

**MINUTES OF THE MEETING OF THE
BAYFRONT CORRIDOR COMMITTEE
THURSDAY, November 2nd, 2017 AT 7:30 A.M.
IN THE SANDUSKY CITY COMMISSION CHAMBERS
SANDUSKY, OHIO**

PRESENT:

Chair Carl McGookey, Tim Schwanger, Mark Harrington, Mike Zuilhof, Bill Semans, Steve Poggiali,

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Audience: Resident Rick Scheel, Resident Jonathon Monroe. Resident Catherine Carter, City Commissioner Wes Poole.

Staff—Angie Byington, Eric Wobser

**MINUTES OF THE
PREVIOUS MEETING:**

Meeting to order 7:30am

Correction and approval of the October minutes—Moved by Mark H.-second by Mike Z. Angie B.—**3rd page, 2nd paragraph, line 6 should read-“1 and ½ of our total allocation plus program income (RLF)”. Line 7 should read-“May reduce” not “will reduce” as an oversight. (note the audio tape from October did state “HUD will reduce”).**

Deviation from the agenda—Membership absentees will be contacted by Angie B. Pete McGory and Gary Mortus (Gary M. has responded he will begin attending).

STAFF UPDATE

Director of Neighborhood Planning and Development
Angie Byington reported that

A). Shoreline Drive and Jackson Street Pier and Chesapeake Parklet- Angie B.

****Shoreline Drive—Conceptual plan to Planning Commission November or December. Have not seen any revisions since the last presentation-hope to see something this week.**

****Jackson Street Pier--Has shifted out of the conceptual design phase into the actual construction document and final engineering design—it’s with engineering technically-Engineering is negotiating the scope and fee of the contract for Phase 2- hopefully brought to City Commission before the end of 2017.**

B). East Bay Vision Plan—No update.

C). Justice Center-City Hall- Not within our scope.

OLD BUSINESS

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

Sandusky Bay Pathway- Environmental Design Group (did the Landing Project on Cleveland Road). A kickoff date-should start in December 2017??. Completion in late spring early summer? Contract includes existing data review—review existing plan—new data collection—existing condition of the proposed SBP—base mapping—analysis of trail alternatives—recommended trail alignment—signage--wayfinding signage. Will give us a cost update to be able to apply for grants, etc. **Tim S.**—is the process going to be a “stakeholder” type program (property owners, etc.)? **Angie B.**—we will have a smaller “stakeholder” group and open public meetings. Public meeting will be open to all residents. First meeting will be a public meeting in early December.

Keller Condos-Developer is looking to increase density (additional condo numbers)-would have to come back to Planning Commission and Landmark Committee when revised plans are submitted.

Special Improvements District- Mark H.—Some issues with timing. **Greg Voltz (city)-**Downtown Sandusky Inc. and Consultants are meeting with property owners-changing contribution formulations-final total dollar amount has been reduced from \$200,000 {to undetermined number}-still needs to go to petition for property owners to sign on. **Tim S.**-City gave \$50,000 to Clean and Safe Program for Downtown. Did not happen in 2017. **Greg Voltz-**program will be part of the 2018 Bicentennial Celebration. Downtown Sandusky Inc. will match the \$50,000. **Mark H.**—both the City and DSI’s \$50,000 are in a holding pattern until the Clean and Safe program begins in 2018.

Downtown Traffic and Sightlines—No updates. **Mike Z.**-question on replacing the entire sidewalk corner in certain areas downtown vs just replacing the bump/handicapped area adjacent the street. Take off for next meeting. Not under the purview of this committee.

Old Business:

Tim S.—**BCC project involvement.** Committee needs to be involved with waterfront projects from the beginning prior to design phase-based on ordinance and mission statement we should be more involved. **Carl M.**-Jackson Street Pier and Shoreline Drive projects should have come before the BCC as much as the Planning Commission.

Mike Z.-We have an ordinance and a mission statement that should be consistent.

Eric W.—Ordinance is broad-BCC is advisory-eyes and ears of the City Commission-concern BCC may be an added layer of bureaucracy-cautions BCC involvement in

private projects. **Tim S.**—Cooke Building was a poor example—in the past BCC has been involved with Chesapeake Lofts, Lion’s Park, Battery Park—all public owned areas. We were not involved with Keller property. We have transformed from a committee weighting in with ideas for projects to a committee listening to what the City is going to do. **Eric W.**—Confused by statement City is not involving this committee—Bicentennial Plan, Pathway Update, Griffing Airport, Lion’s Park, etc. **Carl M.**—there is more going on along the waterfront than in recent history. **Mike Z.**—At one time BCC was seen as a burden on City Staff (during recession). Anyone can make a motion to give staff an opinion on a project. **Angie B.**—Staff has tried to keep BCC involved—stakeholder invites—Planning Commission meeting invites-not everyone from BCC is taking advantage of invites. **Wes P.**-Question was “does this committee discuss and give input on projects” changed to City Staff letting BCC know what is going on—Example Shoreline Drive—did the BCC discuss and give input before the designs were released? **Carl M.**-My point exactly-the BCC did not weight in separately on Shoreline Drive and JS Pier-BCC needs to be more proactive. Example-Chesapeake Lofts—the BCC was involved on the frontend before RFPs went out to developers—we toured the building—listened to developers—then ranked projects 1 thru 3. I expected the same for the JS Pier and Shoreline Drive—we should be giving input on projects (prior to final designs). **Eric W.**-I was not part of the Chesapeake Project-during recession not much was happening in downtown by way of projects-2014 turnaround—new staff-new City Manager-was never explained to me the BCC expectations or stakes in projects—during recession established practices were diminished—I have not been asked by City Commission or BCC to define the BCC’s role. BCC could be seen as redundant to the Planning Commission. BCC does provide an important role—this type committee is not present in most cities. **Wes P.**-City Commission has not asked City Manager to give the BCC. BCC has a defined role via an ordinance and mission statement defining BCC’s function. BCC has to decide its own productivity—what an BCC do, what information to provide, what input can be provided on public projects (prior to design)—BCC has not been used well—I questioned value of BCC-I suggested BCC does not contribute and perhaps should be disbanded-I’m looking for this group to provide perspectives exclusive from consultants or staff—looking for input on what works and does not work based on your knowledge and experience. This group, as a group, needs to discuss Bayfront projects—Example: there were 3 design options for Shoreline Drive-did this group discuss how each affects downtown and make a recommendation collectively? No point in having a recommending committee if you don’t have an opinion. City Commission will rein BCC in if there is an issue. **Mark H.**-10 year member-BCC helps discussion of plans to further projects along. Has been hiccups along the way-BCC has value. There has been issues with example Sports Force—we were told Sports Force is not in our purview (lighting issue). We give perspectives other people may not have considered. We work well with staff and commission. **Mike Z.**-BCC shares facts with the community. **Jonathon M.** (audience)—the point is does the BCC have an opportunity (choice) to give input or do you have a responsibility (must) to give input on projects? It needs to be a responsibility. **Steve P.**-BCC is merely advisory—BCC attendance is low—need to get our act together.

Angie B.-The Shoreline Drive Project will be going to Planning Commission—BCC is invited. **Mark H.**—All of Shoreline Drive? **Angie B.**--only portion of. **Mark H.**—City had a plan approved for West Shoreline Drive that was put on hold until the PD Marina

was finished. TIF dollars were dedicated (8 years ago). Now the W. Shoreline Drive portion is being further delayed to do a different section of Shoreline Drive. **Angie B.**- Not sure why it was put on hold but it will be done eventually. **Eric W.**-Shoreline Drive project is now a “center out” project because of (business) density. The Bicentennial Plan/Shoreline Drive Plan has re-emphasized the area between Jackson Street east. The W. Shoreline Drive project from 9 years ago was looked at as how does that play into today’s needs. **Mark H.**-Concern remains we had a project approved and money allocated via TIF dollars and now those dollars have been reallocated to a different section of Shoreline Drive without the original project being completed. **Eric W.**—we did short-term paving of W. Shoreline. Since 2009, we have had 6 different City Mangers and 22 different City Commissioners

Public

Rick S.—Discussion on roof and drinking fountain at Jackson Street Pier restrooms. Discussion on roof repairs needed at Shoreline Park. **Carl M.**—these items are not under the purview of the BCC but certainly staff can look into this.

Adjourn 830am

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.