

Confidential Attorney Client Communication

04.08.26 WITH KEN FALK

Although Mr. Falk has been reluctant to weigh in on identifying a jail location, he stated that he needs to know that there is progress being made toward selecting a location. This means he would want to be able to provide the Court with a date by which something would happen. Mr. Falk stated that at this point the County cannot say when they will have an idea as to where the jail will be located and that the County is no closer to deciding a jail location than it was six (6) months or a year ago.

During the meeting, President Crossley expressed that there is still due diligence to be done for both locations. For North Park, this means determining whether there would be a condition in a new Purchase Agreement that in essence requires collocation. As a reminder the previous Purchase Agreement required that construction of the Courts go to bid prior to the operation of the jail. It was shared with Mr. Falk that a meeting is scheduled for Friday with the owner of North Park (Crider) to discuss this issue.

For Thomson, in part, due diligence would be working with City partners on the PUD amendment and going through the City Planning process. It was reiterated that Thomson is already zoned for jail and that the ask to City Planning would be different than the ask related to Fullerton. President Crossley advised she has already spoken to the Mayor who would publicly support making this a priority. Mr. Falk elaborated further regarding his concerns with the Thomson property. He commented that he is aware of the strong opposition against a jail in Monroe County and that he is not confident that people who say they will be supportive of the project now will continue to be supportive when faced with such opposition. He stated hearing the Mayor will be supportive doesn't mean anything to him. **During the meeting, Mr. Falk expressed that if Crider says, "yes the County can move forward with constructing only a jail at North Park", but the County still says no, he will not accept the delays caused by moving forward with Thomson.** This means he would not extend the Private Settlement and would move forward with litigation.

It should be noted that the Sheriff and Chief Deputy did express their desire to move forward with the North Park site during this meeting. Each expressed time was of the essence and North Park is the fastest route to progress. Along with support for North Park, the Sheriff and Chief Deputy were clear that they would not be supportive of action or inaction that would result in delay in building a new jail. They further discussed the conditions of the current facility. Mr. Falk recognized the Sheriff's efforts to address little things to prevent the County from being in worse shape regarding the condition of the current facility.

Mr. Falk did say that if he were to file a lawsuit, the County would have twenty (20) days to respond. Thereafter, the process of discovery would begin. This would include depositions of County officials. Mr. Falk mentioned that he could call the Sheriff and Chief Deputy as witnesses for the Plaintiffs and that he believes once a Judge hears their testimony it will not be a long case at all.

In the end, Mr. Falk agreed to extending the Private Settlement Agreement for one (1) month at the request of at least one Council member. The Sheriff agreed to a short continuation of the Settlement Agreement, but anything over thirty (30) days or so may not meet the Sheriff's approval.

The one (1) month extension would allow the County time to meet with Crider and for Elected Officials to discuss the next steps forward. Commissioner President Thomas provided that the Commissioners could hear a North Park purchase agreement as early as April 23rd. A definitive Council timeline was not identified.

A meeting was scheduled for Friday April 10, 2026, at 3:00 pm with Mr. Falk to brief him on the meeting with Crider.

04.10.26 WITH STEVE CRIDER

Scott Carnegie presented to the group the footprint for the jail, Sheriff's Office, and Justice Building and indicated how the footprint would change with a phased project. It was explained that it would be cost effective to prep the entire site for current and future phases knowing that not all the phases would be constructed at the same time. There was conversation regarding a cul-de-sac off of Hunter Valley Road. Crider expressed that he would want to see that cul-de-sac developed. When discussing what offices would be located at a facility now, it was stated that the jail would be constructed with a few courtrooms. The Sheriff's Office would be located there if funding would allow such, but some courtrooms would be priority. Council President Crossley indicated the need to determine the financing, and it was her preference to determine that prior to entering into a purchase agreement.

Crider expressed he was happy with the design he saw and that it looked like an office building. Crider stated that he would be comfortable moving forward with a purchase agreement without hard timelines for the construction of the additional Court components. Additionally, there was a discussion regarding the mound of fill dirt located on the site. Crider committed to working with Scott Carnegie to determine what amount of fill material

that would be required for the project and committed to removing any additional fill material from the large pile that will be in excess of the County's needs. There was no commitment to leave any of the fill material, as it is being stockpiled for other projects.

04.10.26 WITH KEN FALK

Mr. Falk is going to prepare a document to file with the Court. Said document will indicate that the County Commissioners will review a purchase agreement in April of 2026, and the Council will look at the purchase agreement and appropriation at its May 12th meeting. Said extension shall expire the week of May 25th. There was a brief discussion of information for next steps that would occur if the property selection was successful. That would include a timeline for the project, including design, bonding, bidding, and construction.