

From: Deborah Stuart <deborahs@mason.mi.us>

Sent: Tuesday, June 17, 2025 3:27 PM

To: admin <admin@newalbanyohio.org>

Subject: City Manager Inquiry on Economic Development

Creating a DEVELOPMENT PROJECT, not an M3 ordinance. Motive makes a BIG Difference in what is Created!

Mr. Stefanov

Greetings from Michigan!

We are working on a development project that you have had some similar experience with, and you appear to have a similar size to our community. I was wondering if you were willing to chat, so I can get your insights and anticipate some of the items we may need to mitigate. If so, please let me know your availability next week, and I will do my best to accommodate. Thank you in advance for your consideration.

Remember: Official Interest was stated as happening in FALL 2025 (see the original website's screenshot) THIS email is from June 17, 2025.

Deborah Stuart

City Manager, City of Mason

201 West Ash Street | Mason, MI 48854-0370

Office: 517.676.5242 | Mobile: [REDACTED]

deborahs@mason.mi.us

For scheduling assistance: danam@mason.mi.us

Website: www.mason.mi.us

Have questions and not sure where to start? Contact our Customer Service Desk for assistance with all your community needs at 517.676.9155 or info@mason.mi.us

This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate, or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message.

From: Deborah Stuart <deborahs@mason.mi.us>
Sent: Tuesday, September 30, 2025 9:49 AM
To: Christopher Christian <cchristian@newalbanyohio.org>; Alicia McGovern <amcgovern@newalbanyohio.org>
Cc: Allison Criger <acriger@newalbanyohio.org>; Dana Martin <danam@mason.mi.us>; Deborah Stuart <deborahs@mason.mi.us>
Subject: Re: City Manager Inquiry on Economic Development Experience

Greetings:

Thank you so much for your willingness to discuss your approach. Our team has reviewed your ordinance as they are working to develop ours. We anticipate working with only one or two data center developers and limiting growth beyond that, so ours will likely be much more limited, but we want to make sure we don't miss a critical element in yours that you have identified when refining ours. We did have a few elected officials visit New Albany last week and they were very impressed by what you have accomplished and the buffering that we would like to model.

To make the meeting more productive, I wanted to share the questions of our group in advance:

1. What was the strategy and intent of creating the TMD district with the large land area minimum requirement?
2. How was the TMD acreage minimum number derived?
3. How was the Flagship acreage minimum number derived?
4. TMD allows most uses in the LI district, yet the surrounding property appears to be zoned GE, including an area with a DC in the GE district. Why does TMD reference LI but not GE?
5. Why create TMD when it appears a large DC is located in the GE district already (Sidecat LLC property owner)?
6. Was the Sidecat DC development subjected to the same development standards as required in TMD?
7. What is the strategy of using Flagship and Primary project designations in TMD?
8. Is there a maximum building height standard in TMD?
9. Are the larger setback and buffering/screening standards in TMD applied to both Flagship and Primary projects?
10. The New Albany Technology Manufacturing District Landscape and Architecture Standards Plan does not appear to set any architecture standards, only street/landscape standards?
11. Is the submittal/approval process for a Flagship project handled administratively or through the planning commission? It appears the normal city submittal/approval process is used for Primary projects but that Flagship projects are handled differently.
12. Is there any correlation between how the TMD is structured and a typical non-residential subdivision or plat process?
13. This district is specifically designed for the Technology industry. Was the TMD created to incentivize/attract Technology investment based upon industry research and history of investment in other areas of New Albany or developer drive

If you could provide some available times that would work for you and/or whomever else, you would want to attend. We are hoping to complete and present the ordinance by the end of October, so we will work around whatever times that you provide. Looping in my assistant Dana Martin, to assist with scheduling as well.

Thank you.

Deborah Stuart
City Manager, City of Mason
201 West Ash Street | Mason, MI 48854-0370

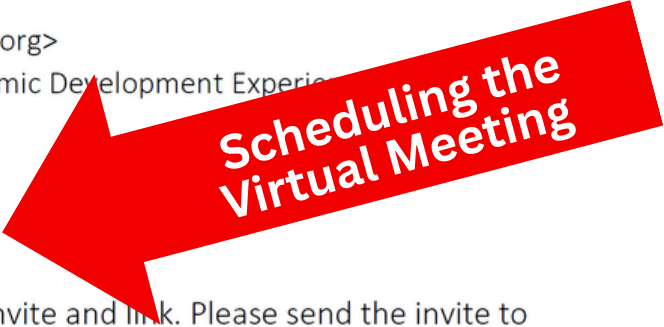
As we've seen with Mason's M3 project development, D. Stuart prefers handling it administratively (bypassing the planning commission)

Interesting question since the City Manager & Mayor have said multiple times that Mason is not trying to attract Data Centers, only protect us "if" one decides to come.

[This email was sent in 9/2026. Their statements referenced above were made at the meetings in Dec 2025--AFTER solid interest was already made known/acknowledged in 11/2025.]

From: Dana Martin <danam@mason.mi.us>
Sent: Thursday, October 2, 2025 9:48 AM
To: Allison Criger <acriger@newalbanyohio.org>
Subject: Re: City Manager Inquiry on Economic Development Experience

Good morning, Allison,
Tuesday, October 7, 4-5pm is great!



Thank you for sending out the calendar invite and link. Please send the invite to deborahs@mason.mi.us.

Thank you,

Dana M. Martin

Executive Assistant & Communications Specialist
City of Mason | 201 West Ash Street | Mason, MI 48854-0370
Direct: 517.676.5891; Email: danam@mason.mi.us
Website: www.mason.mi.us

Re: City Manager Inquiry on Economic Development Experience

From Joseph Stefanov <jstefanov@newalbanyohio.org>
Date Wed 10/8/2025 6:56 AM
To Christopher Christian <cchristian@newalbanyohio.org>

Thank you Chris.

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Christopher Christian <cchristian@newalbanyohio.org>
Sent: Tuesday, October 7, 2025 7:49:36 PM
To: Joseph Stefanov <jstefanov@newalbanyohio.org>
Cc: Jennifer Chrysler <jchrysler@newalbanyohio.org>
Subject: Fw: City Manager Inquiry on Economic Development Experience

Hi Joe,

I met with the mayor, city manager, and community development director of Mason, Michigan this afternoon to discuss data center/business park zoning. We had a good conversation, and I offered to continue meeting with them as they develop their new zoning code.

Thank you,

