

Olmsted Joint Economic Development District

26100 Bagley Road

Annual Meeting – November 9, 2010 – 7:00 p.m.

Chairman Engelmann called the annual meeting to order at 7:10 p.m.

Members Present: Sherri Lippus, and Garry Thompson.

Also present: Olmsted Falls City Councilpersons: Ann Marie Donegan; Kathleen Fenderbosch; Linda Garrity; Sam Pulice; Bob Sculac; Paul Stibich; Mayor Robert Blomquist.

CHANGES TO AND APPROVAL OF AGENDA

Mr. Thompson moved to **approve** the agenda as written; Ms. Lippus **seconded**. Poll: 3 ayes; 0 nays. **Motion carried.**

APPROVAL OF MINUTES

Mr. Thompson moved to **approve** the minutes of the Quarterly Meeting on October 7, 2010; Ms. Lippus **seconded**. Poll: 3 ayes; 0 nays. **Motion carried.**

FINANCIAL UPDATE:

Mr. Thompson distributed a Financial Report. He stated that the board will not be requesting any funds from Olmsted Falls or Olmsted Township at this time. The board is working on ways to enhance the JEDD. As of September 30, 2010 the balance was \$48,378.16. There were two checks written one for minute transcription and the board pays a monthly phone bill at an approximate cost of \$23.00. As of October 31, 2010 the balance was \$48,274.71.

Ms. Lippus moved to **approve** the financial report; Mr. Engelmann **seconded**. Poll: 3 ayes; 0 nays. **Motion carried.**

CHAIRMAN'S REPORT:

Mr. Engelmann apologized to the board for not holding an annual meeting in 2009.

Mr. Engelmann stated that when he joined the board in January of 2009 the economic times and economy were not in good shape but, the members of the JEDD board still wanted to keep moving forward trying to improve the property so it would be ready for any inquiries. During 2009 the board applied for stimulus money for a sewer system but was unsuccessful.

During 2010 the board hired Poggemeyer Design Group who has experience with marketing industrial parks. As part of the basic services from Poggemeyer they will develop a logo for the property; develop a name for the industrial park to start getting some identity; developing brochures; maps identifying infrastructure services that are available; and fact sheets of the area demographics. This is information that potential developers and consultants look for when considering property. The JEDD Board has registered a domain name and will create a website as well. The property will be listed on various websites that developers use. There

will also be signs placed on Cook and Stearns in order to indicate where the JEDD property is located.

The Board is also working with the County Engineers during the Stearns Road Grade Separation planning stages. The current plans calls for Stearns to remain 2 lanes south of cook. The Board is attempting to get a third turning lane into the JEDD while the project is being built, similar to the turning lane on Usher Road that was completed this summer for Vitamix.

Another suggestion from Poggemeyer is to have a Phase One environmental study completed on the project, which is also what developers like to see. The Board will be entering into a contract with PSI to perform this study. The Board will cover the cost of the study as well as services for Poggemeyer. The cost for Poggemeyer's services is \$9,150.00 and the environmental study will cost \$1,900.00.

The Board has presented a draft letter of understanding to the school board. This letter is vague but is a basic understanding that the school board and the JEDD board are willing to discuss abatements or incentives with a potential developer. There have been no specifics statement and no commitments have been made. This is an attempt to just have an agreement with the school board indicating that they are open to a discussion at this point.

Mr. Engelmann stated that the board has high hopes for the new County Government. The new representatives for our county are David Greenspan and Michael Gallagher who are both very aware of the JEDD. He does know that Mr. Greenspan has already conducted one meeting with a potential suitor. He does feel good about at least have a little more local representation that will hopefully make some difference.

In summary, as Mr. Thompson mentioned the board does not anticipate requesting any additional monies be contributed from either the City or the Township for 2011.

REMARKS:


Ms. Donegan stated that ending financial balance for the board is approximately \$38,000 after removing the payments for Poggemeyer and the environmental study. Mr. Englemann indicated that that was correct. Ms. Donegan requested copies of all the information from Poggemeyer, the environmental study and the letter of understanding drafted for the school board. Mr. Englemann stated that he would. Mayor Blomquist asked if the Poggemeyer study would include looking at the best use of the land and forward any recommendations as to possible zoning changes to the Township Trustees. Mr. Engelmann stated that that is already in the discussion stages. Mayor Blomquist stated that some work as to the demographics of the area have already been accomplished. Mr. Thompson stated that the information is a little outdated but if requested it will be provided.


MARKETING PRESENTATION DATE:

Mr. Englemann stated that there will be two presentations by Poggemeyer on January 20, 2011. One will be in the afternoon and one in the evening. There will be two sessions scheduled in order to accommodate all 17 landowners that will be invited.

MS. Lippus moved to **adjourn**; Mr. Thompson **seconded**. Poll: 3 ayes; 0 nays. **Motion carried.**

Meeting adjourned at 7:30 p.m.


Bill Engelmann, Chairman


Angi Mancini, Transcriber

4-7-11
Date Approved