

**REGULAR CAUCUS MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
TO BE HELD ON WEDNESDAY, NOVEMBER 12, 2025  
7:00 P.M.**

**I. ROLL CALL OF MEMBERS:**

**II. PLEDGE OF ALLEGIANCE:**

**III. APPROVAL OF MINUTES OF PRECEDING MEETINGS  
REGULAR CAUCUS MEETING MINUTES HELD ON OCTOBER 14, 2025.**

**IV. DISCUSSION:**

**V. LEGISLATIVE COMMITTEE – CHAIRMAN, SCOTT:**

1. AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE OF PARCELS OF REAL PROPERTY FROM HSG BP DEVELOPMENT, LLC; APPROVING A RECONVEYANCE OF SAID PARCELS TO HSG BP DEVELOPMENT, LLC AS PROVIDED BY SECTION 5709.41(B) OF THE OHIO REVISED CODE; AUTHORIZING A TRANSFER AND INDEMNIFICATION AGREEMENT IN CONNECTION WITH SUCH REAL PROPERTY TRANSFER; AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

**VI. SAFETY COMMITTEE – CHAIRMAN, TROYER:**

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN ANNUAL LEASE AGREEMENT FOR JAIL HOUSING AND ANCILLIARY SERVICES WITH THE CITY OF NORTH ROYALTON, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

**VII. ADJOURNMENT:**

Posted 11/7/2025

**REGULAR CAUCUS MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
HELD ON WEDNESDAY, NOVEMBER 12, 2025**

The meeting was called to order by Council President Salvatore at 7:00 p.m., the clerk called the roll and the following Members of Council answered:

**TROYER, DUFOUR, POINDEXTER, MENCINI, McCORKLE, SCOTT**

Also in attendance were Mayor Orcutt, Law Director Horvath, Finance Director McGann and Service Director Beyer. Councilman Roberts excused.

**APPROVAL OF MINUTES OF PRECEDING MEETINGS:**

1. REGULAR CAUCUS MEETING MINUTES HELD ON OCTOBER 14, 2025.

**Motion** by Mr. Mencini, supported by Mr. Dufour, to approve as presented.

**ROLL CALL: AYES:** Mencini, Dufour, Poindexter, Scott, McCorkle

**NAYS:** Troyer.

**LEGISLATIVE COMMITTEE - CHAIRMAN, SCOTT:**

1. AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE OF PARCELS OF REAL PROPERTY FROM HSG BP DEVELOPMENT, LLC; APPROVING A RECONVEYANCE OF SAID PARCELS TO HSG BP DEVELOPMENT, LLC AS PROVIDED BY SECTION 5709.41(B) OF THE OHIO REVISED CODE; AUTHORIZING A TRANSFER AND INDEMNIFICATION AGREEMENT IN CONNECTION WITH SUCH REAL PROPERTY TRANSFER; AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Mayor Orcutt stated as discussed yesterday at the special meeting, this legislation will give the City of Brook Park more options to be able to have tax increment financing (TIF). These tax increments programs are tools to help generate and get economic development projects off the ground. Once approved and signed with the Haslam Sports Group, LLC will turn over the property to the City of Brook Park with the city turning the property back to the Haslam Sports Group, LLC; showing, at some point, the City of Brook Park has custody of this property. With that transfer the city makes itself available for other TIF's that may be out there. Currently, the city is at a 40-Brava (40-B) and this legislation will allow for a 41-Brava (41-B); for taking property taxes and putting into a bucket to be utilized in and around project site. 40-B includes things such as infrastructure in and around the project area; streets; sewers and utilities. 41-B can be used for buildings and wherever most of the monies can be generated, for the future, for long-term sustainability. Have to make sure the building is maintained and will go on for decades and decades for repair of itself and make monies for the county, state and school district, in the future.

Mr. Poindexter mentioned after yesterday's presentation researched a 41 TIF and this is the best move for the city and region as a whole. Looking at the current sports facilities they are maintained by sin taxes and extra fees and this

**Legislative Committee - Chairman, Scott: cont.**

will eliminate the need for outside taxes; by using those monies ahead of time and building up the coffers for the future. In full support of this and compliment team for bringing this forward.

Mr. Mencini concurred with Mr. Poindexter and commented like that Council will have input on these TIF's and also like hearing long-term.

Mr. Dufour concurred with both Mr. Poindexter and Mr. Mencini and what this will allow is the city, the administration and the region to move forward, in complete support.

**Motion** by Mr. Poindexter, supported by Mr. Mencini, to place on the Special Council agenda, immediately following.

Mr. Troyer - Point of Order.

Mr. Scott acknowledged.

Mr. Troyer - generally speaking and according to the Charter it's improper to place something on a Special Council agenda. Think it's being done because it was intended in the first (1st) place and already posted. Generally speaking, and according to the Charter nothing can be added to a Special Council agenda.

Mr. Salvatore as mentioned yesterday the reason for yesterday's meeting was to move this to the special Council agenda this evening, am perfectly fine with this and deferred to Madam law director.

Madam Horvath stated thank you, Mr. Chairman, agree with you and see no reason why it can't be done in this fashion. In the past, there have been other matters that have been handled in the same way and don't think this is through the Charter but the Council Rules, see nothing improper.

The clerk called the roll on the **motion** to place on the Special Council agenda.

**ROLL CALL: AYES:** Poindexter, Mencini, McCorkle, Scott, Dufour

**NAYS:** None.

**ABSTENTION:** Troyer.

Mr. Salvatore stated that will appear as Ordinance No. 11508-2025.

**SAFETY COMMITTEE - CHAIRMAN, TROYER:**

- 1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN ANNUAL LEASE AGREEMENT FOR JAIL HOUSING AND ANCILLARY SERVICES WITH THE CITY OF NORTH ROYALTON, AND DECLARING AN EMERGENCY.  
Introduced by Mayor Orcutt.

Mayor Orcutt stated this is for an annual lease agreement with the City of North Royalton for jail housing and services; with funds coming from Fund 405 - Correctional Facilities. Exhibit A item number two (2) speaks to the length of agreement from January 1, 2026 through December 31, 2026. Also speaks to the rates for solid bed of \$214.00 per day and rental sum of \$81,500.00 that is an increase from last year.

Mr. McGann stated the increase is five-percent (5%) from last year.

**Motion** by Mr. Dufour, supported by Mr. Mencini, to place on November 18th Council agenda under first reading.

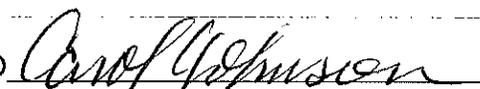
**ROLL CALL: AYES:** Dufour, Mencini, McCorkle, Scott, Troyer, Poindexter  
**NAYS:** Unanimous.

There being no further business to come before this meeting a **motion** by Mr. Mencini, supported by Mr. McCorkle, to adjourn.

**ROLL CALL: AYES:** Mencini, McCorkle, Scott, Troyer, Dufour, Poindexter  
**NAYS:** Unanimous.

Council President Salvatore declared this meeting adjourned at 7:17 p.m.

RESPECTFULLY SUBMITTED

  
Carol Johnson  
Clerk of Council

APPROVED January 13, 2025

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