

NOTICE
SPECIAL MEETING OF COUNCIL

Clerk's Office, Brook Park, Ohio

August 20, 2025

TO: COUNCIL MEMBERS TROYER, MENCINI, ROBERTS, SCOTT, DUFOUR, POINDEXTER, MCCORKLE, COUNCIL PRESIDENT SALVATORE, AND MAYOR ORCUTT, LAW DIRECTOR HORVATH, FINANCE DIRECTOR MCGANN

YOU ARE HEREBY NOTIFIED THAT A SPECIAL MEETING OF COUNCIL
HAS BEEN CALLED FOR THE PURPOSE OF:

COUNCIL MEETING

CAUCUS MEETING

EXECUTIVE SESSION

OTHER (Public Hearing)

Such special meeting will accordingly be held on Thursday the 21st day of August, 2025, at 6:00 P.M.

at the place of holding regular meetings. (*Refer to Rules of Council, No. 4, if applicable.)

SUBJECT

1. ORDINANCE 11478-2025

AN ORDINANCE ENACTING CHAPTER 1128 OF THE BROOK PARK CODIFIED ORDINANCES, ENTITLED 'PLANNED UNIT DEVELOPMENT DISTRICT'



Council President



Clerk of Council

**PUBLIC HEARING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
HELD ON THURSDAY, AUGUST 21, 2025**

The public hearing was called to order by Council President Salvatore at 6:14 p.m., the clerk called the roll and the following Members of Council answered:

TROYER, ROBERTS, DUFOUR, POINDEXTER, MENCINI, McCORKLE, SCOTT

Also in attendance were Mayor Orcutt, Law Director Horvath, Finance Director McGann, Economic Development Commissioner Marnacheck, City Engineer Piatak and Service Director Beyer.

Mr. Salvatore apologized for the late delay of meeting due to technical difficulties.

SUBJECT:

1. ORDINANCE NO. 11478-2025
AN ORDINANCE ENACTING CHAPTER 1128 OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED 'PLANNED UNIT DEVELOPMENT DISTRICT'. Introduced by Mayor Orcutt.

Mayor Orcutt welcomed everyone to the public hearing for 176 acres of property along Snow Road, I-71 and Ford manufacturing facility. The project has received a lot of media attention, there are many attractive items with this project and the fact of delivering a world-class year-round facility for Northeast Ohio, first of kind for State of Ohio. Mayor Orcutt introduced representatives from Haslem Sports Group (HSG) President - David Jenkins; Director of Business Operations - Monica Lince; Chief Administrative Officer and General Counsel - Ted Tywang and Chief Communication Officer- Peter John-Batiste to present the project videos and slides. Before beginning Mayor Orcutt wanted to address a few questions that have come up the last few days. First being what is occurring with the height of the stadium and things are being worked out and will say HSG representatives and City of Brook Park officials have worked extensively hard with attention to detail starting to the height of the building and moving forward with upgrades needed to happen in and around the highway system. Assured that there will be adequate parking for this project and will continue to work on parking.

Dave Jenkins
Director of Business Operations
Haslam's Sports Group

Mr. Jenkins thanked the Administrative and Council for the invitation to speak. Mr. Jenkins stated this project is on Snow and Engle Roads that will consist of a \$2.4 billion-dollar stadium and \$1 billion-dollar mixed-use development, bringing 5,000 construction and full-time jobs to the city. The presentation can be viewed on the city's website under the Council tab or on a flash drive from the Clerk of Council at a cost.

Lou Modic
14339 Fayette Blvd.

Mr. Modic stated at one presentation there was talk of rolling entrances for different games or concerts.

Mr. Jenkins responded traffic plan will be created for different venues going on at the same time.

Mayor Orcutt responded the traffic pattern on parking lot on game day working towards building an affordable traffic division in the city, on those 26-days, a year. The police chief has been having cameras installed over the last years and will continue the automation of traffic. Drones will be used on event day and while working on the feasibility study will explain game day traffic. On game day Hummel Road at Engle Road east of the railroad tracks by Shelby Drive will not have thorough traffic. Am building protection for neighborhoods now but will certainly protect neighboring areas of the city. When it comes to traffic there is a lot of work done on that and once there is a plan that will be presented to the community through public hearings.

Jay Hays
13630 Kathleen drive

Mr. Hays expressed concerns with what this development will entail. Around the city there is always a drive to mitigate water to certain areas as well as watersheds and water runoff. Another concern is with snow removal and will Regional Transit Authority (RTA) be proactive with bringing people in?

Mayor Orcutt responded all the effort put into flooding mitigation has brought a lot of success to the city. What needs to be done is Engineer Piatak explain the zero (0) impact ordinance the city has that when things are being built must be built right. With the question about RTA the best group to answer question that would be HSG.

Mr. Piatak responded the HSG is working on a storm water management plan and anticipate additional meetings and asked the sewer district to provide some models they have to help with the design.

Mr. Jenkins commented that storm water detention has received a lot of attention and will continue to do so. With the RTA there have been production dialogue about how to bring mass-transit to the site; with a designated area and cost for a platform on the west side of the tracks for fans, employees, etc.

Mayor Orcutt stated there are a lot of discussions and will know more one the feasibility study is done.

Albert Wolf
5880 Wengler Drive

Mr. Wolf stated the construction of this project to him is like an erector site but a million times more in size. Has faith with all the involved entities that this project will be made correct and done right.

Liz Sayers
23065 Cedar Point Road

Ms. Sayers expressed concerns with how the police and fire departments are going to be able to handle this?

Mayor Orcutt stated major changes have been made in the police department, some changes not welcome, but now being the eighth (8th) safest city in the nation, and continue to make progress in both departments.

Mr. Poindexter stated to Mr. Wolf may not have knowledge of a project but I know many several thousand building tradesmen who are experienced and eager to get going on this project; have some of the best craftsmen in the area. Agrees with Mr. Hays that RTA should be collaborated with not only with the stop to the stadium but possibly expanding service to both Downtown Cleveland and stadium areas. My comment is I am very excited for this project and heard numerous residents for and against. Most of the residents I spoke with that expressed concerns is with noise and traffic will continue to be addressed, as issues arise. This will be the best thing for the region, not only Brook Park, and better product than what there is now. Disappointed that this once in a lifetime project that has not been welcome from people who should be welcoming this project.

Mr. Mencini stated when Mayor Orcutt gives credit for this project all city departments are included in that credit. This is a once in a million lifetime to get this great project.

Mr. Troyer stated none of the comments were about rezoning.

There being no further business to come before this Public Hearing Council President Salvatore closed the public hearing at 6:44 p.m.

RESPECTFULLY SUBMITTED Carol Johnson
Carol Johnson
Clerk of Council

APPROVED September 16, 2025

THESE PUBLIC HEARING MEETING MINUTES APPROVED BY BROOK PARK CITY COUNCIL ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.