

**Economic Development Incentive Committee
October 15th, 2019
Meeting Minutes**

Call To Order

Ms. Bemis called the meeting to order at 1:34PM.

The following members were present constituting a quorum: Ms. Abbey Bemis, Mr. Paul Koch, and Mr. Greg Voltz. Economic Development Specialist John Storey, and Clerk for the Community Development

Department Kristen Barone were also present.

Approval of Minutes

Mr. Koch moved to approve the minutes from the July 9th, 2019 meeting; Mr. Voltz seconded the motion. All members were in favor of the approval.

Program Financial Update

Mr. Storey stated that there have been the following activities since last meeting (July):

- i. Lake Erie Shores and Islands small business assistance and signage grants were approved by City Commission to receive a \$14,000 grant for signage. Loris Printing was also approved for small business assistance for \$15,000.
- ii. Small Grants: Balooka Balloons was approved a \$4409.61 small business grant. Toft Funeral Home Crematory was awarded a \$7,500 small business grant for adding another building on their property. ALittle.Life LLC (the "Hub") was granted \$6,242.39.

Mrs. Bemis asked what Swan Song, LLC line item was on the financial spreadsheet.

Mr. Storey stated that was when Director Todd Stevens came and filmed a movie here and asked for city assistance as it related to ensure that he was using downtown hotels and restaurants for his cast of 40 people.

Mr. Koch asked how much of the annual funds are left.

Mr. Storey stated that there is \$155,629.00 left. This is way more money than what is typically left at this point in the year. Next month there are a couple of big projects that are supposed to be getting completed.

Mr. Koch asked if everything was on target for the \$500,000 budget to come back in 2020.

Mr. Storey stated yes.

Application Review

MAGROUP, LLC: Mr. Storey stated that the first application on the agenda is for Vita Urbana. MAGROUP LLC is the owner's name. The owner is a restaurateur out of Cleveland Ohio. He had a Vita Urbana in Cleveland. The owner asked for \$15,000 in Small Business Assistance Funds and 75% of his total signage costs. Staff and the owner went back and forth a couple of times on that because of a couple of questions on the signage. The total breaks down to \$21,454.00 of what

staff recommends. Model follows some markets that are on the west side of Cleveland. Operation will include a coffee area, bistro area, and a fresh foods market. There is also a small meeting area.

Mr. Koch said that he thinks a fresh market downtown is a good idea.

Ms. Bemis asked what the owner's timeline is for opening.

Mr. Storey replied year end.

Mr. Koch asked if it is all renovated.

Mr. Storey said that they are close. He said fixtures are in, just need shelving yet.

Mr. Koch made motion to approve the request as recommended by the city. Mr. Voltz seconded the motion. All in favor.

CHESAPEAKE LOFTS CONDOMINIUM ASSOCIATION: Mr. Storey stated that the second application on the agenda is The Chesapeake Lofts Condominium Association. Mike Meyer as well as a few others have been involved with the application. The building was constructed in the 1920's by the Hinde and Dauch Paper Company. The building stopped occupying any notable tenants in 1992. In 2005 construction began to restore the sight into 195 residential condominiums. There is a commercial space within the building, which is what brings it into the Economic Development Incentive Committee purview as a mixed use property. The east, south, and a section of the west parapet wall of the building was covered with a latex foam that was applied in the 1990's to prevent the deterioration of the building façade. This project includes the removal of the foam encapsulation material and restoration of the parapet wall bricks and mortar. The project is to be completed in three phases. The south side phase includes restoration of the original "Hinde & Dauch Paper Co" building name. This project costs \$355,000. They asked for the city to pay for the full amount. Staff recommends paying 17% of the total cost, which is \$60,000, to fund the phase two repair and restoration work to the south side wall of the building, where the "Hinde & Dauch Paper Co" name is located. The recommendation is intended to take this nationally historic recognized and registered building to look pretty, take away the foam that is damaging the building, and put back a 1920's business sign, that staff thinks will be well received by the community.

Ms. Bemis stated that the timeline given is generous and asked if this is how long this kind of work generally takes.

Mr. Storey stated that this project is probably going to take 24 months due to the size of the building. He stated that staff were trying to line up the investment with when Shoreline Drive is opening back up, as well as the Jackson Street Pier.

Mr. Koch asked if they currently have one storefront and if there are restrictions on other storefronts being in that building.

Mr. Storey stated that to his knowledge no.

Mr. Voltz stated that there is a storefront on Shoreline Drive.

Ms. Bemis asked if it is occupied.

Mr. Voltz said no.

Mr. Koch asked if that is why the building is zoned mixed use is because of that space.

Mr. Voltz stated yes.

Mr. Koch said that he is not a fan of the city throwing in money for this project because of it being a residential space and then having homeowners coming in asking for assistance. He asked if they have collected or issued an assessment.

Mr. Storey stated that he does not know if they have issued an assessment.

Ms. Bemis stated that this feels out of place for her as well and she does have concerns about opening up a can of worms for all of the properties.

Mr. Koch asked if staff collect financials.

Mr. Storey stated that staff do and that staff verified that they have sufficient reserves/funding

Mr. Koch stated that he could see paying for the "Hinde & Dauch Paper Co" sign to some degree.

Ms. Bemis said that historically the committee does not typically vote against staff's recommendations.

Mr. Koch stated that this is a hard no for him right now.

Ms. Bemis stated that she would like to hear what other committee members think about this being an appropriate use of funds, but her mindset is the same as Mr. Koch's as of right now.

Mr. Koch stated that he would like the applicant to come back with a number on what it costs to restore the "Hinde & Dauch Paper Co" name on the building.

Mr. Voltz stated that they have done this treatment already on the northwestern portion of the building.

Ms. Bemis asked Mr. Voltz what his mindset is.

Mr. Voltz stated that he doesn't have a comment at this point.

Ms. Bemis stated that she would like to go see what has been done and see what the other committee members think.

Mr. Voltz asked if the committee should table the application.

Ms. Bemis moved to table the application until the next meeting and asked if in the meantime Mr. Storey could find out what the cost is for just the signage.

Mr. Storey said he could do that.

Mr. Koch seconded the motion. All members in favor of the motion.

Next Meeting

The next meeting will be November 12th, 2019 at 1:30pm, 2nd floor.

Mr. Storey explained that the City Commission meeting is the evening before. Mr. Storey stated that he anticipates a flurry of paperwork coming in before the end of the month and therefore a longer meeting.

Adjournment

With no further business Ms. Bemis moved to adjourn. Meeting ended at 2:08pm.

APPROVED:



Kristen Barone, Clerk



—Ms. Bemis, Acting Chairman

Mr. Nichols