

**SPECIAL COUNCIL MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
HELD ON TUESDAY, APRIL 14, 2026
FOLLOWING REGULAR CAUCUS MEETING**

The meeting was called to order by Council President Salvatore at 7:04 p.m., the clerk called the roll and the following Members of Council answered:

DUFOUR, GONZALEZ, POINDEXTER, ROBERTS, MENCINI, McCORKLE, SCOTT

Also in attendance were Mayor Orcutt, Law Director Horvath and Finance Director McGann.

REMARKS FROM THE AUDIENCE ON SUBJECT MATTER BEFORE COUNCIL:

Ray Peterlin

5811 Wengler Drive

Mr. Peterlin expressed concerns about the 12-foot wall on I-71.

Mr. Salvatore interjected to Mr. Peterlin that concern has nothing to do with the legislation on the agenda, recommend come back next Tuesday Council meeting.

OTHER COMMUNICATIONS AND PETITIONS, VERBAL APPROVAL AND INTRODUCTION OF NEW LEGISLATION:

New Legislation:

1. A Resolution recognizing the month of April, 2026 as Child Abuse Prevention Month and declaring an emergency. Introduced by Mayor Orcutt. Legislative.
2. A Resolution authorizing the Mayor to participate in the ODOT contract for road salt and declaring an emergency. Introduced by Mayor Orcutt. Service
3. An Ordinance amending Ordinance number 11467-2025. Authorizing the Implementation of the Brook Park home maintenance assistance program (HMAP) and declaring an emergency. Introduced by Mayor Orcutt. Legislative

SECOND READING OF ORDINANCES AND RESOLUTIONS:

1. ORDINANCE NO. 11528-2026
AN ORDINANCE AUTHORIZING THE CITY'S PARTICIPATION IN A PUBLIC PROJECT AND ABILITY TO ACCEPT OWNERSHIP OF THE PUBLIC PROJECT UPON COMPLETION; AUTHORIZING THE EXECUTION AND DELIVERY OF A PRE-DEVELOPMENT AGREEMENT IN CONNECTION WITH THE PUBLIC PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF EXEMPTION CERTIFICATES EVIDENCING ENTITLEMENT TO AN EXEMPTION FROM SALES AND USE TAXES ON CERTAIN PURCHASE OF BUILDING AND CONSTRUCTION MATERIALS TO BE INCORPORATED INTO THE PUBLIC PROJECT AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Second Reading of Ordinances and Resolutions: cont.

Mr. Dufour brought a typographical error to everyone's attention on page 11 of the amended version that reads sections 3.1, 3.1 b and 3.1 c; the former version reads 3.1 a, 3.1 b and 3.1 c. Secondly, what is the actual estimated value of permits and estimated value of sales tax being waived?

Mayor Orcutt responded the permit fees will not be known until all the permit fees are known. Based off the estimate given to the city by Erie County, New York who just administered the inspections for the new Buffalo Bills stadium. There will be about 18,000 inspections and when hearing inspections being waived it is not that they are being waived. The inspections fees are being assumed under an estimation of the \$24.8 million-dollars. As explained last week this was a bit of a challenge with the city ordinances at one-percent (1%) of all contracts. For example, if a contractor is going to complete work for \$1 million-dollars and the city charges one-percent (1%) the city by how the Ohio Revised Code (ORC) reads can only charge for actual work performed on that inspection. Since there will be many different inspections and calculation that would be include many administration (personnel) keeping track of all that; so what is being done is waiving and assuming under the \$24.8 million-dollars. Then when it comes to the material and actual estimated sales tax exemption there will be purchases over the next three (3) years that will be difficult to assume. For example, if there is a \$2.6 billion-dollar project some of the numbers being understood is approximately \$600,000.00 in labor, could be more or less, and rest in contracts. Not all being material but a portion will be and that can be given on an estimate and assume being hundreds of millions of dollars. This is very unique with what has been done with negotiations in building this National Football League (NFL) stadium coming to Brook Park. In lieu, of a sales tax exemption which is very normal with large projects like this, it is deemed only fair for the city to get paid what the startup costs would be.

Mr. Dufour continued by stating had hoped the city's attorney from Bricker-Graydon would be here because one (1) thought with this project for a long time. Is at, some point, should speak about community event agreements and whether or not that is a PLA for entire site and master site. Also, a labor peace agreement for the entire site and would hope that, at some point, (City) Council being allowed to speak with the city's legal counsel on those issues. Think that's a very important part of this project being this city being a working class community and at end of day this project works for the working people.

Mayor Orcutt rebutted can answer that without city's legal Counsel here. When starting to work with private investors versus a public project, such as this. Will have to go by city ordinances and the PLA for Brook Park is one (1) was put in place before my service on City Council and Mayor and copied by many other municipalities. Has set the tone with being a very good system. Assuming that there is a community authority not owned by a public entity must be assumed being a private piece of property. With that being said there will be different parcels with some of them being individually and/or

Second Reading of Ordinances and Resolutions: cont.


personally owned by businesses. The city does not have that authority so when it comes to building the stadium the intentions are to be able to work towards a new community authority, which would be a public entity, and assumed built by union labor.

Mr. Dufour reiterated do think, at some point, would behoove (City) Council to also work with the city's attorneys at Bricker-Graydon on some of these finer points of these agreements. Due to the nature and large scope of this project also think the city's attorneys should be in attendance when something, like this, appears on an agenda.

Mr. Salvatore stated Ordinance No. 11528-2026 has had its Second Reading.

There being no further business to come before this meeting a **motion** by Mr. Mencini, supported by Mr. McCorkle, to adjourn. Members of Council voted AYE unanimously.

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

RESPECTFULLY SUBMITTED 
Carol Johnson
Clerk of Council

APPROVED May 19, 2026

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