



**Concord Township-City of Painesville
Joint Economic Development District (JEDD)
Special Board Meeting Minutes
January 31, 2024
9:00 AM**

I. Call to Order:

The Concord Township-City of Painesville Joint Economic Development District (JEDD) Board met on Wednesday, January 31, 2024 for a Special Meeting, at Concord Township Hall located at 7229 Ravenna Rd., Concord Township, Ohio. **Mr. Chris Galloway** called the continued meeting from January 26, 2024 to order at 9:06 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 Legal Counsel, **Mr. Mike Lucas**, (Wiles & Richards), Township Administrator, **Mr. Andy Rose**; Township Planning and Zoning Director, **Ms. Heather Freeman**. JEDD Administrator, **Ms. Rita McMahon** was absent.

III. Approval of Minutes:

Mr. Doug Lewis moved to approve the 1/17/2024 special meeting minutes. **Ms. Christine Shoop** seconded. **VOTE:** All in favor of approval (4 Ayes).

IV. New Business:

A. Discussion of Consultants for Quail Hollow Redevelopment Plan

Mr. Galloway indicated this was a continuation of the meeting from January 26, 2024 related to the hiring of a consultant for the Quail Hollow Redevelopment Plan. He indicated that the Board had received a written summary from **Ms. McMahon** about her follow up questions requested at the January 26th meeting.

Ms. McMahon provided a written summary which included the following about ENVISIONS work with Perry Township. She spoke to Trustee Bob Dawson who sat on the Steering Committee for the project representing the Township and the JEDD. He spoke very highly of Jennifer Syx and the rest of the team. Jennifer was their lead person. He indicated they liked the fact that the team had lots of energy and took a fresh look at the property. The Township and Village had very specific ideas about how it should develop and they walked them through the pros and cons of each option. When the project went public there was back lash, not so much to the project, but to the purchase of the property with public money. He indicated Jennifer professionally handled the criticism, never got flustered. Explained that the best way to control the future nature of development was not just zoning but controlling the land. As a team they were very patient with the committee and they stimulated their thinking. They were all very happy with the end product. He would definitely hire them again if they had another project and has recommended them to other townships.

The Board reviewed the written follow up with **Mr. Dennis McAndrew** of Silverload related to the role of GBX in the project. He indicated they would use GBX's Evaluation Team to assist in the market and financial analysis for various uses for the site. He said they would use GBX's Asset Management Team to look at the building structure. The Asset Management Team would look at the valuation of the existing building and what it would take to reuse the building and then value of the property and how it could be used without the building. **Ms. McMahon** asked if he had planned on using any other outside entities to assist in determining the potential market for the property? He indicated that he would take direction from the Board on that issue. He did not want to give any one entity an upper hand on a project over others. But he could definitely reach out to other development partners if the Board wanted him to. He said his goal in his discussion with the developers would be to make sure Silverload had identified all potential uses or combination of uses. He indicated that sometimes developers have creative ideas that they do not.

The Board discussed the pro's and con's of each firm, their references and interview.

Ms. Shoop made a motion to authorize the Administrator and Legal Counsel to work with Silverload Consulting to prepare a contract for the Quail Hollow Redevelopment Plan for a cost not to exceed \$40,000 for **Mr. Galloway's** signature. **Mr. Lewis** seconded the motion. **ROLL CALL VOTE:** **Mr. Doug Lewis**-YES; **Mr. Morgan McIntosh**-YES; **Ms. Christine Shoop**-YES; **Mr. Chris Galloway**-YES. (4 Ayes)



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V. Board Discussion:

The Board discussed the date for the March regular Board meeting. They agreed to move the meeting from March 8, 2024 to March 15, 2024 to have a quorum. The Board also agreed to schedule a meeting on April 12, 2024 to prepare for ICSC if needed.

Ms. Christine Shoop moved to adjourn the January 31, 2024 Special Board meeting. **Mr. Morgan McIntosh** seconded. **VOTE:** All in favor of approval (4 Ayes).

The Special Board Meeting was adjourned at 9:34 a.m.

Chris Galloway, Chairman

Rita McMahon, JEDD Administrator