



**Concord Township-City of Painesville
Joint Economic Development District (JEDD)
Special Board Meeting Minutes
January 17, 2024
8:15 AM**

I. Call to Order:

The Concord Township-City of Painesville Joint Economic Development District (JEDD) Board met on Wednesday, January 17, 2024 for a Special Meeting, at Concord Township Hall located at 7229 Ravenna Rd., Concord Township, Ohio. **Mr. Chris Galloway** called the meeting to order at 8:19 am.

II. Roll Call:

Roll Call: Painesville District Employee Representative, **Mr. Doug Lewis**-YES; Concord Township Representative, **Mr. Morgan McIntosh**-YES; Painesville City Representative, **Ms. Christine Shoop**-YES; Lake County Auditor, Chairman of the Board, **Mr. Chris Galloway**-YES.

Others in Attendance: JEDD Administrator, **Ms. Rita McMahon**; JEDD Legal Counsel, **Mr. Mike Lucas**, (Wiles & Richards), Township Administrator, **Mr. Andy Rose**; Township Planning and Zoning Director, **Ms. Heather Freeman**.

III. New Business:

A. 2024 ICSC

Ms. Rita McMahon, advised the Board that she has registered **Mr. Morgan McIntosh** and herself for the ICSC conference in May. She also made two hotel room reservations at Planet Hollywood. Rooms at the hotel need to be assigned to the final users by the end of February that is why she is bringing this up now instead of waiting for the March meeting.

Ms. Rita McMahon also informed the Board that she has a conflict with the dates of the ICSC and will be unable to attend. She asked the Board to identify who will be attending so she can transfer her registration and assign the hotel rooms. The ICSC will be held May 19 to 22.

After a brief discussion the Board indicated that they would make the decision before the end of February.

B. Interviews of Consultants for Quail Hollow Redevelopment Plan

The Board scheduled the two firms that responded to the RFP for the Quail Hollow Redevelopment Plan.

ENVISION

Representative of ENVISION **Mr. Ryan Smalley** introduced his team; **Mr. Emil Liszniansky** and **Ms. Jennifer Syx** and provided background on the individuals and their organization. He identified previous projects they had completed that were similar to the JEDD's request. **Mr. Smalley** indicated that their project is proposed to take about 4 months and they would look at a list of potential end users for the site. They understand that a strictly residential project is not the most desirable for the JEDD. **Ms. McMahon** indicated the residential could be a use provided it is part of a mixed-use development.

Mr. Smalley indicated they would use Placer.ai to obtain supporting data, look for gaps in the market for potential uses for the site. They would look at the zoning and make some recommendations if needed. Their approach would entail an economic impact of the potential uses. **Ms. Syx** indicated they would provide an incentive tool kit. Lastly, they would engage with the community and Board throughout the process. **Mr. Smalley** indicated they would partner with Baker Bednar Snyder & Associates engineers out of Warren to evaluate the building. ENVISION will also conduct a fiscal impact analysis to assist to Township in decision making.

Ms. McMahon asked what their proposed cost for this study would be. **Mr. Smalley** indicated \$40,000.

Discussion continued about possible uses. **Mr. Galloway** indicated uses that want good visibility should be explored. **Mr. Lewis** indicated they should not ignore the medical category and University Hospitals commitment to the area. **Mr. Rose** echoed that sentiment indicating additional changes are coming to UH.

The Board discussed traffic impacts of uses with the Consultant and potential funding for improvements. Discussion about having information available for the May 2024 ICSC conference could be beneficial. **Mr. Liszniansky** indicated they would be able to provide that a marketing tool.

The interview concluded indicating that the Board would be making a decision shortly.



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Silverload Consulting

Representatives of Silverload Consulting introduced themselves. **Mr. Dennis McAndrew** and **Ms. Kelly Moody** were present.

Mr. McAndrew provided a brief overview of their firm. He indicated that several years ago they had partnered with the GBX Group, a privately held real estate investment company in Cleveland that owns and purchases primarily historic buildings for redevelopment. GBX has valuable experience and resources that will support this project. He indicated that the asset management team of GBX will be used to evaluate the existing property and help determine the highest and best use. They also have a development team that can bring local or regional developers to the table.

Mr. McAndrew indicated that for the highest and best use analysis they would look at the full range of uses with the existing structure and without the structure, identify those that would need support and those that will not, develop potential time lines for each use and help the JEDD understand which uses may be completely out of reach. The ultimate goal is what is best for the Township and the JEDD long term.

Ms. Shoop asked about their zoning experience. **Mr. McAndrew** indicated they are not zoning experts but can identify uses that may be appropriate to include.

Mr. Lewis asked who would do the building evaluation. Do they have an engineer? **Mr. McAndrews** said that was where GBX would provide support.

Ms. McMahon asked about financial incentives. **Ms. Moody** identified several options and indicated they would work with the community on that issue.

Mr. Lewis asked who would be the point person? **Mr. McAndrew** stated that both **Ms. Moody** and he would run this project.

Ms. McMahon asked about the cost. **Mr. McAndrew** indicated \$40,000 and it could be completed in 2 to 3 months.

The Board discussed what the end product would include. **Mr. Galloway** summarized that it should be a series of options and tiers of what is feasible and likely and what support or conditions would be required to achieve each use. **Mr McAndrew** and **Ms. Moody** agreed. The development of a marketing piece for ICSC was discussed.

Discussion continued about the motivation of the owner, potential negotiations and future RFP for final uses. **Ms. Moody** hoped this would be beginning of a long-term relationship like they have with Cuyahoga Heights.

The interview concluded indicating that the Board would be making a decision shortly.

Board Discussion:

The Board held a brief discussion about each consultant. **Mr. Galloway** indicated there is a lot to consider. He suggested that **Ms. McMahon** contact the references and bring back that information. **Ms. Shoop** suggested **Ms. McMahon** contact ENVISION and ask who will be the point person, the Board desire for an end product that is a list of options and tiers per **Mr. Galloway's** comments.

Ms. McMahon asked when they would like to meet to discuss further. She suggested sooner than later if we want a marketing piece for ICSC.

The Board agreed to meet January 26, 2024 at 8 AM to discuss the consultants and to make a final decision on who would attend ICSC.

Meeting adjourned at 11:15 AM

Chris Galloway, Chairman

Rita McMahon, JEDD Administrator