

Village of Lordstown Board of Trustees of Public Affairs

November 3

25

RECORD OF PROCEEDINGS
SPECIAL MEETING OF THE LORDSTOWN VILLAGE
BOARD OF PUBLIC AFFAIRS
1455 Salt Springs Road, Lordstown, Ohio
November 3, 2025
5:30 p.m. to 5:45 p.m.

IN ATTENDANCE: Mr. Christopher Peterson, President
Mr. Michael Sullivan, Vice-President
Mr. Darren Biggs, Supt. of Utilities
Ms. Cinthia Slusarczyk, Clerk
Mr. Christopher Kogelnik, Engineer
Atty. Matthew Ries, Solicitor

ALSO PRESENT: Mr. Ernie Bowen, Village Council
Mr. Liam Mathews, Verdantas

RECORD OF PROCEEDINGS taken before me, DEBORAH LAVELLE, RPR, a court reporter and Notary Public within and for the State of Ohio on this 3rd of November, 2025.

MR. PETERSON: I'd like to call this special meeting of the Board of Public Affairs to order. Please stand for the Lord's Prayer and the Pledge of Allegiance.

LORD'S PRAYER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL:

MR. PETERSON: Welcome everyone. Roll call please.
MS. SLUSARCZYK: Chris Peterson.
MR. PETERSON: Present.
MS. SLUSARCZYK: Michael Sullivan.
MR. SULLIVAN: Here.
MS. SLUSARCZYK: Stanley Czeck.
(No response.)
MS. SLUSARCZYK: Darren Biggs.
MR. BIGGS: Here.
MS. SLUSARCZYK: Cinthia Slusarczyk, present. Chris Kogelnik.
MR. KOGELNIK: Present.
MS. SLUSARCZYK: Matt Ries.
ATTY. RIES: Present.
MR. PETERSON: I'll make a motion we excuse Mr. Czeck.
MR. SULLIVAN: Second.
MR. PETERSON: All in favor?
(All respond aye.)
MR. PETERSON: Opposed.
(No response.)

MR. PETERSON: Motion passed.

CORRESPONDENCE:

MR. PETERSON: Any correspondence?
MS. SLUSARCZYK: No.

OLD BUSINESS:

1. Grant Funding

MR. PETERSON: Old Business. The only item we have is the Grant Funding. It was involving the Foxconn project on Hallock Young. Do you want to give the run-down or -- I mean, we had a meeting with them and --

ATTY. RIES: Yeah. I mean, in terms of -- so we met with SoftBank. They actually had their lawyers on the other line, which was productive, to talk about the master funding agreement. Overall, it was a productive conversation. I think we kind of were holding it off and we wanted to discuss at this meeting what the outcome of where we're going forward with the master funding agreement.

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Conceptually they were okay with it going forward, they only had some minor changes. And after we went through my red lines and their red lines to the agreement that we prepared, they only -- we agreed on probably 95 percent of the points I would say. The main thing was they wanted to make sure that there was a financial cap of that \$3 million that was initially supposed to be the project cost they were looking at just giving us as a donation at one point. The understanding is they are going to move forward with that cap in place. They would be the owner of the project basically, and then it would be turned over to the Village upon completion. So, they said that they would go ahead and finalize those changes as we discussed them at the meeting and get back to me, so I'm waiting to see the final agreement from them. Overall, it was productive and it seems we're moving forward with the master funding agreement.

MR. PETERSON: So, I guess what is in front of us is do we give the ARC funds -- release the ARC funds back to them? They need to know by November 13, correct Chris?

MR. SULLIVAN: Did you call them?

MR. PETERSON: I have not talked to them. I figured I would wait until this meeting. I mean, I talked to them before, but I haven't talked to them since our last meeting. I was on the Foxconn call. It seemed productive to me too, so I'm okay with it. I mean, I feel comfortable. And if it doesn't, then the ARC funds still --

MR. SULLIVAN: Yeah.

MR. PETERSON: -- nail us down to doing it, federalizes the project, it would cost us a little bit more. But if this agreement goes forward, we can't use the funds anyways. Correct, Chris?

MR. KOGLNIK: Yeah, I think it's the right thing to do with this particular project. If the project were a small project and the ARC funds represented a large percentage, it would be a different story. But the ARC funds, they federalize the project, you can't start the project until like the middle to the end of next year.

MR. PETERSON: Which doesn't fit into the timetable anyways.

MR. KOGLNIK: And it makes the project inevitably a little bit more expensive. And it also probably changes who delivers the project.

MR. PETERSON: Yeah.

MR. KOGLNIK: And so, you know, there really are people, communities out there that use these funds for smaller projects. I think the Village has to do the right thing here. It does sound from that meeting we had last week that they are on their way to making an agreement with the Village. Now the one thing I do have a concern about, I don't know what the capability of their contractor is. We need to sit down with them and understand that. We need to go through our tech specs and the plans, make sure they understand them, make sure they know what they are building and make sure we have a timeline of when they are going to build it. Because it's just like, in other words, a developer coming into the Village, conforming to your sewer rules and regs, building a sewer and water line to your standards, and then at the end saying do you accept it. Is it not the same thing?

MR. PETERSON: I would think it is.

MR. KOGLNIK: Okay. Well then, we need to get to the bottom of that. But that's my recommendation is that we do not utilize the ARC funds for this project.

MR. PETERSON: Okay. I guess I'll make a motion to return the ARC funds to --

MR. KOGLNIK: Well in other words, you wouldn't be returning them, you would be not applying for final application.

MR. PETERSON: Not applying for final application. I make a motion we don't apply for a final application for the Hallock Young project.

MR. SULLIVAN: Second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed. And then while we're on grant funding,

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Cindy, do you want to give an update on who you talked to today.

MS. SLUSARCZYK: Yeah. I called in regards to the ARPA money. The papers state that we have to submit a report to Trumbull County by November 1, which was Saturday. So, I called Auditor Yoder, and she told me she is no longer handling the ARPA funding for Trumbull County, that a Sahara or Sarah Taylor is handling it, whom is on vacation right now. She is expected to return tomorrow, and she said that she should call me back and I can direct any questions to her and go from there. But she did, you know, forward my message to her. So, I'm waiting to hear in regards to that and then we'll go from there. Just an update, nothing for us to --

MR. PETERSON: Nothing more for us to do, because I guess if there is something for us to do let us know and we'll have a meeting to do it.

MR. SULLIVAN: Yeah. But in regards to that from the last meeting, I understand that our site plan has gone awry.

MR. PETERSON: You're working on the site --

ATTY. RIES: For the water booster station. So, I actually did receive a productive communication from the attorney for Ohio Energy today. She said here's our site rep contact for Ohio -- for Ohio Edison -- for Ohio Edison, and we'd like you to work directly with them. And I clarified that because lawyers really aren't supposed to talk to other parties, directly with a lawyer. I said you mean me or somebody from the Village? She said no, because you're their lawyer we would want somebody to be the point person from the Village communicating directly with the person from Ohio Edison to get things figured out. I think it's because they're interested in if we're getting a water booster station, they could be selling electricity to us, and it benefit them. Who wants to reach out to this person, and I will send over their contact information. This is not between lawyers right now; they want somebody directly from the Village to be communicating with this person from Ohio Edison to try to get this worked out. But she wouldn't have reached out to me to do that if things weren't moving in a productive direction.

MR. PETERSON: I guess I can do it. Send me her contact info, I'll call her tomorrow.

ATTY. RIES: All right. I'll send it to you.

MR. KOGLNIK: That is something that I was wondering, if Ohio Edison would consider because you know, it was just a house that was there before and now it's going to be very different. It's going to be large pumps that are operating and the booster station that --

MR. PETERSON: They're going to make them money.

MR. KOGLNIK: Yes. They'll realize probably more real revenue from that. So, I'm glad that if that's their position --

ATTY. RIES: That was my discussion with their lawyer. And the fact that the lawyer's now bowing out and saying I'm just going to put you -- because that's -- she's a collection attorney, she's just trying to collect on this judgment. The fact that she's putting us in touch with someone from Ohio Edison is productive and that may signal that they want to continue dialogue with us.

MR. SULLIVAN: So, there's a possibility then that Ohio Edison would pick up the lien?

ATTY. RIES: Not the lien. There's a possibility that after they talk to Chris or whoever is going to contact them directly, if they're satisfied about what we're going to do there and they see this as a revenue-generating activity for them, they may go back to their counsel and say we'll release the certificate of judgment against that property so that the Village can move forward. Because I told their attorney last week, I said if this property remains status quo the Village doesn't benefit and Ohio Edison doesn't benefit; and it's not worth the judgment that you guys have against it, it's worth very little money so why don't we move forward with it, and that was her response today so -- I think that they may do that, I don't know. We'll have to see what the conversation turns out between Chris and this representative from Ohio Edison.

MR. SULLIVAN: I've been thinking if that doesn't work out, we ought to go back to the power plant and tell them you want to be such good neighbors, give us that corner.

MR. PETERSON: That's an option if this doesn't work out. But if this

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doesn't work out, we won't get the money from the County, that's the only issue. We don't have enough time to set everything up. There's no way.

ATTY. RIES: I don't know if we have enough time as it is right now.

MR. PETERSON: We're pressing it as it is right now.

MR. SULLIVAN: But if we don't get anything from the County, we still got to move forward.

MR. KOGELNIK: I would still explain your position and your options to the County. I really would. I mean they -- I would -- I would be asking you what other options do you have if this falls through because they want to see that that money is spent.

MR. PETERSON: Absolutely.

MR. KOGELNIK: So, Mike's idea is not terrible.

MR. PETERSON: No, no, it's not a bad idea.

MR. KOGELNIK: In fact, I would say the same thing about the next adjacent parcel to the north.

MR. PETERSON: Yeah. Okay. Anything else on grant funding?

MR. KOGELNIK: Well, does that touch on your PTI application that you were talking about? You know, the question is whether or not the Village pays that roughly 2,000 bucks for the PTI review.

MR. PETERSON: My biggest question was, is it going to hold something up if we hold up the money right now. I don't want to stop progress.

MR. KOGELNIK: One thing you can do to use that is you can tell the County look, we've submitted for the PTI application, you know.

MR. PETERSON: That might help us on our end.

MR. KOGELNIK: Right. Now long story short, you will have to redo the PTI application which, if that's the lesser of the damage then --

MR. PETERSON: Yeah.

MR. KOGELNIK: -- then submit it.

MR. PETERSON: Yeah. The question was, we have the bill for the PTI and whether we go forward and pay it, but I didn't want to hold anything up.

ATTY. RIES: I don't know. I mean, I would wait to see how you talk to them because we already have the real estate purchase agreement signed. That's in place, that's enforceable. We can close, it's subject to Ohio Edison's discretion. So, I would be hesitant to spend funds until we know what Ohio Edison's position is. So, I was waiting to see what they say. Maybe it's a real simple fix; yeah, if you're going to be selling us electricity we'll remove the judgment lien. I don't know.

MR. SULLIVAN: They're the ones who have the judgment?

MR. PETERSON: Ohio Edison's the one who has the judgment lien.

MS. SLUSARCZYK: You'll talk to her tomorrow then?

MR. PETERSON: I will talk to her tomorrow. I will e-mail both of you and let you know what the conversation was. I might even stop in here and call her, I don't know yet.

ATTY. RIES: I'll send you her e-mail right now.

MS. SLUSARCZYK: So, the checks will be getting cut tomorrow.

MR. PETERSON: It's -- okay. I will try calling first thing. Anything else on grant funding? Seeing none --

PUBLIC COMMENTS:

MR. PETERSON: Any Public Comments? Seeing none --

MEMBER COMMENTS:

MR. PETERSON: Member Comments.

ADJOURNMENT:

MR. PETERSON: I make a motion to adjourn.

MR. SULLIVAN: Second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed.

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(Meeting ends at 5:45 p.m.)

C E R T I F I C A T E

STATE OF OHIO)
TRUMBULL COUNTY) SS.

I, Deborah I. Lavelle, a Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that the foregoing meeting before the Board of Public Affairs was written by me in the presence of the Members and transcribed by me using computer-aided transcription according to the stenotype notes taken at the time the said meeting took place.

I do further certify that I am not a relative, counsel or attorney of any Member, or otherwise interested in the event of this action.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Niles, Ohio on this 5th day of November, 2025.

DEBORAH I. LAVELLE, Notary Public
My Commission expires 4/15/2027

Submitted by:

Approved by:

Cinthia Slusarczyk, Clerk

Christopher Peterson, President