

Olmsted Joint Economic Development District

26100 Bagley Road

Approved Minutes – April 11, 2006

The **JEDD business meeting** of April 11, 2006 was called to order in Olmsted Falls City Hall Council Chambers at 4:10 p.m. Present were Chuck Ingrassia, Martin Strelau, Joe Clarke, Rosann Jones, Pat Kost, and Transcriber, Bobbi Frizzelle. No audience.

APPROVAL OF MINUTES

Mr. Strelau moved to approve the minutes from the JEDD special meeting of March 17, 2006. Mr. Clarke seconded. Poll: 3 Aye. 0 Nay.

NEW BUSINESS

There was a brief discussion about arrangements with the new Transcriber. Mr. Strelau will forward contract information.

The business meeting was adjourned at 4:15 to meet with County representatives.

The **JEDD special meeting** with the Cuyahoga County representatives was called to order at 4:20 p.m. Present were Chuck Ingrassia, Martin Strelau, Joe Clarke, Rosann Jones, Pat Kost, Mayor Robert Blomquist, Tracey Nichols and Jim Herron from the Department of Development of Cuyahoga County, and the Transcriber, Bobbi Frizzelle. No audience.

DISCUSSION – JOB READY SITES

Ms. Nichols began the explanation of the Ohio Job Ready Site Program, part of Issue 1, which she feels would be one of the best opportunities to develop the JEDD site. The State of Ohio is looking for feedback on prospective sites that would meet the parameters set up as part of this project. The goal is to have job ready sites available for new businesses to expand and to create jobs for the State of Ohio.

The draft criteria originally presented by the consultant to the DOPWIC representative stated that a minimum of 250-500 acres was needed for a manufacturing site, 150 acres for an R&D site, and 1,000 acres for distribution, and that the utilities are ready to go. There are virtually no sites like this available in Cuyahoga County. Eligible costs for the project would include acquisition, demolition, remediation, wetland mitigation, utilities and infrastructure, and roadways. These items would have to be itemized in the budget that would be submitted for funding. Various entities are trying to get the acreage requirements reduced. Ms. Nichols said that even if this parameter is not changed for this round, it might be changed by the next round of applications. The applications will be available on May 4, 2006 and will be due in July 2006. Up to six sites could be selected in the first round as local priorities. The State will determine which projects are worthy of funding. Nichols and Herron are trying to provide technical assistance to communities to help bring applications together that can be submitted to the DOPWIC. It has been stated that the projects would be awarded before the election. This is a seven-year program. Following this year with \$60 million to award, there will be two more rounds of \$30 million and three rounds of \$15 million.

Mr. Strelau outlined the background of the JEDD site for Mr. Herron and Ms. Nichols, noting that there are approximately seventeen different property owners, with three owning two

thirds of the land; this area is 243 acres, with an additional 100+ acres in a limited industrial zone. Different accesses to utilities could be arranged. Storm water is an issue, as there are no storm sewers in the Township. Sanitary services would be a problem at this time, as well. Ms. Kost said they have been trying to find public improvement costs for road widening and resurfacing in the area around the site. Ms. Kost, of PATCO, said that these costs would be \$5 million and the utilities, sanitary sewer, water, and storm sewers would be \$6.6 million. They are not looking for public infrastructure dollars on site, although the developers will probably try to get some of that.

Ms. Kost noted that proposals have been requested for development of the district for light industrial/office/specialty retail to the site. Two proposals are expected. The deadline for submitting a proposal is Friday, April 14, 2006.

It was noted that for the Jobs Ready Sites Program purposes, no housing, retail, or government offices would be allowed on site. If there were some retail outlets, they should be on an edge of the land, so that could be carved out of the site.

Ms. Nichols suggested that if some TIF capabilities could be put in place as part of the funding, and once the developer proposals have been reviewed, CEI and Columbia Gas should be contacted to find out what it would cost to get the utilities to the site. Nichols offered the assistance of Mr. Herron and herself in making these contacts if needed. She reiterated the importance of identifying the costs relating to land acquisition, electricity, water, gas, sewers, and roadways. A marketing plan for the site should be in place; assistance with this is available.

Ms. Nichols also noted that the Board of County Commissioners has provided a couple million dollars to match projects that are sent to the State. This fund match is just for this round of awards.

Ms. Jones asked who should apply for the grant – the developer, the landowners, the County, JEDD. Ms. Nichols responded that if the developer can get an agreement from the landowners and put a site together accordingly, the JEDD, which is a public entity, could apply. The developer could include a letter stating that they have site control based on certain agreements and/or options; the agreement could be contingent upon getting the funding.

Mr. Clarke asked what “strings would be attached” to receiving the grant money. Ms. Nichols said that the State prevailing wage would have to be paid, but job creation numbers would not be attached to the award; no signed end user is needed. Mr. Herron indicated that there is a lot of gray area in this program, partly because of how quickly this program was moved along. No other State funds could be used on the project; Federal and local funds would be allowed. Unless changes are made, applications would be due in July. It was felt that feedback would be available by October.

Date of the next meeting was not set. The meeting was adjourned at 5:30 p.m.

Chuck Ingrassia – Chairperson

Date

Bobbi Frizzelle – Transcriber