

WHEREAS, Attorney James N. Taylor, Taylor, Breuning & Robinson, Co., LPA serving as Agent for Petitioners clarified some issues with abbreviations within the annexation. Attorney Taylor represents Doyle & Gail Jones, west side of SR58, south is the Welcome Home Nursing Home, whom asked to be annexed. With the new annexations law there is always an issue on the road, and the City of Oberlin will maintain this road rather than ½ and ½ in City and Township. The entities he represents again are: Doyle & Gail Jones for road purposes on west side, and WGI Properties, LLC is the Welcome Nursing Home. The family children formed the limited liability company years ago for the holding of such property and there are 2 lots consisting of 13.48 acres. The other entity is DDW LLC, Mr. Don and Theo Wessell (mother & father) of the children just described. This nursing home is on the southern part of the town next to their property they, in which they own 12-acre parcel they will develop into assisted and unassisted care facilities as part of the corporate entity Welcome Home Nursing Home. They current nursing home is maximized with the present land use and 108 beds. They plan to go beyond skilled nursing to assisted/unassisted care.

Assistant County Prosecutor said the Clerk has indicated that all statutory issues have been met.

Agent Taylor said 100% of the property owners have signed off on the petition and the City of Oberlin will provide services.

The territory is not unreasonable large. A CETA or JEDD is not workable because this development will not be a strip center with stores, it will be an expanding existing facility across a street. It would also be difficult to figure out taxes and payroll for employees of one company in a township and city. He stated on balance and the general good of the territory the proposed annexation can be served and the benefits to the surrounding area will out weight the detriments to the territory to be annexed and to the surrounding area. The benefits to the City of Oberlin are huge with having job creation, no large buildings, and the detriment to the Township would be losing a small piece of land. This parcel has two homes, mainly being used as a parking lot, one house will be torn down the other being used as offices.

Agent Taylor asked the following;

- 1) Please state your name, position and address;
Mr. Robert DiSpirto, City Manger, City of Oberlin, 205 Morgan Street, Oberlin
- 2) Are you aware of this project and have you had conversations with the family.
Mr. DiSpirto said yes and he has had several conversations.
- 3) Is the City willing to provide services.
Mr. DiSpirto said yes they are.
- 4) Do you think this is a good thing for the City of Oberlin.
Mr. DiSpirto said very much so.
- 5) Do you think it would be difficult to have it both entities rather than having one entity.
Mr. DiSpirto said yes

Agent Taylor asked Mr. DiSpirto if he had any further comments.