

NOTICE
SPECIAL MEETING OF COUNCIL

Clerk's Office, Brook Park, Ohio
July 14, 2026

TO: ~~COUNCILMEMBERS GONZALEZ, 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

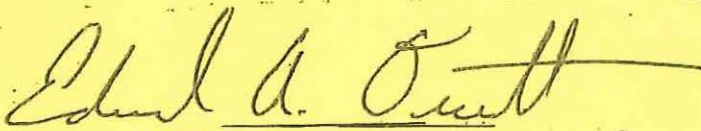
☐ EXECUTIVE SESSION

☒ OTHER (Public Hearing)

Such special meeting will accordingly be held on Wednesday the 15th day of July, 2025, at 7:00 P.M. at the place of holding regular meetings. (*Refer to Rules of Council, No. 4, if applicable.)

SUBJECT:

1. PUBLIC HEARING ON THE FORMATION OF THE BROOK PARK NEW COMMUNITY AUTHORITY (NCA).


MAYOR



Clerk of Council

**PUBLIC HEARING
OF THE CITY OF BROOK PARK, OHIO
HELD ON WEDNESDAY, JULY 15, 2026**

Council President Salvatore opened the hearing at 7:00 p.m., in attendance were Councilmembers Dufour, Gonzalez, Roberts, Mencini, McCorkle, Scott, Law Director Horvath, Finance Director McGann and Service Director Beyer.

Mayor Orcutt stated this is a very important day for the City of Brook Park and thanked the Haslam Sports Partnership for their partnership to be able to work together, for decades, on economic development. Also, thanked the residents who showed interest in wanting to be part of the New Community Authority (NCA) and asking questions about this Cleveland Browns stadium project. Also, thanked City Council for working well together in rebuilding this city together.

Mr. Salvatore stated there are representatives from the Cleveland Browns and city's legal counsel (Bricker-Graydon law firm).

Caleb Bell,

Partner from Bricker Graydon law firm

Chairman of Public Finance Group

Mr. Bell stated this hearing is basically a fact-finding exercise for City Council to make a determination about the formation of the NCA, to help develop a specified site. NCA's are typically smaller defined areas and the NCA mechanism is an important part on how the ground currently owned by the Haslam sports group (HSG) will come forward and be developed. There are multiple financing mechanisms that will come together to fund many of the aspects of the site. Such as infrastructure development; site development and utility type costs that NCA's help with. Have a very good working relationship with HSG and worked through many business issues. The reason for being here today is to determine any fact-finding City Council would like to make and also take comments from the public. The fact-finding that City Council is doing is to help in making a determination on whether to create this special district in, Brook Park, for the general well-being of the residents of Brook Park. There needs to be an alignment between the city's goals and the development district. Careful planning has gone into this insuring that what's planned for the site is the betterment of the city's interest. Items before Council currently is the petitioner represented by the HSG petitions and requests City Council to undertake this process. Council then has the legislative discretion to evaluate, fact-find and make that determination.

Ted Tywang
Haslam Sports Group
Chief Administrative Officer

Mr. Tywang stated I am here on behalf of HSG and the Cleveland Browns for this important milestone. This is a tremendous long-term partnership and Brook Park has been much more than the host city but a true partner. Mayor Orcutt and City Council have worked alongside HSG to enable this contract but also asked hard questions to make sure this would be a win-win for the city and its residents. As Mr. Bell mentioned the Brook Park NCA is an important step in this collaborative process. NCA's are proven economic tools that have worked all across Ohio i.e. Scott's Miracle Growth crew in Columbus, OH operates under this same structure. This structure insures that Brook Park will always have meaningful input with this project by having residents serve as trustees; insuring that Brook Park's interests are protected. The board members that HSG nominated to join the Brook Park residents to bring key factors to this work are Darryl McNair of the Northeast Ohio Port of Cleveland; David Jenkins - President of HSG; Steven Chapman - Executive Vice President of Lincoln Property Company and myself; letter presented to Mr. Bell of the four (4) HSG board members mentioned. With this project the HSG family is investing more than \$1.75 billion-dollars in the stadium or more than 2/3rd of total cost. This is one (1) of the largest private stadium commitments in National Football League (NFL) history and one (1) of the most private investments of Northeast Ohio and Cuyahoga County. Adding in the phase of the mixed-use development this project becomes roughly a \$3.5 billion-dollar project with over \$2.5 billion-dollars coming from private investment. This is a commitment that reflects our belief in this region; county and certainly in Brook Park and could not be done without this partnership. This work will hopefully continue with the formation of the NCA tonight as well as crews onsite in the field. Will remain on track to open the stadium and phase one (1) of the mixed-use development in 2029 meaning thousands of jobs for the region and substantial new revenue for Brook Park; as well as economic impact for Northeast Ohio, with this NCA enabling all of that. This NCA is having the City of Brook Park a controlled seat at the table of what is built here for generations to come.

Mayor Orcutt stated this public hearing is for the residents to speak on this project.

Mr. Bell stated the NCA tool is used throughout the state, with about 70 NCA's, historically it was a tool that was focused on residential development. Over time the General Assembly expanded those powers for creative and impactful uses including mixed-use and sports development i.e. Crew Stadium in Columbus, OH. My firm and colleagues represent a strong majority probably 60% or 70% of NCA's out there and have done this work a long time. There are several in Cuyahoga County and excited to see this take the next step.

Public Comments:

Rob Jackson

15500 Holland Road

Mr. Jackson asked for someone to expand on what these people will do when meeting. Sounds like it needs to be done since a vast project.

Mr. Bell responded the NCA is its own special district that can do certain development activities agreed upon by the property owner. The activities within the site are not being imposed upon by anyone other than the people owning the site and doing certain things under the statute (ORC). There was mention of infrastructure and stadium construction and the NCA is the gatherer of different funding sources to pull all those revenue streams together to enable some funding for the stadium. The funding the NCA provides is not, by any means, the majority of funding for the stadium; just a smaller part of this multi-billion-dollar-commitment spoke about. Very important that those funding streams the NCA touches has a lot of public scrutiny because some of these things are in the manner of taxes and charges. When buying a ticket to enter the stadium that ticket includes the City of Brook Park admission tax that the NCA gathers and puts in a spot, which helps pay for the stadium. Also, when in the stadium and there are activities going on the NCA can put a sur-charge on those activities. This activity will most likely happen in the mixed-use portion and not in the stadium i.e. Starbucks charging a minimal tax. The NCA has a fiscal responsibility for a number of those items and that why it's so important to have this partnership with the city.

Nicoleta Eugenia

6434 Fry Road

Ms. Eugenia asked what are the benefits of the NCA for the City of Brook Park and what is the scope for this. Are the funds being talked about coming to the city or to the NCA?

Mr. Bell responded speaking to the second (2nd) part of the question with funding. Looking at the existing area a little less than 200 acres currently undeveloped with no economic activity coming from the area. There are no taxes being paid for activity so there is no opportunity for the city to earn anything from the site. When there is new activity, particularly the stadium, there is a lot of economic activity that comes with that. Such as paying for a stadium ticket those additional items are the money that gets used to assist with development. It's not the case that the NCA takes operating substance from this city, in fact, this Mayor and administration have worked very hard with HSG to not spend general dollars for this site. There are a lot of ways this city is protecting the general dollars of this city for purposes of public building maintenance, roads and so on. The fundamental benefit of having an NCA is to segregate and separate the liability associated with this stadium and its development from all the citizens, that way the citizens are not exposed. Properly

Public comments: cont.

managed this asset will be its own engine additive to the engine of Brook Park to protect the general public.

Chuck Buckholz

13689 Havendale Drive

Mr. Buckholz asked with the NCA who creates the lease? Also, any and all finances in that lease gets voted on between the entire group?

Mr. Bell responded the stadium will become the owner of the NCA for this asset. A lease is important because board members and individuals of the city don't have management experience to build and run the stadium; the team will need to hire people for construction and operation. The setup is that this government body owns the stadium with a lease occurring that the team leases the facility and in that lease there is a lot of obligations of the team

Mr. Buckholz asked are there any limitations that can be put into the lease?

Mr. Bell responded the lease is open to interpretation and is not prepared to date but will be subject to Ohio law. With the NCA requirements, in that lease, the company has agreed to those requirements and the covering of those is that the general population is not paying for stadium operations.

Mr. Buckholz asked are there any other NFL teams operating with an NCA?

Mr. Bell responded since specific to Ohio law the only other team would be the Cincinnati Bengals who has a similar ownership structure but no an NCA.

Council Remarks:

Mr. Mencini thanked everyone for coming as well as Mayor Orcutt keeping Council informed on what is occurring with, my take on this, a city moving into a city. With this NCA there is a lot of pressure and big job to do. My question is when in these meetings and making these decisions will that come out to the public?

Mayor Orcutt responded it was a tough decision with choosing the people to serve on the NCA board. Thus far the residents have all the information possible with this wonderful project and this has been vetted not only with the Mayor's office but also City Council. There are filters about this project behind closed doors and as soon as the legal-ease information is allowed to become public will be brought out. The city will continue to have town hall meetings explaining the financial waterfalls. The parameters set by the NCA are awkward and there will be a lot more information that will come through City Council, who watches the money, to approve things to make this a reality. Want this to be successful and needs to set this up where this machine and asset continues to take care of itself. Have to be able to take money;

Council comments: cont.

put in money and be financially responsible for keeping this asset alive not just for 20 or 30 years this needs to last 60 years. Have some trust and once information can go public that information will go out to the everyone.

Council President Salvatore closed the public hearing at 7:36 p.m.

RESPECTFULLY SUBMITTED

A handwritten signature in cursive script, appearing to read "Carol Johnson", written over a horizontal line.

APPROVED AUGUST 18, 2026

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