

Chuck Korn

From: Beth Friend <bfriend@eastbaytwp.org>
Sent: Monday, December 13, 2021 1:17 PM
To: Joe Locricchio ; wschoonover@gtcrc.org; RRohloff@gtcrc.org; Chuck Korn
Subject: Townline SAD

Hello all,

This email serves to document the conversations and status of the Townline Road improvements, south of Hammond Road, which are adjacent to the Bayview development. I have spoken with Joe Locricchio, Wayne Schoonover, and Chuck Korn.

Here are the fundamental facts:

- A condition of site plan approval for Bayview states “Townline Road improvements will be completed in 2022. The applicant will be responsible for the improvements and will work with GTCRC and Townships on cost-sharing arrangement, total project estimated at \$90,000. A construction entrance on Townline as close to Hammond as possible will be used to reduce impacts on Townline from heavy equipment.”
- This improvement will be accomplished with a Special Assessment District.
- The GTCRC has stated its intent/commitment to their current policy of a 25% cost sharing on this road improvement.
- East Bay Township has a stated SAD cost sharing policy of up to 10%, as the budget allows.
- Garfield Township has a stated SAD cost sharing policy of 25%, currently Chuck is checking the verbiage of the policy to see if it is “25%” or “up to 25%” or something similar.
- The construction at Bayview is currently active and using a temporary construction drive permit issued through the GTCRC.

In a discussion with Wayne, he foresees the improvements happening one of two ways:

1. Road improved in 2022, or as soon as practical or required by the current state of the road and leaving the final top course for 2023. In 2023, any corrections necessary will be addressed and the final top course applied.
- OR
2. Sacrificial asphalt layer applied in 2022, as soon as practical or required by the current state of the road, and the substantial and final improvements done in 2023.

Additionally, Wayne explained to me that the developer’s engineer should make the recommendation to the GTCRC and then Wayne/GTCRC would offer suggestions/alterations.

In a discussion with Chuck, we talked about a simultaneous SAD process as the road sits between the two townships. We also discussed that the developer is absorbing the Townline Road residents’ portion (those homes primarily on the west side of the road). At best, Garfield Township will participate at 25%, at worst it will likely meet East Bay Township’s stated sharing.

Following up with Joe after my discussions with Wayne and Chuck, he noted two thoughts:

1. As feedback on Wayne’s potential courses of action, could this be evaluated as early as possible after the snow season of 21/22 winter to see if the project is needed to be split into two phases. Perhaps the road might be okay to hold off doing all improvements at one time? Can that decision be made at the time of a spring evaluation?
2. For any agreement or SAD verbiage, could it be included that all project improvements would be concluded by 2024? I’m not sure I see any reason why this couldn’t be in any SAD verbiage.

Feel free to offer any clarifications or feedback. Please reply all to keep everyone in the loop.

Thank you to all for your partnership and work on this!

Best Regards,
Beth

