



**Northfield Center Township**  
Bank Building Purchase Ballot Issue  
*Public Forum*

October 26, 2019  
3:00-4:30 pm  
Nordon Hills Branch  
Library

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## Agenda

- Current State-Why we are here
- Common Questions/Answers
- Open Discussion

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## Ground Rules

- Be respectful of Township officials and staff and each other.
- One person speaking at a time
- Comments shall be related to the topics at hand AND directed to the Board
- Length of comments will be limited, in order to afford everyone an opportunity to speak
- Comments will be limited to current residents

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## Current State



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## Current State

### ***Why a public forum?***

- We want our residents to be informed about the ballot/levy issue and make an educated decision.

### ***Why a series of public forums?***

- We want to afford as many residents as possible the opportunity to see this presentation and ask questions it may not already address.

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## Current State

### ***What are the concerns?***

- Health
- Systems/Energy Efficiency
- Accessibility
- Functionality/Operational Efficiency
- Pest and vermin issues
- Security
- Structural

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## Current State

*Structural concerns with load-bearing support in basement*



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## Current State



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## Current State

*Structural crack in garage*



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## Current State

*Diminished staff line of sight  
worsens security concerns*



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## Current State

### ***What should a town hall be?***

- An accessible space that is inclusive of all residents and current and future staff
- A secure and healthy building that doesn't cause or contribute to health or safety issues for staff or residents
- A functional and energy efficient structure
- A space that is appropriate and useful for community events, etc.

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## Common Questions/Answers



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***What does the Township intend to do with the current Town Hall, if they purchase the old bank building?***

- While the trustees have concluded that it is no longer functional as a town hall facility, they desire to see it saved and re-purposed.
- A number of potential uses for the facility, which would retain its historic character, are being discussed.

Questions  
& Answers

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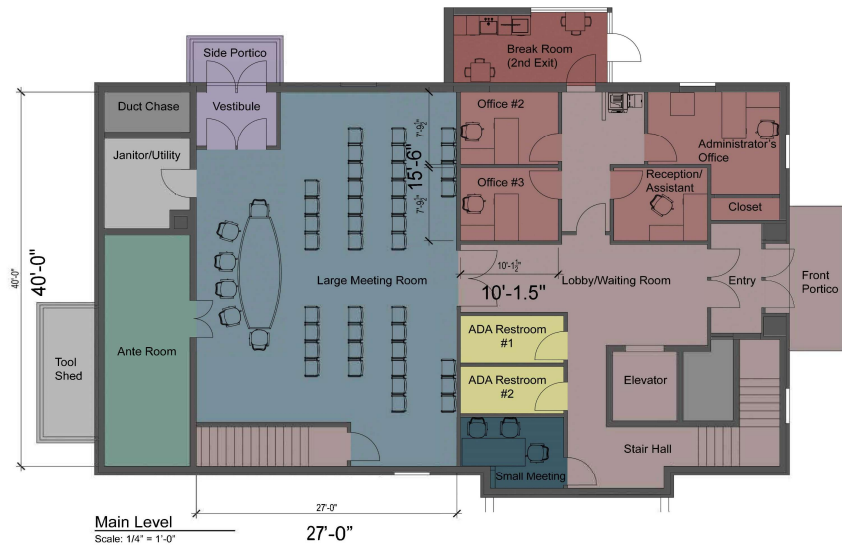
***Why is the Township considering purchasing the old bank building, at 9447 Olde Eight Road, to be used as the town hall facility?***

- Factors
  - Favorable location
  - Structural integrity
  - Updated systems
  - Configurability
  - Accessibility
  - Aesthetic Quality
  - Suitability for public use
  - Available, useable space

Questions  
& Answers

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## Questions & Answers

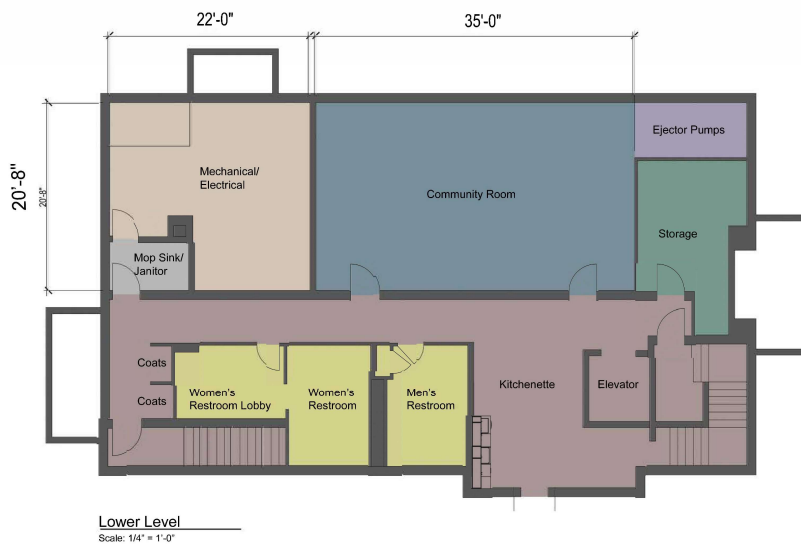


New Northfield Center Town Hall



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## Questions & Answers



New Northfield Center Town Hall



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***Have there been any appraisals completed for the bank building?***

- Township (appraisal completed by Roger Sours)
  - Unimproved value: \$330,000
  - Prospective market value (with improvements): \$590,000
- Current Owner (appraisal completed by Barry R. Ankney)
  - Prospective market value (with improvement made through July of 2018): \$495,000

**Questions  
& Answers**

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**Questions  
& Answers**

***Why would the Township pay \$1.4 million to complete a building that will have a market value of roughly \$600,000?***

- A sizable portion of the funds that would be spent for improvement relate to enhancing its use as a public facility, not increasing its market value.
  - For instance, the inclusion of an elevator...
- The Township is not purchasing the building with the intent of selling it in the next 30 years.
- Improvements to any structure do not yield a dollar for dollar market value increase
- The structure suits the needs and purposes of the Township.

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***Why doesn't the Township simply renovate the existing Town Hall?***

- The potential cost of renovating the existing Town Hall is estimated to run as high as \$1,000,000.
- Even with this cost, the current facility would, likely, still not meet the functional and operational needs of the Township.
- The \$1,000,000 would have to be financed over 7 years, per the Ohio Revised Code.

**Questions  
& Answers**

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**Questions  
& Answers**

***Does the Township need to do a ballot issue to purchase the old bank building?***

- Over 83% of the revenue the Township receives directly from our residents, through tax levies, is earmarked for providing specific services (road and bridge repair and maintenance and fire and safety services).

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***When will the bond issue/levy be on the ballot?***

- This levy issue will be included on the ballot for the November 5, 2019 General Election.

Questions  
& Answers

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Questions  
& Answers

***What does a bond amount of \$1.4 million translate into as a cost for each household? In other words, what will I be paying if the levy issue passes?***

- The cost per year, per \$100,000 of home value, was originally estimated to be \$16.46. The Township recently learned that the USDA Community Facilities Loan Program has a current interest rate of 3.0%. As such, the annual cost for a \$100,000 home would be \$14.70.

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***Are you seeking a permanent levy? In other words, will I always have to pay the additional taxes for the purchase of the bank building?***

- No. This levy is only for the life of the loan used to purchase 9447 Olde Eight. The maximum length of the loan is 30 years.

## Questions & Answers

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## Questions & Answers

***What is the contingency plan if the bond issue/levy does not pass in November?***

- If the bond issue were to not pass this November, the Township would have to go back to the voters next year to secure permission to either construct a new facility or make large-scale renovations to the existing Town Hall.

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***If the \$1.4 million is for the purchase of the bank, where are the funds coming from to build out the bank? As you said, it is a "blank canvas".***

- The \$1.4 million incorporates all of the funds we will need to purchase the building as an improved/finished structure (with all required finishes included).

Questions  
& Answers

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***Why is the Township considering purchasing a building that was vacant for some time?***

- Commercial properties often stay on the market for a much longer period of time, given their highly specialized purposes.
- The old bank building had previously experienced some flooding issues, which **have been completely remedied** through full perimeter waterproofing and the installation of an industrial pumping system (basically, a large sump pump).

Questions  
& Answers

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***Would CPK Construction (direct relationship to current building owner) be awarded the contract to complete the improvements as a condition of the sale or would a traditional bid process be executed?***

- As the seller, who would, ultimately, be providing us a finished, completely improved structure, Chris Kontur will, of course, be utilizing his company, CPK Construction, to do the improvements.

## Questions & Answers

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## Questions & Answers

***Do we really need to purchase this building to house one full-time and three part-time staff? Is the current Town Hall even used by the community?***

- While it is, of course, important that current and future staff have a sufficient and suitable space to direct township operations, we want the Town Hall to be a true community space.
  - Through October 8<sup>th</sup> of this year, there have been 45 events and meetings in the current town hall, with an estimated 643 participants.
  - 20 of the events, incorporating 400 participants, were not related to Township business (e.g. Girl Scout meetings).
- A more accessible structure will, arguably, only enhance community use.

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## Questions & Answers

### ***What other options have been considered?***

- The trustees reviewed constructing a new facility and renovating the existing Town Hall.

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## Questions & Answers

### ***Were the other options considered in a public meeting?***

- The trustees considered the various options in a series of public meetings, including:
  - April 15, 2019-Work Session
  - May 6, 2019-Work Session
  - May 23, 2019-Public Forum
  - June 11, 2019-Work Session
  - June 20, 2019-Work Session
  - July 1, 2019-Regular Meeting
  - July 15, 2019-Special Meeting

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## Option Comparison

Criteria	Purchase Bank Building	Renovate Existing Town Hall	New Construction
Millage	.42	.98	1.56
Yearly Household Cost (per \$100K)	\$14.70	\$34.30	\$54.60
Total interest for the life of the loan	\$651,000	\$120,000	\$192,000
Total cost per household for life of loan (per \$100K)	\$441.00 (30 years)*	\$240.10 (7 years)	\$382.20 (7 years)

*\*Having a longer financing term would give the Township the option to pay off the loan earlier, thereby significantly reducing the interest paid and ultimate total cost per household. For instance, if the Township were to, hypothetically, sell off Township property and pay the principal down in 20 years, instead of 30, the interest paid would be reduced by \$209,000 AND the total cost to each household would be reduced to \$390 (spread over 20 years).*

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*Open Discussion*



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## More comments/questions?

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Contact Steve Wright, Township  
Administrator, at  
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