

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING
TO BE HELD ON TUESDAY, JUNE 16, 2026**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

III. DISCUSSION:

1. ALTERNATIVE TAX BUDGET INFORMATION - PER COUNCIL PRESIDENT SALVATORE.
2. DETERMINING THAT A PETITION TO ESTABLISH THE BROOK PARK NEW COMMUNITY AUTHORITY IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE PETITION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING; AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt. - PER COUNCIL PRESIDENT SALVATORE.

IV. LEGISLATIVE COMMITTEE - CHAIRMAN, COUNCILMAN ROBERTS:

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SIXMO ARCHITECTURE FOR MUNICIPAL PLANS EXAMINATION SERVICES AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

V. PLANNING COMMITTEE - CHAIRMAN, SCOTT:

1. A RESOLUTION APPROVING THE PROPOSED LOT SPLIT FOR 6388 WEST 130TH STREET, PPN: 344-28-034 TO CREATE NEW PARCEL 'A' AND PARCEL 'B', LOCATED IN THE U1-A3 ZONING DISTRICT AND DECLARING AN EMERGENCY. Introduced by Council as a Whole.

VI. RECREATION COMMITTEE - CHAIRMAN, McCORKLE:

1. A RESOLUTION SUPPORTING AND AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE CUYAHOGA COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE 2027 CUYAHOGA COUNTY COMMUNITY DEVELOPMENT SUPPLEMENT GRANT PROGRAM TO PROVIDE FINANCIAL ASSISTANCE FOR IMPROVEMENTS TO BROOK PARK RECREATION CENTER AND FILE ALL DOCUMENTS AND EXECUTE ALL AGREEMENTS NECESSARY TO RECEIVE ANY AWARDED GRANT FUNDS AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

VII. ADJOURNMENT:

Posted: 6/12/26

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING
HELD ON TUESDAY, JUNE 16, 2026**

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:

DUFOUR, POINDEXTER, ROBERTS, MENCINI, McCORKLE, SCOTT

Also in attendance were Mayor Orcutt, Law Director Horvath, Finance Director McGann, Economic Development Commissioner Rocco, Recreation Director Wetmore, Service Director Beyer and City Engineer Piatak. Councilman Gonzalez excused.

DISCUSSION:

1. ALTERNATIVE TAX BUDGET

Mr. McGann stated this is a housekeeping item required by Cuyahoga County to be passed for the 2027 alternative tax budget. This sets the millage for property taxes and shows the necessity. The General Fund is approximately \$2.9 million-dollars or eight-percent (8%) total revenue of the General Fund for the year. Also, approximately \$225,000.00 each for police and fire pension funds; so these property taxes are quite necessary for continued tax operations.

Mr. Mencini stated when received by county this gets approved for Brook Park?

Mr. McGann responded correct, this will be approved with Council having another say in September for the 2027 fiscal year.

Motion by Mr. Poindexter, supported by Mr. Mencini, to place on Council agenda following under verbal approval.

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

NAYS: Unanimous.

2. DETERMINING THAT A PETITION TO ESTABLISH THE BROOK PARK NEW COMMUNITY AUTHORITY IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE PETITION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING; AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Mayor Orcutt stated this is a first (1st) for Brook Park for a new community authority (NCA) and in attendance is the city's legal counsel from Bricker-Graydon and Wyatt and also Mr. Colin Calvis and Mr. Matt Mullins. This legislation states to Council that it is sufficient and checks all the boxes. If Council determines to move

Discussion: cont.

forward a second (2nd) piece of legislation will be coming forward for approval to work with the NCA. The legislation in front of Council at this meeting will be introduced at tonight's Council meeting following; for sufficiency legislation and hopefully have first (1st) reading. A special Caucus meeting has been called for Wednesday, June 17th for discussion of the petition of the NCA; followed by a Special Council meeting for introduction and hopefully first (1st) reading. A special Caucus meeting has been called for June 23rd for discussion of the NCA approval followed by a special Council meeting hopefully for first (1st) reading as well as second (2nd) reading of the NCA sufficiency. On July 15th a public hearing will be held followed by a special Council meeting for third reading for passage of the NCA petition and approval legislation.

Colin Calvis

Bricker-Graydon and Wyatt, LLP.

Mr. Calvis stated a NCA is political forum that can help to facilitate development or redevelopment activity within a city. An NCA is a partnership between a private developer and city government and the process starts when the private developer submits a petition, to the city, for the formation of the NCA. The Ohio Revised Code (ORC) has a long checklist of items that have to be contained within the petition in order for City Council to determine the developer has thought this through; understands what an NCA is; makes a case for why it would be helpful for this development and that all ORC checklist requirements are included in the petition. That is the legislation in front of Council this evening for first (1st) reading consideration. Once the NCA is formed it is governed by a board of trustees appointed partially by local government and partially by the developer; being a public-private partnership between both entities. What the NCA can do is a wide broad range of things in support of new development or redevelopment. Can own infrastructure; provide different kind of services; has ability to put charges on different types of activities that take place, in the territory, and then use those charges for infrastructure and activities use undertaken of the development. Working in collaboration with the city administration and Haslam Sports Group (HSG) a petition has been received for the NCA authority to be primarily formed for the purpose of facilitating stadium development on the previous Ford (Motor) site and a mixed-use development around it. We have gone through this with the administration and believe it contains all the required elements in the ORC checklist.

Questions:

Mr. Dufour stated in several places of the petition noticed different numbers of the acreage.

Mr. Calvis responded sometimes one (1) particular parcel may be listed or could be listing several different parcels.

Mr. Dufour continued also noticed in exhibit C - proposed current development and plan on page four (4), halfway down the page, mentions the development program also may include the construction of approximately 525 to 1,080 residential units. Then at the end of the document under item D - reads the district will be at least 1,200 residential units with an estimated 1,600 residents. Little bit of discrepancy since shows two (2) different sized residential developments.

Mr. Calvis responded these are estimated with what the developer submitted, do understand your point, there may be a little discrepancy. Think 1,080 and 1,200 are close but the real requirement in the statute is the actual number of residents, not the residential units and think that is the 1,619 estimated population.

Mr. Mencini stated the NCA has a lot of responsibility how often would the committee meet, for this project?

Mr. Calvis responded the NCA sits between the city and the developer and provides funding sources to be able to tackle some of the problems that may come up? There are a lot of NCA's that meet only once a year to oversee financial obligations. Think this NCA will meet more than that most likely a quarterly meeting but maybe monthly; this is not a full-time job it is a governance job to be on the NCA board.

Mr. Mencini continued NCA's have been around for a long time and it is very important that the city will have some say with this.

Mr. Calvis responded per the ORC the local government has the authority to appoint a majority of the board. There will be a minimum of seven (7) with the contemplation of having nine (9) board members; with five (5) appointed by local government and four (4) appointed by the developer. There is also a protection of a quorum of local government-appointed members than developer-appointed members.

Mr. Poindexter stated my take on this is creating a city within a city?

Questions: cont.

Mr. Calvis responded could look at it that way but there is another way to look at this NCA's have been around for a long time to help with un-developed territory for new development.

Mr. Poindexter mentioned the NCA and property would have to abide by the city's ordinances?

Mr. Calvis concurred.

Mr. Poindexter continued beyond that other than appointment members to the board. That is the only oversight the city has with being delegated to the board?

Mr. Calvis responded yes, that is the direct oversight but think for development like this the developer and city will have a lot of agreements as to managing everything that is occurring.

Mr. Poindexter stated this legislation allows the creation of that?

Mr. Calvis concurred and mentioned per state law the terms of the NCA board must be staggered.

Mr. Dufour clarified the NCA board terms will be two-years and then staggered?

Mr. Calvis concurred.

Mr. Dufour asked Mr. Calvis for an elaboration on the process of going from a nine (9) to seven (7) board member, once completed.

Mr. Calvis responded once the project is completed meaning the entire complex is built-out and bonds for the public infrastructure and stadium are paid-off. The city could determine that nine (9) board members are no longer needed and go to seven (7). The city can make the determine of one (1) local government appointment and one (1) developer appointment be removed.

Motion by Mr. Poindexter, supported by Mr. Dufour, to have introduced at Council meeting following.

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

LEGISLATIVE COMMITTEE - CHAIRMAN, ROBERTS:

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SIXMO ARCHITECTURE FOR MUNICIPAL PLANS EXAMINATION SERVICES AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Mayor Orcutt stated currently the building department uses CPL, former Makovich & Pusti for plan examination for projects and permits pulled. In anticipation with future city development would like to go into contract with Sixmo Architecture as a backup redundancy for building department operations.

Mr. Mencini asked how the city found Sixmo?

Mayor Orcutt referred by the city's building commissioner after reaching out to several companies.

Motion by Mr. Scott, supported by Mr. McCorkle, to place on Council agenda following.

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

Mr. Salvatore stated this will appear under M-3 as Ordinance No. 11540-2026.

PLANNING COMMITTEE - CHAIRMAN, SCOTT:

1. A RESOLUTION APPROVING THE PROPOSED LOT SPLIT FOR 6388 WEST 130TH STREET, PPN: 344-28-034 TO CREATE NEW PARCEL 'A' AND PARCEL 'B', LOCATED IN THE U1-A3 ZONING DISTRICT AND DECLARING AN EMERGENCY. Introduced by Council as a Whole.

Mr. Scott stated this property is located at the corner of West 130th Street and Zarembo Drive.

Motion by Mr. Poindexter, supported by Mr. Mencini, to place on Council agenda following.

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

Mr. Salvatore stated that will appear under M-4 as Resolution No. 11-2026.

RECREATION COMMITTEE - CHAIRMAN, McCORKLE:

1. A RESOLUTION SUPPORTING AND AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE CUYAHOGA COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE 2027 CUYAHOGA COUNTY COMMUNITY DEVELOPMENT SUPPLEMENT GRANT PROGRAM TO PROVIDE FINANCIAL ASSISTANCE FOR IMPROVEMENTS TO BROOK PARK RECREATION CENTER AND FILE ALL DOCUMENTS AND EXECUTE ALL AGREEMENTS NECESSARY TO RECEIVE ANY AWARDED GRANT FUNDS AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Mayor Orcutt stated the city applies for the Community Development Supplement Grant (CDSG) annually and this year applying for \$50,000.00 to utilize the facelift of the recreation center exterior.

Motion by Mr. Roberts, supported by Mr. Dufour, to place on Council agenda following.

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

Mr. Salvatore stated that will appear under M-5 as Resolution No. 12-2026.

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.

Council President Salvatore declared this meeting adjourned at 7:35 p.m.

RESPECTFULLY SUBMITTED


Carol Johnson
Clerk of Council

APPROVED AUGUST 18, 2026

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