

CITY OF BROOK PARK, OHIO

RESOLUTION NO. 2-2026

INTRODUCED BY: MAYOR ORCUTT

A RESOLUTION SUPPORTING AND AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR THE FY 2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT TO PROVIDE FINANCIAL ASSISTANCE FOR BROOK PARK INFRASTRUCTURE IMPROVEMENT PROJECTS AND AUTHORIZING THE MAYOR TO ACCEPT ANY AWARDED GRANT FUNDS AND FILE ALL DOCUMENTS AND EXECUTE ALL AGREEMENTS NECESSARY TO RECEIVE ANY AWARDED GRANT FUNDS, AND DECLARING AN EMERGENCY

**WHEREAS**, the U.S. Department of Transportation solicited applications for the FY 2026 Better Utilizing Investments to Leverage Development ("BUILD") grant, a program that provides grant funding on a competitive basis for a variety of projects to help fund projects that will have a significant local or regional impact and improve transportation infrastructure; and

**WHEREAS**, the City of Brook Park intends to submit an application to the U.S. Department of Transportation for 2026 BUILD grant funding for the Brook Park Infrastructure Improvement Projects as they relate to the Huntington Bank Field and Mixed-Use development (collectively, the "Project"); and

**WHEREAS**, the 2026 BUILD program provides up to 80% federal funding for project costs in urban locations with a minimum award amount of \$5 million for urban capital projects, and no minimum funding request requirement for planning grant projects, and a maximum award amount of \$25 million, requiring the applicant first to expend funds and then request reimbursement from the U.S. Department of Transportation; and

**WHEREAS**, HSG BP Development, LLC ("HSG"), a Delaware Limited Liability Company, has agreed to provide, or cause to be provided, the necessary funds required to complete the Project approved under the 2026 BUILD grant, including any local match required and funding shortfalls, all subject to the award of the 2026 BUILD grant and execution of customary and necessary agreements, all as documented by the letter of support from the City attached as Exhibit "A" (the "City BUILD Letter") and the letter of support and commitment from HSG

attached as Exhibit "B".

**NOW THEREFORE BE IT RESOLVED,** by the Council of the City of Brook Park, State of Ohio the following:

**SECTION 1:** That the Council of the City of Brook Park, hereby supports and approves the submission of the City's 2026 BUILD program grant application for the purposes described in this Resolution and (1) that the Mayor and the Administration are authorized to execute and submit the grant application by the February 24, 2026 deadline, including any related documents, and (2) that the Mayor and Administration are authorized to accept any awarded grant funds and file all documents and executed all agreements necessary to receive any awarded grant funds.

**SECTION 2:** That the Council of the City of Brook Park, hereby authorizes the Mayor to execute the City BUILD Letter.

**SECTION 3:** It is found and determined that all formal actions of this Council concerning and relating to this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.

**SECTION 4:** This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, and welfare of said City, and for further reason to authorize the Mayor to file an application with the U.S. Department of Transportation for a grant; therefore, this Resolution shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: \_\_\_\_\_

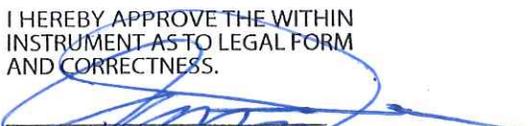
\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

I HEREBY APPROVE THE WITHIN INSTRUMENT AS TO LEGAL FORM AND CORRECTNESS.

  
DIRECTOR OF LAW



The Honorable Sean Duffy  
Secretary, U.S. Department of Transportation  
1200 New Jersey Avenue, SE  
Washington, DC 20590

**Re: City Sponsorship and Non-Federal Match Confirmation – City of Brook Park Public Infrastructure Improvement Project**

Dear Secretary Duffy:

The City of Brook Park, Ohio (“City”) is submitting an application for FY 2026 BUILD Grant funding for the amount of \$25 million for the City of Brook Park Public Infrastructure Improvement Project (“Project”), the scope of which is described in the City’s BUILD Grant application. The City will serve as the Project sponsor and applicant and will be responsible for overall project sponsorship, local coordination, and execution of agreements to secure non-federal funding.

The City anticipates that, upon award, the Ohio Department of Transportation (“ODOT”) will administer construction of the Project as a State-led project consistent with ODOT locally administered project procedures and policies, including procurement, construction oversight, and applicable federal compliance requirements.

The City confirms that HSG BP Development, LLC (“HSG”) has committed to provide, or cause to be provided, the necessary funds required to complete the Project, subject to the award of BUILD grant funds and the execution of customary and necessary project agreements with the City. This commitment is documented in HSG’s commitment letter included with the application.

The City will enter into a development agreement, reimbursement agreement, and/or other legally binding instrument with HSG, and will coordinate with ODOT to ensure the availability and transfer of non-federal funds in accordance with the BUILD Grant Agreement and applicable federal requirements. HSG and the City are also pursuing additional funding sources which may contribute to the funding for the Project along with BUILD Grant funds.

The City affirms that it will:

- Execute agreements with HSG to secure the necessary committed funding for the Project from HSG;
- Coordinate with ODOT on project development, right-of-way, utilities, and local approvals;
- Support ODOT's procurement and construction administration efforts; and
- Assist with stakeholder coordination, permitting, and local implementation activities.

The City considers HSG's commitment to provide funding for the Project to be a strong demonstration of private-sector investment and local commitment to the Project and is prepared to proceed promptly in partnership with ODOT and HSG to ensure a timely and successful project upon confirmation of the BUILD grant award.

Sincerely,

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Mayor Edward A. Orcutt

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The Honorable Sean Duffy  
Secretary, U.S. Department of Transportation  
1200 New Jersey Avenue, SE  
Washington, DC 20590

**Re: Commitment of Non-Federal Share for the Brook Park Public Infrastructure Improvement Project – City of Brook Park, Ohio**

Dear Secretary Duffy:

HSG BP Development, LLC (“HSG”) is the master developer for the \$3.4 billion entertainment and lifestyle redevelopment project located in Brook Park, Ohio. As the master developer, we strongly support the City of Brook Park’s (the “City”) application for funding under the FY 2026 BUILD Grant Program for the Brook Park Public Infrastructure Improvement Project (“Project”), the scope of which is described in the City’s BUILD Grant application.

HSG and the City have been working in close collaboration on redeveloping the 176-acre former brownfield site adjacent to Cleveland Hopkins International Airport in order to drive transformative economic development not only in the City, but the region as a whole.

HSG hereby commits to provide, or cause to be provided, the necessary funds required to complete the Project, including all necessary non-BUILD grant eligible Project costs, subject to the award of BUILD grant funds and execution of customary and necessary project agreements with the City. HSG and the City are also pursuing additional funding sources which may contribute to the funding for the Project along with BUILD grant funds.

The funds committed by HSG for the Project will be funded through HSG’s equity and/or debt financing sources and will be made available to the City through a development agreement, reimbursement agreement, and/or other mutually agreed-upon mechanism. HSG affirms that these funds are currently planned within the overall capital sources for the Project and that HSG is prepared to advance or reimburse such funds in coordination with the City’s project delivery and federal reimbursement schedule. HSG is prepared to execute the necessary agreements with the City to formalize this funding commitment upon notice of the BUILD grant award.

HSG understands that the City will serve as the BUILD grant applicant and project sponsor and will be responsible for coordinating with ODOT on procurement, compliance with all applicable federal requirements, and project oversight, and HSG is committed to continuing to support the City on these matters.

This letter is provided to demonstrate HSG's firm commitment to fund the necessary non-BUILD grant share of the Project and to partner with the City to ensure timely and successful delivery of the Project.

Sincerely,

A handwritten signature in cursive script that reads "Dee and Jimmy Haslam". The signature is written in black ink and is positioned above a horizontal line.

Dee and Jimmy Haslam