



**Concord Township-City of Painesville
Joint Economic Development District (JEDD)
Special Board Meeting Minutes
January 26, 2024
8:00 AM**

I. Call to Order:

The Concord Township-City of Painesville Joint Economic Development District (JEDD) Board met on Friday, January 26 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 8:00 am.

II. Roll Call:

Roll Call: Painesville District Employee Representative, **Mr. Doug Lewis**-YES; Concord Township Representative, **Mr. Morgan McIntosh**-Absent; 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**.

Mr. Galloway indicated that there is a quorum but not enough Board members present to take any action. The By-Laws require four Board members be present to take action. The Board may discuss the items on the agenda but not act.

III. New Business:

A. Discussion of Consultants for Quail Hollow Redevelopment Plan

Mr. Galloway asked **Ms. McMahon** to review the information in the packet. **Ms. McMahon** stated that she has conducted the reference checks as requested on both Silverload Consulting and ENVISION. **Ms. McMahon** contacted **Mr. Ryan Smalley** of ENVISION per the Board request and asked who would be primary contact. **Mr. Smalley** indicated he would be the primary contact and the others would provide support. She also spoke to **Mr. Smalley** about the end product. The Board is looking for a series of options and tiers of uses based on data. **Mr. Smalley** indicated they are ready to proceed in February if the Board makes the decision by then. The nature of the final document was discussed with **Ms. McMahon** indicating we would like a summary that include options and tiers as described by **Mr. Galloway** at the end of the interviews. **Mr. Smalley** indicated that was their same idea. He anticipated a final graph or chart that lists the uses and the probability of likelihood of implementing and a discussion of what uses would need what types of incentive to proceed. He also stated he would provide the marketing piece for use at ICSC.

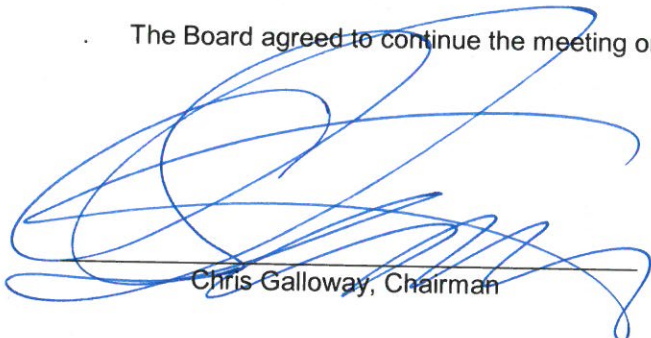
Ms. McMahon also provided written summaries of the references for ENVISION. Everyone spoke very highly of the firm.

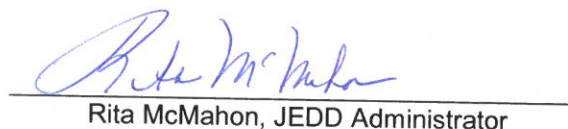
Ms. McMahon indicated that the references for Silverload Consulting were also provided. Again, the responses were very positive. **Ms. McMahon** indicated that **Ms. Shoop** had asked prior to the meeting that **Ms. McMahon** reach out to SDC in Concord since they had previously used Silverload. **Ms. McMahon** indicated that she contacted Steve Belliveau, owner of SDC. He indicated he thought they were great and did what they hired them to do. His focus was on inducements and negotiating incentives. He would hire them again if he had the need. His primary contact was Mr. Dennis McAndrew.

Ms. Shoop indicated ENVISIONS references seem more enthusiastic than Silverload. The Board discussed the differences between the references and each firms' qualifications.

Since the Board was unable to act, the Board requested that **Ms. McMahon** conduct some additional follow up on each firm. **Ms. McMahon** was requested to contact Silverload and ask what specifically would be the role of GBX in the project. She is to contact Perry Township or Village about their experience with ENVISION on the master plan of the former Champion Farm site.

The Board agreed to continue the meeting on Wednesday January 31, 2024 at 9:00 am.


Chris Galloway, Chairman


Rita McMahon, JEDD Administrator