RECORD OF PROCEEDINGS

Minutes of New Russia Township Special Meeting

HELD **December 8, 2025**

Co-Chairperson, Scott Justin called the December 8, 2025 Special Meeting to order @ 6:30 pm, followed by the Pledge of Allegiance.

Trustees: Scott Justin, Michelle Tyner were present, as well as Fiscal Officer, Lisa Akers. Chairperson Patricia Brubaker was absent. Staff and Public: Richard Alaska, Jennifer Clark, Noel Vargo, Falon Vargo, S. Peroch, James Moore, Rich Johnson, Julie Thompson, Erin Mason, James Roman, Robert Hanmer, Tim Abraham, George Schilens, Rebecca Morrow, Molly Johnson, Kit Zimmerman, Brian Baker, Paul & Christina Osberg, William H., Jason & Kaitlin Butcher, Kathie & Mark Tylicki, Corey Timko, Steve & Diane Jackson, Kristen & Tim Nicholson, John Socha, Mike Wetherbee, Mary & Keith Whitehead, Diane Shriver, Jessica Groh, I. Novic, Jeb Larson, Gail Kasper, Matt Hoven, Graig Bansek, Nik Ehman, David Griffiths, Holly Schnell, Edward Schnell, Andrea Perine, AE Zavoc, Kristal Fletcher, Brendan Ortiz, Sharon Patmon, Stephanie Draudt, Sara Stachurski, Jeff Kudlo, Lynn Schmitz, Elaine Beckham, Rachel Adamec, Brandon Covnty, Debbie Gresh, John Gresh, Nick & Deanna King, Patric Baier, Craig Limpach, Linda Hyland, Larry Hyland, L. Parsh, D Parsh, S. Socha, R. Ortiz, D. Ortiz, G. Hartman, Therese Storer, Sharon Perez, Carl Larson, T. Schanz, Sharon Mickelson, Jill O'Keefe, Mike McDonald, James Hozalski, Kelly Bartley, Chris Tyner, Ron Gillis, Chris Buchs, James Cahlik, R Margocs, Orrin Leimbach, Aliza Weidenbaum, Tom Burrer, Laurel Kirtz, Judy Baumann, Ellen Gonos, Emily Jindon, Dan Matlak, Sally Sliman, Hayden Matus, David Sliman, Zivorad Novic, Bob Matus, Rebecca Kovach, Josh Kovach, Steve Kovach, Hunter Matus, Tim Pippert, Heather Laughman, Steve Laughman, Joshua Fox, Chris Hozalski, Kim Polen, Rich Polen, Jeff & Erin Davis, Ron Baumann, Charlie McKinley, John Boru, Rebecca O'Grady, Mike O'Grady, Judy C., A. Sliman, Kathleen D., Jim Woodrum, Chad Woodrum, Bob Laeng, Kim Guelker, Andrea Barlow, Jim Penkava, Duane Bremke, Aaron Madding, Wendy Madding, Kyle Steele, Judy Kurowski, Bob Kurowski, John Pardee, Jule Dispenza, Bobby Caldwell, Tim Buchs, John Bevan, Cindy Knapp, Gary Knapp, Gail Truscott, David Hykes, Linda Hykes, Karen Johnson, R Reitzel, Terry Thompson, Sandra Caldwell, David Sliman, Daivia Kasper, Jean Schilens, Bill Bruton, Edward Greenwald, Norm Bevan, Susana Velazquez, Sarah Starbuck, David Ennes, Laurie Holcomb, Roy Jenkins, Ann Jenkins, Dan Polen, Chris Gallagher, M. Siekeres, Anne Heizko, Judy Walker, Don Case, Karen Ennes, Samuel Menges, Stephen Burrer, Bonnie Armstrong, Scott Sittinger, Tom Gallagher, George Lauer, Brad Lacko, Ken Elliott, Brittany Castillo Morales, H Holcomb, Mike & Leslie Menges, John & Sandy Olecki, Dale T., Kevin Machovina, Christine Nelson, Lynne Rose, Deputy Plemons, Norm Gondor

Informational Meeting regarding potential Megasite.

See attached transcript for detailed discussion

RECORD OF PROCEEDINGS

Minutes of New Russia Township Special Meeting

HELD **December 8, 2025**

Motion to Adjourn

Motion was made by Scott Justin to adjourn meeting at 7:25 pm, seconded by Michelle Tyner.
RCV: Scott Justin—aye; Michelle Tyner—aye.

MOTION CARRIED **2025-12-253**

AFFIRMED by Scott Justin at December 16, 2025 Regular Meeting

ATTESTED by Lisa Akers at December 16, 2025 Regular Meeting

New Russia Township
Mega Site Informational Briefing

The Lodge of New Russia Township - Cedar East
46300 Butternut Ridge Road
Oberlin, Ohio

Monday, December 8, 2025
6:30 p.m.

New Russia Township:
R. Scott Justin, Trustee
Michelle Tyner, Trustee
Lisa Akers, Fiscal Officer

- - - -

Speakers:
Matt Dolan, Team NEO, CEO
Christine Nelson, Team NEO,
Vice President of Project Management and Site Relations
David Greenspan, Lorain County,
Special Projects Coordinator/Manager

Corey Timko, French Creek Wastewater
Treatment Facility, Superintendent
Dru Siley, Liberty Development Company,
Vice President

Robert Zimmerman, Esq.,
Benesch Friedlander Coplan & Aronoff
Holly Gross, Esq.,
Benesch Friedlander Coplan & Aronoff

- - - -

Laura L. Ware
Court Reporter and Notary Public

- - - -

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MR. JUSTIN: Hello, everyone. It's 6:30. We'll go ahead and stand for the pledge of allegiance.

(Whereupon, the pledge of allegiance was said.)

MR. JUSTIN: Roll call, please.

MS. AKERS: Mrs. Brubaker?

MS. BRUBAKER: (Absent.)

MS. AKERS: Mr. Justin?

MR. JUSTIN: Here.

MS. AKERS: Mrs. Tyner?

MS. TYNER: Here.

MR. JUSTIN: I would like to welcome everyone to New Russia Township this evening for the Mega Site Informational Briefing. If you could, please silence all cell phones.

This is an informational meeting only. No official action of any kind is going to be taken. To make the best use of our time and to assure the meeting addresses the questions of the public, a survey was circulated so we could proactively address questions.

The questions were forwarded to the stakeholders and will be addressed during the presentation. There will be no public comments

during this meeting. If you have any questions that were not answered, the trustees will be available after the meeting.

MS. TYNER: Good evening, everyone. We have quite a few elected officials in the audience. I was wondering if they would be willing to stand and introduce themselves.

MR. MANNING: Hi. I'm Nathan Manning, state senator which covers Lorain County and Huron County.

MS. DEETER: Kelly Deeter, state rep, 54th District, half of Lorain County and most of Huron County.

MS. BREDA: Cynthia Breda, New Russia Township trustee elect.

UNIDENTIFIED MALE: Penfield Township trustee.

MR. JACKSON: Penfield Township trustee elect, Don Jackson.

MS. TYNER: Thank you so much.

The only thing I want to talk about briefly is just to point out the parcels that we are talking about regarding Lorain County Airport.

So Lorain County Airport, the ground north of Russia Road is zoned IP-1 and is 961.98

acres.

Lorain County Airport ground south of Russia Road, there are two parcels, and they total 21.89, and they are zoned agriculture.

So the total acreage for Lorain County Airport in New Russia Township is 983.87 acres.

Lorain Count Airport ground in Carlisle Township, which is zoned R1-1, is 143.24 acres, which gives the airport a grand total of 1,127 acres -- point 11 acres.

There were some questions about that in previous meetings, so I thought we would just point that out to everyone.

At this point, we would like to invite Team NEO to come up and talk, please.

MR. DOLAN: Good evening, everyone. Thank you so much. Thank you to the trustees for putting on this informational session. Thank you to our partners at the County and the State and all the local elected officials here tonight. And thank you, all of you, for coming out. It's a cold night.

I appreciate all the time and effort you've put into giving us thoughtful questions, and we hope that through the course of the evening we

are able to provide information for you as to what opportunities are here in Lorain County, in specifically New Russia.

So the first question though should be who are we and what do we have to do with this piece of property.

Well, I am Matt Dolan. I am the CEO of Team NEO. Joining me tonight up here is Christine Nelson, who is our vice president of project management and site relations. And Renee Ligon is also with us today, in the back there, and Renee is our director of engagement.

So a lot of your elected officials and your local economic development organizations are quite familiar with Renee and her team, as we are in Lorain a lot.

So, okay, that's who we are. But what is Team NEO? Well, Team NEO is a regional economic development entity. We are responsible for the economic development in 14 counties in Northeastern Ohio. We are a regional partner of JobsOhio.

And so maybe quickly, just to explain how we do economic development here in Ohio, because it is unique amongst the 50 states.

Not any other state does it the way we do it. And that is, JobsOhio is our state-wide economic development entity. They are not part of state government. They're a not-for-profit. They are not funded by state government. They are founded by the liquor proceeds sold throughout the state of Ohio.

This means -- and throughout our economic development -- as you enjoy the holidays, every one of you is helping out the economic development throughout the state of Ohio.

But it also means that we can work at the speed of business. That means that we can prepare projects, we can prepare offers, and we can prepare sites as fast as businesses need it, always working with our local officials.

So what do we do, then? At Team NEO, our mission is to retain, to expand, and to attract new jobs, businesses, and opportunities. That's what we work on every day.

We go and visit businesses in our region, outside of the state, outside of the country, to show them why -- economic development and the opportunities here in Northeast Ohio.

We make sure that we have the sites ready

for businesses, and we do that in connection with JobsOhio. So ultimately, ultimately, we can provide the incentives necessary for a business to make a decision whether or not they want to come to Ohio or specifically to Northeast Ohio.

So what businesses are we talking about? Because JobsOhio only deals with the traded sectors. Trade sectors, think of aerospace and aviation, logistics and distribution, food and agribusiness, technology and financial services, automotive supply chain, polymers, military, federal.

We don't do residential, we don't do commercial, we don't do entertainment districts. We do the traded sectors.

And so what's important for us to do is make sure that not only we have the sites ready but they're in a place that we work well with the local officials.

I can tell you this, before we even talk about this site, there isn't a site in Ohio that hasn't enjoyed an opportunity of economic development that has not worked with the local officials and the local county to make sure

that it works for the residents.

What matters here -- we are just at the beginning of this process, so let's make sure we understand some things.

There is not an end user identified. There is not an agreement reached. There is not even an agreement outstanding that anybody is reviewing.

UNIDENTIFIED FEMALE: What's the end game?

MR. DOLAN: This is the very beginning of the process. Why is it at the beginning of the process?

Well, because the site -- we want to make sure that sites are marketable, make sure they're shovel-ready, make sure we can move at the speed of business.

Well, there are things we need to talk about tonight that still need to be done to make sure this site is actually ready to go.

Now, there's talk -- I see even in the township trustees, they introduced it as the "Mega Site." And I understand where that name came from; because in state law, there's a law called megaproject. And a megaproject meets

certain conditions, and if they meet certain conditions they're entitled to some state dollars, so "Mega Site" kind of developed from that law.

This is a site that has nearly 1,000 acres. What it could mean is that there could be one user on this entire property, or there could be multiple users on this entire property. There is no decision made with anyone as to who's going to go there.

But as we go through this process, we want to make sure that the locals understand what could go there, and that's where we begin.

This site, part of the site, needs a zoning change, and someone is going to talk about that. The owners are going to talk about that a little bit later. But it is, in fact, in the zoning change itself that makes sure it's clear that even though this is a Mega Site by verbiage, it does not mean that this has to be heavy manufacturing.

In fact, you're going to see that with the zoning in place, it expressly prohibits heavy manufacturing. There will not be smokestacks. There will not be outside work being done or

outside storage.

All throughout the state of Ohio, as we see these trade sectors deciding to come through Ohio, they're building clean, under one roof, highly technical facilities that young people want to work in.

So I -- I can assure you that this is not something we want to bring in that's going to turn people away as to where they want to work. We want this to be cutting-edge, inviting, and technology.

Have there been some folks who expressed interest and wanted to know about it? Sure. When we put this up, when word got out about the $67 million, which we'll talk about in a second, there were a number of companies that said, "Whoa, what's this about?" And they were in various, various industries.

One was microchips, one was a data center, one was an automated supply chain, one was a drone supplier. These are all just inquiries about the property. There has been zero decisions made, because we don't have the ability to sell this site in the way that the locals want it and the way that the

business -- future businesses want it, the way that's going to promote the most economic vibrancy for all of us.

So one of the things I just want to mention real quick before we turn it over to Christine, who will go over this site and why this site in particular, is an opportunity for the City of Lorain.

There's been talk about data centers. It is not Team NEO or JobsOhio's intention or wish or desire, we don't want a property like this to be full of a data center. That is not economic vibrancy that we want to create.

We want to create a vibrant economy where young people have a place to work, where Lorain County benefits from it in the long haul.

So any discussions that a data center is going to take up all the thousand acres or any part of it, there has been zero decisions on that. There has been no end user.

So Christine is going to walk us through why this site is unique not just for Lorain but it's unique in Ohio.

MS. NELSON: Yep. Thanks, Matt.

Good evening, everybody. It is so nice -- let me just say personally, it's really nice to see so many people taking an interest in local government.

The time that you took to fill out the survey, to ask the questions, I really appreciated it because it gave us a lot of insight as to coming in here and what we're talking about, which we like very much in the economic development world. So it's good to hear and be able to have this opportunity to have this conversation with you.

This is the site today (indicating). So as we think about the site from an economic development perspective, we have both the nonaviation land from the airport, which is about 350 acres coming across Oberlin Road, to the remainder of the site that we have under contract.

Now, we have a road in the middle, so probably not going to be one end user - Right? - because they have to cross the road. But it may be two or three, and this is why.

When we started looking for a site -- so

this is the site today that we're talking about. When we started looking for a site, one of the things that we really wanted to do was have a site that had a proximity to an ample skilled workforce. So we didn't want it to be out in the middle of nowhere.

We wanted it to be somewhere where people could get to work, where there might even be an opportunity to extend public transit to be able to get people to work, because that's a very rare thing all across the country.

If you have large sites, they're usually further away and you have a lot of trouble getting people to work. I know nobody likes the Intel site.

The Intel site, as the crow flies, is about 13 miles outside of downtown Columbus. So it has that proximity to people, which is what made it really attractive. So we wanted to do something that was near people.

Most people, if they're making, you know, somewhere in average wages, so, you know, anywhere upwards to $100,000 a year from -- you know, twenty to a hundred, something like that, typically will drive thirty minutes to get to

work. Usually about twenty-five dollars an hour and up people will drive. That's just stats, reality.

What we have in Northeast Ohio is a really overbuilt infrastructure, so that means that you can get thirty miles in thirty minutes right now.

People who make over that -- so if you start going into maybe more advanced degrees, engineering, things like that -- people will drive forty-five minutes, to get to their job, to sixty minutes.

So this is typically what a company or a site selection consultant or somebody would look for, is "Where can we get the workforce?"

And as you can see, there's a pretty good workforce all around here and a number of places that people could choose to live. They could choose to live in a rural area, they could choose to live in, you know, a downtown area. There's just lots of options. So that was one criteria that we looked at in choosing this site.

Another one was that it was relatively flat, so it didn't have topographical issues,

didn't have wetland issues. We have completed all of these due diligence studies. I know that was one of the questions, you know, have we tested it. Yes, all of this land has been tested. All of these studies have been complete, including we've even done some studies around noise and vibration.

So because it's close to the airport, you know, we wanted to know what is the level right now, and then, you know, anybody who would come in here what would they raise that to be. So we can test that as we're talking to companies.

Okay. So why this site? So -- it's taking a minute to get up there, huh? Okay.

This should be a map you can see -- I don't know why you can't see it -- a map of Northeast Ohio.

So one of the other questions I thought was a great question was why not a brownfield? Why aren't we working, you know, up on the steel plant? Why aren't we trying to put it somewhere where things have already been? I would love to, and we are in other places.

This should be showing you that we're looking at all different -- we're working on

all different kinds of sites, all different kinds of sizes all across the region, most heavily down that 77 corridor because that's where our businesses are today and that's where most of the population is today. But getting 20 or 30 acres there, very, very difficult. Getting a thousand acres there, completely impossible.

Going back to brownfields. Why not the brownfields? One, brownfields aren't -- we don't really have brownfields that are that big. So the steel mill in Lorain is about 300 acres, give or take. It does not have a willing seller. The seller does not want to talk to us, does not want to clean that up or to sell it and have something else done with it.

There's, you know, a few others that we've also looked at all across the region. Some of them we are doing good -- we are making some progress on. We're working with the City of Cleveland right now and putting 200 acres back into reuse in the heart of Cleveland.

So a brownfield redevelopment and redevelopment of existing areas are very

important to us. It's just not at the size and scale that we're being asked for.

So this work all started by taking a look at the hundred or so inquiries we get at Team NEO every year. These are companies from all over the world, largely manufacturing, that want to be in the US, want to be in the Midwest. Maybe they want to be in Ohio, maybe they want to be in Northeast Ohio. But we're typically competing with about five other states at the time that we're talking to them, sometimes even less. Sometimes it's just, like, between us and another region in Ohio.

But what we look at there is taking the last five years of that data. What are we missing? What is the supply-demand gap in our region's ability to attract new companies here?

And the number one place where we had a supply-demand gap was in a large site. We do not have a site over 500 acres anywhere in Northeast Ohio in the 14 counties.

We have some that fall into smaller things. And this (indicating) tells you kind of what kind of industry from our analysis -- I just want to give you an idea of like what kind of

industry would go there, what are they really looking for. So, you know, 500-plus acres.

But it also has to have the utilities, water, sewer, electricity. When you get down -- you really need 300 acres that has a rail. That's when you're really going to attract, like, an auto manufacturer or someone like that. Anything big and heavy, you need rail to the site.

This site doesn't have rail. It's not going to have rail. We're not going to have anything big and heavy built there. We know that. But we do know that we have a lot of industries that would come here and would like the fact that there isn't rail because they don't have the vibrations and other things that go with that.

So then when we look at -- you know, we might have 72 sites that are between ten and twenty acres. Everybody in the country has 72 sites that are between ten and twenty acres.

So we have to make sure that we have the very best sites, no matter what category they're in. The higher up you go, the less there are around the country, and so we can set

ourselves apart by having that close proximity to population, by having all the utilities in place, by having a community that's going to work with the end user.

Those are the things that when you get over here (indicating), this really shows you how many sites we have in our portfolio right now that are ready to go and could house an end user today. That's what we mean, you know, the kind of inventory that we need to fill those gaps.

One of the other questions -- so let me just pause for a minute, make sure I'm answering questions.

So I answered why not brownfield. I'd love to do brownfield. If you know where brownfields are, tell me and I will get working on them.

Why this site? Because we need the size. We vetted, oh, about a dozen different places across the region that were brought to us by various stakeholders that said, "Hey, what about this? What about this? What about this?"

This site in New Russia really had

everything we needed, including the utilities. There are utilities at the site today that are serving the airport, okay. So all of -- the water, sewer, gas, electric are all there today.

Now, to support some industries, we need to have more water and sewer than you need to flush a toilet at an airport. You need a little more than that. You need a little more gas than to heat up, you know, the hangars or, you know, things like that.

So there are some improvements that need to be made. But the right-of-ways are all in place, the service is already there, the overall cost to everyone involved is lower because we have these utilities there than if we were to go somewhere and build them.

My favorite example of this is the Honda site that's building EVs in southern Ohio has a twenty-mile water line that had to be built to serve that.

We don't have to do any of that with this site because everything is already there, which is going to make it a much easier transition for people.

MR. DOLAN: Thank you, Christine.

And just with that, some of the incentives that I talked about that JobsOhio Team NEO will provide will go to the end user in terms of grants, loans, help with the building, help with the workforce.

But the State of Ohio has already weighed in on this piece of property and it has provided, through the All Ohio Future Fund, $67 million to allow for the future and increased infrastructure that this property needs that we know ultimately the end user would need. This is a result of an application by Lorain. The State of Ohio is not imposing this upon the state of Ohio.

Now, this is an opportunity for this site to be competitive. You know, there was a lot of great questions. And as I said at the beginning, this is the beginning of the process. We know that there's going to be questions about fire, there's going to be questions about police, there's going to be questions about noise, about height.

These are all the issues that we begin to work with you on as we find an end user and

work with our local township trustees, work with our county, and work with JobsOhio to make sure that this fits for Lorain County, while at the same time taking advantage of an extremely unique opportunity. Only two sites got money from the State of Ohio throughout -- from the State of Ohio in the state of Ohio.

This is a unique opportunity, maybe perhaps a generational opportunity, for Lorain County to bring clean, high-tech, high-paying, high-payroll, long-lasting jobs to Northeastern Ohio and Lorain County.

So the trustees, we thank you for the opportunity to provide just a preliminary of where we are, and we look forward to continuing this dialogue as the process goes forward.

MS. TYNER: We'll do questions at the end, please. The trustees will stay for any questions.

Thank you.

MR. GREENSPAN: Great. Well, thank you.

My name is Dave Greenspan. I work for the Lorain County Commissioners. I head up the Community and Economic Development Department.

In that unit, not only do we have community and economic development with Rob Duncan, who many of you are familiar with, is here this evening, but we also oversee county planning and community housing.

And it's important, and one of the things I want to bring up today, is to focus on some of the misconceptions about what county government is and our role as it relates to economic development and growth and land use and specifically this project.

So as you can see, there's a slide up here, and I just want to briefly go over what counties and townships -- you know, we are all political subdivisions, independent political subdivisions in the state of Ohio.

The county commissioners -- and there are a lot of elected officials in Lorain County that are independently elected that have individual roles and responsibilities. We have the auditor, the coroner, the treasurer, the sheriff, you've got the county commissioners.

The commissioners do not supervise township governments. That's a -- I just want to make sure that role is clear, because there's been

often statements made and questions have come up about what is our role, are we taking over your township. Zero. There is no responsibility for it, no role. And candidly, in looking at County Administrator Armbruster, that's not something we're interested in doing at all, but we don't have the authority to do that.

I do want to focus on two primary functions that we, as commissioners, have a responsibility for, and these are ORC-mandated provisions.

Corey Timko is going to talk about the infrastructure and the items related to the stormwater and the issues involving the 67 million. But I think it's important to point out that this is a responsibility of the township -- of the county commissioners to provide these services to the townships.

And I highlighted the one item in red. One of the roles and responsibilities is to establish and operate county water districts and sewer districts serving township areas. That's a county responsibility, and it's part of the reason that the effort was put forward

to receive the $67 million -- to apply for the $67 million, because that effort itself is a broad-reaching effort to expand an aging and -- and to address the growth that's occurring in the western part of Lorain County.

New Russia Township will be a benefactor, as will the other communities in the western part of Lorain County.

So with that, I want to turn it over to Corey. Corey will introduce himself and talk a little bit about what's going on with the sewer project.

MR. TIMKO: Hi. My name is Corey Timko. I have been working on water and sewer issues all around the county, in Lorain and North Ridgeville and with the county commissioners and the county administration, for many, many years trying to figure out how to plan for regional water and sewer future needs, how to consolidate and make things more efficient.

And so I'm just up here today just to talk to you about a little bit of the process that we go through when we're analyzing the water and sewer needs that any site might need.

Now, the -- this project is not just for the Mega Site. It's for large, small, medium planning throughout the county. The Mega Site is actually just one part of this particular planning.

But we did receive the $67 million. That's going to go -- some of that money is going to go towards planning and consultants to help us iron out some of the new facility.

And right now it's going to be located somewhere on the west side. A lot of people don't know -- because the County has taken maybe not as big of a role as the County does in other places, but the County, along with LORCO, has a large swath of territory, or what's called a facility planning area, that they don't have a plant to operate or to service that area. So they're the largest facility planning area in the county, and they don't have a plant.

So this is kind of to help -- the new facility is going to help remedy that, and that's just part of what the Mega Site process could be.

But when we go through the process, we want

to go and determine the need for a facility. So that need can come from -- it could be existing or a future need, it could be because of environmental problems, maybe some of the streams and rivers are overloaded. Maybe we want to just grow, develop. And maybe we want to consolidate or optimize the package plants and some of the smaller plants that are out there.

So there's a number of reasons for -- that we go through when we're determining the need for a facility. And we also look at the customer base, how many customers are out there and what are their needs.

Once you determine that you need a facility, then you've got to pick a location. So you want to optimize a location. You want to look at the zoning, the distance to the customers, where you can discharge, and any complimentary uses, water reuse, things of that nature, golf courses, commercial operations, industrial operations that may need some reuse water. So those are the things we look at when we're try to locate.

And then you've got to look at the

feasibility and the financial aspect of building a plant. What capacity are you going to build? Plants are built in stages. The French Creek plant that I'm at right now was built in the '70s to go through three upgrades. It was 7 million, then 21 million, then 33 million gallons a day.

Well, we're still in the first stage because with the better and more efficient use of water we haven't had to grow. Even though that plant was meant to grow, we're still in the first stage.

So you build plants according to the capacity that you need. You look at what it costs to construct them. You try to build the most efficient plant you can build at the lowest cost.

You look at the rates. What is it going to cost people to support this? Do you have the customers to do it? And, you know, what sources of funding do you have?

We have a lot of avenues that we're exploring, other than just the rate payers, to fund the plants. And there's a whole planning process that goes into that, to getting all

sources of different funding from grants and other sources.

And then what you have to do is you have to go through cooperative agreements. So you've determined you need it, you've got a relative location for the site, you know how you're going to make it financially feasible, and now you have to sit down with all the local governments and determine who's going to sign up and how you're going to service, who will be involved in the service and operation, what the responsibilities would be for the collection system.

A lot of times the townships, the cities, will maintain their own collection systems, but there will be one regional operation -- operator of the plant.

And in other cases, the plant operators also run the sewer and collection systems, so there's many ways that you can approach that.

But that's basically the process that you go through when you are determining how you're going to increase and provide service for a new facility, for at least water treatment. Well, we call them WRRF, Water Resource Recovery

Facilities. They're not called wastewater plants anymore. That's the new name for them.

And we've been working on this process for many years. I think that's it.

MR. GREENSPAN: Thank you.

So as I said, there are many functions that the county commissioners serve. This is one of them.

The other one I want to draw attention to that's related here this evening has to do with planning and land use and development support.

So the department that I have the fortune to work with, we oversee county planning. And I don't have to read this, but one of the areas I want to talk about, we review township subdivision plans, we do various things and make recommendations on various plans submitted to us from townships. We have 18 townships that we service directly.

We also manage economic development tools, and I want to put here some of the tools -- and there are many more -- enterprise zones, tax increment financing, community reinvestment areas.

The reason that the enterprise zone is

highlighted in red, I'm going to talk about this in a minute, is to -- right now -- the question came up earlier that I saw: What incentives have been offered, and what is currently being offered? The answer to that is zero. All right. So I want to put that out there.

And the reason it's zero is because, number one, none have been offered, but the reason that -- your trustees have to authorize those before the county commissioners can even act upon it, and your trustees have not authorized or asked the County to authorize any incentives.

And where this is even codified as it relates to this specific parcel is that in 1994 the New Russia Township trustees adopted a resolution requesting the Board of County Commissioners of Lorain County to establish an enterprise zone within the boundaries of New Russia Township.

Two days later, the county commissioners honored the request of the trustees by its own resolution and established the enterprise zone within the boundaries.

But it's important to note that included in the resolution, language safeguards the township as it relates to the issuance of incentives within the enterprise zone.

This is specific language from the resolution: The board, county board of commissioners, does hereby delegate to the board of township trustees all powers and duties to negotiate enterprise zone incentive agreements within the zone.

It further says that: All agreements shall first be approved by the township and then by the county commissioners.

So if your county -- if your trustees are unaware of any incentives, there are no incentives, because they're the ones that would have to make the recommendation to the County, by their own resolution, for the County to approve the incentive.

So I want to put that -- I know that was a question that was out there, what incentives are offered. None have been offered.

UNIDENTIFIED FEMALE: That didn't answer the question.

MR. GREENSPAN: So there are zero

incentives that are being offered. There are no incentives that have been offered. Okay. So I just want to make sure that's clear. It's codified. Your trustees are protected and your township is protected from that.

So with that, those are the two areas I wanted to highlight from the County's perspective, is the role that we play in what's going on within the entire county as it relates to economic development and land use.

So with that, I'll turn it over to Liberty, and Dru, and he'll take you through their presentation as it relates to this project.

MR. SILEY: So good evening. My name is Dru Siley with Liberty Development Company. I'm a private developer in Westlake, Ohio. We do projects over about six counties in Northeast Ohio.

We're working in cooperation with JobsOhio and Team NEO, and our task and our role was to help put land under contract for the site to expand the potential for the airport property, the nonaviation land, that Christine talked about north of the runway.

And then our requirement is to be the lead

in taking the property through the entitlement process. What that means is getting the zoning approvals, getting any kind of engineering approvals, those studies that Christine mentioned. We help shepherd that through the process. So that's what we do, and that's our role in this process.

I'll be back here again probably with many of you Thursday night in front of the zoning commission where we'll go into much greater detail on the zoning piece of this, but I wanted to give a preview of that and kind of orient the conversation.

But the reality of it is, this is, as many of my colleagues up here have said tonight, this is the very beginning. There is a lot of process that has to happen. There will be a lot of other conversations, potentially informational meetings like this, but for sure a hearing process.

There are a number of steps that any project in New Russia Township and in any community has to go through before it can get an approval, before any construction can happen. And so you'll be able to see that

process play out over time as we proceed through this, but it will be under the guidance and under the authority of the trustees so that the review and the control of this process, any projects that would be presented, any companies that would be discussed as a potential end user, that's all going to be under the auspices of the township and that entire process.

So just quickly related to zoning -- and the color on here (indicating) isn't great, so you can't see it too well -- but screen right to all of you is the airport property. Last year that was zoned -- the zoning was changed to industrial park, to IP. That's the zoning that we've -- the same zoning we're requesting in our zoning commission application that will be heard on Thursday night.

The site as it is today -- running from 58 all the way to Oberlin Road, north of Russia Road, up to the township line, approximately Albrecht, is the frontage on 58 for that entire frontage, for about 800 feet deep into the property, 800 feet to the east -- is zoned GB, general business. That allows for commercial uses today.

So those commercial uses include everything from automotive dealerships, to gas stations, to office uses. All of that is zoned and in place today. That's what that section of property can be developed as, for the property that we have under contract that's about 50 or 60 acres, approximately. I think it's 55 in total.

The balance of the site right now is zoned residential one -- or residential agricultural zoning, and that allows for a host of uses today under the existing uses. Namely, the one that could be developed for, is single-family residential on two-acre lots. That could be built on the property today; zoned for it.

You can plat this property to lay this out for residential units. With the balance of that land with the acreage that's available there, you could probably, at a two-acre lot, even have 200, 250 single-family homes on the parcel there.

To be clear, so what our role was, to engage property owners and to put these properties under contract to be able to acquire them. And that shows you the properties there

(indicating) that are -- we currently have under contract. In total, it's about 625 acres.

Again, there's a mix of zoning on the property, from the general business on the 58 -- around 58 frontage to the residential agricultural zoning.

What we're requesting is it to be rezoned to match the zoning that was granted last year to the airport. So that in total, the site that Christine described and Matt described, is about a thousand acres or so, that would be this entire property.

And so what we have -- and I think there was a comment about or we had been asked -- I don't know if it came through on the survey or not -- related to -- so that was our job.

We worked with these individual property owners. We came to an agreement on the sale, and a timing, and a price. Those are confidential agreements. So when there's been questions about disclosure agreements and things like that, I have confidentiality requirements with any of those sellers. Just like I would do with any of you, that's a

private transaction between me and a willing seller. So that's part of the conversation here.

We are working in collaboration with JobsOhio and Team NEO and the County. That's our role. But we want to protect those private matters, so that's part of that conversation. So I know that's come up, and I just wanted to clarify that.

Again, what you'll see from us is Thursday night is -- one of the first steps on the zoning request will be in front of the zoning commission. The zoning commission will make a recommendation that will go to the trustees, and then the trustees will make a decision from there.

If the decision is made to rezone the property, to grant the same zoning that was given to the airport to industrial park, the New Russia zoning code has I think it's three different -- at least three different industrial classifications. There's heavy industrial, there's light industrial, and there's industrial park.

Heavy industry is what the team folks from

Team NEO were talking about. Those are those heavy-duty users. That's auto, that's steel, that's things probably with smokestacks that require rail, that use outdoor storage, and have activities outside of the building.

Light industry is a lighter use of that. Similar kinds of uses, but a hybrid between that and what we're asking for as industrial park.

And industrial park is the lowest intensity industrial use. What it requires is that the activity happen entirely inside the building. There's actually additional architectural standards for industrial park that aren't the same that are in place for light industry or heavy industry.

The buildings have to be designed. There has to be a lot of buffering and landscaping, and actually the amount of land you could potentially use to develop is a little bit different because of the requirements for open space are higher in the industrial park zoning. But, again, we're asking to match what was granted to the airport.

So even if that zoning is granted, the

township is still in the driver's seat as far as the end users, potentially. So any project, any end user that we would have that wants to use 200 or 300 or 500 or 1,000 acres, we have to go back through the trustees. We have to go back through that same process for multiple hearings. We have to show them how we're complying with the zoning code with the prescribed uses that are allowed in that zoning code, with all the dimensional requirements as far as setbacks and height and buffering and stormwater management and environmental and all of that.

We have to go through a rigorous process in order for us to get an approval before we can even begin thinking about building anything on that site.

So the other piece I want to share is there's a longer timeline that's going to have to happen with the infrastructure improvements that are going to be made around water and sewer. You know, that's a multi-year kind of situation.

The same thing as what I think is going to happen with the build-out of this site. I

don't think you're going to see shovels in the ground anytime in the near future. It's probably a couple years away.

But that's the kind of timeline that's necessary in order to get to the project, to get it right, and to make sure that fits the zoning requirements and the desires of the township.

I think this site is going to be built out probably over about a ten-year period once construction starts. And, again, I think it's a high likelihood -- and, again, this is my opinion and not speaking for anyone else but as a private developer in the market -- I think it's a high likelihood it's going to be built out with multiple users over time.

So I'm guessing I'm going to see most of you Thursday night at the zoning commission meeting.

But, again, my name is Dru Siley with Liberty Development. And thank you for being here.

MR. ZIMMERMAN: Hi. My name is Rob Zimmerman. This is Holly Gross. We are partners with the Benesch law firm in

Cleveland.

And I want to tell you just a little bit about myself, our firm, and what it is that we're doing here.

The first thing is, I spent 16 years in a very similar position right there (indicating). I was a councilman in Shaker Heights. And I know that Shaker Heights is kind of a long way figuratively and literally from New Russia Township, but, you know, I've had to make some, kind of, difficult decisions as an elected official, which I did for 16 years. And my term of office ended at the end of 2021, four terms, four years each.

And most recently, Holly and I and our firm, we represented an interested party in a so-called, air quotes, Mega Site project in northwest Ohio. So we have a lot of expertise in this area.

And the trustees, when this, you know, project kind of moved forward and from the conceptional stage to the application stage to, okay, actually identifying parcels and so on, the trustees made it very clear that they wanted to hire legal counsel to make sure that

the township's interests, that their interests, that's your interests, were represented. And that's what we're doing.

And one of the first things that we did was to work with the trustees to set up this meeting, because we know how important it is to interact with the residents and the neighbors, because we understand what a large -- potentially large and certainly important project this is.

So your viewpoints are very important to the trustees. They're being taken very seriously. That's why the survey was put out. It's going to actually be updated, and the trustees will tell you more about that towards the conclusion of the meeting.

But you, as residents, very much matter to the trustees, and that is very much why Holly and I are standing up in front of you.

There has been a little bit of discussion about the process going forward. And the thing that I want to reiterate again, as Trustee Justin said at the beginning of the meeting, nothing is going to happen here today. There's no vote. There's no decision to be

made. This is just friends and neighbors getting together to share information about an important topic. That's what tonight is. And there's certainly a possibility we could do other events like this as time goes on.

But the first event, the first official event, if you will, that's going to happen, and Dru just mentioned this a moment ago, is the zoning commission hearing on Thursday evening.

And the zoning commission is a body that considers applications for rezoning. This is all governed by statute. If you want to jot it down, Revised Code Section 519.12 governs the whole thing, and you can read it from front to back. A lot of it's incorporated into your own zoning code. But some of it has been recently updated, and it has -- the whole procedure is laid out for you.

And this is the very beginning, and the zoning commission will have a hearing on Thursday night. You might recall that it had been set a couple of weeks ago, but it had to be changed because there was a statutory deadline that needed to be considered, so that's why they wanted to change the date to

make sure every "t" was crossed and "i" was dotted, and that's how it's going to go.

And the commissioners will hear what people have to say, there will be presentations, questions and answers, and so on. And then the commissioners that evening, they could decide to make a recommendation on a vote or they could not, because they have 30 days under the statute to ultimately make a decision. So we'll see what they do. That's up to them and certainly not up to any of us.

But eventually there will be a decision made, whether it's Thursday or within 30 days, by the zoning commission. They'll make a recommendation, and that will go to the township trustees.

And you know what, in a matter of speaking, the process starts all over again. Some of the same notices that you saw go out before will go out again, and the trustees themselves will have a hearing. And they will listen to you, and they'll listen to themselves and anyone else that wants to come and express their views on the commission's recommendation.

And the trustees, they can adopt the

recommendation, they can reject the recommendation, they can make modifications to the recommendation. They could do so the night of the hearing, or they would have an additional 20 days if they so chose to do.

And the reason for that -- and we know we have some members of general assembly here -- is the general assembly wanted to give the local government and the residents an opportunity to consider things like rezoning, which everyone understands can be very important, as this is.

So, again, this is all about respecting the process, all about making sure that the trustees are heard, that all of you are heard, and that the decisions are made with the full input of the residents and those with interest and expertise in the matter.

Holly, I'm going to give you the microphone. I know you can speak specifically to some of the economic development pieces, right?

MS. GROSS: Sure.

Hi, everyone. I'm Holly Gross. I'm also an attorney at Benesch. I'm really pleased to

be with all of you.

So just to clarify, Rob and I are here on behalf of the township trustees. That's our client, and we're helping them engage in this process on your behalf.

Rob mentioned the rezoning process. A few of our partners here tonight also mentioned some of the economic development tools. So we're here to also assist and advise the township trustees on those tools that might be requested and, if they decide, to offer them.

Some of those that I'll mention really quickly -- okay, so with a project of this magnitude, I would expect a number of different incentives to be offered.

Usually, there would be a job creation tax credit. That's issued by the State of Ohio. So that will not be a decision that rests with the township trustees.

Next, I would expect that, as Team NEO mentioned, there would be a JobsOhio Economic Development grant and probably even a Talent Acquisition Services grant. That's like a job training grant.

Those are also issued by -- not by the

State itself but by JobsOhio. It does not require the authorization of the township trustees.

Next, we can expect that there would be -- well, we've mentioned the All Ohio Future Fund that can help infrastructure; that's also issued by the State. There's also often, in a project like this, a 629 grant. That's a Roadwork Development grant that's also issued by the State, the Department of Development in conjunction with the Department of Transportation. The team mentioned there's no rail at this site, so we won't see a rail development grant.

I also -- usually, with a project of this magnitude, we might see a JEDD, which is a Joint Economic Development District. This would allow for income tax collection just within certain properties. I expect just any that might potentially be rezoned, wherein an income tax can be collected within that designated district. So that allows for certain revenue to be collected and used for public infrastructure.

I would also expect to see potentially a

TIF, that's Tax Increment Financing, that also allows for the diversion of property tax collected to be used for public infrastructure.

I would also expect to see a development agreement. That is an overarching contract. I saw there was a question about that submitted in the survey. There is no development agreement in place yet, but that's something that you can expect, that the County and perhaps the township might be a party to that, that negotiates all of the overarching expectations of the parties.

And that's, I think, about the package that we would usually expect to see. At every step of the way, we're going to be advising the township as they are brought forward as requests are made of these incentives and as they make a determination on your behalf whether or not to offer them.

Okay. That's --

MR. ZIMMERMAN: I'll give this back to them.

MS. TYNER: Are you coming back to us again?

MR. ZIMMERMAN: Of course.

MS. TYNER: Can you put my survey up?

So I'm sure there's going to be more questions, more input from the residents. So we're getting quite used to these surveys, so I printed a new one, and we'll put the code up. We'll also put it on the website for everyone, just to get some feedback. This hearing, was it helpful for you? What further information do we need to obtain for you? Just to help see where everyone is at, so please feel free.

Like I said, we'll put it on the township website, Facebook, all that stuff, tomorrow.

And I appreciate everybody coming out. Scott and I will stick around. Cynthia will also stick around as well, answer any questions.

Would you be willing to stay as well?

MR. DOLAN: (Indicating yes.)

MS. TYNER: Wonderful.

So some representatives will stick around and talk.

But right now, I think we should close the meeting out.

MR. JUSTIN: Yes.

MS. TYNER: All right.

MR. JUSTIN: I'll make the motion to adjourn.

MS. TYNER: I will second it.

MR. JUSTIN: Roll call.

MS. AKERS: Mr. Justin?

MR. JUSTIN: Yes.

MS. AKERS: Mrs. Tyner?

MS. TYNER: Yes.

(Concluded at 7:25 p.m.)

C E R T I F I C A T E

State of Ohio,)
) SS:
County of Cuyahoga.)

I, Laura L. Ware, a Notary Public in and for the state of Ohio, do hereby certify that this informational briefing was by me reduced to stenotypy in the presence of said participants, afterwards transcribed by means of computer-aided transcription, and that the foregoing is a true and correct transcript so given as aforesaid.

I do further certify that this proceeding was taken at the time and place as specified in the foregoing caption, and that I am not a relative, counsel, or attorney of either party, that I am not, nor is the court reporting firm with which I am affiliated, under a contract as defined in Civil Rule 28 (D), or otherwise interested in the outcome of this action.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Cleveland, Ohio, this date of December 15, 2025.



Laura L. Ware, Notary Public
Ware Reporting Service, LLC
My commission expires May 17, 2028.

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