

Olmsted Joint Economic Development District

Approved Minutes – July 12, 2006

The JEDD special meeting of July 12, 2006 was called to order at the home of Olmsted Falls Councilman Joe Clarke at 4:20 p.m. Present were Chuck Ingrassia, Martin Strelau, Joe Clarke, Pat Kost, Mayor Robert Blomquist, Director of Economic Development Rosann Jones, Mike Merle and Mike Novachek from Ray Fogg Building Methods, Inc., and Transcriber, Bobbi Frizzelle. No audience.

CHANGES TO AND APPROVAL OF AGENDA

Mr. Ingrassia moved to add item 5 (b) to the Agenda: Jobs Ready Sites Support Resolution. Mr. Clarke seconded. Poll: 3 Aye. 0 Nay.

APPROVAL OF MINUTES

Mr. Ingrassia moved to approve the minutes of the June 12, 2006 meeting with no changes. Mr. Clarke seconded. Poll: 3 Aye. 0 Nay.

FINANCIAL REPORT

Chairman Ingrassia reported that he talked to Mr. Thompson about submitting a JEDD financial update in the near future. Mr. Strelau stressed the need for this update, even if it was in draft form.

NEW BUSINESS

Proposal Received from Fogg

Ms. Kost stated that this would essentially be the application review for the Jobs Ready Sites Program. Fogg has come up with a concept, for which they hope to receive the JEDD Board's approval today. It is approximately 90 percent complete at this time. Fogg plans to meet with the main property owners again tomorrow.

Mr. Merle went on to say that the proposed JEDD project could get off the ground very quickly if the huge influx of grant money from the Ohio Jobs Ready Sites Program was awarded to this project. If the \$5 million grant was awarded, a 25 percent local match would be required, which, he felt, could be difficult. Merle explained that about \$1 million is available now in projects that are currently funded; \$600,000+ in local match money would still be required, or the grant money being requested would have to be scaled back. Mr. Strelau thought that he remembered the County talking about assisting in the local funding if the State money was obtained. Ms. Jones will follow up on this with the County reps tomorrow. Mr. Merle stressed the importance of having a way to obtain this local money.

Mr. Merle had a list of grant projects and projects that have been funded and approved. Portions of these projects can be used as part of the local match toward the Jobs Ready Site grant.

Mr. Novachek explained that the Bagley Road/Stearns Road project would run from the schools to Stearns Road. Sewers will be run and Bagley Road will be improved. This is scheduled for 2007. Cost of this project is estimated at \$2.7 million; a portion of this - \$142,000 - would count toward the local match for the JEDD and the smart office. This is calculated by the percentage of overall traffic estimated to be going into the JEDD.

Another project would be Cook/Stearns Road, which goes from I-480 to just past the culvert on Stearns Road. An estimated 16 percent of the traffic coming from the north on Stearns (estimated at 80 percent of the total JEDD traffic) was used for this estimate against the funding from the Federal government and the County; State money cannot be matched against State money. \$9.5 million would not be part of the grant application - it is only there to get local matching funds. Other suggestions for how to get more match were requested. Mr. Ingrassia mentioned the recent Cook Road resurfacing. Mr. Clarke asked about the future railroad underpasses.

Merle wasn't sure how the grant was being handled, but, assuming that the JEDD was awarded a grant, he felt that the County could possibly issue bonds for some of the sanitary sewer work, which would help in getting match money. The landowners would be assessed for this.

The Bagley Road sewer extension project was discussed. A tie in to this would be created which would handle the entire JEDD area. Improvement to the entrance area on Stearns Road would be required; a third turn lane would be needed here. Future additional lanes might be needed for a completely developed JEDD and enhanced Stearns Road area, depending upon traffic count. Fogg is proposing two entrances to the park. If enough money was not obtained, the smart office could be built on a cul-de-sac, using only a Stearns Road entrance.

It was noted that at this point the property owners do not have an interest in selling. Fogg would want some ownership before investing a large amount in this project.

Mr. Strelau wasn't certain of the current Olmsted Township zoning codes and whether there were any restrictions on building size. This would be relative to the grant application. Strelau was certain that there were criteria on road size. A zoning map would have to be shown with the grant application.

Ms. Kost said that although no master plan has been created, and a development agreement has not been finalized, the JEDD Board would need some verbal assurance that there would be some swap out for cost of the on-site roadway contribution would be included in the development agreement. Kost added that some of the internal infrastructure could be done later, as additional funds come in.

A proposed location for the smart office will be shown on the proposal. This would not have to be built right away - it just has to have a developed infrastructure to be a jobs ready site. Various ways of running the roadways were looked at. Fogg would like to present this plan for application with the maximum flexibility of details.

Mr. Merle noted that it was important to the developer, and should be to the JEDD as well, not to lose the ability to offer tax abatement. Ms. Kost said that there are several funding options, but she felt that JEDD needed to be able to tap the property tax stream to make improvements to get this deal done. Kost reiterated that in order to submit the application the Board needed to hear Fogg say that the cost that the landowners would receive for the finished road would be put in the development agreement to discuss for a swap. She didn't feel that the Board could let an application be submitted without that. There was further discussion on various details of how to present the grant application and how development would happen.

Ms. Kost felt that the information needed to submit for the grant next Wednesday was there, provided the work in putting things together could be accomplished. She provided marketing information and a recap of what has been done thus far. Work still needs to be done on a statement of need, and how the project ties in with surrounding area priorities.

Review of the application as completed thus far showed Ray Fogg as the applicant, applying for the maximum grant amount of \$5 million. Mr. Ingrassia asked where the documentation would be on how the \$5 million gets put into the packages discussed, if the Board passes the resolution in support of the application. Ms. Kost said that a verbal agreement was necessary to address these issues in the development agreement. Mr. Ingrassia didn't have a problem with what was discussed here, but was concerned about having some assurance that development would not stop with the initial phase of the road construction. Mr. Merle said that the potential benefits were so great that it is in Fogg's interest to move forward. Ms. Kost stressed that Fogg could not develop the site without a development agreement.

Mr. Clarke moved that the JEDD Board approve the resolution to support Fogg in the submittal of an application for the \$5 million grant. Mr. Strelau seconded.

Discussion: Mr. Strelau had an issue with the language on page 2, section 3, "The Board hereby agrees to work with the developer and the project manager to help provide the required local match investments as described on the application." Mr. Strelau proposed to remove the words "help provide" and add "to assist in the acquisition of..."

Mr. Clarke moved to make the amendment to modify section 3 of the proposed resolution to strike out the words "help provide" and replace them with "assist in the acquisition of". Mr. Strelau seconded.

The Board reviewed the proposed plan that it understands to be subject for review and revision as needed to move forward with the project. The Board also reviewed a preliminary application provided by Fogg. Ms. Kost and Mr. Strelau will review the final application next week. Mr. Ingrassia reiterated that as we move forward with this as it comes to fruition, we would need to incorporate satisfactory language in the development agreement that this is a preliminary, flexible plan that the Board has reviewed at this point.

Further discussion on the two motions above – none. Poll: 3 Aye. 0 Nay.

Mr. Strelau felt that signature lines were needed on the resolution, plus the wording change above. Ms. Kost will contact the attorney on these items.

ADJOURNMENT. Mr. Clarke moved to adjourn the meeting at 5:45 p.m. Mr. Ingrassia seconded. 3 Aye. 0 Nay.

Chuck Ingrassia – Chairperson

Date

Bobbi Frizzelle – Transcriber