

**MINUTES OF THE MEETING OF THE
BAYFRONT CORRIDOR COMMITTEE
THURSDAY, Oct 5th, 2017 AT 7:30 A.M.
IN THE SANDUSKY CITY COMMISSION CHAMBERS
SANDUSKY, OHIO**

PRESENT:

Chair Carl McGookey, Tim Schwanger, Mark Harrington, Steve Poggiali, Mike Zuilhof, Bill Semans, Dave Miller, Lance Warner, Ned Bromm, Joe Hayberger, John Lippus, Kevin Zeiher,

Staff—Angie Byington

**MINUTES OF THE
PREVIOUS MEETING:**

Meeting to order 7:37am

Approval of October meeting-Lance W. and Mark H.
No minutes from August.

STAFF UPDATE

Director of Neighborhood Planning and Development
Angie Byington reported that

A.) Shoreline Drive and Jackson Street Pier and Chesapeake- Angie B. The plan went to Planning Commission and City Commission-City Commission voted to move forward with the Jackson Street Pier Plan and for staff to work with the City Engineer on scope for second phase of engineering and final construction documents. Will probably come to Commission for approval before year's end for a contract.

Mark H-Is Shoreline Drive a separate project? **Angie B.-**Yes. Will come before Planning Commission either in October or November following same process as the Jackson Street Pier Plan. **Chesapeake Parklet** will be part of the Jackson Street Pier Plan but is less extravagant so will not be separated out because of minimal improvements in scope.

B). East Bay Vision Plan—No update from September. Dave M-Discussion on the Paper District Marina parking and other parking areas near the marina as related to the entire downtown parking scheme. The parking spaces shown in the Comprehensive Plan at the west end of Shoreline Drive are parking spaces not currently developed as such. Reference was to the Comprehensive Plan showing an improved Amphitheater at the Paper District Marina not necessarily the parking plan at the marina. **Tim S.-**The purpose for sending the Comprehensive Plan Amphitheater at the Paper District attachment was to show there are plans drawn to improve the amphitheater design to included “tiered seating”, expanded amphitheater and user friendly vs building another “events complex” on the Jackson Street Pier (29,000 sqft. sloping green area, 40’x40’ stage, etc.). There are also potential plans for an events area improvements plan at the Sandusky Bay Pavilion or Battery Park site. Question being asked-Do we need another events area located on the

Jackson Street Pier? **Mike Z.**-Part of the Jackson Street Pier Plan does violate the Comprehensive Plan taking away 35% of the sightline from Shoreline Drive—reference the proposed “Market Building” in the current location of the food vendor trailers.

Angie B.-There are architectural designs being discussed including an open air design with removable or roll down sides for winter or inclement weather use. **Carl B.**-possibility to move the building further north to lessen the impact of views from Shoreline Drive. **Angie B.**-Comprehensive Plan does address improvements to Paper District Amphitheater for small concerts. Sandusky Bay Pavilion Plan has not been finalized what will be developed there. All three sites (Jackson Street Pier, Paper District Marina and Sandusky Bay Pavilion/Battery Park) could be totally different concepts. Green area on the Jackson Street Pier is not an events area. Could be programmed as such, but it is passive green space first then programmed for other activities. **Tim S.**-What are the two new buildings proposed for the Jackson Street Slip area. **Angie B.**-The two buildings in the slip are being required by Homeland Security. Homeland Security is requiring extra buildings for search/seizure and perhaps bomb scares, etc. **Tim S.**—Please understand the concern over a possible events area on the pier when the Jackson Street Pier Plan includes a 40’x40’ stage area. **Angie B.**-The stage may not be 40’x40’ at the final plan.

C). Justice Center-City Hall- Ground has been broken. Justice Center—still working on “fit” plans—late November or December for possible decision.

OLD BUSINESS

Mark H.—Lion’s Park is coming along well (Roadway and Parking improvements).

Sandusky Bay Pathway-Contract has been signed for an updated plan. Waiting on Environmental Design Group to setup a kickoff date-should start in October??. 6 month process.

Keller Condos-No Update.

Special Improvements District- No Updates.

New Business.

Bill S.-Bicentennial Committee—July 12th Jackson Street Pier will be closed to vehicle traffic for 4 days for Tall Ship Festival.

John L.—Traffic calming on Columbus Avenue. **Angie B.**-It is in the downtown plan.

Lance W.-4 way blinking stop at Columbus and Market—4 way stop signs could be hung instead or in addition to the existing lights.

Mike Z.-Concern at the corner of West Water and Jackson Streets—drivers coming up the Jackson Street slope travelling south have the inch out into oncoming traffic—bump outs at the West Water Street north side of the corner would help solve the problem.

Angie B.-Transfer of Revolving Loan Fund for startup and established businesses dollars from HUD (\$659,000) has not been utilized well in the last 3 years because of “prevailing wage” requirements and Issue 8 funds set aside for business activity. \$850,000 from Issue 8 has been used for at least 40 businesses. HUD requires City to spend down the \$659,000 or risk not receiving a substantial amount from HUD in 2018. City can only have 1 and a half times our total allocation on hand at any one time. HUD will run an audit in April. If we are over 1 and one half of our allocation, HUD will reduce our allocation that amount for 2018. As example—if we are over by \$300,000, HUD will send City \$300,000 instead of the usual \$650,000 approx. \$610,000 will be moved into a “Public Facilities” account. A portion (undetermined) will go to the Jackson Street pier beginning with engineering and design work. **Dave M.**-Revolving Loan Fund is paid back loans. Are the Issue 8 funds paid back to the City. **Angie B.**-A portion of the Issue 8 moneys are paid back-a portion is not paid back but figures are not available at this time. Public Facilities means parks, sidewalks, streets, etc. Can not use the money for maintenance. Can be used for complete street construction. We do not necessarily need to use the entire \$610,000 on the Jackson Street Pier, but it is the only shovel ready project under HUD’s deadline to use the money. **Mike Z.**-What about the rest of Warren Street from Mack Iron south? **Angie B.**-City does not have time to engineer this under HUD’s mandate to spend before April. **Carl B.**-Prevailing Wage seems to be the issue with RLF funds. Does Issue 8 money require Prevailing Wage? **Angie B.**-No. **Mike Z.**-Prevailing wage is not a bad thing—you’re paying people more money at a living wage. But drives up the cost of project.

Adjourn 810am

Tim Schwanger, Secretary

Mission Statement: The Bayfront Corridor Committee, a cross-section of community stakeholders serving at the pleasure of City Commission, reviews proposed waterfront development projects relative to adopted city plans and their benefit to the community and makes recommendations to the administration and City Commission with the purpose of maximizing the advantages of Sandusky’s strategic location on Lake Erie.