have need for our services beyond that, we would certainly engage with them. There may be others who want us to do the full development for them, actually build the buildings, as well. So there's a range there how we could be involved.

MS. TYNER: Okay. And you started to

explain your role with Jobs Ohio, and the relationship with Team NEO, Jobs Ohio. Is there any funding that you receive from Jobs Ohio or Team NEO?

MR. SILEY: So the only thing we have through Jobs Ohio is through the Ohio Site Inventory Program. We have a reimbursement for the option fees on one of the groupings of land, the largest ones we have, that Ceres Farms. That's our engagement with them. And so then we have a commitment back to them, and that's the nexus to, by contract, to develop the site that aligns with one of their key sectors. And, again, that's the advanced manufacturing.

MS. TYNER: Okay. That makes sense with what Christine Nelson told me this summer when Wisdom Tree got involved.

MR. SILEY: Correct.

MS. TYNER: Okay, thank you. So, in the previous, you were talking about safety services, road, water, electric and sewer. And, in our discussions, you know, we were talking about 1,200 jobs. And in a recent meeting with The City of Elyria Mayor, and I was specifically going in to talk to Mayor Brubaker about safety services, and what can be done. He was told 6 to 8,000 jobs.

And, then, as a result of saying 6 to 8,000 jobs, the Mayor was not concerned about the ongoing funding for emergency services, because the income payroll tax would be sufficient to fund the services into the future.

MR. SILEY: Let me speak to that a little bit, if you don't mind. The 1,200 job piece, when you and I had an opportunity to talk a little bit about this, this was a lead that had come through Jobs Ohio that we couldn't respond to, but that was one project that could fit on the site. It wouldn't have taken the whole site. They needed, I think 250, 300 acres. It was one company, one building. And they were 1,100, somewhere right in there, just north of a thousand jobs.

The total yield on the site could potentially be thousands of jobs. I can't say what the Mayor was speaking to, but I'm sure that was also including construction jobs, in his mind, building all the way through to get that kind of number. But, again, with this kind of acreage, when you're talking about a lead like that, that was a half a million square foot building, it was a technical device building would bring in a thousand jobs first phase, or 1,200 jobs. If you could do 2 or 3 or 4

of those companies on the site, then you start to get to the numbers the Mayor's talking about.

MS. TYNER: So I guess I go back to, I do believe the Mayor was talking about the payroll taxes being able to fund the emergency services, but if those numbers aren't achieved, or it takes time to achieve them, how are we to fund, pay the fire fighters, and all this?

MR. SILEY: Yeah, so typically what happens, when there's obligations to a developer, those are memorialized through a development agreement. And so that outlines whose responsibilities -- here's what the municipality or the Township is responsible to do, here's any incentives offered related to tax abatements or TIF's, here's the job creation requirements, and then what are the consequences, the backstops. So there's a contractual relationship that if at some point the project doesn't meet the specified numbers that were required by a tax abatement, for example, then you have recourse, you have legal recourse via an agreed-to contract.

MS. TYNER: So I do believe you told me this before, you would need on site power and/or would a substation be required?

MR. SILEY: Yes.

MS. TYNER: Okay. For the electric?

MR. SILEY: Yes.

MS. TYNER: And utility rates for the residents, I mean, there's a worry about the increase in utility rates.

MR. SILEY: And rightfully so. And as we have engaged with First Energy, for example, with a conceptual model study to understand, we don't have a full profile on what build-out looks like, and those costs. What we try to push this toward is are there other alternatives for energy generation that could be privately funded on the site, so that we're not as reliant on the grid, and there's not as much impact on the repairs. We don't have that solved yet, but that's an important part of this discussion.

MS. TYNER: Yeah. One of the other things the Mayor of Elyria kind of mentioned to me was can Elyria provide you sewer and water?

MR. SILEY: So they have some facilities adjacent to the northeast corner of the site. And so we've done the mapping on the water and sewer immediately -- that's on Route 58, and Oberlin Road, and also on Russia Road. We're just

starting to look at that option, because I know they have a waste water treatment plant that might have some capacity. We're getting together with the City Engineer to talk about exactly where their service area ends, because I don't think it comes out beyond the City boundaries. And what's that adjacent -- is it 1,000 feet, is it 5,000 feet? That's something we're looking at.

MS. TYNER: Okay.

MR. SILEY: And so you know, Trustee, that was brought to our attention in our recent conversations with The City of Elyria.

MS. TYNER: Yeah, because I think I was there the day after you were there.

MR. SILEY: Yeah.

MS. TYNER: Okay. Would the developer pay for residents' tap-in fee if this were to go down, if the sewers were brought in, let's say, from Elyria? That was something that came up from the Mayor.

MR. SILEY: I mean, yeah, I think that's a reasonable discussion point. You know, where are we running that sewer. You know, what is the project, you know, what is the developer going to fund for those kinds of things, create that

option. I think that's a reasonable topic of discussion point.

MS. TYNER: Okay. So the discussion about the roads, the infrastructure leading up to the site, and are we prepared. You know, when you look at -- and I'm going to the larger number, the 6 to 8,000 employees --

MR. SILEY: Sure.

MS. TYNER: You know, my guess, operating seven days a week. You know, and then you look at the transportation in and out of that site, not just only employees, but raw materials.

MR. SILEY: Trucks, right.

MS. TYNER: And product coming out. And even just the services, that food and whatnot, to supply 6 to 8,000 workers.

MR. SILEY: Yeah. So, again, very good question. There's a trade-off there. You know, in our presentation to the Zoning Commission, we talked about making the main entrance into this park off of Route 58 and setting it far enough from the Russia Road/58 intersection, so that if it warranted another signal -- I mean, that's a conversation we'll have to have with ODOT, too, because we'll have to do a traffic study, talk about

all the trips that are generated by the types of uses that could be there, and what does that look like.

You know, the idea would be to run the majority of the traffic from Route 58 into that main road that's now running through the site, and crossing Oberlin Road at some point to access the non-aviation land. There's an additional expense, you know, how that's managed, how that's paid for over time. The trade-off, though, is does it take burden off Russia Road, Oberlin Road, Albrecht Road, which is going to see wear and tear, which has County responsibility, Township responsibility, and who is ultimately responsible for the new road coming into the site.

MS. TYNER: And it's just simply the traffic coming off the highways --

MR. SILEY: Sure.

MS. TYNER: -- into the site. I mean, there's four lanes up by Amherst, but there's four lanes --

MR. SILEY: I think there's a high likelihood that there's going to have to be deceleration lanes, and things like that, to account for the traffic, so that you're not stuck behind ten

cars turning into the site, making a left into the site, that are southbound on 58. Is there an additional turn lane in that section? Is there a deceleration lane which widens it? So that if you're northbound, for example, you're pulling out of the main flow of traffic, turning into the site that way.

I think a high likelihood ODOT will require all that. I think it's also appropriate -- you think about these end users are going to want to understand how their employees and deliveries and all that are going to get to work, so they're going to have practical demands, and that we have answers for that, as well.

MS. TYNER: Wouldn't a site of that size typically require some form of rail?

MR. SILEY: No, there's not anything really adjacent that could get to the site. If that was heavier industry, yes. But for a tech park like this, not likely.

MS. TYNER: So there was a Team NEO interview with Matt Dolan at Idea Stream, and talking about the end user needing to be hand-in-glove with the community. And we don't know who the end user is. I mean, it's a little bit at a

loss.

MR. SILEY: Sure, but you have a repertoire of users that in Type 2 uses that are permitted in that zoning, so it's not wide open to be whatever, any kind of user. It's very specific in those criteria, right. And, again, that is -- even if the zoning was in place, if you voted favorably for this, we still have to come back for the Township for every site plan, every user, all the way through. There are many steps along the way where the Trustees would have, and the Zoning Commission, for example, would have a voice and an influence over exactly what's going in there.

Now, you know, talking about, as long as those uses fall within the industrial park permitted uses, those would be permitted in that site, but, again, until -- I know we keep saying this, but it's true, until we have zoning, we can't really talk to the end users and start to delineate who those would be. So there is a -- it's a balance for sure.

MS. TYNER: Now, one of the things that Matt Dolan mentioned is, you know, mentioned that data centers are not job creators, but what is needed are components for data centers. Is a data center supply chain slated for the site?

MR. SILEY: Again, we don't have an end user, but could there be tech companies that are making component parts that are sold to those kind, potentially.

MS. TYNER: So that's not something that you and Jobs Ohio were kind of working on, or Team NEO?

MR. SILEY: To create supply chain for data centers?

MS. TYNER: Yeah.

MR. SILEY: No.

MS. TYNER: Going back to zoning, this kind of puts us in a position -- I had a conversation with the EPA, Ohio EPA, about processing permitting for the mega site. And it was interesting to me that the EPA is not in a position to determine what is allowed, that that falls under our zoning. And, again, it puts us in a position, how do we structure our zoning when we don't know what's coming in?

MR. SILEY: If you can say, just clarify for me, in that conversation with EPA, what do they mean they can't determine what's allowed?

MS. TYNER: So when they are looking, let's say, for a data center, they are -- they're

not in a position to say a data center can and cannot go someplace. They're saying there's criteria that need to be met for their approval, but it falls onto the local zoning to determine what they want in that area. The EPA does not come in and say --

MR. SILEY: By use, specifically. But they do have control over the outputs from the potential use, right, so how much water and sewer they're using. You have to demonstrate the availability of that water and sewer. You have to have permits to install approvals from the sewer provider, from the water provider. How are you managing your storm water? How are you affecting your wetlands, you know, if those are present or adjacent to a development?

So they can't tell you a specific use, but they can have influence on uses, because if that use can't meet their criteria for environment management, it can't be there.

MS. TYNER: Right, and they were saying it's very specific even -- I keep going, I'm sorry, back to data centers, but a data center alone has certain criteria. A data center with power generation, that is a different set of criteria. So

those criteria, it keeps this intimidation. It does have to come down to the Township zoning, and, you know, we need to know what to be prepared for, because the EPA is not going to tell us, hey, that's probably not a good idea. So that was one of the discussions I had.

Now, the other thing that did come out from The City of Elyria is they did say you were ready to go vertical in 18 months or more.

MR. SILEY: Yeah, that's not accurate. So we would be, from an approval time, by the time we got through the civil design, our comment is we're ready to start moving dirt in about two years, so start doing site work. If you think about, if you had a user identified today, right, and they were coming in, and the site was already prepared for, prepped, or we were beginning site work, that's realistic. They can be, by the time they get their building permits, EPA review, Army Corps review, all of it, we could be going vertical, in something like that.

We feel like in order to get all of our approvals, we would probably be about two years out before we're doing construction on site and moving dirt. Now, in that entire time, if we have zoning,

if we have a civil design plan that was being installed, the site would be marketed to those end users. It's not -- it's realistic to think you could have a unique user in place that wanted to start going vertical in that time line, so --

MS. TYNER: Do you have any?

MS. BREDA: So one of my questions, what can you -- so, you know, there's farmland preservation involved here. What can you do to offset that, to keep any farmland and/or there was a concern about wildlife getting uprooted and having nowhere to go. What can you do with that?

MR. SILEY: Yeah, so on the wildlife piece, you know, what's being displaced, I'd be more concerned if this was a heavily wooded site, which this isn't. But I know, as well, that there's deer and coyotes and everything. As far as wildlife, I don't have an answer on that.

But on the farmland preservation piece, some of the ideas we floated out in smaller group meetings are, you know, right now, I don't mean this pejoratively in any way, just a statement of fact, that there isn't a wholesale effort in Lorain County, that I'm aware of, to engage in robust farmland preservation, right. So how do you do

that, right, beyond farming it? The best way to preserve farmland is to continue to farm it. But beyond that, as you're talking about generations to come, as things may change and family dynamics or people want to sell their land, folks -- we talked about this in our zoning presentation, you can do conservation easements. You can do voluntary agricultural districts. You can make modifications to the Zoning Code to make that more robust to protect farmland, but it has to have consent of those owners.

One of the things that was pointed out to me, I think it was just recently, it was in the paper, there was a site down near Grafton, that worked with the Western Reserve Land Conservancy that has been preserved. And we have talked with the Lorain Community Fund and Nord Foundation, about a concept of could this project in some form, and working with the Trustees, generate dollars that could be placed in a fund in one of those philanthropic entities that would be available to those New Russia Township residents who wanted to go through a process like the Western Reserve Land Conservancy process, because they don't do that for free. That could be 10, $15,000 to do something like that. To pay for

that, to reimburse those residents who wanted to take those kinds of actions.

And I'm sure there are other creative solutions nationally that have been done. But I think there's an opportunity from the project to help support those kinds of activities. I know there's also been funding cuts. We've seen, watched that, read it in the paper, to 4-H, and things like that. Can there be additional support from a project this size and scale to support those longstanding institutions that are already in place? Can that be helpful to that? I think that's a discussion point or negotiation point that should certainly be part of this.

MS. BREDA: Okay. I don't have any other questions. Do you?

MS. TYNER: No. I think -- do you have anything?

MR. BUTLER: We'd be glad, after public comment, to answer any additional questions you have.

MS. TYNER: Okay. Thank you. And, now, I'd like to open it up to public comment. And Sharon Mickelson.

And, just a reminder, everyone, it's three to

five minutes.

MS. MICKELSON: Hi, my name is Sharon Mickelson. I live at 9227 Bechtel. Forgive my voice. I came here for a couple reasons. There's 66 acres behind my house that has been sold, and they want to annex it into Elyria. And once that land is annexed to Elyria, there's a parcel that would touch the airport, and they could annex that land also to Elyria, which would change, as far as I know, the game plan for that mega site. That's one of my concerns.

However, I talked to a lot of my neighbors and a lot of friends, and I have some questions. And I come to you, with God, everything I say is true. And I'm not hiding behind a nondisclosure agreement. I would like to know if anybody, I would like to know if anybody has contacted the Federal Aviation Administration in regards to actually putting in a data center, or have they contacted the Cleveland On Route Center, which is within three miles of the proposed area. It's in proximity, it's on the north side of Oberlin.

They control 300,000 miles, square miles, of air space, six states, one Canadian province. That's all controlled. They have over 2 million

operations a year. Their uses, they use water for cooling towers and backup generators, hundreds of frequencies could be affected, military operations and Presidential movements.

I brought this package of goldfish, because there was a time when there was a frequency being emitted, and they had to go find out where it was because it was interfering with their control. They found it in Willard, Ohio, at Pepperidge Farms, because they had installed a new drying system, which created a frequency that interfered. It was 134.77 hertz. Now, if something -- and that's 43 miles away.

Now, how can they think that they can put in a data center within 3 miles of all this operation, and think that they can get away with that, because there's no way that all these frequencies would not interfere with the airways. That would be impossible. The FAA will be contacted and the National Air Traffic Controllers Association.

Thank you all.

MS. TYNER: Thank you. David Ronald Roberts.

MR. ROBERTS: I, too, are going to be talking about the annexation of Elyria coming out

into Amherst with the gateway. And this is for all of you guys. This is to let you guys know because this is just happening. The County Commissioners, I was at the meeting last night, or yesterday, they denied that they knew anything about it, but they already have a petition, I have the documents here, of this annexation of 65-plus acres that borders right on the edge of the airport. And that's just across the street from the airport, which they -- again, once that's annexed, they can now annex the airport area. Once they annex the airport areas, then they can take control of that thousand acres, okay. And you, now, you guys are cut out of decision-making. Everything is done through The City of Elyria. And this is their backup game plan that they have imposed, all right. So beware.

I rest.

MS. TYNER: Thank you. Amanda Quimper.

MS. QUIMPER: Amanda Quimper, 2299 West River Road North, Elyria, Ohio. I'm here today in peaceful, but firm protest of the data centers and/or mega site development being pushed into Lorain County. These projects threaten our land, our communities and the well-being of the people who

live here. Massive data centers bring constant noise, air and light pollution, while placing enormous strain on our electric grid and water supply.

Across the country, communities hosting these facilities are seeing electricity and water costs by up to 75 to 80 percent and more just to support them. Under the National Environmental Policy Act, developments like these should undergo thorough environmental review. The Clean Water Act and Clean Air Act are here to protect our resources, our air, our water. We must ensure these protections are enforced for Lorain County.

But this issue goes deeper than infrastructure. These projects are tied into the expansion of 5G and now emerging 6G wireless systems. While 5G operates in gigahertz frequencies, 6G moves into terahertz frequencies, thousands of times higher and far more powerful. Researchers warn that these systems rely on dense networks where signals bounce off objects, buildings and even the human body. In effect, people themselves can become part of the network acting as receivers, transmitters and routers for these frequencies. This raises serious questions about biological impacts and long-term exposure, and

we already know it is killing the bees.

I urge everyone to research the term targeted individuals, and examine emerging evidence surrounding electromagnetic exposure and advanced wireless technologies used to target human beings. These concerns along with other issues tied to these developments are part of my investigative work at Awakenandunite.com and/or TVwithpurpose.com.

There's also a deeper legal and historical issue. This plan falls within territory addressed by the Treaty of Greenville, an agreement between the United States and native nations, including the Shawnee, Wyandot, Delaware and Ottawa. The Constitution says treaties are the supreme law of the land. That Treaty recognized native nations relationships to this land and its resources. So when massive industrial projects threaten the land, water and natural balance of these territories, a simple question must be asked. Where is the voice of the native nations? And if treaties mean anything, then native nations deserve a seat at the table when discussions are made about the future of this land.

I have mailed two non-negotiable deposit notices to the Trustees here today. This statement

serves as my verbal notice on the public record. With love for this community, I ask you to stand with the people, not the corporations; protect our land, protect our water, protect the future of Lorain County.

Thank you.

MS. TYNER: Stephanie -- how do you pronounce that?

MS. JACOVETTI: Jacovetti.

Hello. I am Stephanie Jacovetti. I am at 6581 Majestic Drive in North Ridgeville, but I own Parcel 09-00-017-000-008, which is surrounded by all that they're building. Thank you for listening to your community tonight. We appreciate your time and appreciate the opportunity to speak about our land and our environment.

A few years ago, my husband and I decided to invest in 2 acres of land that is our retirement. We chose a home designed to build that would fit into the country life that would surround us. We currently live in a development where we are separated from one neighbor by our air conditioning units, and another by 6 feet of grass. We have a main road in our back yard where we overlook 500 to 1,000 houses. Prior to those homes being built, we

were told none of that land would be developed. We would see deer, coyotes, geese, ducks, swans and cranes fly around with the eagles. In the front of our home, our neighbors, and up until three years ago, the back part of Sandy Ridge Metro Parks.

Three years ago they decided to displace a nest of eagles claiming they moved their nest, so they could build 40 new homes for a 55 and older community. No more eagles, no more deer, no more cranes. The swans are gone. And the only animals we seem to see are the ducks and geese.

My husband and I started looking for land after Covid. We wanted to be back in the country feeling. We wanted to be able to have a big yard for our grandchildren to run through and have family get-togethers. I had been planning a small area for fruit trees and fruit bushes like my grandparents had when I was growing up. I was working with my cousin on designing a large garden. We wanted to be good stewards of our land, and not disrupt the farmland that surrounds us. Visiting our land throughout the years almost weekly, if not monthly, see what our neighbors took part in on their land, to be sure we're not a nuisance, but a good neighbor.

All this has come crashing down with the mega site and sewer project from the over-zealous County Commissioners. I will not be able to have my retirement. I have invested in 2 acres that will be uncomfortable to live in, according to the Commissioners and the developers' discussions. I won't be able to have my large garden or my fruit trees. I won't be able to have my grandchildren run through the yard. My dogs won't be able to live their best life just running through it.

For me, it's a huge loss to my future, but I still own a home away from all this. But my future neighbors don't. We picked New Russia because it's quiet, peaceful, roomy, friendly. My God, this community that has gathered to fight, I will take every single one of them on in any battle. We believe in our rights as homeowners, land owners, farm owners and providers.

Additionally, I look around this town and what I see are the folks that made this place what it is, the hard working-farmers, the hard-working elderly who grew up here and stayed here. They cannot afford to be pushed out of their homes. Where will they go? Or will they be forced to stay and deal with poisoned water, noxious gases and 50 to 80

decibels humming 24 hours a day. If they leave, and young families don't move in, this will no longer be a Township of people. It will be a Township of disgrace with one empty concrete mass in the middle of it. A waste of time, a waste of money, a waste of the future.

Please do what is right, and do what so many other Townships have done, and deny this application. I would also ask that you insert a law, rule, order, however it works, I don't know, that any current farmland is to stay farmland, and cannot be rezoned as commercial in this Township, period. It's fine to build a home and become a steward of the land. This Township could and should be the example to follow. Leave our land alone and go fix up the brown spots left behind in 2005, 2012, and most recently 2025.

And to touch on the collaboration comment from the developer. Collaboration means two people or two groups of people agree to work together. The problem you don't understand is that we don't want to work with you. You are coming in offering this solution, you are coming in offering a solution to a problem that we don't have here. At this point, we're coming up with a solution for your problem.

Our solution is for you to find land somewhere else.

MS. TYNER: Erin Mason.

MR. MASON: My name is Erin Mason. I live at 45589 Russia Road in New Russia Township, directly across the street from the proposed mega site. I'm a long-time resident. My parents brought me here in the country when I was ten years old. After some kicking and screaming, I grew to love it. So much so that 20-some years ago, I bought the house right next to my dad and decided to raise my children here. Unfortunately, he passed away about a year ago, but the legacy lives on, because my oldest son bought his house. This is the type of generational change I approve of in New Russia Township.

Commissioner Riddell has stated that this development is needed for generational change. We need to bring these types of jobs to Lorain County, yet we don't know what those jobs are, or what this development will be. The generational change that will actually come from rezoning this land is loss of farmland. Thriving, productive farmland.

Our future generations will have no idea what farmland is. At the rate farmland is being bought and built upon, our future generations will think

that food is supposed to be imported or grown in a lab. They will never see it grow in the ground. The generational changes that will also be seen are increased health issues, pollution concerns, increased traffic, loss of wildlife and ecosystems.

I'm sure the steel mill and Ford plant planned on making generational changes, as well. Look at them now. I can't imagine destroying perfectly good land, land that is farmed, thriving and producing crops, to build an industrial park that will likely be non-existent in a few decades.

Or we can compare it to the landfill. I used to go down Butternut Ridge Road every day on the school bus. Houses that we used to pick up kids at are now covered in mountains of trash. I don't want another story like that in this Township. For my kids to look back some day and say to their kids this Township used to grow cops, but look at it now. Look at the pollution it produces.

The thought of sewers coming through in the fields across the street from my house and turning into an industrial park is gut-wrenching. It will be the beginning of the end of rural life in western Lorain County. This is Ground Zero for this massive overhaul of western Lorain County.

If this goes through, land will continue to be purchased and rezoned all the way down Russia Road, and all the way up Baumhart. Farmland bought, rezoned and developed plot by plot gone forever. This is overwhelmingly opposed by residents, and has been since the beginning. So many people have spoken against this. There are signs, news articles, petitions, all saying we don't want this. The residents of this Township don't want this. Our message cannot be anymore clear.

We are not against development. But we are against development that destroys our rural community. As our Trustees, I urge you to listen to what the residents are saying. We have so many concerns. Let the developers come back and make another request when they actually have a plan. Changing this zoning opens the door to too many unknowns.

Thank you.

MS. TYNER: Kensington Mason.

MISS K. MASON: Good evening. My name is Kensington Mason. I live at 45569 Russia Road in New Russia Township. I've been coming to these meetings for several months and I have never heard somebody speak that was in favor of this mega

site unless we're talking about the developers or Commissioners. I wanted to bring attention to this because we, the people of the Township, who built our homes here, raised our families here, who sought out a rural spot to dig their roots into, are highly against this. Again, we do not want this.

I have lived across the proposed mega site land since I was born, so 11 years, almost 12. Our Commissioners have told us time and time again you guys can move. Well, how would they feel if they lived in a house for several years, and then somebody is forcing them to move. They haven't put themselves in our shoes and thought about what they're putting us through. They only care about what they want, and will do anything to get it. And if we feed into their wants and give them what they want, it's only a matter of time before they want more and more until we blink our eyes, and our land is gone, and we're the ones asking what happened. But, in reality, we could have stopped this from the start.

Now, at the start, we need to stop this now. This land needs to stay agricultural. If you want to think about this differently, you could say do you want to give up a food source, force people to

move out of their homes? More than people, also animals. This will demolish animals' habitats, destroy peaceful environment and so much more if you rezone this to industrial.

By changing this land, you are putting future generations in danger. The other day I was driving past the field that they want to build this mega site over, and I noticed there are some green crops growing. The way the sunlight hit them was just beautiful. I say this because this is not unused land. This is land that is flourishing with green growing crops. What's wrong with other land? Is it too complicated trying to get what they want out of this?

Well, wouldn't it be too complicated for us to move and dig up our roots? This land is special, not special to demolish and turn into a mega site, but special in a heartfelt way. And across from me is a view I've had from outside my window for several years. Let's keep it and let others have this gorgeous view of this special land.

I know this is a lot of pressure with my future in you guys' hands, but I beg you to do the right thing for our Township and not turn this land into industrial.

Thank you.

MS. TYNER: James Roman.

MR. ROMAN: Hello. My name is James Roman, 45549 Russia Road. My neighbors, Beyonce, step-daughters, just a couple things. I noticed that you brought up the 2,000 acres, and I heard the same thing at the beginning by some of the people that came from Team NEO, and everything like that. I think what they're talking about is after they get this thousand acres, there's potential for another thousand. And what they're saying is, well, if we get this going, maybe we can move over into Amherst Township, or behind our house, or whatever. So there's room for development here, because it's all farmland. So that's what I think.

And, also, I think that by rezoning right now opens ourself up for lawsuits in the future. So if we open up the zoning, say, fine, we'll go ahead and rezone it light industrial. Then the developer comes over and says Joe Shmoe wants to put a building here, and you say no. If they fall underneath that zoning, guess what? That's discrimination. And the mega site falls underneath that description. And we all know that that's why he also said it could be a smaller scale one,

smaller one, just real small. Everybody ever see a small data center? So that's one of the things I'm really worried about.

And then not only that, when they build this, and our homes that are around this plunge, and we all say we don't want to be around here no more, and we pick up and we leave like the Commissioners told us, right, guess what that does? Makes it open for developers to come in there on cheap land, because nobody wants to be there anymore. And it grows, just like she said. Sooner or later, they'll have two entrances off the highway, Baumhart and 58. So this is not going to stop here. We know that. Just like when it started all the way from Cleveland and kept coming this way. So that's what I'm concerned about, about the rezoning.

Then another thing is if I want to get something rezoned on my property, I have to tell them exactly what it is. I couldn't build a 20 x 30 without drawing it and telling them exactly what it was. How do we rezone almost a thousand acres and know nothing?

I personally think -- I know this guy's a very smart man. He's probably a millionaire, a lot smarter than I am, because I'm not, obviously, but

wouldn't you come to this Township knowing what you got here, and go, you know what, let's pack up. Let's find a user and bring it back to the table, and keep it real with everybody here. Because as long as we don't know, we don't want it.

And I will sit here right now, I've came to every single meeting from the beginning, when Moore sat outside, told all of us to move, and told my neighbor that's built the house on the corner of Oberlin Road, I don't know if Mark's here -- he sat there, said to me, I don't know what the hell he's thinking. What the hell is he doing building a house there? He had to be stupid. What is he thinking? That's what Moore said to me right outside these doors.

AN AUDIENCE MEMBER: Moore's got to go.

MR. ROMAN: Just to finish up real quick, I have to say that I'm confident, I'm confident with who we have sitting up here. And I just want everybody to know that. I want everybody else to feel confident with what we have, because I do. And let's just hope that we can go upon that and move on and fight the next thing that comes up, because we know he's not done if this goes down.

But let's all stand together and fight for it.

Thank you.

MS. TYNER: Jim Cahlik.

MR. CAHLIK: Jim Cahlik, 1004 Pyle South Amherst Road, Oberlin. So thank you so much to the Trustees for changing, kind of, the way the meeting has been going. So we had the zoning meeting, which had a totally different feel. You guys accept email public comment, which I was really impressed with, because our Zoning Chair, apparently doesn't accept email comments. I have submitted email comments prior to other meetings, they were not accepted.

Also, I wanted to note the first public hearing on this issue, I tried to give him a paper comment, he would not accept it. I did give it to the other Zoning officials, they did take the copies from me. He said I'd have my time to talk during my three minutes. Then this last public meeting, I did make him physically take the piece of paper out of my hand to make sure he got it. I don't think he read it, but he did get it.

Thank you guys so much for the questions. Great questions, good engagement with the applicant. I'm just wondering why this wasn't the meeting we

were having five years ago when we started this. This should be the first meeting we had, not the meeting where we're talking about zoning.

And James brings up some really good points. When I wanted to move a business into North Ridgeville, and I wanted to take my little three acre plot, it was residential, and I wanted to make it a commercial building, I had to pay an architect $15,000 over the course of months, and work with them, and have multiple meetings with the city, and they were critiquing my plan. The driveway needs a little more buffer here, Jim. Where's your wheelchair ramp, is it up to Code? All these things, before I got my approval.

We're talking about not a 3-acre office, but we're talking about a thousand acre industrial complex, which is a whole different can of worms. My concern goes to what happens if we can't -- if we do find this ideal applicant, or Intel comes in, or whoever it is, and they're going to bring 6,000 jobs, that's the best case scenario, what happens when we get this all ready and we can't find this ideal applicant to come in and do all this stuff?

An industrial park, as I understand it, I could be completely wrong about this, but is the perfect

zoning for a data center. So, now, they can put a one thousand acre data center, because what else are we going to do? We already spent a hundred million dollars on a sewer, nobody wants to move here. So here we go. So we end up with exactly what everybody is afraid of, and we have a thousand acre data center there with 20 jobs, 20 permanent jobs.

So I also want to comment a little bit about the applicant. Their presentation was a little different today than it was at the past meetings. So at the past meetings, they gave two prior arguments about why we should do the rezoning, because it does have to be in the Township's best interests. That's very clear in the zoning and in the land use plan.

The first thing they did was talk about the farmland preservation area west of Oberlin Road, and said that it was not farmland preservation, and removed the map key twice. It was brought up many times via public comment that it was farmland preservation. So maybe they didn't realize it, maybe they did, but they continued to do that. So that was a big concern. Finally, it was addressed at the end of the last meeting.

They also referenced the sewers coming in,

which we've been told is a forced pressure system that we can't tap into it, but they list it as a benefit. So we have that it's intended to be rezoned, which is false; and then we have that we can use the sewer, which is false. Those are the two main arguments that I saw them present. So I don't think we should approve this application at this time.

My last little piece is that 30 feet from my driveway there's a sign that says New Russia Township Zoned For Your Protection. I hope you guys remember that motto.

MS. TYNER: Kevin Machovina.

MR. MACHOVINA: Hello. Kevin Machovina, 268 South Lake Street, South Amherst. I think it's important to repeat some of the statements that were made at the last public hearing about the zoning. According to Zoning Resolution 2105, one of the responsibilities of the Zoning Board is to use good zoning practices. Spot zoning is considered bad zoning practice, and is frequently illegal. Spot zoning refers to when a piece of property or groups of property have special zoning laws that differ from the zoning laws surrounding them.

There are three locations of spot zoning in this application. The Lorain County Planning Commission agreed that the parcel ending in 18 was an example of reverse spot zoning. There are two more parcels ending in 07 and 02 that would be completely surrounded by industry, and then examples of reverse spot zoning, as well.

Therefore, I request that the Trustees use good zoning practices, and deny this application.

Thank you.

MS. TYNER: Samuel Menges.

MR. MENGES: Hi. I'm Samuel Menges, 42345 -- 4234540 -- I don't know -- Russia Road. And, everyone, this isn't good. And like in 50 years, I will be 62. And how old will those developers be in 50 years? And I will be 62 years old trying to deal with their mess they made. And I will be driving my tractors, and I will look to the left and see steam rising, and hear phoo, phoo, and I'll be that is disgusting.

This isn't good because it causes pollution, and the community does not want that. And the County slogan is zoned for your protection. And this isn't protection. So all we are asking is to say no to this rezoning.

They will fight back, but we're going to fight even harder. Each time they come back, we will fight harder and harder until they finally give up. They will sue, probably, but we're going to go in there, into Court, with confidence that we are going to win this together.

Thank you.

MS. TYNER: Julianna Menges.

MISS MENGES: Hello. My name is Julianna Menges. I am 14 years old and I live at 42540 Russia Road, Elyria, Ohio. I've lived there my entire life. And even though I hate the poison ivy and the bugs, I came to love and appreciate the farmland, the trees, the grass, et cetera. Those things are part of my life. So by taking away a part of our farmland, you are taking away a piece of my life. My future is in your hands, so I ask that you do what is best for the future of generations that are to come.

As time passes, our world is inevitably going to be industrialized, so why not be the reason some of our farmland is still standing in 50 to 100 years. That is what is going to be remembered and appreciated. Not to mention, farmland is a key source of natural and fresh food. It is what fed

the animals and our ancestors.

You really want to exploit that for something that is wanted, not needed? Think about it. I'm going to be 64 years old in 50 years. In 50 years, where will you be? Are you just going to leave us cleaning up your mess affected by your decision? Make a decision with our future in mind.

Will the decision to rezone negatively impact your future? No. It is going to impact our future activity. That is why I plead for you rezone, not rezone, just for me, not just for me, but for everybody's future.

Thank you.

MS. TYNER: Chuck Brooky.

MR. BROOKY: Good evening, Trustees. Here tonight -- I've been a life-long resident. I live at 12456 Pyle South Amherst Road. My father still lives in the house I was born and raised in. I've seen a lot of change. First change I seen was a four-lane came through. Ten years after, we had the landfill. And the same kind of pushback for the landfill as we have today.

But those Trustees at that time must have seen something else. They saw 50 years of profitable revenue coming in. We have this building, we have

parks. I'd like to know what our ten-year outlook for revenue is in our Township. Once the landfill's capped, what do we have?

We have an opportunity here with a developer that's willing to sit, and you can basically name what you want. You can tell them no data centers, no buildings over 30 feet high. We don't want data, nobody wants data centers. Here's an opportunity for future revenue for generations. We have to think about -- what we all hear is farmland preservation. That was gone the day of the auction when one of our local farmers didn't buy it. And --

AN AUDIENCE MEMBER: We tried to buy it, man, we tried to buy it.

MR. BROOKY: I know you did.

AN AUDIENCE MEMBER: And a foreign company came in and bought it right out from right under us.

MR. BROOKY: I know you did. And, sadly, here we are today, right. So we have to think about what the next move is, right. So that's why I voted for, you know, you and Scott, both of you, to be our fiduciaries, right, to think about our revenue, and what the future is for us.

Now, you have a choice tonight -- or, well,

when you do vote, what's the next step? Are we going to go to Court? Are we going to spend our money, our taxpayers' money, go to Court, and if we do win it, what do we win? Do we win a 300-home development with tax abatements?

AN AUDIENCE MEMBER: We win our livelihood.

MR. BROOKY: I understand.

AN AUDIENCE MEMBER: That's what we're here for.

MR. BROOKY: I listened to all you speak. Can I speak, please?

So I'm asking what do we win? And so even if we spend our money, we win, do we get left with a 300-home development with tax abatements, and us residents having to build out the schools, pay for more police, pay for more fire? So what's our plan?

I think that the Trustees need to think about that, what the plan is going forward, before we just say no, we're going right to Court. Let's just take a lot of time. And I voted for you to be our fiduciaries, so please take some time, think about it before you do the wrong thing.

Thank you.

MS. TYNER: Marianne McKinney.

MS. McKINNEY: I'm Marianne McKinney, 11533 Leavitt Road. I'm very afraid of this coming in. My yard sits about half an acre off the road. I'm afraid they're going to come in and take part of my land to widen 58. Traffic is already horrible there. My kids stop in front of my house as it is, with their left-hand turn signal on to pull in my driveway, and people are passing them. And you want to put more traffic, and more trucks, and more noise. I hear the racetrack from all the way down there at my house. And this site's closer.

When that airport lights light up, I see those lights in my back yard. And it's just going to get brighter and brighter. I moved from The City of Lorain to be in the country. I couldn't afford to go live where my richer family lives in Hinckley, and all this kind of stuff, but I found a piece of land, so like everyone says, my grandchildren can run. My dogs can run. I can see wild animals.

I can set on my porch and I hear cars going by. I have great neighbors. But now I'm going to hear more noise. I'm going to see more traffic, more trucks, more accidents. I mean, we moved here for quiet, for the rural. And it's not going to be that. It's going to be just factories. I work at

Ford Motor Company. I know what mess they make there. And he's talking about buffers. Go take a right down Walker Road and look at those mounds of dirt that they put over there, because it's actually what I heard was bad dirt. And that's why they have to keep moving it and piling it.

So that's what we're going to end up with after they build this, piles of dirt that can't be used, and just piled up for buffers.

MS. TYNER: Erin Davis.

MS. DAVIS: Good evening. My name is Erin Davis. I live at 45309 Russia Road, directly across the street from the land that's requesting to be rezoned. First, I want to say we were speaking about trust in the beginning of this meeting, and I don't trust the Commissioners, not even close. I don't trust Mr. Griner. But I do trust you guys, and that's huge, because I don't trust anybody in this process. So I trust you guys to make the right decision to not rezone this.

I usually go on emotion about how much I don't want this to go in. My husband says I need to be more fact-based, so here we go. I know we know I don't want this. For Mr. Siley to say that there's no other site like this in The State of Ohio, again,

he lying. Go on to Jobs Ohio, there's at least two. One in Defiance, 1,000 acres; one in VanWert, 1,600 acres as mega sites. Prime land. This is what Jobs Ohio does. They take land, they rezone it, they post it on their website, and they say, hey, look what we have to offer. So we're not special in that way. This land is not special. There's already sites on the Jobs Ohio website that have exactly what he's talking about.

They're shovel ready, they have -- they're around highways. They have rail transport. So this exists, but this is what Jobs Ohio does. They get a development company to rezone it, so then that development company can say, hey, Jobs Ohio, go ahead and post this on your website. And that's how they get who's going to come on to this site. So for them to say this is special because nothing else exists in Ohio, again, they're lying. It's not true.

If I get this wrong, my husband is going to be unhappy. Let's talk about electricity. Yes, there's going to be a substation in this 650 acres. My question is where is that electricity coming from. They have to run electricity into the substation, okay. So south on 58 before Doud's,

okay, there is a 345 kv south on 58. And there's 160 kv north on 58. So we're guessing that they would have to run the 345 kv into that site.

So anybody in between Doud's and Russia, they could essentially just take your land. They can run those big electric -- big electricity through your land through eminent domain. So that, yes, they're going to have a substation, but they got to pull the electricity from somewhere, and they got to pull it from those big lines up there on 58. And they have to run them, they have to build them, and they will just go right through your property into that plot of land.

It's amazing that Dru indicates that he was talking to Jobs Ohio. So he was part of the closed door discussion with Jobs Ohio, and all of these Commissioners, David Moore, Jeff Riddell, and the other one that was involved, because Jobs Ohio, the Commissioners and Liberty are all together, and they're the ones keeping us in the silence. They know exactly their plan to put it on Jobs Ohio website.

I was one of the people that Jeff Riddell told me I have three years to move. He kicked me out of his office in 15 minutes and said you have three

years to move. Figure it out. So I was one of those people. Needless to say, I got kicked out because I said I'd do anything for you not to get re-elected.

One of the final facts that I'm supposed to say is that by having a data center or even a weapons manufacturing company come in to the site, that puts us pretty high on enemy strategic military target. That's what they're looking for. They're looking for data centers. They're looking for chip manufacturing. And they're looking for any manufacturing of weapons. So do we want to be a No. 1 target, or No. 2 target in the world when the enemies come after us? I don't think Elyria Police Department can handle that.

All right. Thank you. Please don't rezone.

MS. TYNER: Kristy Swain.

MS. SAVAGE: Savage?

MS. TYNER: Yeah, sorry.

MS. SAVAGE: All right. Kristy Savage, 33099 Heartwood Avenue in Avon. I drove 30 minutes to be here tonight taking away time with my family because this issue is very important to me.

New Russia Township residents have made it explicitly clear to every governing body that they

do not want this project to move forward and destroy their community. Throughout this struggle, they have repeatedly requested transparency and good faith engagement with elected County officials. Instead, I've been met with condescension, lies and dismissal of every single one of their legitimate concerns, including Commissioners and developers telling them there's nothing they can do to stop this.

I want the people of New Russia Township to know that they are not alone. People like myself, and the surroundings communities, care about what happens to you, your land, your natural resources, and we stand in solidarity with you against this corporate incursion on your way of life.

I've seen firsthand what unchecked corporate development can do to a rural community. Avon has tons of amenities, but it is so crowded, you can't get anywhere. The traffic is awful. And they continue to develop the open land that is left, and fill it with redundant businesses that we don't want or need. The people are sick and tired of being railroaded by big business and politicians that do their bidding in direct opposition to what the people want.

So to every New Russia Township resident in this struggle, I hear you. I see you. And I stand beside you in this struggle. We, the working class, are the ones that make this society run. We should be the one running this society and collectively making the decisions that impact our daily lives.

Despite what the Commissioners claim, the people in opposition to this mega site far outnumber those who are in favor. We will not be ignored. And it is my conviction that so long as we, the people, stand united against this, we will win.

Thank you.

MS. TYNER: Andrea Barlow.

MS. BARLOW: I want to thank you for letting us all speak, because it has not been -- we have not been heard from the Commissioners, nor from the Zoning Commission. So I thank you so much for letting us talk as we are right now. I can't thank you enough. And the media, and everyone in this room, you guys are all so awesome to get our story out and to care as much as you all care is so amazing. So thank you from everywhere. I'm from New Russia Township, by the way.

Andrea Barlow. I should probably do that, too. So nothing has been clear. And I do have some

things that I would request you guys look into. So, in 2024, I believe Gulish and Brubaker were signing NDA's, but they weren't sure if they were actually NDA's. Is there any way we can find out what that was about? I also noticed that there were tons of executive sessions going on during that time. I feel like those executive sessions were not done properly and were probably breaking laws, because executive sessions are very specific on what they're for, as you know, and there seemed to be an awful lot of them going on in the Township when the County started coming in, sneaking in. So if you could look into that for me, that would be great.

Also, I'm not convinced that the rezoning actually happened properly in 2024. I really don't think that happened right. I'm hoping my friend Karen stands up and says more about that, because she knows way more than I know. But from the little that I've been looking into it, it looks like they converted a map and presented it to the County. That's not proper rezoning. So if you could please look into that, because I think that they're basing what is industrial around the airport, that might not be. Like it might not have actually happened right. So if you could please look into that,

because I don't think we have a strong basis on that area.

And going back to the Commissioners and not being very clear, it all started with the NDA's that I'm talking about, and having people sign it. And Barnes and Duncan revisiting the land use plan and revising it. I don't know if you guys saw that. They actually have the words mega site, and that we are going to encourage it, in the revisions. It was insane. You know, it's just so shady, it's ridiculous.

And the Commissioners must be getting something big. I mean, let's think this through here. They're getting, they're robbing Turning Point, $500,000, I think it is. That's how much they spent, I have public records, that's how much they spent on the remodeling in their office. I'm not lying. I can show you --

AN AUDIENCE MEMBER: It's beautiful, by the way, I've been in there.

MS. BARLOW: Oh, well, I'm sure those kids at Turning Point aren't appreciating that beauty. Also, the fact that JFS are still striking, I will gladly give them that sewer money to give them a fair wage. They deserve a fair wage. What

are we doing? They must be getting a sweet deal, because they're committing political suicide and robbing innocent people of money. I mean, this is crazy. My brain cannot even wrap my head around what is happening to us now.

Also, I was at the Planning Committee meeting. They only -- the only thing they based their recommendation on was that it was contiguous. They did not use the land use plan. They didn't look at our land use plan for that recommendation. When they recommended it for this rezoning, they did not look at our land use plan.

They did not consider the fact that it was such a nuance situation, that it wasn't typical land owners. It wasn't an entity, Wisdom Tree, with Team NEO having options on it. They refused -- I brought it up three times, they refused to take that into consideration. They kind of took it into consideration, the spot zoning. They did, I will admit, but it was, you know, it was just that one section.

So that recommendation from the County was not properly done. I was there. I have a video. I can show you. They did not do -- they didn't take a broad look at it. They didn't. They didn't take

all the things in there.

But, anyway, the other thing is that I'm tired of the Commissioners making fun of us and mocking us in public. We are not stupid people. We are wonderful people. We are entrepreneurs, we're business owners, we're agriculturalists. We clearly can read and see what they're doing. I'm tired of them just belittling us. I'm sick of it. It's over the top. Marketing us without even having permission, and then not even telling us that they were going to de-commission the airport. Are you kidding me? I had to get the indication of intent, which is their application, for the All Ohio Future Fund to learn about that fact. They didn't tell us that, because they weren't transparent about Liberty and the developers.

I find it funny that today they admit that part of that could be a data center. I have been saying that. Riddell even argued with me that Matt Dolan didn't tell me that. He did tell me that right here in this room. When I told him that, he said I don't know why they said that. A data center is not going there. Well, isn't that funny? There's a possibility it can go.

Well, let me say one last thing. We have

something that developers and the Commissioners don't have, and that's enough. We have enough. We don't need more. They don't know what that feels like to have enough. We have perfection.

MS. TYNER: Thank you.

MS. BARLOW: Yes, thank you.

MS. TYNER: Ryan McDavid.

MR. McDAVID: Thank you, Trustees, for having us here. Hi. My name is Ryan McDavid. I live at 232 Jaycox Road, in Avon Lake. I'm a 24-year member of Laborers Local 758, Lorain County. I spent 20 years in the field, and four years as a Union official. I understand this offer -- things are not good with the Lorain County Commissioners. The current Commissioners here in Lorain County are a disgrace. I've worked with them, we work with them, I can understand there's not a trust issue there. I truly do.

To see this open dialogue between Liberty and the Trustees is very important to clear up all the hearsay and the false information. I believe New Russia holds all the bargaining chips and can restrict what is allowed and what can be built here. Having this type of dialogue is very important, and I hope it continues to a common goal to all

involved. God bless everyone.

MS. TYNER: Paul Holland.

MR. HOLLAND: I'm Paul Holland, 10026 West Ridge Road. A couple things. It was a very nice presentation by the gentlemen. They've done their work, obviously, but I remind you, this is sort of like a dating or courting situation. When I was dating my wife, I dressed up and acted like the best gentleman ever. She would still say I am. But, anyway, they present, and it sounds great. As you heard, many things have not been nailed down, and that's concerning.

I also want to remind you that historically our country is a Constitutional republic. Our forefathers came up with the idea that we'll have representatives look out for our best interests. You are our representatives. And it's not a job, I know you don't take it lightly. But we have entrusted you to take care of us. And we are asking you to do what's in our best interests. Ideally, you have a pulse on the community to see whether most are for it, or whether they're against it.

A community that wants to build a new swimming pool, they put it up to the people, and usually they have a general election. If the majority want the

pool, it goes in, their taxes go up, but they agreed to it. If the community said, no, we don't want it, and the majority said no, it's done. It's gone.

Now, there's a lot of money to be made by these gentlemen and their firms, and whatever else, so I'm always leery when money gets involved with, but since you're our representatives, please picture this: You've chosen where you and your family live for many reasons, probably ideally to raise your family in a good environment, so your kids would have a good place to be, and so forth. But if the house next door to you came up for sale, and a business wanted to buy it, well, you can say it's zoned residential, you can't. But I want the Zoning Committee to change it because I want to put my business there.

Do you want a hardware store, a tavern, a 7/11 next door to your house in your community? Or would you say no, no, no, I brought my kids and my family here to live in this community with my neighbors. And that's sort of where we're at. There's a piece of land, evidently, that people want, but most of us who are sitting here tonight, and I don't know, many people couldn't come tonight, they're saying, no, we want our neighborhood. We want our friends. We

want our neighbors, and the kids to grow up next to us, and so on.

Please hear our voice, because you're our representatives. It's a wonderful system our country has. We trust that it's going to work here, too.

So thank you very much for your time.

MS. TYNER: Chad Arcaba.

MR. ARCABA: Good evening. My name is Chad Arcaba, 6202 Russia Road, New Russia, Ohio. I'm struggling right here. I know most of you know me as a local farmer in the community. I'm actually also a professional Union fire fighter for 20 years. I'm actually Lieutenant. I'm the busiest engine company in our city, and I ran calls all night. I'm having trouble staying awake because I was at a paramedic refresher all day today, and I'm on duty tomorrow. So please bear with me if I talk a little slow.

But I'm up here, I know I've been up here two other times, and those two other times, Mr. Siley and I very much disagreed pretty much on everything. However, tonight I find that I am in agreement with him. Our County government is very much against farmland preservation. In fact, I think there is a

strategic attack on farmland preservation in our County.

I did research with the USDA and American Farmland Trust. And they show that 11 million acres were lost between 2001 and 2016. It's about 2,000 acres per day. If the trends continue, another 18.4 million acres could be converted by 2040. In eight Midwestern states, including Ohio, 1.6 million acres of farmland was lost from 2001 to 2021. 31 million acres in an older study, 1992 to 2012, 31 million acres of U.S. farmland were converted to development. That's roughly 1.55 million acres per year over that period. That's about the entire farmland area of Iowa, or the land area of the state of New York. And the quality of the land loss was about 11 million acres that were considered prime farmland during that study in 1992 to 2012.

So this is a nationwide systemic attack on American farmers and their farmland. And it's been facilitated locally by our County Commissioners, as well.

I was at that auction when Mr. Burrer's farm was sold. It was probably one the most evil things I ever witnessed in my life. Where they sold

parcels of land to individual farmers, hit the gavel, said sold, you get this parcel. Going once, going twice, you get this parcel. Then at the end of all that, the auctioneer came back and sold all those parcels as one group, one big conglomerate, to the highest bidder, to see which got more money.

So, again, this investment company comes in, outbids everybody for this big chunk of land that all these local farmers here put their heart and soul, generations of their money, to purchase, and it was taken, stolen right out from under them. And this is happening all over the United States. A lot of these companies are from China that come in and buy up farmland. One of the largest owners of farmland in the United States is Bill Gates. And they're all clouded under these holding companies.

So you have the opportunity here to fight back for us a little bit, for my kids, for this young man right here, to have a future in farming. Mr. Siley said we can work with the JVS, we can work with LCCC. Well, JVS has ag mechanic programs, they have vo-ag programs in every high school in the area, there are multi-generation businesses like Wellington Implement, Polen Implement that rely on farmers for their livelihood, as well.

So I just ask will you please turn down the zoning? And thank you to all the other Union Brothers that have come here to support the cause, as well.

MS. TYNER: Angela Gondof.

MS. GONDOR: Angela Gondor, 46236 State Route 303. I'm actually in Pittsfield Township, but born and raised, grew up on Russia Road, stone's throw from the airport. We live in a very fast-paced world. Everybody wants instant gratification. Iphones, smart TV's, self-driving cars now, it's becoming everything. And now we have this AI generation on top of that. I can't even search on my phone anymore without AI automatically implementing itself even though I don't want to use it. It just does it.

It's rare to have the way of life that we do out here anymore, because of all these technologies just keep taking over and running our lives, basically. They track us. They monitor us. Everything is about data input, what they can buy and sell of your personal information. And that's what they do with these resources. Again, our way of life is very rare, and I don't think that there are many areas on the East Coast that have what we

have here. And that's what makes our area special.

Our farmland is under attack. And so is our health. As I said before, every acre that you take away from farmland is food that you're taking out of people's mouths. It's money you're taking out of local farmers' pockets. It's resources that go back into our communities, because we're a community that supports each other. Our community is about, and cherishes, support local, buy local. I've seen a trend in the past ten years, particularly locally, that we're getting more and more into farm-raised beef. People are buying whole cows, half cows, et cetera. They're doing a lot of mini farming, and they're supplying produce to people locally, which I think is huge.

And I think that's the way that our community, our agriculture, our farming district needs to go, because we're importing things from overseas, and they're poisoned. Our cereals are poisoned that your kids eat every morning. Our fruits and vegetables are poisoned with sprays or different things that we don't even know what's on them. And we have no way to monitor that stuff, yet we're supposed to have agencies who do that for us, yet they don't. And then you have recall after recall

after recall. I can kind of understand recalls when you're dealing with toys and a manufacture process line where a computer glitches, but when you're talking about human consumption and food, and what you're putting in your bodies, and what you're providing to your children and local communities, that should be coming from local. And every acre you give up of farmland, I believe, is one step further to them taking everything over. Our food and our resources should be coming from local. We cherish our farm stands. We have a lot of them out here. We have a lot of our farmers markets. People love that. And it brings people in from other communities and other areas, and it brings business and opportunities this way.

My biggest thing for this particular development, and all this money coming in, and politicians, et cetera, we've lost a grocery store in Lagrange, and we've lost a grocery store in Oberlin. We can't even feed the people that we have here. You don't even have resources to assist the local community for their bare needs, but, yet, we can spend this kind of money on something like this? And on top of that, not have the transparency that we should have had? That's ridiculous.

You lost Aldi's in Elyria. There were many people who in that particular community could walk to that Aldi's. They have nowhere to get food now. What do you think happens? Crime increases. Because now they got to get their -- I shouldn't say that. Crime probably has increased, would be my guess. But, you know, it's the things that sustain us, we can't even keep in place around here, but yet we're moving towards these other -- all AI, techy.

And whether or not this becomes a data center or not, even if it becomes a big industrial site, and you have businesses come in, it's still going to change our landscape. You're still going to take that farmland and not have it for the intended use that it used to be. And our farmland is being taken and stolen, and made into things that it just shouldn't be all across the U.S., like that one gentleman said.

It's, you know, I don't want to eat chemically made meat. I don't want to eat fake meat. Does anybody? But that's -- how absurd is it that we even have this word in our vocabulary in our lifetime? That these things actually exist is just absurd. We are a community that supports each other. We're a community that values, values each

other, values our businesses, values supporting one another. One hand feeds and assists the other. I beg you to just please say no to the development plan. And I'm grateful to hear the questions that you all asked. I was really impressed with the fact that you guys have done some due diligence on that, and appreciate that very much.

Thank you.

MS. TYNER: Thank you. Kim Polen.

MS. POLEN: Good evening. Kim Polen, 44625 Russia Road. A couple things real quick, I want to go off on the de-commissioning of the airport thing. I thought if you guys could please look into -- I know on the -- the Commissioners put in their application or their IOI for the funding for the sewers, which is supposed to help service this, in that they said they were going to de-commission the airport.

Today, through public requests, I got information from the County Commissioner's office that there is absolutely no communication between them and the FAA that they've ever said anything about de-commissioning. So I don't know why it's on the application for the sewers, however, there's never been any communication with the FAA on that.

So that's something to look into.

I know you, as Trustees, you can see the opposition. I'm sure you've heard. Just to let you know, it's not just New Russia Township, it's a lot of Townships. We've got over 5,000 online signatures opposing the mega site. The Commissioners didn't like our online signatures, so I have like a pile of hand-written signatures, if you'd like them, but it's everybody from the whole County. It's not just New Russia Township, because it's going to affect the entire County, whatever decision is made here.

The farm that I live on is from my husband's family, 6th generation. We actually lost 140 acres when the airport came in, took it eminent domain, on the north side of Russia Road. I did talk to Riddell the one night he was supposed to be here at a meeting, but he got caught up in Vermilion, so we spoke to him after the meeting. And I asked what we should do about our farm. And he said it's not going to affect us. We're across the road, it's not going to affect us. But I know we've talked about the roads expanding, so it is, indeed, going to affect us. That's our livelihood. It's not just our home.

I know you guys don't just go off of our heartfelt we don't want this, just like the Zoning Commission, they look for public necessity, public safety, general welfare, good zoning practice, et cetera. And just to hit on a couple zoning necessities, I don't see where we in the Township need this. I know the gentleman said we might need to look at our funding. I trust the three Trustees and Fiscal Officer that you are going to make sure we live within our means. If that landfill goes away, we have a lot of money in our bank account, we have a lot of assets. There is a way to make it without having to add on a development if the landfill goes away, which we don't know if that's going to happen or not. But I would gladly pay for my garbage. I know it's been said that we don't pay for garbage pickup in New Russia Township. I would gladly pay for my garbage pickup if it stops the mega site, and if the landfill goes away.

Public safety, talk about 6 to 8,000 people coming. I -- Riddell made a comment the other day we won't notice them. They'll be there, you won't see them. I don't know how we're not going to see 6 to 8,000 people coming in and out. I've already been robbed three times at my house and I have no

neighbors. So add all those people in, I don't know how we -- you guys are going to protect us.

I'm trying to go through this quickly. As far as the landfill, I know that was brought up again that we allowed that to happen. The Trustees at that time may have thought it was a great thing to happen. And it does bring income into the Township. However, they don't always follow the rules that they're supposed to follow. They get fined by the EPA. They pay the fine. They move on.

So if, for some reason, God forbid, that we have to deal with some kind of development coming, I would hope that you guys would look into community benefits agreements with a developer. They are a legally binding contract between the developer and the community to come up with agreements that are, they are enforceable, and it is things that are going to benefit us. And, in return, we would give them community support.

As far as Team NEO and them, Matt Dolan did say the other day that they are willing to give a manufacturer $15,000 per employee up to $225,000 if they bring employees in from other states to come in and work at these factories. And he was talking about the Northeast Ohio mega site. He was talking

about us. That is what he was quoted saying. So we're not looking for local jobs. They're encouraging people to come in from other states. I would hope you look into that.

Also, to my final statement real quick, Christine Nelson, she's with Team NEO. She was at the Grafton Village meeting. I went there, I asked her straight up, we have it recorded, if we ultimately -- if we're in control, like they say we are, and if we as a community say we do not want this, will you stop marketing the land? She said yes. That's what we're demanding here. We're saying no. We want Team NEO, Jobs Ohio, everybody else, to stop.

So thank you.

MS. TYNER: George David Daley.

MR. DALEY: George David Daley, Cuyahoga County, City of Cleveland. I'm here this evening as a concerned citizen. I hope when I return home tonight, that I will be regarded as a friend of New Russia Township.

I just handed your Clerk a document which is from the Investment Advisory Committee Meeting minutes of January 27th of 2026. There is a statement on the reverse side to which a number of

speakers have already alluded. I think that you should give very serious consideration to what they have said, and you will recognize my intentions as I proceed with this second statement.

Whose money, whose priorities, state grant investment shift, and real consequences. The facts in brief: Our Local media here has reported that the State has awarded $67 million to make infrastructure ready a site called the mega site. I'm not sure how many acres it actually has. I've had a lot of figures tossed around this evening. But it is a large, large site for the New Russia Township.

Now, that Lorain County Investment Advisory Committee meeting that your Clerk has, in Item No. 6, records what appears to be a transaction from Meeder to Westminster. Now, these are Financial Managers. And it seems that there is a shift undergoing from Meeder, a business operated out of Dublin, Ohio, to another institution called Westminster. And there is also an explicit intention statement in the minutes to review and modify the investment policy which was handled formerly by Meeder. That relationship ends, and is expected that Westminster will take over.

And what this means, I think, is revealed in the rationale stated for this re-arrangement of financial relationships. Namely, Meeder reported using screens, ethical screens, or I don't know, perhaps a simple statement of policy, which excluded certain U.S. securities that were tied to foreign wars, wartime production, military contractors, that kind of thing. And so the statement that you have in the minutes, which I had given to your Clerk, states that we may need to review or modify that policy.

So the people that have raised the question about the possibility of military applications of whatever it is is happening here, and I don't have any answers, but you should take that very seriously in light of this statement from your own County Investment Management Committee.

I would also note that at the same time you have the Turning Point Shelter, which is reportedly closed, or is at least threatened. You also have Jobs and Family Services strikers, they're striking for wages and staffing because some of their workers are receiving so little funds, they themselves qualify to receive the benefits that they are administering to others. And, incidentally, it was

through one those strikers, one of those persons on the -- the picketers, with whom I met as part of the Committee that I work with from Pennsylvania and Ohio that I learned of the existence of the New Russia Township eight days ago. That's the first I knew that you even existed. And I thought that this was important enough that I had to appear here this evening, that I had to bring that item and those minutes to your attention.

Why this matters? State grant means pressure, a new investment management strategy. These things constitute strong incentives to prioritize developer projects and long-term returns over immediate needs and social services. Removing investment screens could allow County funds to be used in defense or military-related securities and investments, and outsourcing advisers, of course, increases fees and redirects fiscal capacity, which may be why you've got these cuts made to the Auditor's office, to the Jobs and Family Services. So there are all kinds of ramifications.

You go through that document. You can download it from your County website, work through it, reverse engineer it, see what's happening. There are a lot of things that you can do. You have

intelligent people here that have raised really important and powerful strategic thoughts, you know, like that fire fighter gentleman, wherever you are. You should -- thank you, sir. You can put together an independent committee.

Now, I've got some questions that I want asked, and I will leave this with the Clerk, and hope that she will read them for me. They're down here at the bottom. You might want to read those to the good people of this community, because they have several demands that I didn't even very reasonably make of the County Administration, and give us answers on these things.

MS. TYNER: Thank you. Jacob Siesel.

MR. SIESEL: Hello.

MS. TYNER: I'm sorry, did I butcher your name?

MR. SIESEL: Siesel, yes. So we are here to address the Trustees, so I will be facing this direction. I'm Jake Siesel. I'm part of the Operating Engineers Local 18, Business Representative for 11 years now. 3515 Prospect Avenue, Cleveland, Ohio.

The Operating Engineers are skilled professionals who operate heavy equipment such as

bulldozers, excavators, backhoes, forklifts, cranes, and many other machines essential to building infrastructure. The roads and bridges you travel on every day were very likely built by members of Local 18, working alongside fellow Union tradesmen and women.

Local 18 supports this project and the opportunities it will bring to workers, communities, and the state as a whole.

Thank you.

MS. TYNER: Karen Johnson.

MS. JOHNSON: Hi, I'm Karen Johnson, 33 Lakeview Drive, Carlisle Township. I dropped off some records today that talked about what Andrea was talking about, and I'll touch on that here.

First off, I agree with the recommendation of the Zoning Commission to deny the rezoning of these parcels to industrial park. The Commission did a thorough job reviewing the required criteria. And, simply put, those criteria weren't meant.

One of the primary arguments raised by County Planning was that these parcels are contiguous with other properties. I don't believe the parcels at the airport were legally rezoned on June 4, 2024, during the map amendment. There were multiple

defects in that process, and I have delivered that information to you today.

First, the public notice was insufficient to clearly convey that the airport parcels were being rezoned to industrial park. It took me two months to find the rezoning for that. And you shouldn't need a forensic researcher to find your rezoning. Even the County questioned whether the notice was adequate during their meeting. But the larger defect occurred when the zoning changes were submitted to County Planning. The motion submitted by the Township included only the southern half of the airport to be rezoned to industrial, not the northern half.

County Community Development staff then stated that they would like the northern half, because it would be unusable if they didn't get that as industrial. And so they recommended rezoning the entire airport to industrial park. So unusable by whom? Because today, that land is being farmed.

It's important to recognize that the County itself, along with the Commissioners and development officials, pushed for the entire airport to be rezoned. And they did not recuse themselves in the Lorain County Planning meeting. I question whether

that was legal, because I've been to those planning meetings. And if your Township has a development that's being rezoned, you have to recuse yourself if you're on that Board.

The County themselves even questioned the way you were doing that rezoning, whether it was legal, and there are a lot of questions in there. Armbruster didn't think it was legal. Moore didn't think it was legal. So you might want to review that.

But at the same time that they were reviewing that and pushing for that zoning, they were pursuing the All Ohio Future Fund grant that's now called the mega site, and they weren't disclosing it. That grant application described the project as a de-commissioned airport development, re-development, public land. Yet, the public is now being asked to support rezoning farmland while the County and private developers pursue a massive project involving funds only approved for public use, for public land, that was targeting a chip factory. That mega site was to be public land.

When the County Commissioners Development staff and other officials are actively pursuing a project on land that the County owns, they should not be

influencing local zoning decisions involving that same land. At a minimum, that presents a conflict of interest. Many people here see productive farmland and rural community, but to others, it represents dollar signs.

And we should remember something important. Much of that farmland was taken from local farm families, some of them still here in the room, through eminent domain in the 1960's to build an airport. And, now, they're being told that the future of this area must again change to support another large development vision, one that will involve massive power towers.

Go south of Columbus to Jeffersonville. These power towers, they are four across, cutting through huge swaths of neighboring farmland. In Team NEO's model, if you look at their website, even one Lorain County, that model looks nothing like your industrial park zoning. It's massive, and it's only on the western side. It has nothing to do with that airport property.

And the IOI for the All American Future Fund talks about bringing in 6,000 new houses to bring in these workers. Where are they going to be built? And the enterprise zone that was put in place, was

put in place purposely by the Commissioners, and it was not initiated by the Township 30 years ago.

As far as wildlife, Audubon is concerned about migratory birds being disrupted by the mega site. I'm concerned about the birds being redirected by the mega site to the airport. New landfills must be at least 6 miles from an airport, so there's already a bird concern.

Also, I have an email from David Moore saying vibration testing failed near the airport, so it can't be a chip factory, but in the IOI, it says it will be a chip factory. And there was a $3.1 million cash advance out of the general fund for money we don't have to pay for engineering for the sewer to be reimbursed by a bond issue, when it wasn't supposed to be taxpayer money.

So I'm asking that you follow the recommendation of the zoning and deny the industrial park rezoning. Thank you.

MS. TYNER: Diane Jackson.

MS. JACKSON: I'm Diane Jackson. I live at 12050 Oberlin Road, Oberlin. And I have a couple arguments with the man who wants you to change the zoning and consider all the pluses of the development, because I don't agree with it.

One of them is that we already have about 2,000 acres, if I'm correct, that are zoned commercial and --

AN AUDIENCE MEMBER: Can't hear you.

MS. JACKSON: Can't hear me? Sorry, I don't have a big voice. Now, can you hear me?

So we have about 2,000 acres already zoned commercial in our Township. And only less than 500 are being used for commercial purposes. So we already have opportunities for that. I don't know how, if it's a big land, supposedly wants the big land area together, but still, for smaller buildings and suppliers, that would work.

And I guess the worst thing about this development, it means that I probably will be displaced. I probably will have to move, among other people. And I hate to do that. I've been here all my life. A few years, I lived in another state, and I came back. So maybe I shouldn't have. But I made good, and I came back, and I built a life here. And my family, I'm related to Kim. I'm her sister-in-law. So my family's been here six generations, so I hate to give all that up. I can still see pictures of my family working in the fields across the street where the airport is when I

was a little girl. So that's two arguments.

One of the biggest ones I have is the environment. I was a biology major. I work in microbiology. And I have a degree in animal science, as well. And some of the worst polluters are these new green technologies. They're not clean energies. That's a total lie about building clean and buffering them. How are we going to buffer the light that comes off of them at night? I mean, data centers have generally huge diesel generators, because they use so much electricity, so they're humming all the time.

There's a lot of light that comes off of them, because for emergency services, if you have a fire, you've got to see at night. And these buildings run 24/7. They've got trucks coming in and out. If it's a supplier for technologies, some of the chemicals they're going to be supplying are acids and bases, compressed acids and bases. If I can find my paper, I can read the list of chemicals that go on in a chip factory on a daily basis.

Xylenes, ammonia, dyethel tupi -- I'm a biologist, so I don't know chemistry, as well. Pyrrolidone, glycol esters, phosphoric acid, methyl ethyl acetone, ethylbenzene, ammonium, copper, ethyl

glycol, glycol esters, methanol, n methyl 2, pyrrolidone, sulphuric acid, aerosols, hydrochloric acid aerosols, acetate compounds, ammonia, arsenic, anemone phosphorus, nitrate compounds. The list goes on and on.

And a lot of these are what you call -- I'm going to forget the short word for it, PSFA's, PFA -- okay, so they're polyphenol compounds that never break down. There's about -- I didn't know, there was 14,000 of them we've made, and they end up in our water. They end up in our soil. They're on our food. They're on our clothing. They're coatings, so they're waterproof coatings, and they don't break down. And these are used in chip factories on computer components.

And, also, chip factories use so many gallons of water 22,000 to 48 -- 22 million, 220 million -- oh, my gosh, 48 million is like the top. So it's about the amount that 220,000 homes use a day. This is how much they can use a day. And these chemicals end up in the water. So the data centers also have these in their cooling systems.

So what the chip factories have to do, they have to precipitate, filtrate, they have to do all kinds of things to remove this from the water they

use. Then it goes through a municipal water system. And these PFAS's, I think it is, they don't get removed from the water. They go out to the lake, and we drink it, and we're the filters. We're the final filters. So they're very polluting.

On top of these data centers, if they do components for wind turbines, those turbines have a lot of chemicals in them, also. They're full of magnetic chemicals and BPA's. And that can't go in water, either. In fact, we're storing some at the old factory in Elyria. What factory is that?

MS. TYNER: Thank you, Diane.

MS. JACKSON: Ridge Tool factory. Thank you.

MS. TYNER: Leslie Berdeia. Leslie. Well, you're up.

MR. ANDERSON: Hi, my name is Greg Anderson. I just built a house on Albrecht Road. It's 44919 Albrecht. And I had a heart transplant, had heart problems all my life. Now, I got a brain tumor in my head. So me and my wife built this house with 3-foot everything, and for us to get old and gray and die, even though I might be before her. But, anyways, we have eight grandkids.

And when I bought the house, I asked about all

the farmland. And the realtor said, oh, this Calami, this person in Indiana owns all that land, farmland. So I go, so nothing's going to go there? Nope, nope, nothing. And, now, the mega site is going in. And our property value is going to go down because we're right on the corner, and I think they just bought that land right behind our house that's farmed. It's not fenced from the airport, but I think that company, that's going to meet us, because they put the by logos, too. So I've been coming to every meeting.

So my question is if our property value's going to go down, are they going to buy us out, and let the whole Township move out? Because that's what I would do. I just don't want to live here anymore, because they do, the sites, I've listened to them, and they're very loud. And we're going to be right by them. And that's all I have to say. I hope and pray that they don't go there.

Oh, by the way, they said I would never walk or breathe again because I was in a coma from a car accident for seven weeks, but I did all that, and I still fight a good fight. And when they -- I had someone tell me they're not going to have the airport there, they're going to get that mega site

because they got deeper pockets than us. Just like that one guy said earlier, because it will be a lawsuit or whatever, but I, me and the Cleveland Clinic felt the odds, and I'm winning now. So I'm hoping to stay where I'm at.

MS. TYNER: Okay. One more time for Leslie Berdeia.

Thank you. Then, is there anyone else?

That concludes the public comment portion of our meeting. Thank you, everyone.

So question and answer again.

MR. ZIMMERMAN: Well, do you have any questions? Do you have any further questions for the developer?

AN AUDIENCE MEMBER: When are you voting?

MS. TYNER: Right. We're going to do further questions of the developer at this point. Do you have any questions?

MS. BREDA: Just a couple. Okay. So in regards to the data center, I had a meeting with Jeff Armbruster on October 21st. And he told me that there will not be a data center in New Russia Township. He said there will be one, a small one, but it will not be in New Russia Township.

So my question is what is your opinion or what do you say to that?

MR. SILEY: So I don't know what a small one is. I mean, I mean, I know the one in Brownhelm Township.

MS. BREDA: I think that's what he was alluding to.

MR. SILEY: That's not a small one. That's a hyper scale one that's actually building on that side. You know, that conversation, again, we've held out this is for advanced manufacturing. It is certainly on the table to restrict the data center use as part of the conversation with the Trustees, so we would certainly engage in that.

As we've said, as part of these discussions, one of the considerations to include a data center, if at all, in a smaller portion of the site, so 200 acres or less, as if there's value added, meaning they help facilitate power that's privately paid for, they bring advanced fiber to the sites, or something like that. If there's a leverage point that enhances the rest of the project, it's worth considering. But we're also open to the idea of restricting that use in the discussion with the Township.

MS. BREDA: Okay. And then another concern I have, we mentioned the landfill, okay. And I think as of right now, one, 50 percent of our income does come from the landfill. Two, it's projected that they have maybe 14 years left. So my question is with all of this development, there will be waste. It will have to be taken to the landfill, which we're assuming will be Republic, which will reduce -- it will reduce the money that we're getting because we don't -- let's say, that gives the landfill a life of seven years, then.

So how would we, as a Township, make sure that we are keeping with finances and reckoning with it, and what type of tax abatements, then, would these businesses get assuming that maybe the landfill, you know, may close because of this?

MR. SILEY: Yeah, that's an important question, especially in the context as you painted it, right. So if, for example, the size of this development was contributing to the acceleration of the end of life for that landfill, right, so it went from 14 to 7, as you use that point. Then where does that go for one, one part of that? And then it puts the Township in a position where their revenue stream is coming to an end sooner than you

anticipated, right. And I don't know if those projections have been done, what your expectation is.

I know that's a tricky thing with a landfill, because they have abilities to expand the capacity, and things like that. But let's say those are the numbers. I think with respect to tax incentives, what we've said publicly, that there will be requests for tax incentives, no question, but especially if there was a tax abatement, there would be a request for a partial tax abatement.

We believe that the community should benefit from that. So not a hundred percent abatement, or 75 percent abatement, but a partial abatement, somewhere in the neighborhood of 50 percent, so that the upside revenue that was coming from taxes would be shared with the community.

Similarly, if there was tax increment financing, which there's different structures on that, it would be the kind of TIF we would ask for is a non-school TIF, meaning a portion of the property taxes that go to the school districts would be unaffected. We don't want to hurt the Local School Districts.

So part of that projection would be, to your

question, would be how much of those taxes then, and when do they go, at what rate to the Township to accommodate maybe that accelerated reduction in your revenue stream. So it's a math exercise at that point, but it's an important part of the discussion. It also is material to understanding that those abatements end. They can only be so long. The outside edge on that is 15 years. And at the end of that abatement, that burns off. So what does that look like? That would certainly have to be part of the financial consideration for the Township, how to manage those incentives, versus the impact.

MS. BREDA: Okay. And then another question I have is, so let's say you have these -- what did you call them, new manufacturing? High tech?

MR. SILEY: Advanced manufacturing.

MS. BREDA: Thank you, advanced manufacturing. So let's say those companies are a wash in like 5, 10 years, 15 years. Are their buildings built specifically for the industry? Or is there another re-purpose for them? What can we do with this land, if let's say something -- they move?

MR. SILEY: It has been brought up in

a lot of these proceedings. There's tons of industrial property all over the region, right, that has become obsolete. Because when it was built, sometimes it was built decades ago, it was for such a specific purpose, to re-purpose it for something new, would be -- is nearly impossible. So I think it would be important looking at the types of buildings that could be built here, that they're built with maximum flexibility.

So examples, so you could, I think -- we did a project with a company on the east side. They are a manufacturing company. They only needed like 20 feet clear, 22 feet clear in their building. But they built the building to have 32-foot clear in the building total height, so that if their business ever changed, they could re-purpose it as a distribution facility, because it has clear height to rack all the way up. If they need cranes in the building, they have the room to do it.

I think in this instance, so we don't repeat those mistakes in the past, requiring these companies to build buildings that have a lot of potential flexibility, that are probably more simple structures than what we see all over Cleveland, as far as shape, I think that would be an important

consideration.

MS. BREDA: Okay, thank you. I don't have any further questions.

MS. TYNER: One of the questions that came up from one of the residents are the power lines. I mean, at one point I was told they would come up the bike path. So, you know, where --

MR. SILEY: So I think the suggestion is -- there was, again, First Energy, we've had a conceptual load study done, and it talks about what they think they can deliver from the grid right now. I think the likely candidate is probably the 345 kv lines that run south of the site, because there's more capacity, bringing that to the site to the substation stepping up the power.

MS. TYNER: So either coming up the bike path or Oberlin Road?

MR. SILEY: I would guess it's Oberlin Road or 58, potentially.

MS. TYNER: And then at one point I did ask Christine Nelson, who is -- and Jeff Armbruster were the ones telling me this, what is the likelihood that all those utilities can be buried?

MR. SILEY: I think it's worth

exploring. I don't know. I don't know based on that size, what that looks like. Again, we don't control the utility, and what their specifications are. We have to comply with what they require of us to be a receiver of that facility, but I think that's a worthy question to ask. I don't know if that's actually possible for that size lines, but --

MS. TYNER: Christine made me believe that, you know, again, it's something --

MR. SILEY: She has more contacts with First Energy than I do, for example. So if that's possible, I think that's a worthy question.

MS. TYNER: At the moment, I think I'm -- okay. Thank you. At this moment, we're going to close the public meeting.

MR. ZIMMERMAN: Public hearing.

MS. TYNER: Public hearing, sorry. We need to set a date for --

MR. ZIMMERMAN: Yeah, for the deliberation vote.

MS. TYNER: Yes, to deliberate and vote. And March 17th at a regular -- I'm sorry March 17th at a regularly scheduled meeting at 6:30. March 17th at 6:30.

MS. AKERS: Are you making a motion?

MS. TYNER: I'm making a motion.

MS. BREDA: Second.

MS. TYNER: I have a second. Roll call.

MS. AKERS: Mrs. Tyner.

MS. TYNER: Yes.

MS. AKERS: Miss Breda?

MS. BREDA: Yes.

MS. TYNER: Motion to adjourn.

MS. BREDA: Second.

MS. TYNER: I have second.

MS. AKERS: Mrs. Tyner.

MS. TYNER: Yes.

MS. AKERS: Miss Breda.

MS. BREDA: Yes.

(Hearing adjourned.)

C E R T I F I C A T E

The State of Ohio,)
County of Lorain.) SS:

I, Janine M. Myers, Official Court Reporter, do hereby certify that the foregoing is a true, correct and complete Transcript of the Proceedings held in this case on the dates set forth, taken by me, reduced to writing by Computer-Aided Transcription, and that said Transcript has been compared with my stenographic notes.

IN WITNESS WHEREOF, I have subscribed my name this 16th day of March, 2026.

Janine Myers
_____
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