

# Olmsted Joint Economic Development District

Approved Minutes – Monday, June 12, 2006

The JEDD special meeting of June 12, 2006 was called to order in Olmsted Falls City Hall Council Chambers at 5:45 p.m. Present were Chuck Ingrassia, Martin Strelau, Joe Clarke, Pat Kost, Rosann Jones, and Transcriber, Bobbi Frizzelle. Audience – Ted Fink.

## **CHANGES TO AND APPROVAL OF AGENDA**

Item 4 (b) Discussion – Ohio Jobs Ready Program was added to the agenda.

Mr. Ingrassia moved to approve the agenda as amended. Mr. Strelau seconded.

Poll: 3 Aye. 0 Nay.

## **APPROVAL OF MINUTES**

Mr. Clarke moved to approve the minutes of the May 3, 2006 meeting with the corrections indicated via email. Mr. Strelau seconded. Poll: 3 Aye. 0 Nay.

Mr. Clarke moved to approve the minutes of the May 22, 2006 meeting as corrected and submitted. Mr. Strelau seconded. Poll: 3 Aye. 0 Nay.

## **FINANCIAL UPDATE**

No financial update was available, as Mr. Thompson was out of town. Mr. Strelau suggested that Mr. Thompson submit a written report to the Board. Chairman Ingrassia will follow up.

## **NEW BUSINESS**

### **Update on the Proposal from Fogg.**

Ms. Kost noted that she has talked to Director of Economic Development Rosann Jones about the possibility of applying for this program. There will only be one application period in 2006, the deadline being July 19<sup>th</sup>. Kost felt that although there is not a development agreement in place and the master developer would normally lead the charge in pursuing such a program, she feels that because this is the largest available site in the County, application should be made for funds from this program. Kost noted that Fogg has been asking about this, also, even though they have not been named as the developer at this time.

Kost suggested that in order to have an application ready by July 19<sup>th</sup>, the Board would need to a) appoint Fogg with the contingency..., b) appoint Ms. Jones, or someone, to take the lead on this with the Ohio Department of Development. Ms. Kost feels that we have a good chance on this if we get our application in. A maximum of \$5,000,000 would be available for infrastructure, etc. Ms. Kost has much information that she could

make available for use on the application. She feels that Ray Fogg should be the applicant, although he has not yet been selected as the developer.

Mr. Strelau was surprised to hear that Fogg would be the applicant. Ms. Kost said that the applicant must meet certain criteria, and Fogg certainly has enough experience to be the applicant. The Board would have to get them approved. Mr. Clarke asked whom the grant money would go to, if awarded. Ms. Kost felt that an entity would be created that owns the project, and that entity would have a partnership relationship with the Township and the Falls. There would be liability involved. If the site was not developed within seven years, the State would have the right to call back the funding if they felt the site is not aggressively being developed. Kost felt that the Board should turn this over to Fogg and have them make a proposal on what they would do. Mr. Strelau was concerned about control of the dollars. Ms. Kost said this was one of the details that would have to be worked out, and strict details pertaining to the plan would be required before the money was to be awarded. Ms. Jones added that the developer couldn't deviate from the plan that was approved. Ms. Kost said that this could be addressed in the developer agreement, also.

Ms. Kost said that a public entity could be the applicant, rather than the developer, but you would be taking full responsibility. Someone would have to be hired to do this. The developer must come up with the plan, even if it is conceptual.

Kost reiterated that Cuyahoga County is a single district in this Jobs Ready Program, and that three sites are scheduled to be selected for the shortlist for this award. Cuyahoga County has few sites large enough to qualify for this program. This money would be used solely for offsite infrastructure to bring in water, sewers, traffic signals, utilities, roadways, etc.

Ms. Kost has drafted a detailed business point outline, which has been reviewed by the attorney. She would like to send this to Fogg to get their comments. This list could then be negotiated. The next step would be to move on to a development agreement that would be written by the attorney. Kost noted that 50 percent of the business outline pertained to general information and 50 percent was specific to our JEDD issues.

Various aspects of the outline were discussed. Mr. Ingrassia was concerned that something should be stated about whoever has control of the money must have accountability of it. Ms. Kost agreed that this is a good point; she added that the attorney will, no doubt, add to this list. Mr. Strelau was concerned about Fogg being the applicant before they are even named as the developer; he felt the applicant should be a public entity, but he didn't know who – the Falls, the Township, the County? Mr. Clarke said that we couldn't complete this application without Fogg's assistance, and that they wouldn't assist unless they had reasonable assurance that they will be named as the developer. Ms. Kost feels that with the short time frame available to apply for the Jobs Ready funds, the Board needs to appoint Fogg as the developer, contingent upon negotiation of the development agreement, so that they have the exclusive rights of development and are willing to aggressively pursue this, and other, funding.

Mr. Ingrassia moved to go into Executive Session for the discussion of legal matters. Mr. Strelau seconded. Poll: 3 Aye. 0 Nay.

The open meeting resumed at 7:15 p.m. Mr. Ingrassia moved to have the JEDD Board authorize PATCO to advise Fogg that the JEDD Board intends to select Fogg as the master developer, subject to the successful contract negotiations. If for any reason the details of this agreement cannot be finalized, each party will be responsible for their own cost without seeking relief from any other parties. Mr. Clarke seconded.

In discussion of the motion on the floor, Mr. Ingrassia said that it was important for Ms. Kost to include the second part of the motion instrumental in her bullet point negotiations. The suggestion of creating a time frame was discussed, but decided against. Upon conclusion of discussion, the motion was voted on. Poll: 3 Aye. 0 Nay.

**Discussion – Ohio Jobs Ready Program.**

Ms. Kost felt that the Board should agree to let the developer loose on pursuing this. Mr. Strelau felt that Kost needs to find out if Fogg can submit, and, if so, can he submit in time. Strelau suggested that Kost advise the Chairman what it is going to take for Fogg to become an approved applicant, and, do we have enough time to pursue this?

The possibility of hiring Ms. Jones to lend her assistance in getting this application ready was discussed. Ms. Kost felt that Ms. Jones' assistance was absolutely necessary to show that the Board is serious about putting all this together. It was felt that direction on how the Board asks Ms. Jones, a part-time employee, to assist will have to come from Mayor Blomquist, who was out of town this week. ODNR will be assisting with parts of the application, too. Mr. Strelau suggested that this week be used as an exploratory and information-gathering period as to how to proceed. He would also be interested in finding out what the implications would be in having the developer be the applicant for this funding. It was felt that things should proceed enough over the next week to see whether Fogg can or can't do this.

**NEXT MEETING DATE**

Mr. Clarke will be having surgery this week. Ms. Kost will be away on vacation for a couple weeks. The next meeting will be scheduled at a later date.

**ADJOURNMENT**

Mr. Ingrassia moved to adjourn at 7:36 p.m. Mr. Strelau seconded. Poll: 3 Aye. 0 Nay.

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Chuck Ingrassia – Chairperson

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Date

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Bobbi Frizzelle – Transcriber