

# Olmsted Joint Economic Development District

Approved Minutes – November 29, 2006

Annual Meeting

7:00 p.m.

The JEDD Annual Meeting was called to order in Olmsted Falls City Hall Council Chambers at 7:02 p.m. Present were Chuck Ingrassia, Martin Strelau, Joe Clarke, Pat Kost, Transcriber, Bobbi Frizzelle and twelve audience members. (Beverly Smith, George Pirkel, Lynn Miller, Kitty Fenderbosch, Bernie Stumpf, Garry Thompson, Ann Reichle, Robert Sullivan, Carrie Weise, Todd Hoadley, T. Fink, Mayor Blomquist)

Chairman Ingrassia proceeded with the meeting, based on the following prepared outline:

## ***Annual meeting Notes:***

*Objective:*

*The annual meeting is held to discuss the next 12 months and to review the progress of the past 12 months. The meeting is intended to share information and ideas pertaining to the JEDD.*

*Internally:*

- 1) *Garry Thompson completed his term and Joe Clarke filled the position.*
- 2) *Hired Bobbi Frizzelle to replace Lisa Lambert.*

## *2006 Accomplishments*

- 1) *The RFP to select a Developer for the JEDD was completed.*
- 2) *PATCO was used to create and solicit the RFP to developers.*
- 3) *Scott Ziance of Vorys, Sater, Seymour and Pease was used as legal counsel.*
- 4) *An advisory committee involving the School Board and Olmsted Chamber of Commerce was involved with the process in reviewing the RFP.*
- 5) *As a result of that process, Ray Fogg Building Methods Inc. was ultimately selected as the Developer for the JEDD.*
- 6) *The majority landowners have also engaged a relationship with the Fogg Company.*
- 7) *Fogg has done many TIF's and took an active role in making application for grant money on this JEDD project that is currently pending OJRS.*
- 8) *In April the JEDD Board met with Cuyahoga County representatives Tracey Nichols and Jim Herron from the Department of Development of Cuyahoga County.*
- 9) *Tracey and Jim provided an outline on possible funds that could be available with the Ohio Job Ready Site Program. The criteria were not in its final form and there was a relatively short window of time to make application.*

- 10) *Subsequently the JEDD Board supported the filing of an application for financial assistance under the Ohio Job Ready Site Program.*
- 11) *In May we engaged PATCO to work with our attorney on creating key points for the JEDD to move forward with an agreement with Fogg. The key points would include:*
  - a) *the quality of the project;*
  - b) *the accountability of the project;*
  - c) *some account of the agreement detail the Board would be privy to;*
  - d) *specification of the build out types and variances allowed;*
  - e) *some built-in mechanism in case of any changes to the plan;*
  - f) *who will pay for the infrastructure*

*MEETNG REPORT*

*Since our last annual meeting the JEDD Board has had nine or ten meetings. (December 2005, then in 2006 in February, March, April, May, June, and August)*

*FINANCE REPORT*

- 1) *2005 – 2006 budget vs. actual spending with the exception of marketing was under budget.*
- 2) *2007 Budget*

<i>Professional Fees</i>	<i>\$63,000</i>
<i>Marketing</i>	<i>10,000</i>
<i>Salaries</i>	<i>35,000</i>
<i>Total</i>	<i>\$ 108,000</i>

*CASH FLOW*

*155 K Total receipts to JEDD*  
*96 K Spend in 2005 and 2006*

*Leaves about 58 K*

<i>Available Cash</i>	<i>\$ 40 K</i>
<i>City of Olmsted Falls</i>	<i>\$ 18 K</i>

*Shortfall – about \$50 K*

*JEDD will be looking for money if and when the need arises. Anticipation is mid-year 2007.*

*2007 Direction*

- 1) *Engage Developer*
  - a) *Completion of Development Agreement*
  - b) *May require input from OT and OF approval (possibly others)*
- 2) *Looking for the announcement of OJRS Grant*
- 3) *Continue seeking other funding sources.*

Following Mr. Ingrassia's outlined comments, Mr. Strelau noted that the amount of the grant application to OJRS was \$3.7 million; there was also a \$5.5 million local match, for a total project cost of \$9.2 million. Mr. Clarke explained the grant application process for the OJRS grant, noting that Fogg was actually the one applying, with the approval and the support of the JEDD.

In summary, Chairman Ingrassia noted that the landowners are on board with the project, a developer has been found (although the development agreement has not yet been finalized), and the JEDD Board is seeking financial support through the OJRS grant and other sources. Much of 2006 was spent going through the RFP process and preparing to apply for the OJRS grant. Ms. Kost of PATCO further explained some of the steps taken over the past year regarding finding a developer, applying for the grant, etc. Kost added that this project is competing for the OJRS grant with 50 projects statewide. This is one of the few grant programs that is available for projects without end users. Kost went on to say that great progress has been made putting numbers together, but if the grant money is not received, this project will not move forward in the immediate future.

A brief question and answer period followed, during which it was explained that the first awarding of OJRS money, totaling \$60 million, covered a two-year period; after that, \$30 or less will be available the next year. Awarding of the funds is not decided by County, but by DOPWIC (District One Public Works Integrating Committee). There was a question about whether the development agreement not being finalized could be an issue in the awarding of grant funds. It was reiterated that the developer (Fogg) actually applied for the grant, and this should not be an issue.

When asked about where matching local funds would come from, Mr. Strelau explained that this would come from a variety of sources, much of which would be able to be leveraged from several projects that Cuyahoga County already has funded and in place. When asked if you could apply for more funds even if you were awarded funding in the first round, Ms. Kost responded that she felt this was a one-shot deal. The State of Ohio wants large sites available on a State inventory so there are large sites ready when large companies look at Ohio. When asked if the JEDD had been set up as a 5-year package, Mr. Thompson thought that it had been set up for a 50-year time frame, with a renewal option for another 50 years. He didn't feel that there was a time limit as far as development was concerned. The JEDD was established in December 2001.

The question was posed about JEDD possibly needing another \$50,000 for operational expenses, and would this be \$25,000 from the Falls and \$25,000 from the Township? Mr. Ingrassia said that this was correct, but that this much might not be needed if the development agreement is finalized smoothly. Mr. Strelau further explained that a 2-year budget had been set for the Board of \$155,000 for 2005 and \$100,000 for 2006. The first year funds are actually still being used into the third year of this time frame.

Superintendent Hoadley asked if the \$3.7 million applied for on the grant would cover all necessary infrastructure, and would this include any road improvements on Stearns Road? Strelau said that some Stearns Road improvements would be included in this; the amount would not cover all infrastructure needed for the JEDD. The grant was very specific as to what items funding could be requested for. Our grant was designed to bring infrastructure up to a point in the JEDD where 2 smart office buildings are proposed. This grant would not cover the entire project, just enough to get it off the ground.

Having no further audience questions or business to discuss, Mr. Clarke moved to adjourn the meeting at 7:23 p.m. Mr. Strelau seconded. 3 Aye. 0 Nay.

