

Notes for First Energy Negotiations

1. The proposed substation must be located in land currently zoned as Industrial, which is East of Cochran Road and North of the Railroad Tracks.
 - a. The parcel that is purchased by First Energy must be in a way that any adjacent land is marketable at the current zoning.
2. The Village requests a conceptual drawing of the parcel, substation equipment and landscaping. The Village understands the direction of FE not to place landscaping or other vegetation near equipment; however, the Village would like to ensure that the site is landscaped in accordance with the current standards of the Village which may require mounding, large trees, bushes or shrubs for adequate screening along the perimeter of the selection parcel.
3. First Energy will use mono-poles for the electric corridor in the Village.
4. Create an Energy Credit Fund for residents and businesses in the Village as incentives to installing energy efficiency appurtenances.
5. Develop an Economic Development Incentive Package for the Village to offer on behalf of First Energy to other businesses to maintain the property values and see that undeveloped parcels are still marketable.
6. First Energy would make an annual payment to the Village for the loss of revenue from income taxes and net profit taxes on the parcel to be occupied by the substation. The payment will be used for lawful Village expenses at the discretion of the Mayor and Village Council.
7. First Energy will make the following donations:
 - a. An annual donation to the Glenwillow Scholarship Program in their name through the Solon Schools.
 - b. An annual donation to the Glenwillow Beautification Fund to be used at the discretion of the Village for aesthetic projects within the community.
8. First Energy will be liable to repair any damage to roads or other public right-of-way due to truck traffic and other equipment being used within the Village for this project. First Energy also agrees that they will secure a Performance Bond in the amount determined by the Village Engineer.
9. First Energy would give Village residents priority in hiring for the apprentice program within their company.
10. First Energy will relocate their Service Garage and the employees, currently located in Solon, to the Village on an adjacent parcel. This facility will also be adequate for an annual lease to the Village for \$1 per year in the amount of 15,000 square feet for use as a Service Garage including a salt storage bin.